RIPON CIVIC SOCIETY

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Place-shaping and Economic Growth
Harrogate Borough Council
P.O Box 787
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3rd August 2021

Dear Sirs

Application 21/02991/REMMAJ
Reserved matters planning application for the erection of 37 dwellings with details of appearance, landscaping and scale considered together with the creation of serviced employment plots (Use Class E(g)(iii) formerly B1c) persuant to outline planning permission 18/04504/OUTMAJ
2 Hutton Bank Ripon North Yorkshire

We note that planning permission was granted for a maximum of 37 dwellings and serviced employment plots.

The Society's comments submitted on 3rd April 2019 stressed repeatedly the importance of the significant group of buildings on Hutton Bank formerly part of the railway goods yard. These comprise an undesignated heritage asset and need to be retained and not demolished. This reasonable request was ignored in the approved plan but we make it yet again. The Council's approach is to retain the embedded energy of existing structures.

The only change in the submitted layout on 18/04504/OUTMAJ was for the creation of serviced employment. Let alone our concern that these are but plots without any apparent requirement for construction, there is ample flexibility for the site layout even at this stage to be amended to incorporate the Hutton Bank group within a revised layout (for either commercial or residential use) and without any detriment to the amenity of future residents.

Three matters of concern arise from the Landscape Plan.
Firstly, the exclusive use of fencing. (The plan could have chosen a different colour to depict lines of enclosure to distinguish these from the site boundary.) The Society expects that all boundaries onto any highway shall be brick walls to a height of 1.8m to enhance and add enclosure to the streetscape. The commercial plots off Hutton Bank should be enclosed at back of footway
Secondly, the north east side tree belt, whilst welcome for enclosure and prospective habitat, requires access for maintenance and corresponding security of rear gardens. This is unclear.
Thirdly, the public open space is anonymous. Is this merely greensward with a few trees or is more ambitious planting and furniture to be expected. Alternately, is this area of sufficient size to become a meadow?
Finally, there are further opportunities for tree planting.

We need to draw attention to the lack of any apparent contribution to zero-carbon as regards energy use. There is no reason now why heat pumps should not be required, although these need to be of the air source variety owing to ground stability especially in this part of Ripon precludes the ground source variety. If this is the applicant's intention then we would support it.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society