RIPON CIVIC SOCIETY

c/o Workhouse Museum
Allhallowgate
Ripon
HG4 1 LE

info@riponcivicsociety.org.uk
www.riponcivicsociety.org.uk

North Yorkshire Council (Harrogate area)
PO Box 787
Harrogate
HG1 9RW

7 January 2024

Dear Sirs

22/04128/FULMAJ Erection of 2 storey, 66 bed care home for older people, with associated car parking, access and landscaping. Ripon City AFC Mallorie Park Drive Ripon North Yorkshire HG4 2QD

The Society wrote to Harrogate Borough Council on 23rd December 2022 in response to the above application. In this letter we raised our concerns about the identification of a new site for the football club at the Ministry of Defence estate at Clotherholme and about the proposed temporary use of the Grammar School facilities.

We are now concerned that further documents have been submitted relating to an agreement between the football club and Grammar School for use of their pitch for an initial period of three years and that longer-term relocation of the football club to Clotherholme is taken as read in the agreement, although no planning permission has been granted for this. The outline application for the development at Clotherholme has not yet been approved and in any case all details except the means of access to the site are reserved matters. The masterplan is illustrative only and approval of the Clotherholme outline application will not give planning permission for a site for the football club.

You will be aware that the Ripon Military Heritage Trust has been established to preserve the nationally important structures and buildings within the Clotherholme site and is continuing to work with Homes England to achieve this. The Trust has the full support of the Civic Society. Members of the former Harrogate Council Planning Committee agreed at their meeting on 23rd February 2023 to the inclusion of terms in the draft Section 106 Agreement for a strategy to secure military heritage within the site and to draft conditions which also relate to the military heritage. The Trust is in discussion with Homes England about the siting of the structures and building to be preserved and there may be implications as a result for the location of the sports pitches on the site as indicated on the masterplan.

We are therefore of the view for the above reasons that the application for the care home should not be approved in the absence of an agreed and acceptable alternative site for the football club. We still maintain our original objection in respect of the other issues raised.

Yours faithfully

Rachel Wigginton
Planning Lead
Ripon Civic Society