RIPON CIVIC SOCIETY

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Ms Jessica Harrison
North Yorkshire Council (Harrogate area)
PO Box 787
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20th March 2026

Dear Ms Harrison

Application Ref: 26/00824DISCON
Approval of details required under condition 6 (Phasing Plan) pursuant to outline planning permission ref 20/02973/ElAMAJ Claro Barracks Chatham Road Ripon

Ripon Civic Society wishes to object to the above application for approval of a Phasing Plan to discharge condition 6 of the approved outline permission for the Clotherhome development in Ripon. The Society endorses the objection submitted by Ripon Military Heritage Trust (RMHT) on 13th March 2026.

We agree with RMHT that this condition is unreasonable in the current circumstances. It requires agreement of the detailed phasing of the whole development site when less than 12% of the planned homes can be built at the present time and there is too much uncertainty about the delivery of the remainder of the site to be able to agree a realistic phasing plan. The later phases are speculative in terms of timing and future development requirements on land that is still in Ministry of Defence ownership.

We agree with RMHT that it is premature to agree a phasing plan for the whole site in advance of the agreement of the report required by condition 47. We share their concerns about the omission from the phasing plan of any proposals to protect and conserve the significant military heritage on the site, which we understand is now recognised as being of outstanding significance. Condition 47 requires a report to be agreed prior to the preparation of a military heritage strategy; this will address the potential retention and re-use of structures of military significance from Deverell Barracks and Laver Banks. Work on this is underway. The submitted Phasing Plan under condition 6 makes no provision for the military heritage strategy potentially recommending saving and re-using a group of huts on the site

As an alternative to this application, we consider that the applicant should be advised to apply to vary condition 6 to allow for development to proceed on Deverell in advance of agreement of a phasing plan for the rest of the Clotherholme site. This would allow the longer-term phasing of the development on Claro Barracks and Laver Banks to take account of the up-to-date planning position at the appropriate time, including the need to accommodate the recommendations of the heritage strategy required by condition 47.

We also are concerned about the impact of 150 homes accessed from Kirkby Road on narrow roads and existing junctions in the city centre. We note that the Phasing Plan

schedules most of the off-site junction and highway improvement works to be carried out at the start of the development, prior to the occupation of 150 homes in Phase 1, including Skellgate, Coltsgate Hill and the Clock Tower junction improvements and traffic calming measures on Kirkby Road, College Road and Trinity Lane. We consider that it is essential that these improvements are implemented in Phase 1 as scheduled.

We respectfully request that you take account of these objections in considering the application.

Yours sincerely

Rachel Wigginton
Planning Lead
Ripon Civic Society