



YORKSHIRE GARDENS TRUST

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Dear Sir/Madam

23/01184/OUTMAJ Outline planning application with all matters reserved, to be implemented in phases, for: a) Demolition of the existing golf club facility, ancillary and related outbuildings, partial demolition of the later addition to the Deer Shed, and other associated structures; b) Erection of a new destination golf/country club facility to provide replacement facilities and swimming pool, club and related facilities, and associated areas; c) Erection of new tennis pavilion, outdoor tennis courts, car parking, related facilities, and associated areas; d) Provision of a family facility adjacent to the walled garden, including the provision of a children's activity centre, indoor and outdoor swimming pool, cafe, creche, and associated areas; e) Restoration works to the Walled Garden and its surrounds; f) Improvements to existing and expansion of car parking areas; g) Creation of a series of routes and walkways with associated public realm improvements; and h) Provision of buildings, structures, servicing areas and site-wide associated landscaping, infrastructure, ancillary storage, equipment, associated earthworks and engineering works and operations. Rudding Park Follifoot Harrogate North Yorkshire HG3 1JH

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development that could affect a site included by Historic England (HE) on their Register of Parks & Gardens – Rudding Park at grade II. The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites and is authorised by the GT to respond on GT's behalf in respect of such consultations.

Rudding Park is notable for its links with Humphry Repton who drew up a Red Book in 1790 for its then owner Lord Loughborough, and then later the work on the gardens by James Russell in the mid-20th Century. Rudding Park was originally part of the forest of Knaresborough and we understand that there were ancient oaks retained within the parkland.

This major outline planning application with all matters reserved, to be implemented in phases, is located in the western half of the registered park and garden south- west of historic Rudding Park House (Listed Grade I) and its ancillary hotel extensions/developments. There is a tree belt/screen separating the registered park and garden from the A658 road and Rudding Lane. The application site is some way from what remains of the main Repton Park area which is further to the north- east

where it forms the setting for the mansion (now part of the hotel). However, it does include the historic Walled Garden (Listed Grade II), probably dating from the early 19th century with later designs by James Russell, in mid- 20th century, and which lost its south wall in the 1980's and is used as a caravan park. Park Wood in the north-west corner has also been incorporated into the caravan site and lodge/chalet complex.

Rudding Park and the application site also lies within the Green Belt, a 'Special Landscape Area (SLA)' under the former Harrogate BC Plan Policy NE4 and is recognised for its high-quality landscape and important contribution to the setting of Harrogate.

The owners of Rudding Park have designed and developed high quality hospitality amenities over the past fifty years and have generally taken good care to sustain the heritage assets of the site both built and landscape. This Outline Planning Application proposes substantial changes, but we understand that all buildings of merit are to remain and for example the walled garden will have its southern wall reinstated as part of the redevelopment. The proposed developments are expected to be delivered in phases over several years starting with the Golf and Country Club (Phase 1) starting in September 2025 and finishing with the Family Hub and Walled Garden (Phase 4) due for completion in September 2032. This should ensure a careful transition/redevelopment.

We are pleased to read the Tree and Woodland Management Principles document indicating that great care is proposed to be taken of the trees and includes mature and veteran tree management.

This is a very well-documented Outline Planning Application and we have noted the focus on quality including mitigation in the 'Heritage and Design Principles Statement'.

We do have some concerns looking at the Outline Masterplan Fig 158: The buildings are shown as blocks of squares and rectangles with really no information on what is intended, only the various precedent images. Some of the buildings are v large and precedent images show large areas of glass. The Golf and Country Club building indicates a very large footprint, and the Family Hub is large too as compared with the hotel footprint. These are not typical of an historic park and garden, but maybe exceptional contemporary designed buildings carefully sited and beautifully landscaped would act as a 21st century counterpoint to the earlier buildings and design.

Additionally, the car parking areas, roads, walkways, service areas and lighting require careful consideration.

At this stage the Gardens Trust and Yorkshire Gardens Trust have no significant objections to the principle of this Outline Planning Application with all matters reserved such as access, appearance, landscape, layout/design, scale.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

Cc Yorkshire and the Northeast Historic England; conservation@ the Gardens Trust