



YORKSHIRE GARDENS TRUST

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7th August 2026

Dear Ms Walsh

26/03634/REMAJ Reserved matters application seeking approval of access, appearance, landscaping, layout and scale for Phase 2 pursuant to outline planning permission ref: 23/01184/OUTMAJ for a) Demolitions 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; 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 Hotel 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 (RPG) – 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.

This major planning application follows 23/01184/OUTMAJ the major outline planning application with all matters reserved, to be implemented in phases. We responded to the major outline application 28th April 2023. The current major application is for Phase 2. and is located in the western half of the RPG 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). Historically the application area was part of the deer park where there were fairly closely scattered trees relatively close to the south elevation of the House. These would have enabled subtle views through the trees and across the park to the south. It also includes 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.

28th April 2023

The 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: We appreciate the necessity. The consolidation of the existing structures into the new building and the work to the Deer Shed will be a definite improvement.

Erection of a new destination golf/country club facility to provide replacement facilities and swimming pool, club and related facilities, and associated areas: Although we find that the new building with its extensive glazing is somewhat at odds with the historic designed landscape, we note that the materials to be used will be anti-reflective glass, with Yorkshire Gritstone and naturally patinated bronze cladding. This should give a high-quality, contemporary addition to the facilities at Rudding Park whilst we understand that the anti-reflective coatings to the glass will produce a glass unit that is almost invisible, with no colouration or tint to the glass with little visual reflectance. We appreciate that there has been a determined effort to integrate the building into the landform to prevent it being too obtrusive. The Heritage and Design and Access statements indicate that there will be subtle low-level lighting with limited light spill and for the pedestrian routed the lighting will be carefully designed for wayfinding. These are also important aspects of the development to prevent harm to the RPG and we trust will be carefully integrated. We suggest that further details about the lighting could be requested and materials and lighting could be part of the conditions.

Landscaping: With regards to views, the submitted Heritage Statement concludes that:

'The assessment finds that proposed development would generally have a neutral impact on the significance of identified key viewpoints and their dynamic setting. This is due to topography, mature planting and additional mitigation measures, including new tree planting. As a result, the historic character and significance of these views would be preserved.'

And the Design and Access Statement – Rudding Park Masterplan – Phase 2 Detailed Proposals:

5.0 Landscape p18 *Particular emphasis has been placed on the retention, protection and enhancement of existing trees, woodland and hedgerows. Existing high-quality parkland and Veteran trees are retained and protected, including the provision of a 12 x DBH Root Protection Area around Veteran specimens. New planting includes large stature parkland trees, specimen planting, woodland belts, hedgerows and native shrub planting to provide succession planting and reinforce the historic landscape character. An expanded arboretum creates a soft transitional landscape between the main house and the Country Club, while strengthened woodland buffers help provide visual and acoustic separation between surrounding uses. Selective tree planting has also been carefully arranged to retain key views and maintain the characteristic 'conceal and reveal' qualities of the historic parkland setting.*

We are pleased to note that where possible existing trees – particularly parkland and Veteran trees – along with woodland and hedgerows, have been integrated. We particularly support the new planting of large stature parkland trees as in our view opting for too many domestic scale species/varieties would not result in the most sympathetic outcome for this historic designed landscape. We have had difficulty reading the landscaping plan details and schedule but with previous applications such as

ZC25/00786/REMMAJ we thought that some of the proposed species were very gardenesque as opposed to parkland trees. Historically, 'landscape improvers' such as Humphry Repton disapproved of 'spottiness' in planting so would plant in groups of eg three or five. (See note in Appendix below.)

The landscaping is stated to reflect Repton in the design but although we consider that is very minimal, the most important consideration at this point in the evolution of Rudding Park, is that the landscaping should integrate the development into the landscape and enhance the screening and setting relative to other parts of the RPG. If your Conservation Officer, is satisfied with the assessment, we would have no objection.

Overall, the Gardens Trust and Yorkshire Gardens Trust have no objection to this reserved matters application subject to the North Yorkshire Council Conservation Office being satisfied with the landscaping details and the lighting.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

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

APPENDIX

Map evidence for the application site area of Rudding Park in 1850's:

The Yorkshire Sheet 171, OS 6 inch :1mile surveyed 1846 to 1847, published 1851 shows the thick boundary plantation typical of Repton but the parkland is in a variety of field enclosure with trees on their boundaries. There is a larger copse of mixed deciduous and coniferous trees near where the development is situated and some smaller clumps (4 or 6 trees) but the landscape is mainly viewed from the house's east entrance elevation with lines, groups and individual parkland trees manipulating the vistas to the fish ponds/lakes. In the application area there is a line of conifers along the watercourse that connects to the larger copse and the fish ponds.

Extracts from Yorkshire Gardens Trust booklet on Rudding Park prepared for a Trust event at Rudding Park on Tuesday 12th June 2001 and authored by the late Helen Lazenby, Karen Lynch and late Pippa Rakusen:

In 1790 Lord Loughborough commissioned Humphry Repton to provide proposals for improvements to the garden and park. (The Rudding Hall Red Book). There is no documentary evidence that Repton's proposals were implemented. (But his sketch for Rudding Hall was featured in July of 1792 of William Peacock's *'The Polite Repository'*.) Nevertheless, it is known that Repton was a furnisher of ideas rather than a contractor. Repton seems never to have assumed responsibility for impressive modifications of contour, but rather exercised restraint. He would spare a venerable line of trees and was also fervently attached to ancient forest land. He loved the sight of water in the landscape, particularly sheets of water at the bottom of a 'lawn'. [Apparent at Rudding]. He loved it because *'all objects strongly reflecting light have a power of attracting and arresting the eye.'* A natural appearance was paramount, and all dams and other devices had to be hidden by planting. If you also added animals to grace the landscape, so much the better. According to his book *Sketches and Hints on Landscape Gardening* Repton says *"Having frequently been asked, whether my drawings were made upon such a scale, as not to deceive...The large single trees shewn in the sketch (in the Red Book of Rudding Hall), are all nearly in the situations of their prototypes; but it may be possible to leave in reality more small trees or bushes than I have shewn on paper; because such actual groups will cause no confusion to the eye on the spot, although it would be impossible to separate them in the picture."*

