



YORKSHIRE GARDENS TRUST

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Dear Sir/Madam/Mr Matthew Peck

RB2024/0367 Pre-App enquiry for proposed redevelopment of Home Farm, Gun Park, Powerhouse and Granny Clarkes Wood at land at Home Farm off Cortworth Lane, Wentworth

This pre-application enquiry has been sent to The Gardens Trust by the staff and volunteers who maintain the Joint Committee of the National Amenity Societies (JCNAS) casework log <https://casework.jcnas.org.uk/>. The Gardens Trust's (GT) role is as Statutory Consultee with regard to any proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. In this case Wentworth Woodhouse 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.

I'm not sure who is dealing with this pre-application enquiry but have included Mr Matthew Peck who has dealt with other planning matters for Wentworth Woodhouse.

The historic Fitzwilliam Wentworth Estate of approx. 15,000 acres includes the area of this pre-application enquiry for the proposed redevelopment of Home Farm, Gun Park, Powerhouse and Granny Clarkes Wood. This area lies immediately within the Registered boundary, 300m north-west of the main house (Listed Grade I) which is the centrepiece of the Wentworth Woodhouse assemblage of heritage assets, and close to the stable block and riding school (Listed Grade I) of 1758 by John Carr of York (1723-1807). These, and a large area of the historic gardens, are now in the ownership of the Wentworth Woodhouse Preservation Trust and so in separate ownership from much of the Wentworth Estate. The Home Farm complex includes buildings of 18th century date which are Listed Grade II.

It is proposed that the main development of Home Farm will be contained within the existing boundary. The site is adjacent to the large new car park for Wentworth Woodhouse house adjacent to the stables, which is proposed to replace the derelict 1970's college buildings. This pre-application is for a large development but of course the agricultural buildings are of a considerable size. Some modern agricultural buildings are to be demolished as they currently restrict movement and visual connection of heritage buildings. We note the 'landscaping enhancement opportunity' (Pre-Application Package p20) within the area of Home Farm and we consider that with suitable landscaping and tree planting this could improve the setting of the open park land and the entrance/approach to the registered park and garden.

The proposed car park for the development of Home Farm in Granny Clarks Wood is for over 300 car spaces. The entrance at North Lodge (Listed Grade II) is on Cortworth Lane, near Dairy Plantation and Granny Clarke's Wood, and a drive leads south-east and south from it to the east front of the house. It is aligned with a route running north through the Needle's Eye folly (early 18th century, altered possibly by Humphry Repton late 18th century, Listed Grade II). This folly lies c.1.5km north of the house and the route continued further north through Rainborough Park. Octagon Lodge (Listed Grade II) is located at the south side of the main entrance into the park and close to the entrance to the Home Farm.

The creation of a vehicular access to the car park and the car park itself within Granny Clarke's Wood will cause harm to the wood and its historic integrity and naturalistic appearance. We trust that the landscape changes will be handled with knowledge and expertise combining both awareness of the heritage and planting and also the wider environment and biodiversity of the site. The landscaping for the vehicular movements and parking should carefully take into account the woodland habitat both in terms of the surface treatment, lighting, signage and replanting of trees and shrubs.

The proposals will need to seek a careful balance in dealing with the conservation area, heritage and green space in order to secure the future of the listed buildings. Wentworth Woodhouse Fitzwilliam Estate is such a remarkable heritage asset, and it requires very special development treatment to secure its future. From the documents submitted it appears that the development should have minimal effect on the registered park and garden and the Gardens Trust and Yorkshire Gardens Trust have no objection to the principles of this pre-application proposal.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

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