



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

Vice-presidents: Lady Legard, Peter Goodchild, Nick Lane Fox

www.yorkshiregardenstrust.org.uk

Ms Emma Walsh
Development Management Officer
Planning Services (Harrogate Area)
North Yorkshire Council

Mrs Val Hepworth
Trustee
Conservation and Planning

planningconsultation.har@northyorks.gov.uk
dmst.har@northyorks.gov.uk

conservation@yorkshiregardenstrust.org.uk

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Dear Ms Walsh

25/02563/DVCMAJ Variation of conditions 2 (approved drawings) and 9 (vehicular parking and manoeuvring/ refuse storage details) in relation to planning consent 21/05487/FULMAJ - Partial demolition of existing driving range building, erection of two storey driving range building including retail provision, teaching facilities, cafe / bar and associated areas (Use Class E(a), E(b), E(d), F2(c) and Sui Generis). Reconfiguration and extension to existing car park, earthworks relating to the reconfiguration of existing ground contours and golf bunkers with all associated landscaping, ancillary storage and apparatus and all engineering, drainage 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, and we understand that there were ancient oaks retained within the parkland. The RPG is within the Green Belt and the application site also lies within a 'Special Landscape Area (SLA)' under Harrogate BC Plan Policy NE4 and is recognised for its high-quality landscape and important contribution to the setting of Harrogate.

On 30th January 2022 we responded to the previous planning application, **21/05487/FULMAJ**.

Rudding Park Golf Club, Academy and Trackman Driving Range is located to the south-west of Rudding Park Hotel within the registered boundary where there is a tree belt/screen separating the RPG from the A658 road and also Rudding Lane. It is some way from what remains of the Repton Park area which is further up to the north- east where it forms the setting for the mansion (now part of the hotel).

North Yorkshire Council approved the full planning application on 9th September 2024 subject to a Section 106 legal agreement, thereby approving the redevelopment of the existing driving range building, with additional parking and adventure golf provision.

This Section 73 application **25/02563/DVCMAJ** seeks to amend Conditions 2 and 9 of planning permission ref: 21/05487/FULMAJ by making changes to the approved plans listed under Condition 2 and to amend the wording of Condition 9 to account for the proposed car parking alterations. The following revisions are proposed:

- Removal of the car parking area to the south of the driving range – spaces 44-87 +staff parking,
- Add 4 (?5) no parking spaces to include 2 no accessible spaces in the existing car park to the north,
- Add 43 no additional parking spaces on the existing hard standing to the north utilised by grounds and maintenance staff (they are to be accommodated elsewhere),
- Immediately to the south of the Golf Academy, create an external area for back of house servicing, golf buggy storage, improved pedestrian access, and an external guest terrace.

Inevitably the proposals will have some impact on the designed landscape but with careful landscaping and planting this should be mitigated and as the area is at some distance from the mansion and the main Repton Park area, we have no objection.

The Gardens Trust and Yorkshire Gardens Trust have no objection to this application.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

Cc. Kristof Fatsar, Landscape Architect North of England, Historic England
e-yorks@historicengland.org.uk; Conservation@ the Gardens Trust