



YORKSHIRE GARDENS TRUST

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Mr Matthew Peck
Planning Officer
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4th March 2022

Dear Mr Peck

RB2021/2278 Change of use of the estate from a private residence to use class Sui Generis, opening to the public for house guided & non-guided tours, garden visits, weddings, events, education workshops, ancillary cafe within the mansion house & location filming. Change of use of Camellia House to a cafe and event space (use class E) & associated facilities & services including changing place pod, bin store, 4 No. disabled car parking spaces & new landscape setting to Camellia House. Demolition of teaching accommodation and provision of a new car park to the North- West of the stable block to serve the estate together with temporary coach parking on former tennis court to the East of the main house. New pedestrian and cycle route between stables and the main house and Change of use of part of Stables building to a production kitchen and cafe area and resurfacing of Mews Court courtyard. at Wentworth Woodhouse Cortworth Lane Wentworth Cortworth Lane, Wentworth Rotherham S62 7TQ

ADDITIONAL RESPONSE NO 2

Thank you for your e-mail of 25th February and attachments: Landscape Design Statement; Strategy for Caring for the Camellias MP1 Camellia House.

As you know the GT is the Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens as per the above application. 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. We have discussed the documents.

We refer you to our letters of 10th January and our additional response and comments of 2nd February.

Landscape Master Plan, Landscape Design Statement, Access

We have not seen a Landscape Master Plan. Also, we would expect that for a site of the importance of Wentworth Woodhouse, planning applications for the development of a new car park and introduction of new paths, would include an assessment of potential impacts, in order to consider any mitigation. We have not seen an Access Strategy so do not have a good understanding of what is intended.

We appreciate much of the assessment in the Landscape Design Statement. However, Fig 2 does not show the route of the cycle track and pedestrian route to the main house which we presume is

parallel to the main drive. We have not been privy to any discussions on this matter and would have concerns about an additional track. We query whether this is necessary.

The 'Events Delivery Access' is unclear to us. We presume that it is the proposed access to the south of the car park (point 6 of Landscape Design Statement). This access would interrupt the path that links with the pond and grade II listed Duckhouse. In which case we have reservations about this proposal.

In terms of the car parking, we do not object to the surface treatment but would prefer a softer buffer of planting between the car park and the riding school. Please see our comments in our letter of 2nd February.

We have not noted any details about the new overflow parking area other than an indication of the area for protective matting. We cannot see any well-designed and site appropriate screen planting to soften the impact – the area will be rather exposed when it's full of vehicles; probably not visible from the house but very prominent from the north side of the stable block.

Camellia House

Thank you for the Strategy for Caring for the Camellias. We support the details in the Strategy compiled by Scott Jamison, the Head Gardener at Wentworth Woodhouse and we understand that additional advice has been given by a Camellia expert. However, the Strategy does not give information about the heating regime, and we query who in practice will be making the day-to-day decisions about the winter temperature inside the Camellia House and monitoring it. This is a job for the knowledgeable garden staff rather than the managers of the cafe and the events that are to take place within it.

We remain of the view the changing pod is an unworthy and utilitarian building for such a location. We are totally of the opinion that the disabled parking should be in the main car park with a transfer system to the Camellia House.

Yours sincerely,

Val Hepworth
Trustee and Chairman Conservation and Planning

Cc John Stonard, Team Leader Development Advice, Yorkshire and the Northeast Historic England;
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