



YORKSHIRE GARDENS TRUST

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www.yorkshiregardentrust.org.uk

Mrs Val Hepworth

Trustee

Conservation and Planning

Mr Thomas Booth-Robinson
Planning Team Leader
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Dear Mr Booth-Robinson

19/00480/STPLF Residential Development for 64 dwellings comprising the conversion of the existing buildings for 61 dwellings and the erection of an extension to the front elevation to provide 3 dwellings to include the demolition of ancillary buildings. Thwaite Hall Thwaite Street Cottingham East Riding Of Yorkshire, HU16 4RE (FURTHER CONSULTATION AMENDED PLANS)

Thank you for reconsulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens – Thwaite Hall, Registered 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.

This consultation follows a series of Gardens Trust and Yorkshire Gardens Trust responses to **19/00480/STPLF** beginning on 19th March 2019 and listed in our most recent letter of 17th June 2024. Our letter dated 20th January 2024 provided detailed advice and welcomed the reduction in the proposed development.

Our letter of 17th June 2024 noted that the amended Landscape Plan (31st May 2024) and the 'Thwaite Hall, Cottingham Landscape Management Plan, May 2024 (LMP) are slightly better, but our concerns very much remain.

The current documents for this consultation unfortunately do not include further landscape management proposals.

However, the Arboricultural Survey and Impact Assessment (7th September 2025) gives a better idea of the value of the trees in the development area and highlights that 47 trees are to be felled to accommodate the parking and access. Of these 3 are Category A, 13 are Category B and 24 are Category C, plus others.

We agree with the Arboricultural Survey and Impact Assessment dated 7th September 2025 Rev.III at '3.2: **Existing Trees**. Given its history as a Botanic Garden, there is a wide variety of ornamental

and unusual specimens within the site. Given the age, rarity and visibility of the trees within the local site, they have a significant impact on the local treescape.'

The Category A trees proposed for felling are: T14 Mature Yew, C34(2) Early Mature Coastal Redwood.

Category B trees proposed for felling are: T2 Semi-mature Hornbeam, T10 Semi-mature Magnolia , T13 Semi-mature Southern Magnolia, T23 Semi-mature Leyland Cypress, T24 Semi-mature Sycamore, T31 Mature Cherry, G97 Early Mature Mixed Evergreen.

Category C trees proposed for felling include: T22 Early mature Manna Ash

We understand that Manna Ash (*Fraxinus ornus*) may be immune from Ash Die Back (*Chalara Fraxinea*) and this species has lovely flowers in late Spring. It was introduced before 1700.

It is likely that the mature yews date from the original layout of the villa gardens at Thwaite Hall. The Southern Magnolia (*Magnolia grandiflora*) was introduced in 1734. A lovely evergreen magnolia that needs some shelter in the north.

Variegated Hollies – Highclere Hollies were developed in the 19th century from a cross at Highclere Castle and are popular garden evergreens.

We make these points because it is important to retain ornamental and unusual specimens. We note that the report recommends mitigation for the loss of the trees that are to be felled, but we have not noted what species are to be planted and their locations. We recommend that where unusual ornamental trees are to be lost to accommodate the works, they should be replaced, like-for-like, in suitable locations, if possible, close to the area from which they were removed. If this isn't possible then on the land north of Thwaite Hall owned by the developer but siting will need to be carefully done. We advise that the ERYC Trees Team should be consulted and should also liaise with The Friends of Thwaite Gardens. Overall, we recommend a team effort between the developer and the Friends.

We also recommend that detailed plans for mitigation/replanting are made before arboricultural and development work commences.

We support the comments of your Authority's Trees Team which has a holding objection, dated 8th October 2024. This pre-dates the Arboricultural Survey and Impact Assessment dated 7th September 2025 Rev III and we strongly advise a current consultation with the Trees Team if that has not been carried out.

The acquisition of Thwaite Hall by the University College in 1928 represented an important change in the history of the development of the gardens and we suggest that the new planting scheme for the proposed development could reflect the 1930's and 1940's – see Appendix below. This would give an added unique dimension to the development.

We would like to take this opportunity to re-emphasise that the historic landscape should be treated as a cohesive unit, with more details of management for the remaining areas needed. To celebrate their 25th anniversary the Friends of Thwaite Gardens have recently published 'A history of Thwaite Gardens. The current gardens in 2025 and Plans for the future'. These are available for £2 from Friends of Thwaite Gardens, c/o 595 Endyke Lane, Cottingham, Hull HU6 8TE.

The Gardens Trust and Yorkshire Gardens Trust's position is that there must be significant heritage benefits in the conservation and management of the Registered Park and Garden as we have advised since the outset. The ongoing management and maintenance should be a condition of any approval, and this should be overseen by a residents' management committee. If your Authority is minded to grant consent for this planning application in its current form, this consent should be underpinned by robust conditions or a legal agreement that will secure the delivery of the CMP/ Landscape Management Plan.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

Cc Yorkshire and the Northeast Historic England; the Gardens Trust

APPENDIX

Two significant garden designers of the 1930's and 1940's:

Russell Page (1906-1985). Professional garden designer from 1928. His book, '*The Education of Gardener*', Penguin Books, 1985. Originally published in 1962, a classic for gardeners and designers.

Old and new plants for a small garden - legendary garden designer Russell Page's advice from 1947 still stands. House and Garden 14 June 2018.

Percy Cane (1881-1976). Important English Garden designer and writer. Percy Cane was inspired by Harold Peto's Italianate gardens, often scaling them down to suit smaller estates and the suburban gardens of the mid-20thc.

Eg. His book, *The Creative Art of Garden Design*. Percy Cane Collection (CAN01) Archive Collection is held by Historic England.

Ronald Webber, '*Percy Cane Garden Designer*', 1975.