



YORKSHIRE GARDENS TRUST

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Dear Mr Peach

25/00207/FULL Upgrade and extension of the existing Porous Asphalt MUGA to a playzone, complete with fencing and LED floodlighting. [East Park, Hull.]

Thank you for consulting 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 (RPG) – East Park, 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.

East Park lies 6km east of Hull City Centre covering an area of 36ha. It was laid out by the Kingston upon Hull Borough Engineer, Joseph Fox Sharp, in the late 19th century and has 20th century additions. The site is largely flat, except for the 1880's rockwork (known as the Khyber Pass), terracing and mounds to the west of the site. The parkland includes mature tree lined paths, ornamental gardens, sports fields, bowling greens, valley garden to the south of the Khyber Pass, model yacht pond, small zoo, boating lake with grade II listed Water Chute and Children's playground.

The proposed development site is part of the existing Woodford Leisure Centre located immediately beyond part of the south-east registered boundary. It also lies within the Holderness Road (East) Conservation Area. East Park's mature trees and hedges are a feature of the RPG and the Conservation Area and important for the natural environment in this part of Hull.

We understand that the current site is a worn asphalt multi use games area. And whilst we appreciate that a new 3G playing surface will be a valuable asset for the use of the leisure centre and the community, due to its close proximity to the registered park and garden (the setting) and as part of the Conservation Area, we have some concerns.

The Application Form does not give the existing materials and finishes but proposes that the perimeter ball stop fencing at 3m to the surrounds will comprise polyester powder coated (RAL 6005 Moss Green) with a section behind the goals rising to 4m and coloured white (RAL 9016

White). It states that the 'proposed floodlighting system shall consist of a low level 4-column system, each 8m high.

Regarding Trees and Hedges: the Application Form ticks the 'No' box to the question: 'Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?' However, this does not seem to be the case.

We have not been able to visit the application site but note the Principal Conservation Officer's report:

'The extension of the sports facility will require the removal of existing screening and an area of grassland. The development will result in sections of exposed 3 and 4m in height fencing being visible from Holderness Road. Whilst the green colour of the fence would be keeping with the natural appearance of the area, the overall appearance of the fence would not be in keeping with the appearance of the Conservation Area, or context of the Registered Park and Garden. To mitigate against the impact of the fencing hedge screening should be introduced. Without the introducing of screening, it is considered that the development would fail to preserve or enhance the character and appearance of the conservation area and negatively impact upon the setting of the registered park and garden.'

We also note the Urban Forestry Officer's Report that 'the trees identified for removal consist primarily of self-seeded Sycamores, Ivy and scrub and recommends that appropriate tree protection measures are in place during the development process to prevent damage to retained trees. Additionally, the three proposed replacement trees as shown in the submitted plans, should be native species of standard size (12-14 girth)...'

We understand that these are to be three off-site trees, but we have not been able to locate their exact position from the documents that we have looked at. It appears that there is no hedge screening proposed which in our view would help to preserve the character and appearance of the conservation area and would mitigate the negative impact on the setting of the RPG.

We support the mitigation measures noted in the report cited above from your Principal Conservation Officer.

We similarly have some concerns about the introduction of the 8m tall LED floodlights as part of the proposed development. Is it deemed necessary for safety and usage to install such tall LED floodlights? These will potentially be a prominent feature within the vistas towards East Park and along Holderness Road. In which case they may harm the setting of the RPG and the character and appearance of the Conservation Area.

We suggest that, in view of the potential that the proposed development could lead to less than substantial harm to the significance of the designated heritage asset, that the above concerns are assessed, and if possible, mitigation is put in place.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

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