

Background Document No 1 - Newington Neighbourhood Plan, 2022

Below is a summary of the Newington and St Andrew's Area Action Plan (adopted 2010) policies along with those elements retained in the Local Plan. Policies NaSA 5 – 6, 10 and 12 have been deleted.

NaSA (2010) policy	Policy text (strike through indicates deleted element of policy)	Retain/ Delete
<p>NaSA1: The Vision</p>	<p>Development that poses a risk to the vision for Newington & St Andrew's will not be permitted.</p>	<p>Retain</p>
<p>NaSA2: Hawthorn Avenue area</p>	<p>A All development in the Hawthorn Avenue area should conform with Policies NaSA10-18, Design Principles as shown in Figure 2.1, and with the Design Guidance in Annex A and, where appropriate or required by higher tier policies, development briefs, in particular, to:</p> <p>(i) create a residential area with a wider choice and mix of housing, easily accessible with safe green spaces and playgrounds, to provide for the relocation of existing residents and attract new residents, in particular, families;</p> <p>(ii) transform Hawthorn Avenue into an elegant boulevard with a focal point around the Small Neighbourhood Centre; and</p> <p>(iii) create a robust frontage to Anlaby Road as part of the Tradex site development.</p> <p>B Planning permission will be granted for proposals which will deliver, or contribute to the delivery of, the vision of the Hawthorn Avenue area, as set out on the Proposals Map, as follows:</p> <p>(i) the development of approximately 620-640 homes, a Small Neighbourhood Centre fronting Hawthorn Avenue containing a number of small shops, small scale new community facilities and commercial uses, and approximately 2.09ha of new green space on the former Amy Johnson site;</p> <p>(ii) the development of approximately 370-400 new homes and 0.24ha of new green space on the Hawthorn Avenue East site; and</p> <p>(iii) the development of the Tradex site into a mix of retail, housing and a new community facility on Wheeler Street, at a scale which is commensurate with the Anlaby Road's status as a Large Local Centre.</p> <p>C Gateway and the Council, together with partners, will undertake a programme of:iv</p>	<p>Retain as shown</p>

	<p>(i) approximately 1150 demolitions of dwellings (as indicated on the phasing plan);</p> <p>(ii) 100 house frontage improvements;</p> <p>(iii) streets improvement totalling 3000 metres; and</p> <p>(iv) improvement of 2.16ha of existing green space; as indicated on the Proposals Map.</p>	
<p>NaSA3: West Park Area</p>	<p>A All development in the West Park area should conform with Policies NaSA10-18, Design Principles as shown in Figure 3.1, and with the Design Guidance in Annex A and, where appropriate or required by higher tier policies, development briefs, in particular, to:</p> <p>(i) create a landmark gateway to Newington & St Andrew's in the form of a first rate, activity packed park and a welcoming public square, linked by a pedestrian 'super crossing';</p> <p>(ii) form the northern spine of Newington & St Andrew's signature Green Lung, including West Park, a pedestrian friendly Walliker Street and a new footbridge over the railway;</p> <p>(iii) restore Granville Street, Walliker Street, Perry Street and Ruskin Street area to their position as part of a successful residential neighbourhood with safe streets and spaces as well as popular housing.</p> <p>B Planning permission will be granted for proposals which will deliver, or contribute to the delivery of, the vision of the West Park area, as set out on the Proposals Map, as follows:</p> <p>(i) the development of a mixed-use scheme, containing approximately 150 apartments, above shops and food/drink uses, around a new square on Anlaby Road opposite the entrance to West Park;</p> <p>(ii) the redevelopment of some of the court terraces off Granville Street; and</p> <p>(iii) improvement to community facilities at the Carnegie Library.</p> <p>C Gateway and the Council, together with partners, will undertake a programme of:</p> <p>(i) 80 demolitions of both dwellings and commercial premises (as indicated on the phasing plan);</p> <p>(ii) 252 house frontage improvements;</p> <p>(iii) streets improvement totalling approximately 2,800 metres; and</p>	<p>Retain as shown</p>

	<p>(iv) improvement of over 33.84ha of existing green space, including West Park; as indicated on the Proposals Map.</p> <p>D The development of the major triangle site north of Anlaby Road and south of the main railway line as a longer term mixed use development opportunity; as indicated on the Proposals Map, will be actively supported.</p>	
NaSA4: Boulevard area	<p>A All development in the Boulevard area should conform with Policies NaSA10-18, Design Principles as shown in Figure 4.1, and with the Design Guidance in Annex A and, where appropriate or required by higher tier policies, development briefs, in particular, to:</p> <p>(i) form the core of Newington & St Andrew's signature Green Lung, including: an excitingly rejuvenated and varied Massey Close Playing Fields with amenities for all and new and upgraded routes;</p> <p>(ii) create clear routes to the former rugby ground, with improvements to and around the stadium; and</p> <p>(iii) provide high quality housing, some of it overlooking green spaces, and safe, overlooked public spaces and streets.</p> <p>B Planning permission will be granted for proposals which will deliver, or contribute to the delivery of, the vision for the Boulevard Area, as set out on the Proposals Map, as follows:</p> <p>(i) the development of community sports uses at the Boulevard Stadium and the improvement of community facilities at St John the Baptist; and</p> <p>(ii) the development of approximately 65-75 homes on a site bounded by Massey Close and Airlie Street.</p> <p>C Gateway and the Council, together with partners, will undertake in this area a programme of:</p> <p>(i) 315 demolitions of dwellings (as indicated on the phasing plan);</p> <p>(ii) 402 house frontage improvements;</p> <p>(iii) streets improvement totalling approximately 2500 metres;</p> <p>(iv) improvement of over 10.7ha of existing green space; and</p> <p>(v) provision of 1.71ha of new green space; as indicated on the Proposals Map.</p>	Retain as shown
NaSA7: Albert Avenue area	<p>A All development in the Albert Avenue area should conform with Policies NaSA10-18, Design Principles as shown in Figure 7.1, and with the Design Guidance in Annex A and, where appropriate or</p>	Retain as shown

	<p>required by higher tier policies, development briefs, in particular, to:</p> <p>(i) create a highly desirable residential area with a wider choice and mix of housing, easily accessible and safe green spaces and playgrounds, to provide for the relocation of existing residents and new residents, in particular, families; and</p> <p>(ii) improve the Riley Playing Fields so that they become a highly functional and pleasant leisure resource.</p> <p>B Planning permission will be granted for proposals which, will deliver, or contribute to, the delivery of, the transformation of the Albert Avenue area, as set out on the Proposals Map, as follows:</p> <p>(i) the development of approximately 250-280 homes on the former Riley college site, provided it is demonstrated how the nature conservation interest of the site could be accommodated in the development and how the proposed greenspace could be linked with the adjoining greenspace network; development proposals will need to encompass surface water storage options and other potential drainage solutions within the boundaries of the site and adjoining playing fields; and</p> <p>(ii) potentially, the development of approximately 15-20 homes on the rear of the Territorial Army site, should the current use cease to be carried out on the site.</p> <p>C Gateway and the Council, together with partners, will undertake in this area a programme of:</p> <p>(i) 930 house frontage improvements;</p> <p>(ii) streets improvement totalling approximately 4000 metres; and</p> <p>(iii) improvement of 3.6ha of existing green space; and</p> <p>(iv) provision of 2.1ha of new green space as part of the Riley College site; as indicated on the Proposals Map.</p>	
<p>NaSA8: Coltman Street area</p>	<p>A All development in the Coltman Street area should conform with Policies NaSA10-18, Design Principles as shown in Figure 8.1, and with the Design Guidance in Annex A and, where appropriate or required by higher tier policies, development briefs, in particular, to:</p> <p>(i) create an attractive and popular place to live with good access to services; and</p> <p>(ii) respect the Boulevard and Coltman Street Conservation Areas and use these streets as a benchmark for design quality.</p>	<p>Retain as shown</p>

	<p>B Planning permission will be granted for proposals which will deliver, or contribute to the delivery of, the transformation of the Coltman Street area, as set out on the Proposals Map, as follows:</p> <p>(i) the development of approximately 118 homes, community facilities and</p> <p>(ii) up to 0.31ha of new open space around Wellsted Street and Gee Street:</p> <p>C Gateway and the Council, together with partners, will undertake in this area a programme of:</p> <p>(i) approximately 144 demolitions of dwellings;</p> <p>(ii) 506 house frontage improvements;</p> <p>(iii) streets improvement totalling approximately 3,500 metres;</p> <p>(iv) improvement of 0.78ha of existing green space</p>	
<p>NaSA9: Dairycoates area</p>	<p>A All development in the Dairycoates area should conform with Policies NaSA10-18, Design Principles as shown in Figure 9.1, and with the Design Guidance in Annex A and, where appropriate or required by higher tier policies, development briefs, in particular, to:</p> <p>(i) provide housing that will bring families back to the area in a contemporary update of local house types;</p> <p>(ii) reinstate a strong boulevard character, where possible, to the southern end of Hawthorn Avenue; and</p> <p>(iii) upgrade the industrial area to strengthen quality and character whenever the opportunities arise.</p> <p>B Planning permission will be granted for proposals which will deliver, or contribute to the delivery of, the transformation of the Dairycoates area, as set out on the Proposals Map, as follows:</p> <p>(i) the development of approximately 150-165 homes (106 already with planning permission) and a pocket park on the Woodcock Street site; and</p> <p>(ii) the development of approximately 20-25 homes on Junella Fields</p> <p>C Gateway and the Council, together with partners, will undertake in this area a programme of:</p> <p>(i) approximately 100 demolitions of dwellings (as indicated on the phasing plan);</p>	<p>Retain as shown</p>

	<p>(ii) 63 house frontage improvements;</p> <p>(iii) streets improvement totalling approximately 800 metres;</p> <p>(iv) improvement of 0.62ha of existing green space; and</p> <p>(v) improvement to community facilities at Woodcock Street as indicated on the Proposals Map.</p>	
NaSA11: Design of new development	<p>A Applications for planning permission will be rejected unless they follow the high and consistent design standards for new housing and other development. They must demonstrate how they have followed the Design Guidance in Annex A.</p> <p>B Applications for planning permission must take consideration of the level of flood risk as set out in Hull Strategic Flood Risk Assessment (see Figure 10.1). Development will only be permitted if appropriate measures are proposed to address such levels of flood risk on the site and its surroundings.</p>	Retain as shown
NaSA13: Heritage	Wherever possible, proposals for new development and for interventions to improve the area or the building stock should respect and retain historic urban form and layout, essentially houses with front doors facing the street based on a connected grid pattern.	Retain
NaSA14: Public realm	New development of the public realm will not be permitted unless it complies with the relevant design guidance in Annex A.	Retain
NaSA15: Walking and cycling	<p>1 Development proposals must demonstrate how pedestrians will be given the highest priority in terms of design and layout.</p> <p>2 Missing links within the walking network should be completed in conjunction with refurbishment of existing properties or new development. These missing links, generally between dead end streets, are illustrated in Figure 11.1; they are between:</p> <ul style="list-style-type: none"> - Clyde Street and Arthur Street; - Junella Close (Woodcock Street) and Galliard Close (Hessle Road); - Anlaby Road and Hessle Road via the joining of Massey Close and Conway Close (part of the Green Lung); - The existing cycle and pedestrian path west of Woldcarr Road and Alliance Avenue via the Riley College site. <p>3 Cycling will be encouraged by improving existing cycling routes, both off road and on road, and by creating new routes as shown on Figure 11.1, and by installing or improving new cycle parking facilities where shops, services and facilities are located.</p>	Retain
NaSA16: Maintenance	Applications for planning permission will only be granted if they can show that post-completion maintenance of open spaces has	Retain

	<p>been adequately provided for. In the case of proposals other than minor or householder applications, this means that they must be accompanied by a long-term maintenance plan that satisfactorily demonstrates how high standards of management and maintenance of the development will be guaranteed.</p>	
<p>NaSA17: Planning Obligations</p>	<p>When higher tier policy planning contributions apply to new developments to secure local benefits, the contributions will be used to fund projects that will deliver Newington and St Andrew’s proposals. Such projects include for example:</p> <ul style="list-style-type: none"> - Development and maintenance of the Green Lung and its component parts; - Streetscape improvements, particularly those that are adjacent to key development sites, such as those to the south of the Riley College site; - Improvements to community facilities. 	<p>Retain</p>