

# Hull City Council Monitoring Report

Annual Monitoring Report

1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022



Hull  
City Council

December 2022

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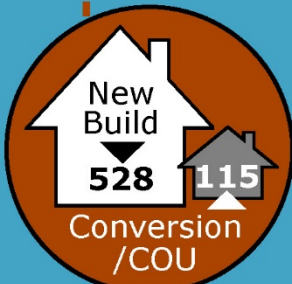
# Hull AMR Executive Summary Infographic 2021 to 2022



34 Affordable Homes  
75 Market Housing funded by Homes England

Local Plan Housing Delivery 6 Years 2016 to 2022	
Net Delivered 4,651	<b>5,506</b> <b>Gross</b>
3,720 Required	

Housing Delivery Test 2021 3 Years 2018 to 2021	
Net Delivered 2,059	<b>198%</b>
1,039 Required	



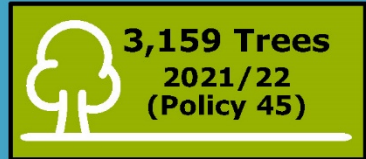
Demolitions 5  
Conversion Loss 11



**Planning Obligations & Community Infrastructure Levy**



B1,B2,B8 Floorspace developed 2016 to 2022
• Allocated Land 72,288 m <sup>2</sup>
• Non Allocated Land 88,117 m <sup>2</sup> (employment areas)
• Developed for other than B use - 16,523 m <sup>2</sup> 98% Change of use





## Section 1. Introduction

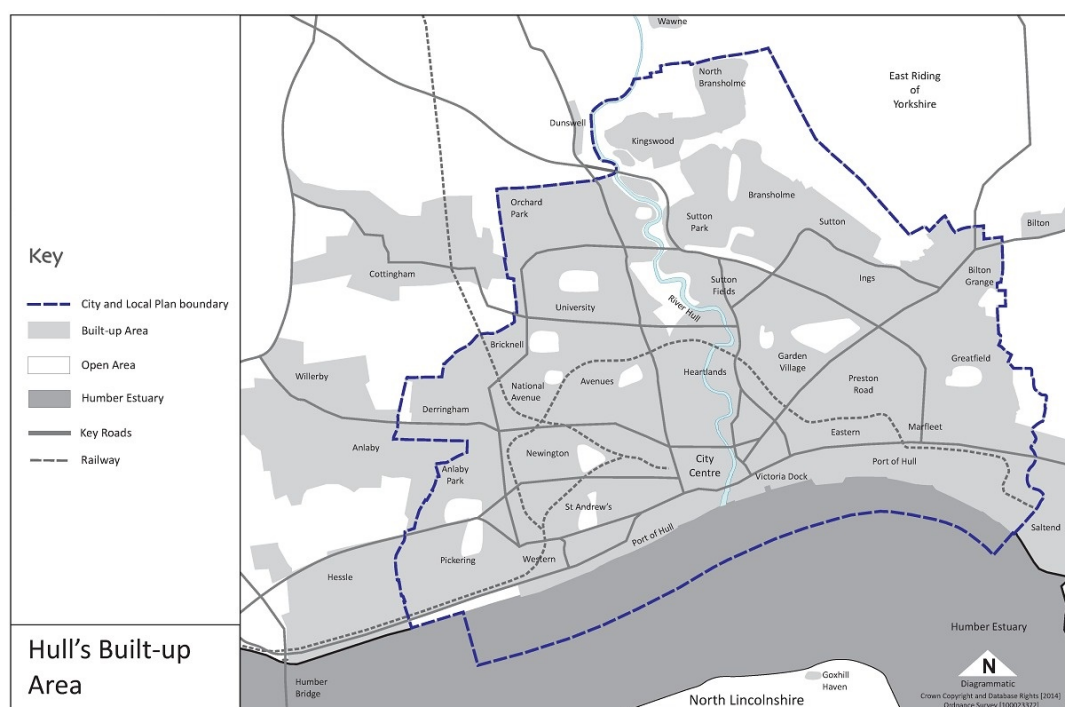
- 1.1. The production of an Annual Monitoring Report (AMR) is a legislative requirement under Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012.  
Available at - <https://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>
- 1.2. It is a requirement on all Council's to publish, at least annually, progress on the Development Plan and the timescales set out in the Local Development Scheme (LDS)
- 1.3. It should also include details of co-operation with neighbouring authorities and prescribed bodies, together with some specific details of housing supply and demand and details of community infrastructure delivery. Those details are reported through this document. It is the main tool for assessing the performance and impact of the Hull Local Plan.
- 1.4. The Town and Country Planning (Local Planning) (England) Regulations 2012 set minimum requirements for monitoring reports, which must now provide:
  - The title of the local plans or Supplementary Planning Documents specified in the local planning authority's local development scheme;
  - Including information on the timetable, progress (the date of adoption, where applicable), and any reasons for delay (where applicable) in relation to each document
  - Identification of the policies in the Local Plan that are not being implemented and any steps the local authority intends to take to ensure that the policy is implemented;
  - The number of net additional dwellings, or affordable dwellings, where a policy in a Local Plan specifies a number;
  - Details of any Neighbourhood Development Order or Neighbourhood Development Plans
  - Community Infrastructure Levy receipts, where applicable
  - Details of any action taken under the Duty to Cooperate

## Section 2. Hull's Characteristics and Contextual Indicators

### Hull's characteristics

- 2.1. The characteristics of Hull as an urban area and its relationships with surrounding areas and places have a key influence on how residents and visitors live, work and play within and beyond the City.
- The city is compact and highly urbanised; with an area of just 7,145 hectares (27.6 square miles) and a population of 267,100 (Census 2021).
  - The city boundary is roughly semi-circular with a radius from edge-to-centre of approximately 4.4 miles
  - It is the most densely populated local authority area in the Yorkshire and Humber region (3,731 residents per kilometre). It serves a large hinterland of countryside and coast in neighbouring local authorities.
  - The River Hull runs through the middle from north to south. Industries in Hull have traditionally located around the rivers Hull and Humber, forming an inverted T-shape.
  - The continuous urban area of the city extends outside the administrative boundary, particularly to the Haltemprice settlements to the west.
  - Hull, therefore, has a close relationship with its immediate neighbour, the East Riding of Yorkshire, many of whose resident's commute into the city for work and for retail, leisure and other activities.
  - Hull's built-up area is detailed in Figure 2.1 below.

Figure 2.1 Hull's built-up area



## Contextual Indicators

The Contextual Indicators section summarises some of the key factors underpinning the economic, environmental and social health of the city.

### Population

- On Census Day, 21 March 2021, Hull's population was 267,100.
- In terms of total population, this makes Hull the 60th largest local authority area in England (out of 309), which is a fall of five places in a decade.
- The population of Hull grew by 10,700 (4.2%) since the last census in 2011, when the population was 256,400. This is lower than the overall growth for England (6.6%), but higher than the increase for Yorkshire and the Humber (3.7%).
- There were 133,800 women (50.1% of the overall population) and 133,300 men (49.9%) in Hull.
- In Hull, there were approximately 50,000 children and young people aged under 15 years (18.7%), 176,100 people aged 15 to 64 years (65.9%) and 40,800 people aged 65 years and over (15.3%).
- Compared to 2011, there has been an increase of 10.4% in children aged under 15 years, an increase of 0.4% in people aged 15 to 64 years, and an increase of 14.2% in people aged 65 years and over.
- As of 2021, Hull has 3,731 residents per square kilometre. This makes Hull the most densely populated of Yorkshire and the Humber's 21 local authority areas.
- There were 115,500 households in Hull on Census Day; the number of households increased by approximately 2,900 since 2011 (2.6%), when there were 112,600 households.
- Average life expectancy at birth for males is 75.8 years and females is 80.1 years

*Source Hull City Council Insight Team Briefing: 2021 Census Release 1 - June 2022*

## Health

Key health indicators include:

- Child health - 33% of dependent children in Hull were living in child poverty in 2020/21, compared with the England average of 18%.
- Obesity - around 66,400 people aged 16+ living in Hull are obese, while a further 81,100 are overweight. At 70%, the percentage of overweight or obese individuals in Hull was higher than England (64%). Of the 7 out of 10 Hull adults who are overweight or obese, a further 44% are also inactive. 29% of children in Reception Year during the 2017/18-2019/20 academic years, as well as 37% in Year 6, were overweight or very overweight. This was significantly higher than the England average for children in Reception Year (23%) and also significantly higher than the England average for Year 6 pupils (35%).
- Preventable mortality - the rate of preventable deaths (under the age of 75) has been two-thirds higher in Hull than in the rest of England, with rates differing markedly across the city. Of the 8,341 deaths among residents of Hull during 2019-202, 7% were from lung cancer, 19% were from other cancers, 24% were from cardiovascular diseases and 21% were from respiratory diseases; this compares with 5%, 21%, 23% and 21% respectively for England.
- Fuel poverty - 21% of households in Hull were in fuel poverty in 2020, compared with the England average of 13%.
- Financial insecurity - in March 2022 the claimant count (those claiming Job Seekers Allowance or Universal Credit with requirement to seek work) for Hull was 8.7% among men and 6% among women; this compares with 5% and 3.6% for men and women across England. Around 1/4 of Hull's adults could not fund a £200 household emergency and 1 in 11 adults worried on a daily or weekly basis about not having enough food.
- Smoking - 1 in 5 adults in Hull smoke, smoking prevalence in Hull is 25%, higher than the England rate of 16%. An estimated 53,400 people aged 16+ in Hull are smokers.
- Mental health - The suicide rate in Hull is ranked the third highest in England. Around 21,900 people aged 16+ living in Hull are estimated to be at risk of social isolation (defined here as living alone and not speaking to family, friends, or neighbours each day). This means that approximately 10% of individuals living in Hull may be suffering from social isolation.

*Source:  
Health and wellbeing Strategy 2022 and Hull's JSNA 2022):*



## Housing

Hull's Housing Flows Reconciliation return for 2021 to 2022 identified a total dwelling stock (at March 2022) of 123,350 properties within the city.

The housing types within Hull's stock:

- Terraced (53.2%);
- Semi-detached homes 18.2%;
- Flats/Maisonettes 17.1%;
- Bungalows 6.6%;
- Detached 4.8%.

Tenure estimates within Hull

- Owner occupation 49.4% (England 63.8%, Yorkshire & Humber 63.7 %);
  - Private rented 23.1% (England 19.6%, Yorkshire & Humber 19.3%);
  - local authority 19.3% (England 6.5%, Yorkshire & Humber 9.1 %);
  - housing association 7.7% (England 10.1%, Yorkshire & Humber 7.8 %);
- (2021 Department for Levelling Up, Housing & Communities – Table 109).

Prices and Rents

- Average median house price Apr21 to Mar22 - £125K (Y&H £180K; England 270K) \*ONS
- Average private rent was £447 per month;
- Average Local Authority Rent £72 a week;
- Average Housing Association Rent £81 a week;
- Ratio of median house price to median gross annual (where available) workplace-based earnings (2021) 4.49. (East Riding of Yorkshire 7.24, England 9.1)

Source:

Kingston upon Hull Data Observatory – Hull in Numbers Mid 2021.

HFR return is a Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government requirement.

Ratio of median house price to median gross annual (where available) workplace-based earnings - The Office for National Statistics (ONS)

Average median House price Apr21 to Mar22 (ONS)

Tenure of dwellings, England and selected local authorities, 2020 (ONS)

Tenure estimates within Hull - Department for Levelling Up, Housing & Communities – Table 109 2021

## Economy

Full time **Wages** in the City for residents were £484 per week, while employee average wage was £528 per week (2020), reflecting people living outside of the city but working within, earn on average more than those that reside and work within (UK average £601/Yorkshire and Humber £554 per week). Employment rates in Hull are 75.3% in comparison to the Yorkshire and Humber 74.6% and Great Britain 75.7%. Of the total of over 127,000 jobs in Hull, 73% are full time posts and 23% are part time. Self-employment level is around 12,500 people. **Median annual pay in the city** in 2020-21 was 10% below the regional and 13% below the national level at £21,677. This gap in pay over the last 10 years has remained constant.

**Gross Value Added (GVA)** (mid 2021) in Hull is estimated at £6.2 billion, around £23,786 per head, a £1.4 billion growth since 2013.

Many factors play a part in the success and growth of a local economy, including natural resources, a workforce with skills, quality of infrastructure, strong linkages with wider economies and successful distribution of wealth. Industry sectors with strong growth in Hull are the Medical, Construction and Manufacturing sectors. Among the strongest industry sectors in Hull are Medical, Manufacturing and Food Processing. Manufacturing remains one of the key sectors in the city and is above equivalent job levels at both regional and national level.

The Government recognises the importance of the renewable energy sector and has granted Enterprise Zone status in and around the Port of Hull to encourage complementary businesses and supply chain companies to locate there.

*Source:*

*Kingston upon Hull Data Observatory – Hull in Numbers Mid 2021; and  
Hull Economic Strategy 2021-2026*

## English Indices of Deprivation

On 26th September 2019, the Ministry of Housing, Communities and Local Government released the English Indices of Deprivation 2019. The English Indices of Deprivation measure and rank relative levels of deprivation. Based on 39 separate indicators, organised across seven distinct domains of deprivation which are combined, using appropriate weights, to calculate the Index of Multiple Deprivation 2019 (IMD 2019); an overall measure of multiple deprivation experienced by people living in an area.

### Index of Multiple Deprivation 2019 Domain Summary:

(NB: Rank of 1 denotes Local Authority is the most deprived local authority in England (out of 317))

- Income 6th Most Deprived
- Employment 7th Most Deprived
- Crime 6th Most Deprived
- Housing and Services 167th Most Deprived
- Education and Skills 4th Most Deprived
- Living Environment 32nd Most Deprived

Health and Disability 20th Most Deprived according to the IMD 2019, Hull is ranked as the 4th most deprived local authority in England (out of 317 local authorities) under the 'Rank of Average Score' measure; having been the 3rd most deprived local authority (out of 326) in 2015.

An alternative measure is the proportion of small areas (LSOAs) among the most deprived 10% of LSOAs nationally. On this measure, Hull also ranks as the 4th most deprived local authority in 2019 (out of 317 local authorities), also having been the 3rd most deprived (out of 326) in 2015. Despite a very marginal improvement in relative deprivation, Hull therefore remains stubbornly rooted towards the bottom of the national table.

The IMD 2019 is calculated for small geographical areas, called lower layer super output areas (LSOAs), which have an average population of around 1,500, and of which there are 32,844 across England, including 166 in Hull. According to the IMD 2019, 90 of the 166 LSOAs in Hull (54%) are amongst the 20% most deprived in England; a small increase from 87 (52%) in 2015. This includes 75 LSOAs (45%) in Hull which fall within the 10% most deprived in England – exactly the same number and proportion as in 2015. Only four LSOAs in Hull in 2019 are among the 20% least deprived in England; compared with 1 LSOA in 2015. No LSOAs were amongst the 10% least deprived in Hull in either 2015 or 2019. Of the 166 LSOAs in Hull; 88 (53%) saw their national rank improve in 2019 relative to 2015; with the ranking of the remaining 78 (47%) deteriorating.

From the IMD 2019, Hull Clinical Commissioning Group (CCG) is ranked as having the 5th most deprived population out of 191 CCGs under the 'Rank of Average score' measure. It is the 4th most deprived CCG based on the proportion of small areas (LSOAs) among the most deprived 10% of LSOAs nationally. The ranking is different to the Local Authority ranking as the most deprived CCG, Bradford City, covers the more deprived parts of that local authority, i.e., CCG's may not share the same geography as a Local Authority Boundary.

*Source: Kingston upon Hull Data Observatory – Hull in Numbers Mid 2021; and Hull City Council Public Health Sciences and Insight Team Briefing Report: English Indices of Deprivation 2019*

## Transport

Good local transport networks play a vital role in our communities, providing access to employment, health, leisure and education opportunities. Public transport, walking, cycling and the local road network are all vital to getting people, businesses and service providers moving around Hull.

Journeys to and from Hull for work are predominantly between the East Riding of Yorkshire as well as North and North East Lincolnshire. The Hull travel-to-work area has one of the highest levels of commuter self-containment in the country. This is mainly due to the fact the relative distance to Hull's nearest city neighbours and employment centres; York, is 40 miles away, and Leeds, the main economic centre of the Yorkshire region, is 60 miles away.

Based on the 2011 Census:

- Driving is the dominant method of travel to work in Hull at 54%.
- 59% of households in Hull own a car or a van. Vehicle ownership in city centre wards is much lower at c37 - 39%
- In terms of sustainable travel, 12% travel to work on foot, 13% by bus and 8% by bicycle.
- Only 1% of people travel to work by train
- C.40,000 people in Hull travel between 2km – 5km to work, of these, 24,500 are made by private car (61%).
- 56% of the distances travelled to work were under 5km
- 75% of the distances travelled to work were under 10km
- 5% of people worked mainly from or at home

Our journeys can often include the use of a combination of 'local' and 'strategic' transport networks. Effective links between networks and between different transport modes and services all support the need to take a 'whole journey approach' as outlined in the Strategic Transport Plan for the North.

- **Hull is at the heart of the Humber Port** complex which is the biggest in the UK, and is also the location of one of Europe's biggest wind turbine manufacturing plants.
- **Hull acts as a gateway to Europe and the world.**
  - Daily overnight ferry services from Hull to both Rotterdam and Zeebrugge, connecting passengers to major European motorway and rail networks.
  - More than a million people and 12 million tonnes of cargo pass through the Port of Hull every year.
- **Hull is well connected by the road and rail networks.** The A63 going west connects to the M62, stretching across northern England, The M62 motorway is one of the main east-west routes in the north of England, connecting Hull to Leeds, Manchester and Liverpool and the M1. The Humber Bridge link across the estuary to Lincolnshire has more than eight million vehicles crossings annually, its links Hull to a growing economic area on the south bank of the Humber and beyond.
- **Regular passenger rail services** run south to Doncaster, Sheffield and London, west to York, Leeds and Manchester, and north to Beverley, Bridlington and Scarborough.

Source: Hull Transport Plan

## **Section 3 The Development plan, Neighbourhood plans and progress with the Local Development Scheme (LDS).**

### ***The Town and Country Planning (Local Planning) (England) Regulations 2012 Authorities' monitoring reports***

*34. (1) A local planning authority's monitoring report must contain the following information—*

*(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;*

*(b) in relation to each of those documents—*

*(i) the timetable specified in the local planning authority's local development scheme for the document's preparation;*

*(ii) the stage the document has reached in its preparation; and*

*(iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and*

*(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.*

*34 (4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan F1, the local planning authority's monitoring report must contain details of these documents.*

*34 (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.*

## The Development Plan

- 3.1. The statutory 'Development Plan' for the city comprises several different documents as outlined below:
- **Hull Local Plan 2016 to 2032** - Adopted November 2017  
(Includes the retained policies of the Holderness Road Corridor Area Action Plan - Adopted March 2011 and Newington and St Andrews Area Action Plan Adopted February 2010).
  - **Kingswood Area Action Plan** - Adopted September 2016
  - **The Joint Minerals Local Plan** - Adopted November 2019
  - **Joint Waste Local Plan** – Adopted November 2014
- 3.2. The adopted **Hull Local Plan** sets out a vision and a framework for the future development of the city, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. The plan also provides development policies and allocations for the whole city. The Local Plan comprises a written statement setting out a broad range of policies and related planning priorities and a city-wide policies map.
- 3.3. The **Hull Local Plan** also contains the retained policies of the **Holderness Road Corridor (HRC) AAP** (adopted 2009) and the **Newington and St Andrews (NaSA) AAP** (adopted 2010). These AAPs were created largely to steer and provide a framework for housing market renewal activities within certain areas of the city. They were produced ahead of the Local Plan which in turn superseded and updated most parts of these plans. Some elements are retained and the Local Plan lists these within an appendix. These elements remain material considerations in determining planning applications in these areas.
- 3.4. The **Kingswood Area Action Plan (AAP)** guides the development of this major growth area of the city, setting out a clear delivery framework for some of the important infrastructure requirements as well as phasing of some of the housing development elements. The local plan reflects this AAP within its policy map, but makes clear how land supply, town centre roles etc. can be considered in relation to the city as a whole
- 3.5. The **Hull and East Riding Joint Minerals Local Plan** was adopted November 2019 and remains up to date and is not being reviewed as part of the wider Local Plan update process. The Minerals Plan provides minerals planning policies for Hull and the East Riding and is the starting point for determining mineral and other relevant planning applications. Further details can be found online at: <https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/joint-minerals-plan/>
- 3.6. The **Hull and East Riding Joint Waste Local Plan** was adopted November 2014. It is intended that in Hull the policy framework for waste will in future be incorporated within a revised Local Plan. It is likely that in the East Riding a separate dedicated Waste Local Plan will be produced. Both Councils are committed to working together to ensure a complimentary approach to waste planning exists across the two authorities, informed by a shared evidence base where required.
- 3.7. **Supplementary Planning Documents (SPDs)** expand on existing policies in the Development Plan providing guidance for how they should be implemented. The

preparation of such documents follows statutory procedures and once adopted they carry weight when the Council makes decisions on planning applications. A list of **adopted SPDs** is set out in **Table 3.1**, and the Council’s web site provides links to the documents as well as a ‘live’ position for emerging SPDs.

**Table 3.1: Supplementary Planning Documents**

SPD	SPD Title	Status
SPD1	House Extension Design	Adopted January 2019
SPD2	Heritage and Archaeology	Adopted January 2019
SPD3	Environmental Constraints	Adopted May 2019
SPD4	SUDS/Living with Water	Adopted December 2019
SPD5	City Centre Parking Strategy	Adopted October 2019.
SPD6	East Carr	Adopted September 2021
SPD7	Residential Design Guide	Adopted January 2020
SPD8	Advertisement Design	Adopted January 2019
SPD9	Vitality and viability of centres	Adopted January 2019
SPD10	Trees (Protection and Use in Development)	Adopted January 2019
SPD11	Protecting Open Space	Adopted January 2019
SPD12	Ecology and Biodiversity	Adopted February 2019
SPD13	City Centre Design Guidance	Adopted October 2019
SPD14	Healthy places, Healthy People	Adopted April 2021.
SPD15	Affordable Housing	Adopted September 2019
SPD16	Whitefriargate / Silver Street Shop Front Design Guide	Adopted June 2020
SPD17	Craven Park	First consultation complete
SPD18	Brunswick House and the Strand	Adopted June 2021
SPD19* <sup>S</sup>	Employment Sites	Adopted April 2022
SPD20* <sup>S</sup>	Houses in Multiple Occupation	Adopted September 2022

(Those SPDs where status is shown shaded have been adopted since 31<sup>st</sup> March 2021)

(\*<sup>S</sup> SPDs adopted since AMR period concluded – added for completeness)

## Neighbourhood Plans

- 3.8. **Neighbourhood Plans** provide local communities with an opportunity to create a shared vision for the future development and growth of their area. Such plans need to be in broad conformity with national planning policy and with the policy established locally in the development plan. Once adopted, they become part of the wider development plan for the area. There has been some local interest in the production of neighbourhood plans in the city.
- 3.9. The Council is proactive and positive about neighbourhood planning, working collaboratively with communities where they choose to prepare a plan, and to ensure complementary neighbourhood and local plan policies are created. Further information about neighbourhood plans in the city are available on the Council's website.  
<https://www.hull.gov.uk/communities-and-living/neighbourhood-teams/neighbourhood-plans>
- 3.10. Preparation of a plan for the **Newington** area is now at an advanced stage, the Covid Pandemic delayed the preparation of the neighbourhood plan for Newington, in November 2021 the Riverside Area Committee re-designated the Neighbourhood Forum due to it being in existence for longer than the prescribed five years.
- 3.11. The Forum reconvened in March 2022 to review the plan with several revisions agreed upon. Since the meeting:
- revisions have been made to the plan;
  - a Memorandum of Understanding has been produced to establish the working relationship between Hull City Council; and
  - a proposed Newington Neighbourhood Committee to clarify the arrangements for monitoring and delivery of the plan should it come into force after the referendum.
- 3.12. Details of future stages of the plan, publicity campaigns and promotional events to raise awareness about the plan and canvass popular support, timing of referendum proposals will be available at the Neighbourhood Forums website:  
<https://www.thenewingtonplan.co.uk/>
- 3.13. At present (and subject to a successful examination and referendum) it is anticipated that the Newington Neighbourhood Plan will be adopted in mid 2023.





## Section 4 Policy Performances - Hull Local Plan 2016 to 2032

### The Town and Country Planning (Local Planning) (England) Regulations 2012 Authorities' monitoring reports

34 (2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—

(a) identify that policy; and

(b) include a statement of—

(i) the reasons why the local planning authority are not implementing the policy; and

(ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.

**For Regulation 34(2) - All policies detailed within the Local Plan are implemented.**

34 (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved.

These regulations are available at - <https://www.legislation.gov.uk/ukxi/2012/767/part/8>

### Monitoring of Local Plan Policies

The structure of the Hull Local Plan starts with provision of a portrait of Hull and sets the strategic context for the Plan. It then introduces the overall strategy for the Plan by outlining a spatial vision, a set of strategic priorities and a key diagram. **Local Plan chapters 4 to 14 are then based around key themes, these chapters contain the Policies 1 to 52.** Although each theme is dealt with separately, the document needs to be read as a whole, in order, to understand fully the spatial issues faced by the city, and the interrelationships between policies. The Local Plan monitoring table, towards the end of the plan, identifies individual policy links to strategic priorities and details identified outcomes, achievement indicators and their related targets

This section of the AMR provides an update on the performance of the Local Plan's policies relative to the plan's monitoring table (Table 14.2 Pages 279 to 288). Data is provided, as appropriate and where available, for the period to which the report is made and (where required) from the adoption of the plan.

The Local Plan's policies were written in response to its spatial vision, strategic priorities and challenges identified within the key themes. The monitoring criteria (outcome/indicator and target) of individual policies respond in differing ways to the policy challenge of the identified key themes.

Some policies offer for example annualised targets, a percentage requirement for development to achieve or offer a development requirement shown within tables or appendices. For example, the annualised number of homes delivered or the amount (percentage) of new homes required to be built on brownfield land over the plan period.

Other policies express a policy intent, often measured by the nature a proposed development meeting a requirement of a policy or being constrained by the requirements of a policy. Examples of the monitoring of policy intent include ensuring a policy is observed within a planning application and if a planning appeal is successful contrary to the policy by recording those occurrences. Other examples may be where the constraint of inappropriate development is not ensured, details of occurrence and the reasoning may be provided.

In summary it is essential to understand the intended outcome, achievement indicators and target of policies within the local plan by referencing table 14.2 of the local plan, ensuring the local plan is read, used and monitored in a holistic way.

For relevant Policies, monitoring information is provided. The information provided will sit alongside the ongoing review of the Local Plan.

## Local Plan Chapter 4 Economic Growth

### Economic Growth

<b>Policy 1: Economic Growth</b>
<b>Future employment land requirements</b> 1. A growing and competitive city economy will be supported through the identification and maintenance of a wide portfolio of sites that can accommodate demand for development of 'B' class uses within defined market areas of the city. Designated employment areas within the city will be the focus for a range of manufacturing, research and development, warehouse and distribution uses.
<b>Port of Hull</b> 2. Within the Port Area, as designated on the Policies Map, development proposals for port related uses will be supported to facilitate the continued operation and future growth of the Port of Hull. The major development needs associated with Green Port Hull will also be supported within the Port Area. Any proposals for new development on land in close proximity to the Port Area will be required to fully assess the potential impact of the Port on the proposed use and, where necessary, provide any mitigation as part of the new development. 3. Within the Port Area, any proposed alteration to existing jetties and structures on the waterfront adjoining King George Dock, as shown on the Policies Map, should consider impacts on the Humber Estuary International Site in relation to birds using the structures and surrounding areas, and on the sediment flow as a result of development.
<b>Future use within designated employment areas</b> 4. <i>Within designated employment areas and on allocated employment sites, development of uses outside classes B1, B2 and B8 will not be allowed unless:</i> <i>a. it is demonstrated that the use of the site for other than B class use would not lead to a shortfall of land available to meet identified economic development B class needs within the relevant market area of the city and it has been demonstrated that there is not reasonable prospect of the site being used for a B class purpose; or</i> <i>b. it is small-scale incidental development and it is demonstrated that this is necessary to make development of employment uses on the remaining parts of the site viable; or</i> <i>c. development is of sui-generis uses that are of an industrial nature, and that support the economic growth objectives of the plan and are compatible with surrounding uses.</i> <i>Such development will not be allowed if the proposed use would result in bad neighbour issues leading to restrictions being placed on neighbouring businesses.</i>
<b>Office development</b> 5. <i>All office development outside of centres will be subject to a sequential test to demonstrate that it cannot be better located in the city centre. Outside the city centre, office development will be supported where it is ancillary to, or there is operational need to be close to, manufacturing or warehouse and logistics businesses, or within a business park development where smaller offices can be incidental to a wider mix of employment uses.</i>
<b>Extension of existing properties</b> 6. <i>Extension, remodelling and redevelopment of properties to allow expansion of existing B1,B2 or B8 businesses, or to accommodate new firms within designated employment areas will be supported, subject to detailed planning considerations.</i>
<b>Safeguarding minerals infrastructure</b> 7. <i>Existing, planned and potential infrastructure supporting the minerals industry will be safeguarded from</i>

*inappropriate development. This includes railheads, rail links, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials, concrete batching, manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.*

*8. Sensitive or inappropriate development that would conflict with the use of sites identified for these purposes will be prevented.*

## **Policy 2 - Employment allocations**

*1. The sites listed in Table 4.1, and shown on the Policies Map, are allocated for a range of uses within industrial and business use under Use Classes B1(b) (c) and B2 and B8 and should be developed with regard to the relevant development brief (see Table 14.3 in Chapter 14) or Local Development Order where one exists.*

*2. The sites within the Port Estate, listed in Table 4.2 and shown on the Policies Map, are allocated for uses linked to Green Port Hull or will remain in operational port use. At site 45, a bird mitigation area and 150m buffer zone should be set aside in the south eastern part of the site within which no buildings should be constructed, and details should be agreed and the area provided prior to the commencement of construction in any part of the site. On employment allocation sites 44 and 45, wind turbines should not be erected. The mitigation area and buffer zones should be retained to maintain the ecological value of the site.*

*3. Site 32 at the former Isaac Newton School, shown on the Policies Map, is allocated to provide up to 3ha for development of small-scale office/ business start-up space within Use Class B1 amongst a mixture of other uses.*

*4. Development on site 2 at Priory Park, shown on the Policies Map, will include the re-provision of 1.6ha of natural habitat that currently exists on the site to ensure that habitat of equivalent quantity and quality is maintained within the site or in its vicinity.*

*5. At Kingswood (Table 4.3), the Riverbank area will provide 7.7ha of land for industrial and business use under Use Classes B1(b) (c) and B2 and B8. The Kingswood Centre area will provide 11.5ha of land for industrial and business use under Use Classes B1(b) (c) and B2 and B8; and/ or community uses under Use Classes C2 and D1; and/ or leisure use under Use Class D2 in the area south of Raich Carter Way. Detailed allocations are made within the Kingswood Area Action Plan.*

## **Conclusion**

- 4.1. The overall policy approach in the plan relating to employment growth appears to remain valid and to varying degrees is proving to be successful.
- 4.2. Whilst sufficient land has been identified to meet projected needs over the plan period the take of up such land has been variable over the initial years of the plan. In some cases employment land has been at least temporarily removed from the supply side and there is an issue that open storage uses are becoming more prevalent – although this is likely to be representative of the demand for land in some areas. There appears to be strong ongoing demand for port related employment activity.
- 4.3. Although inevitably some alternative uses have appeared in predominant employment areas, it is positive to see expansion and growth of further employment uses in such areas and the policy approach remains in most cases entirely appropriate.
- 4.4. The focus for office accommodation in the city remains positive although recent changes to the use class order may result in development interest elsewhere.

## Policy 1 Economic Growth & 2 Employment allocations

### The geography

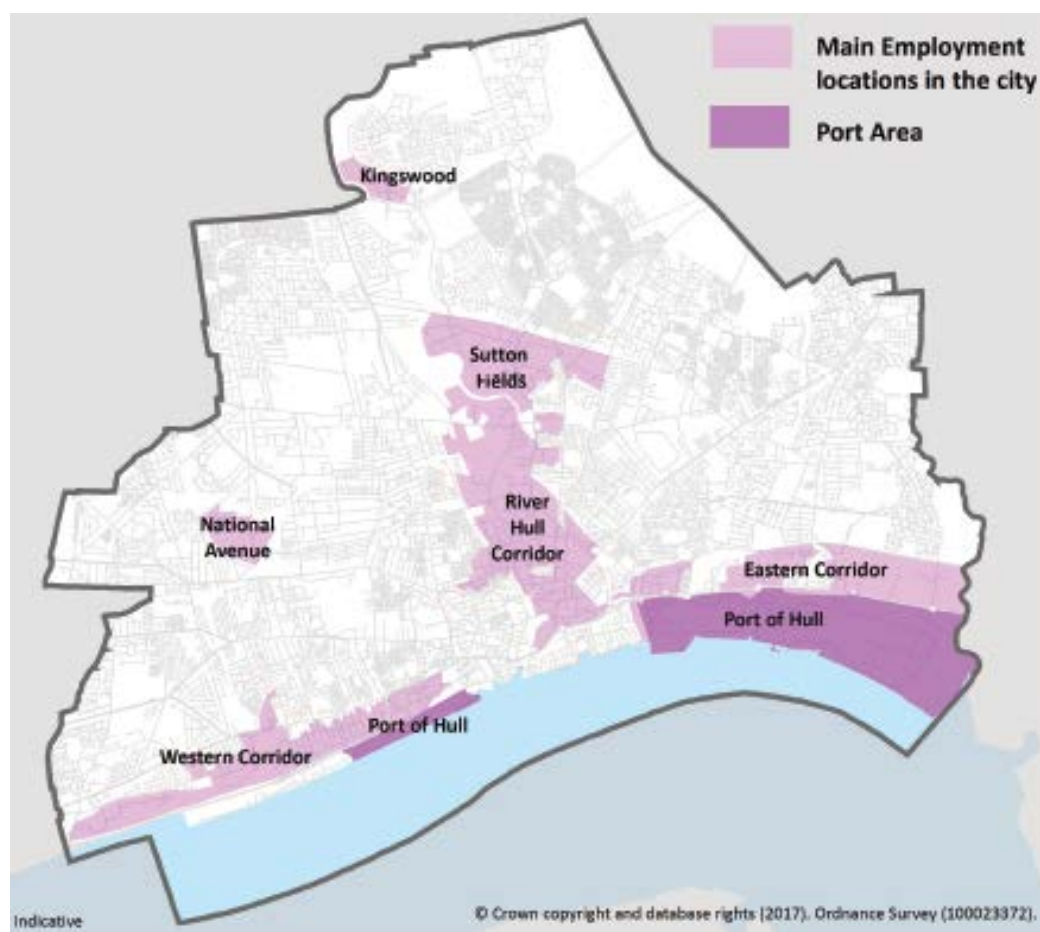
4.5. For the purposes of understanding employment land supply and development trends, the city has been divided up into broad areas / locations which partly reflect differing property markets and reflect the general use and character of those areas. There are seven such areas, namely:

Western Corridor	National Avenue
Eastern Corridor	Kingswood
River Hull Corridor	Ports
Sutton Fields	

4.6. As well as these areas, the city centre is a location for office development and therefore is also considered within this report.

4.7. The Port of Hull presents a distinct opportunity restricted by the more specific operational port needs and Green Port Hull, and allocations within this area are therefore linked to this.

Figure 4.1: Main employment Locations and Port Area in Hull



4.8. The adopted Local Plan allocates sites within these areas for a range of uses within industrial and business uses under the Use Classes B1(b) (C) and B2 and B8.

## **Overview of remaining supply on allocated sites**

4.9. An overview of the remaining allocated opportunities in each of the areas listed above is provided below. Site references are those used in the Local Plan

### **Western Corridor**

- 4.10. Development within the Priory Park Industrial Estate (Ref 1) has been held up due to need for junction improvements at the main entrance to the park. Improvement works have now commenced, and pending planning applications can now be determined, and development progressed.
- 4.11. The former Birds Eye site (Ref 3) remains undeveloped but was understood to have been bought by the neighbouring Atlas Leisure Homes firm to allow future relocation of operations. The site is currently used for outside storage and distribution in relation to that business.
- 4.12. Land had recently been cleared in the area north of the existing allocation at Neptune Street (Ref 7). It is unclear what landowner intentions are for the wider site. It is currently operated by Seaway Logistics involved with freight forwarding and shipping. This site might become part of considerations for the future of the Smith and Nephew site which will become vacant after the recent announced relocation out of the city.
- 4.13. Two relatively small plots remain at Wassand Street (Ref 6) after initial developments occurred after the former use was cleared.
- 4.14. Land remains at St Andrews Dock (Ref 8). This has complex issues around the future of the Lord Line Building, and other historic features including the former dock itself. There are also multiple owners. Access is currently through the St Andrews Retail Park, off the A63.

### **River Hull Corridor**

- 4.15. The largest single opportunity within this area is the National Grid site on Clough Road (Ref 14). This site has long been associated with energy production and has retained features related to gas storage and distribution. After a few years of being on the market, the site has recently been bought by Ashcourt and is now being advertised as 'Bankside Business Park' with opportunities for plots to become available for outside storage compounds or industrial / warehouse design and build, suggesting positive moves for the site to be brought forward.
- 4.16. Other relatively large sites include Land at Rix Road (Ref 16). The site appears to be operated by Seaway Logistics as a storage / transit facility, as well as by Wasteage Ltd. There does not appear to be a coherent use of the site other than for opportunistic storage. The shape of the site is likely to require some land assembly to make development more feasible. The proximity of a primary school that the site surrounds on three sides will influence future development options.
- 4.17. Land at Chapman Street (Ref 18) has been cleared and levelled, and it was reported that it has been acquired for future expansion of Reckitt Benkiser which adjoins it.
- 4.18. Land at St Mark Street (Ref 19) has been cleared of former gas infrastructure and is proposed to be used to process RDF to feed the Energy Works Plant.
- 4.19. Land at Dalton Street (Ref 11b) is the former Council Depot that was to be used for processing of RDF, before this proposal moved to St Mark Street. The site has been used by the

contractor to the construction of the Energy Works on the adjoining site. There remain buildings on site that are likely to need clearing for development to take place.

- 4.20. A relatively long-standing site on Foster Street (Ref 13) remains vacant. The former buildings on the site were demolished leaving the floorplates as hardstanding. Waste management activities in the immediate area may limit the attractiveness of the site.
- 4.21. Another site on Foster Street (Ref 12) was allocated but this remains in operational use by Ashcourt and there is no clear sign it is a development site at this time.
- 4.22. Four other small, allocated sites remain, three in relatively temporary uses (Refs 10,15 & 20), the other one (Ref 9) recently part of a planning appeal where it was determined that it should be retained for employment use, with neighbouring use suggesting expansion.

### **Sutton Fields**

- 4.23. This purpose-built industrial estate has few allocated opportunities left. A large, grassed piece of land is located adjacent to and within the ownership of Donaldsons (Ref 40). It is presumed that it is retained for future expansion.
- 4.24. A similar sized site is allocated off Stockholm Road (Ref 39). This is currently used for car sales/delivery although this does not appear to preclude future development.
- 4.25. Three other allocations are on relatively small parcels of land and so provide limited opportunity. (Refs 36, 38 & 41)

### **Eastern Corridor**

- 4.26. One of the most significant sites remaining available for development is the Kingston Parklands Business Park (Ref 23). This is on the site of a former hospital and presents a site with mature landscaping within which plots will be developed. Plots are to be released in phases as design and build opportunities.
- 4.27. One plot remains at Burma Drive (Ref 26) after relatively rapid development of this long-standing site, albeit relatively low-density development with large open yard components.
- 4.28. A large plot of land off Valetta Street (Ref 30) is having hardstanding constructed over a large proportion to accommodate a haulage operation that is relocating from Century Road off Hedon Road in the East Riding of Yorkshire. An associated office building is proposed on adjoining land. This will not necessarily preclude future development, but in the interim, it has been taken for operational use and does not form part of supply.
- 4.29. A similar approach has been taken on land north of Wyke Works (Ref 33) where the site was cleared, and hardstanding constructed to provide storage linked to Europa Caravans. Again, this is held in the interim for operational use and does not form part of supply.
- 4.30. The Willerby Caravans site (Ref 31) is currently allocated. However, this remains in operational use with main production buildings as well as open storage. There is not believed to be any current intent by the firm to relocate so the site does not present a development opportunity and does not form a part of supply.
- 4.31. A large site located off Somerden Road (Ref 35) is connected by a bridge across Old Fleet drain to an adjoining site within the East Riding of Yorkshire believed to be operated / owned by Rix Shipping Co, as well as a timber treatment works. The site within Hull appears to be used



currently for residual storage of goods from the adjoining operation. Future development would therefore depend on intentions of this company.

- 4.32. A site north of Hedon Road (Ref 34) has simply been absorbed into the wider operation of Paneltex of which it forms a part and is therefore not a development site now.
- 4.33. The former Holderness Road Corridor AAP made provision for approx. 3ha of employment land within the former Isaac Newton site (Ref 32). This may now depend on the wider strategy for the site.
- 4.34. This is also the case for a site on part of the recreation ground of Fenners (Ref 28) which was identified as part of the wider AAP strategy.
- 4.35. Four other allocations are relatively small sites of land and so provide limited opportunity. (Refs 21,22, 24, & 27)

#### National Avenue

- 4.36. The remaining allocated site (Ref 42) appears to have some sort of infrastructure installed on it, possibly related to an adjoining use. It is not considered that it provides a clear development opportunity and does not form a part of supply.

#### Update of Table 4.1 of the Hull Local Plan 2016 -2032

- 4.37. Table 4.1 of the Local Plan lists those sites allocated for a range of uses within industrial and business uses under the Use Classes B1(b) (C) and B2 and B8. AMR table 4.1 updates the current position for these sites.

**Table 4.1: Update to Local Plan Table 4.1.**

Site Ref.	Address	Site Area (ha)
<b>Western Corridor</b>		
1	Priory Business Park.	5.02
3	Former Birds Eye factory site, Hessle Road.	7.21
6	Land between Wassand Street and Walcott Street, Hessle Road.	0.63
7	Neptune Street. <sup>1</sup>	3.72
8	St Andrews Dock.	4.39
<b>Total</b>		<b>20.97</b>
<b>River Hull Corridor</b>		
9	Land west of Gibson Street	0.69
10	Land at Oxford Street / Swann Street, Wilcolmllee.	0.53
11	Land at Dalton Street	1.64
13	Land at Foster Street, Stoneferry Road.	2.79
14	National Grid site, Clough Road.	12.45 <sup>2</sup>
15	Former Ameron Paint Factory site, Bankside.	0.57

<sup>1</sup> includes expanded site resulting from demolition of adjoining AJK warehouses

<sup>2</sup> Site boundary in agent's details has reduced from the original allocation although still refers to 33 acres.

16	Land at Rix Road, Stoneferry Road.	4.93
18	Land at Chapman Street.	1.87
19	Land at St Mark Street.	1.14
20	Land on the south of Merrick Street, Hedon Road	0.40
<b>Total</b>		<b>27.01</b>
<b>Eastern Corridor</b>		
21	Land at the corner of Hedon Road and Mount Pleasant.	0.72
22	Land at Keystore, Earles Road, south of Hedon Road.	0.51
23	Kingston Parklands Business Park, Hedon Road	4.63
24	Former Norman Nicholson Box site, Hedon Road.	0.31
26	Land at Burma Drive, Marfleet Lane.	0.23
27	Land to the south of Hedon Road, southeast of Marfleet Avenue roundabout	0.42
28	Land west of Marfleet Lane (part of Fenner's factory complex)	0.87
32	Former Isaac Newton School site	3.17
35	Land on the eastern side of Somerden Road, Hedon Road	2.61
<b>Total</b>		<b>13.47</b>
<b>Sutton Fields</b>		
36	Geneva Way (south side, east end)	0.76
38	Land at corner of Hamburg Road and Rotterdam Road.	0.40
39	Land west of Stockholm Road.	1.44
40	Land next to Donaldson Filtration Components factory, Stockholm Road.	1.52
41	Land on Oslo Road, at the corner of Helsinki Road.	0.15
<b>Total</b>		<b>4.27</b>
<b>Overall Total</b>		<b>65.72</b>

- 4.38. Since adoption, the amount of allocated land as outlined in table 4.1 above has reduced from 107.62 ha to 65.72 ha, a change of 41.90 ha. Some of this has been through development; other by changed circumstances which suggest land is no longer available as a development opportunity; some through adjustments to site boundaries.
- 4.39. 24.18 ha of allocated land has been taken up through development in these areas; 22.54 ha for B uses and 1.64 for non-B uses.
- 4.40. In addition, at the time of the survey several schemes were under construction on 4.86 ha of allocated land.
- 4.41. An element of land has been removed from the table where it is deemed the land is no longer available for development, mainly a result of ongoing operational needs, and allowing for the planned expanded traveler site. This amounts to 13.67 ha on 5 sites.
- 4.42. The size of two sites has changed. Neptune Street has been expanded to include a cleared area to the north, increasing the area by 2.38 ha. The National Grid site has been reduced to

reflect an amended boundary in marketing documents, with a reduction of 1.05 ha. This leads to a slight net increase of land of 1.33 ha counter to the other reductions in allocated land.

- 4.43. There have been some consequential changes to sites areas as sites have progressed where specific development schemes have refined the boundaries of original allocations. Completion figures do not therefore reconcile exactly with reductions to the areas of the original allocations.

### **Kingswood.**

- 4.44. Allocations were made through the Kingswood Area Action Plan.
- 4.45. One site of 7.7 is allocated exclusively for employment use. Other sites are allocated for a mix of either employment or community use. These remain undeveloped, but with continuing pressure to develop remaining land for non-employment / community use., including for housing and retail.
- 4.46. Other sites have also previously gained consent, one for parking to serve existing employment uses, and one for a community church. Neither of these have been implemented.
- 4.47. No employment development has been commenced in the plan period so far.

### **City Centre.**

- 4.48. Two specific schemes with an element of office floorspace have been proposed on allocated sites in the city centre, giving more clarity of where such use will come forward. The most significant is at Albion Square which will include 3,548m<sup>2</sup> of grade A office space.
- 4.49. Other mixed-use allocations, while referring to potential office development, do so in the context of potential for a range of other main town centre uses. Therefore, it is difficult to quantify what future office development could be on these and it will be more helpful to monitor and review supply as it comes forward. Offices represent a main town centre use that will continue to be encouraged within the city centre.
- 4.50. While there have been significant losses of older office accommodation in the centre, particularly to housing, recent development has demonstrated a continuing demand for modern Grade A office accommodation. The move to more flexible working in terms of location will clearly impact on future demand, reinforcing the need to monitor and review supply needs.
- 4.51. A scheme to the south of Blackfriargate, for 5,082 sqm of office floorspace, completed in 2021, represented a significant investment by Arco who have relocated to purpose built modern space.
- 4.52. Although not allocated due to commitment and progress at the time of adoption of the plan, land at Central Dry Dock has also provided 5,763 sqm of office space within the plan period (3,916 sqm complete in 2017 and a second phase of 1,847 complete in 2021). This includes some space specifically designed for flexible working.
- 4.53. A major refurbishment of House of Hammond includes provision for up to 10,794 sqm of floorspace on three floors. The first floor has been taken by ResQ for a call-centre. While this was not specifically allocated it does serve to illustrate ongoing demand for modern office space in the city centre.

## **Ports.**

- 4.54. The ports operate within their own regime of permitted development rights. Two allocations of 48.5ha in total, were made at Queen Elisabeth dock for a specific range of uses, with a general intention to support 'Green Port' Hull and renewable energy development. These remain available.
- 4.55. An LDO was also prepared for sites in the Port Area that could support development. This included the allocated sites, but also what has become the Siemens wind turbine manufacturing plant on Alexandra Dock. The LDO set out a maximum floorspace that could be developed in this location and recent Reserved Matters scheme has been granted permission taking what remained of this to develop a major expansion to the Siemens operation.

## **Overview of position of non-allocated sites within designated employment areas.**

- 4.56. In addition to the allocations, several proposals continue to come forward within the wider employment areas designated in the Local Plan. These are typically identified through submission of planning applications, sometimes where opportunities are brought to the market. These include for expansion of operations within their existing site boundaries, through construction of new buildings, or redevelopment or extensions of existing buildings. They also include development of 'new' sites, following demolition or clearance of previous uses.
- 4.57. Existing buildings can be subject to change of use. This does not always involve changes in floorspace but can be important where this is facilitating growth of companies or accommodating new or relocating companies. It is therefore an indicator of demand for space. It can also demonstrate demand for other uses within industrial areas.
- 4.58. The number and scale of such proposals is significant in the city which relies on recycling of brownfield land for much of its development needs, with very little greenfield land remaining available for development.
- 4.59. Such schemes are generally represented by floorspace rather than site area, as a large proportion take place within existing sites or through change and so there is not a clearly defined and measurable site. Key figures include:
- Currently 23,866 sqm of floorspace on 18 non allocated sites has planning permission.
  - At the time of the 2022 survey 20,233 sqm was under construction on 5 sites.
  - 68,447 sqm has been completed since 2016 (88,117 sqm including City Centre) on 72 sites.
  - This compares to 67,206 sqm being completed on allocated sites (72,288 sqm incl. City Centre) on 17 sites.
  - 13,615 sqm has been changed from B1, B2 or B8 uses to various other uses at 18 properties. A very small amount (279 sqm) has been developed for other than B use as part of a wider scheme on 1 site. One property of 680 sqm currently has permission for change from B use.

Figure 4.2 (a): Graphs of development trends since 2016.

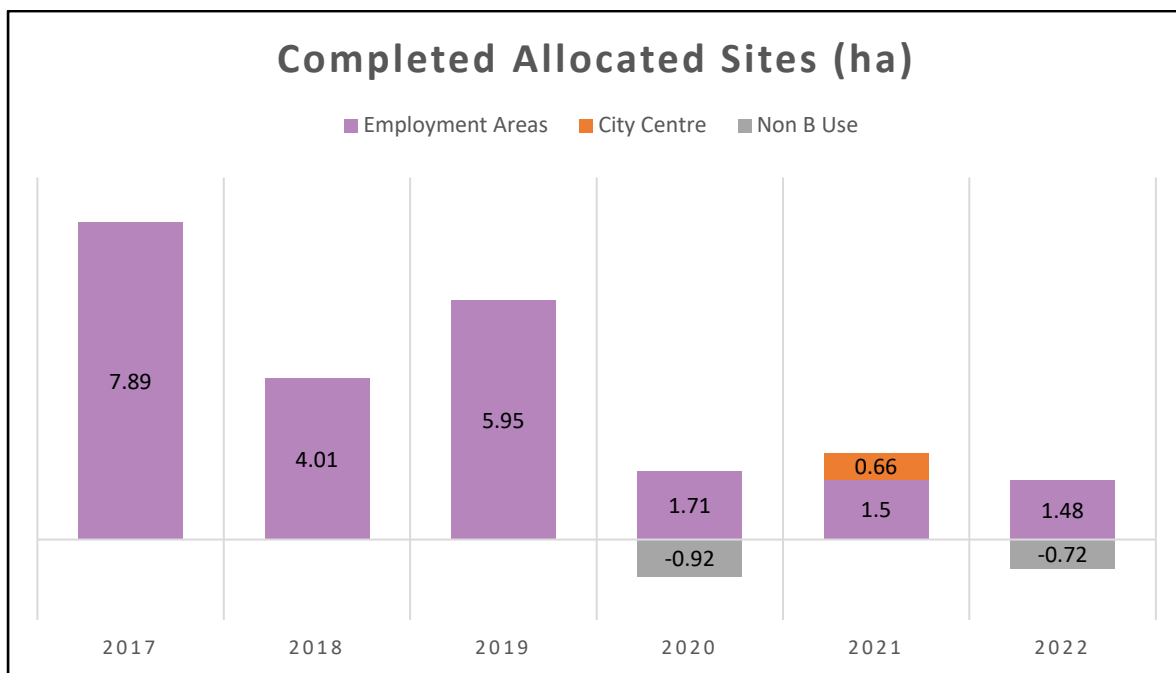
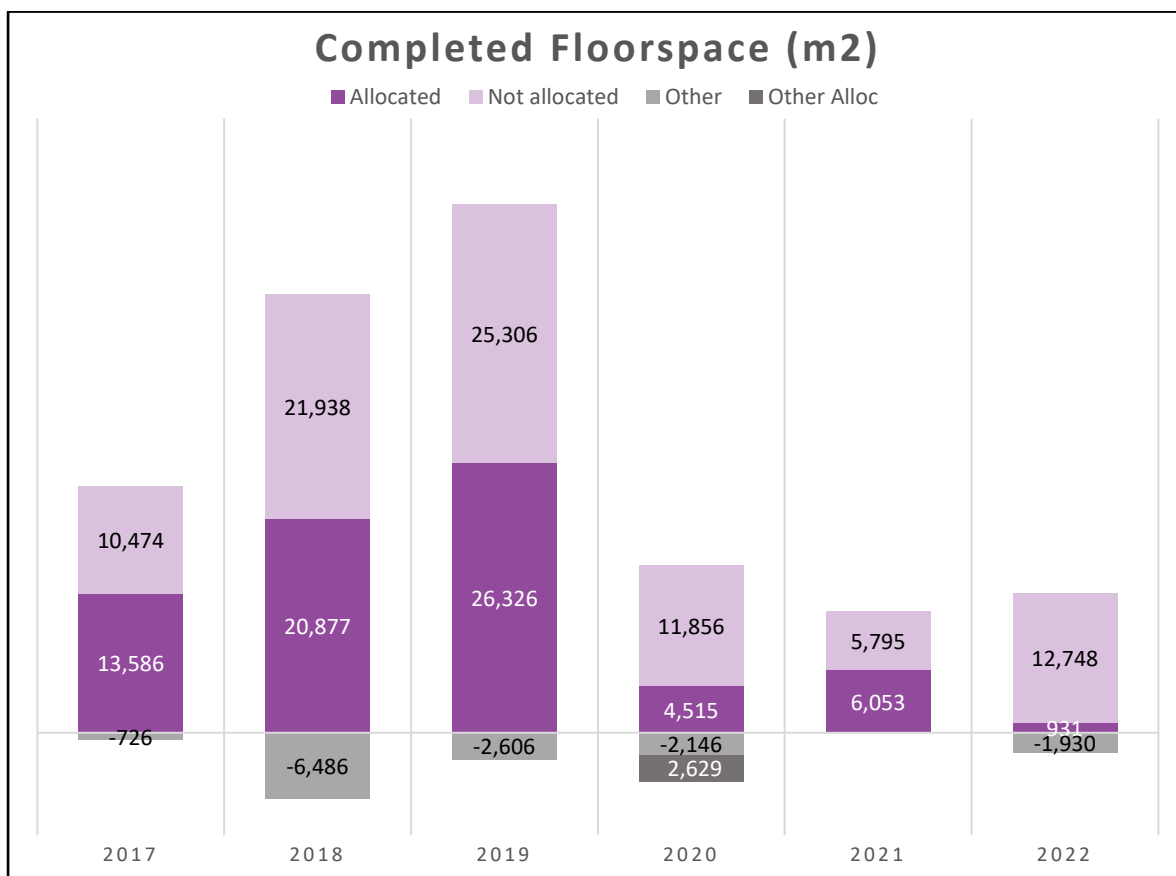


Figure 4.2 (b): Graphs of development trends since 2016.



## Local Plan Chapter 5 - Housing

### Housing requirement and delivery.

<b>Policy 3 - Housing requirement and site allocations -</b>
<p><b>Housing requirement</b></p> <ol style="list-style-type: none"><li>1. The housing requirement for Hull is a minimum of 9,920 (net) new homes during the period 2016 to 2032 (620 dwellings per year).</li><li>2. The overall delivery of housing in Hull and the East Riding will be monitored to ensure that needs are being met across the two local authority areas.</li></ol>
<p><b>Housing site allocations</b></p> <ol style="list-style-type: none"><li>3. Sites are allocated to accommodate around 11,700 dwellings to provide flexibility and choice in land for housing development.</li><li>4. The sites listed in Tables 5.7 - 5.10, 5.12 and 5.13, and shown on the Policies Map, are allocated for housing development.</li><li>5. The sites listed in Table 5.11, and shown on the Policies Map, are allocated for housing development in the Kingswood Area Action Plan.</li><li>6. Housing allocations should be developed with regard to the relevant development brief where one exists - as listed in Table 14.3 in Chapter 14.</li></ol>
<p><b>Housing site allocations</b></p> <ol style="list-style-type: none"><li>7. The Council will ensure that a minimum 5-year supply of deliverable housing sites is available in Hull.</li></ol>

- 4.60. Hull Local Plan Policy 3 contains a housing requirement of 9,920 (net) new homes during the period 2016 to 2032, 620 net new homes per annum.
- 4.61. Net housing delivery for 2021 to 2022 was 627 dwellings (643 dwellings gross). The completion figure, set within the second year of the global Covid19 pandemic, was likely to be directly impacted by the Covid19 pandemic and national/international economic changes throughout this period. The pandemic continues to impact on Housing delivery within Hull.
- 4.62. For the period 2016 to 2022 delivery of net new homes, on average, has surpassed the Hull Local Plan's net housing requirement. Housing completions over the 6-year period 2016 to 2022 are almost 25% above the net housing requirement figure for this period. The net addition of homes accounts for demolitions of homes and any losses from change of use or conversion. Net and gross housing delivery is shown in Table 4.2.
- 4.63. The remaining Local Plan net housing requirement for the period 2022 to 2032 (10 years) is (5,269/10 years) 527 dwellings per annum.
- 4.64. In conclusion, although delivery reduced over the peak period of the Covid19 pandemic, figures have risen back above the requirement in the current reporting period and are still some way above the requirement over the period since adoption. The 5-year supply position also remains positive with a current supply of 6.65 years of deliverable housing.

**Table 4.2: Additional dwellings April 2016 to March 2022**

Year	a. Gross new build completions	b. Gross change of use to dwellings and conversion to dwellings	c. Gross Additions (a+b)	d. Gross change of use from dwellings and conversion from dwellings	e. Demolitions	f. Net Additions (d-e-f)
2016 to 2017	723	91	814	14	176	<b>624</b>
2017 to 2018	1,280	226	1,506	24	141	<b>1,341</b>
2018 to 2019	734	184	918	9	225	<b>684</b>
2019 to 2020	852	163	1015	23	198	<b>794</b>
2020 to 2021	364	246	610	23	6	<b>581</b>
2021 to 2022	528	115	643	11	5	<b>627</b>
2016 to 2022	<b>4,481</b>	<b>1,016</b>	<b>5,506</b>	<b>104</b>	<b>751</b>	<b>4,651</b>

Source: HCC.

**Table 4.3: Historic dataset additional dwellings April 2006 to March 2016**

Year	Gross new build completions	Gross change of use to dwellings and conversion to dwellings	Gross additions	Gross change of use from dwellings and conversion from dwellings	Demolitions	Net Additions
2006 to 2007	691	162	<b>853</b>	48	295	<b>510</b>
2007 to 2008	840	102	<b>942</b>	26	372	<b>544</b>
2008 to 2009	483	176	<b>659</b>	24	375	<b>260</b>
2009 to 2010	203	177	<b>380</b>	16	455	<b>-91</b>
2010 to 2011	422	91	<b>513</b>	13	134	<b>366</b>
2011 to 2012	512	69	<b>581</b>	0	100	<b>481</b>
2012 to 2013	450	71	<b>521</b>	15	99	<b>407</b>
2013 to 2014	520	70	<b>590</b>	15	100	<b>475</b>
2014 to 2015	798	151	<b>949</b>	16	193	<b>740</b>
2015 to 2016	630	161	<b>791</b>	19	223	<b>549</b>

Source: HCC.

**Table 4.4: Demolition 2016 to 2021**

Year	Ings Estate (H22/H322)	Preston Road (H336)	Bransholme	Hawthorne Avenue	Total
2016 to 2017	45	131	0	0	<b>176</b>
2017 to 2018	75	62	4	0	<b>141</b>
2018 to 2019	60	165	0	0	<b>225</b>
2019 to 2020	35	134	0	29	<b>198</b>
2020 to 2021	0	2	4	0	<b>6</b>
2021 to 2022	5	0	0	0	<b>5</b>

Source: HCC



## Housing Delivery Test

- 4.65. The Housing Delivery Test is an annual measurement of housing delivery. The Housing Delivery Test results are published annually by the Ministry for Housing, Communities and Local Government.
- 4.66. The first Housing Delivery Test (2018) was published in February 2019. The latest Housing Delivery Test (2021) was published 14th January 2022. The 2021 results represent the housing delivery and housing requirement figures for the three-year period April 2018 to March 2021.
- 4.67. The Housing Delivery Test is a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for an area covered by the Housing Delivery Test, over a rolling three-year period. Housing Delivery Test results are shown in Table 4.5.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

**Table 4.5: Housing Delivery Test Results**

<b>Housing Delivery Test</b>	<b>Total net Homes delivered</b>		<b>Homes required</b>	
<i>Housing Delivery Test Year 2018 - <b>165 %</b></i>	<i>Total net Homes delivered (2015 to 2018)</i>	<i>2,514</i>	<i>Homes required (2015 to 2018)</i>	<i>1,523</i>
<i>Housing Delivery Test Year 2019 - <b>194 %</b></i>	<i>Total net Homes delivered (2016 to 2019)</i>	<i>2,649</i>	<i>Homes required (2016 to 2019)</i>	<i>1,362</i>
<i>Housing Delivery Test Year 2020 – <b>241 %</b></i>	<i>Total net Homes delivered (2017 to 2020)</i>	<i>2,819</i>	<i>Homes required (2017 to 2020)</i>	<i>1,172</i>
<i>Housing Delivery Test Year 2021 – <b>198 %</b></i>	<i>Total net Homes delivered (2018 to 2021)</i>	<i>2,059</i>	<i>Homes required (2018 to 2021)</i>	<i>1,039</i>

[Source:](#) Department for Levelling Up, Housing & Communities

[Greater details of the Governments Housing Deliver Test can be found at https://www.gov.uk/government/collections/housing-delivery-test](https://www.gov.uk/government/collections/housing-delivery-test)

Including how it is measured can be found at the following link:

<https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

## Housing Supply

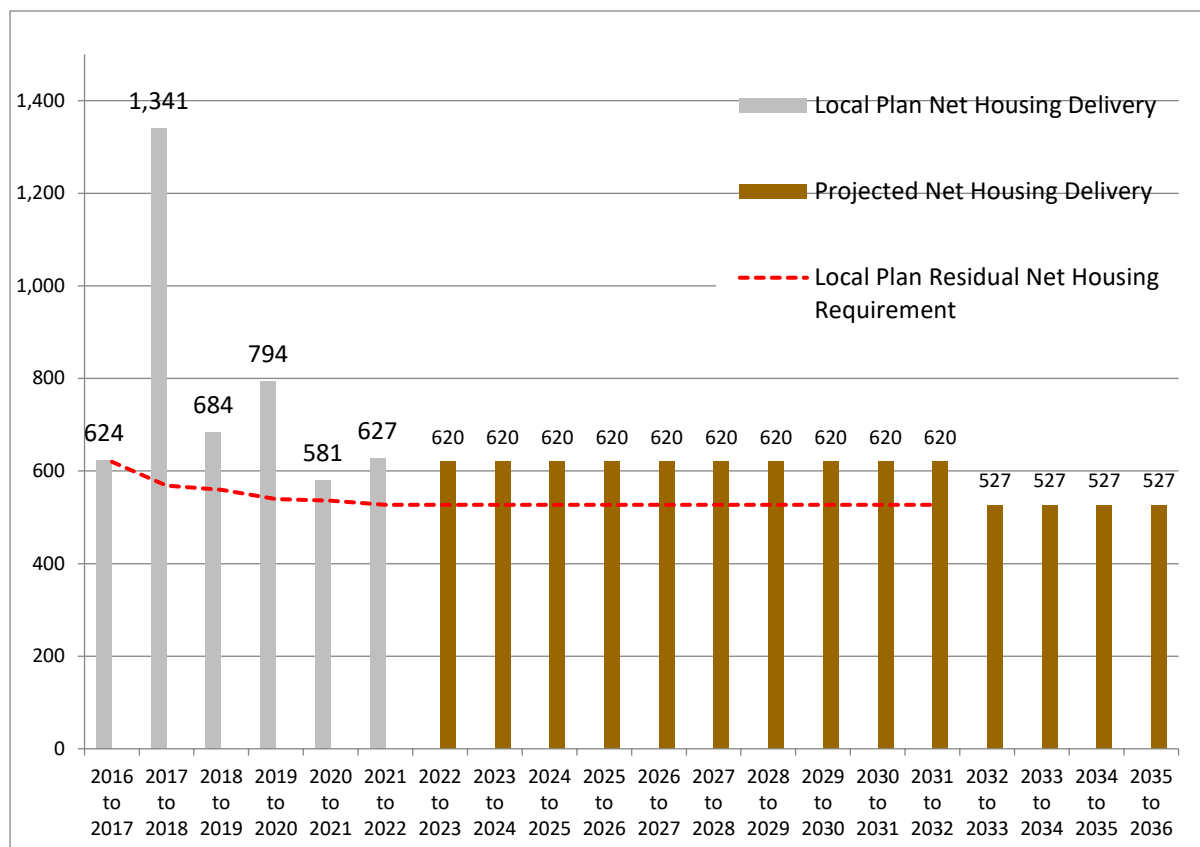
- 4.68. The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development; this includes supporting the Government's objective of significantly boosting the supply of homes. It is important that a sufficient amount and variety of housing land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.
- 4.69. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. Local Plan Policy 3 (7) identifies the Council will ensure that a minimum 5-year supply of deliverable housing sites is available in Hull. Hull's five-year supply was detailed in the adopted Hull Local Plan 2016 to 2032 and the 2022 SHLAA updated this. The SHLAA 2022 identified 6.65 years of deliverable housing supply (five-year supply) see Table 4.6.
- 4.70. The Hull Local Plan 2016 to 2032 contains a trajectory illustrating the expected rate of housing delivery over the plan period. An updated projected housing trajectory is shown in Figure 4.2. This shows for the period 2016 to 2022 net housing delivery surpassed the housing requirement identified within the Local Plan. For the period 2017 to 2018 over 1,300 net new homes were delivered (over 1,500 homes gross), this period was somewhat of an anomaly including the completion of key council extra care housing projects. The housing trajectory is projected to deliver housing above the levels of the annualised residual Local Plan housing requirement over the next five years and remaining years of the current plan.

**Table 4.6: Five-year supply 2022-2027 as at 1<sup>st</sup> April 2022**

<b>Five-year supply 2022-2027 as at 1<sup>st</sup> April 2022</b>		
a	<p><b>Net Housing Requirement, in Dwellings, 2016 to 2032 (16 years)</b></p> <p><i>The housing requirement identified in the Hull Local Plan 2016 to 2032. Shown underlined.</i></p> <p><b><u>9,920</u></b></p> <p><i>The remaining net housing requirement and years are shown bold.</i></p> <p><b>(9,920-</b></p>	<p><b>9,920</b></p> <p><b>5,269</b> (10 Years)</p>
b	<p><b>Annual Housing Requirement (a / 16 years)</b></p> <p><i>The annual housing requirement identified in the Hull Local Plan 2016 to 2032 is 620 dwellings per annum.</i></p> <p><i>The remaining net housing requirement for the period 2022 to 2032 (10 years) is (5,269/10 years) 527 dwellings per annum.</i></p>	<p>527</p>
c	<p><b>Five-year Housing Requirement (b * 5)</b></p> <p><i>The annual housing requirement identified in the Hull Local Plan 2016 to 2032 for a period of five years. Shown as a net remaining five-year average.</i></p>	<p>2,635</p>
d	<p><b>Under-supply within plan period</b></p> <p><i>Any level of under-supply identified within the plan period will be added to the five-year housing requirement. The level of under-supply will be monitored within the annual Authority Monitoring Report.</i></p>	<p>0</p>
e	<p><b>A percentage buffer of the five year Housing Requirement to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land ((c+d)x5 % buffer)</b></p>	<p>132</p>
f	<p><b>Five-year housing requirement including any under-supply and buffer (c+d+e)</b></p>	<p>2,767</p>
g	<p><b>Five-year supply (including Local Plan windfall: 50 dwellings per annum)</b></p> <p><i>Hull City Council updates and publishes annually its Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identifies the five-year supply of housing sites that are suitable, available and deliverable.</i></p>	<p>3,678</p>
h	<p><b>Five-year supply ((g/f) * 5)</b></p> <p><i>Five year supply expressed in years.</i></p>	<p><b>6.65</b></p>

Source: HCC

**Figure 4.2: Housing Trajectory 2016 to 2036.**



Source: HCC

### Housing delivery on Allocated Housing Sites

- 4.71. The Hull Local Plan 2016 to 2032 Policy 3 Housing Requirement and Site Allocations Part 4 lists all sites allocated for housing shown on the policies map (Local Plan Table 5.7 to 5.10, 5.12 to 5.13). Part 5 details those housing allocations detailed in the Kingswood Area Action Plan (Local Plan Table 5.11).
- 4.72. The tables below detail the housing delivery progress of housing allocations and mixed-use allocations within the Hull Local Plan and Kingswood Area Action Plan. The allocations shown are those with planning permission and/or under construction.

**Local Plan Table 4.7: City Centre housing allocations. (Delivery 2016 to 2022)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022
6	13-25 George Street	Yes	0	0	4	7	0	0
8	25-27 Dock Street	Yes	0	0	0	0	0	0
195	Fruit Market Site B	Completed	0	0	8	54	14	29
314	Story Street, Upper Floors	Completed	0	0	0	0	0	5
371	Marina Recreation Centre, Commercial Road.	Yes	0	0	0	7	0	0
372	Tivoli House (Upper Floors), South Street, Hull	Completed	0	0	0	0	58	-
383	24-28 Whitefriargate, Friary Chambers (Upper Floors)	Completed	0	21	-	-	-	-
395	Essex House Floors 5 to 9	Completed	0	45	-	-	-	-
399	2-5 High Street	Yes	0	0	0	0	0	0
405	83-93 George Street.	Yes	0	0	0	7	0	0
418	25-30 Albion Street	Yes	0	0	0	0	0	0
428	Land between George Street, Carroll Place and Trippet Street.	No	0	0	0	0	0	0
433	Kings Building, South Church Side.	Yes	0	0	0	0	0	0
503	Land to the east of Wincolmlee fronting the River Hull, City Centre.	Yes	0	0	0	0	0	0
924	13-15 Savile Street (Upper Floors 14/89)	Completed	5	-	-	-	-	-
<b>Total</b>			5	66	12	75	72	34

Source: HCC

**Local Plan Table 4.8: City Centre mixed use allocations with housing element. (Delivery 2016 to 2022)**

Mixed Use Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022
1	Albion Square including Kingston House - Mixed Use Site 1	Yes	0	0	56	0	0	0
4	Fruit Market Site A – Mixed Use Site 4	Yes	0	0	0	0	0	0
7	Fruit Market Site D - Mixed Use Site 7	Partial PP Yes	4	27	0	2	0	0
20	Land between George Street & Queens Dock Avenue, City Centre - Mixed Use Site 20	Completed	0	0	0	0	89	-
Total			4	27	56	2	89	0

Source: HCC

**Local Plan Table 4.9: Newington and St Andrew's Area Action Plan housing allocations. (Delivery 2016 to 2022)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022
44	Cecil Gardens, Hawthorn Avenue	Completed	0	95	-	-	-	-
68	Scholars Gate, Spring Bank West	Completed	105	101	-	-	-	-
367	Land east of Hawthorn Avenue	Yes	13	77	16	0	0	0
370	Hawthorn Avenue, former Amy Johnson School site.	Yes	64	72	57	53	34	42
Total			182	345	73	53	34	42

Source: HCC

**Local Plan Table 4.10: Holderness Road Corridor Area Action Plan housing allocations. (Delivery 2016 to 2022)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022
17	Holderness House, Holderness Road	No	0	0	0	0	0	0
31	Tower Grange Police Station Holderness Road	Completed	0	0	18	-	-	-
36	Land at former David Lister School	Completed	0	16	21	45	-	-
54	Former Sutton Place Safe Centre, Saltshouse Road	Completed	0	0	0	0	0	24
172	Land to north east of 141 Marfleet Avenue	Completed	0	11	18	-	-	-
250	Old Methodist Hall, Durham Street	Completed	2	2	-	-	-	-
322	Land west of Middlesex Road	Yes	0	83	48	20	38	49
325	Land around Perivale Close	Completed	55	-	-	-	-	-
326	Land at Ganstead Grove/ Exeter Grove/ Rimswell Grove/ Wyton Grove	Completed	67	-	-	-	-	-
327	Land north of Maybury Road (former Maybury School)	Completed	0	39	16	-	-	-
328	Land north and south of Portobello Road, south of Marfleet Lane, west of Bilton Grove.	Completed	0	142	-	-	-	-
329	Kedrum Road, Southcoates Lane.	Completed	0	63	64	35	-	-
336	Land south of Preston Road and east of Marfleet Lane	Yes	0	0	0	0	0	0
Total			124	356	185	100	38	73

Source: HCC

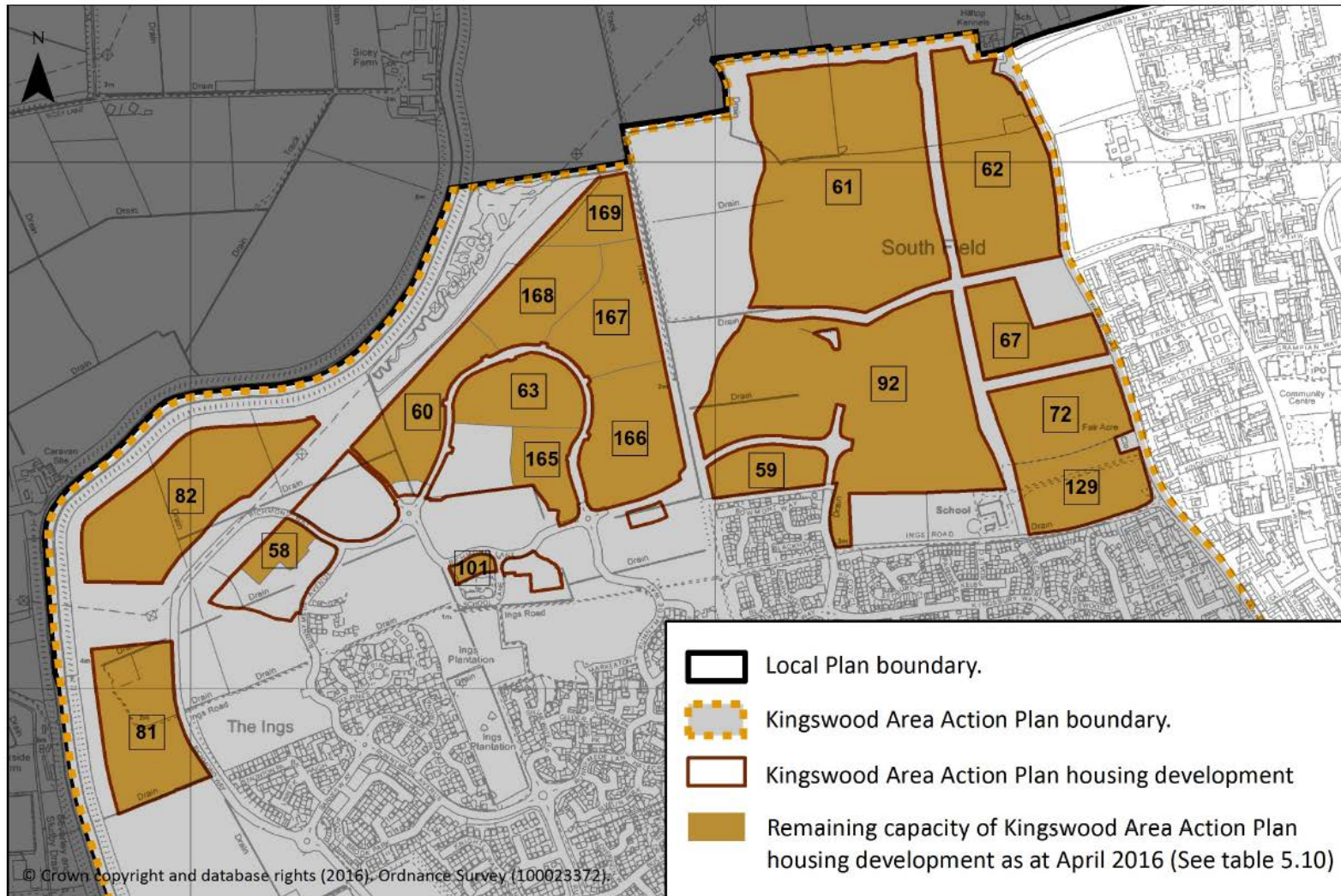
**Local Plan Table 4.11: Kingswood Area Action Plan housing development capacity April 2016. (Delivery 2016 to 2022)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022
58	KPDC - Kingswood Land parcel H17	Completed	29	-	-	-	-	-
59	Kingswood Land Parcel Wawne View 41/19 (parcels 2004 & 2005)	Completed	0	0	42	29	-	-
60	KPDC - Kingswood Land parcels H22	Completed	48	58	9	-	-	-
61,62	KPDC - Kingswood Land parcels 2003	Yes	0	0	0	0	0	0
63	KPDC - Kingswood Land parcels 2015	Completed	53	52	17	-	-	-
101	KPDC - Kingswood Land parcel to front of Health Centre	Completed	0	20	-	-	-	-
165	KPDC - Kingswood Land parcels 41/49b	Completed	72	7	-	-	-	-
166	KPDC - Kingswood Land parcels 2016	Completed	0	15	54	43	42	12
167	KPDC - Kingswood Land parcels 2018	Completed	0	0	33	58	37	1
168	KPDC - Kingswood Land parcels 2017	Yes	0	0	0	0	0	42
169	KPDC - Kingswood Land parcels 2019	Completed	0	0	0	0	13	65
67, 72, 129	Kingswood Land Parcel, Wawne View (Parcels 2007(Completed)/2008)	Yes	0	14	68	50	39	2
92	Kingswood Land parcel, Wawne View (Parcels 2006/ 2009/ 2010(Completed)/ 2011)	Yes	0	28	29	85	87	115
81, 82	Kingswood Riverside South (81) and North (82)	No PP/No PP	0	0	0	0	0	0
41/47	KPDC - Parcel H18, Runnymede Avenue & Parcel H20(Allocated in previous Local Plan - shown for completeness of Kingswood totals)	Completed	3	0	0	1	-	-
Total			205	194	252	266	218	237

Source HCC



**Local Plan Map 5.4: Remaining Parcels of Kingswood Area Action Plan Housing Development (see Table 5.11)**



**Local Plan Table 4.12: Other West Hull housing allocations. (Delivery 2016 to 2022)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022
9	380 Beverley Road (former Mayfair Cinema) Completed 2015/15 Q4 22 dwellings.	Completed	0	0	-	-	-	-
26	1-41 Sharp Street	Completed	15	-	-	-	-	-
27	West end of Sharp Street	Completed	0	0	0	12	3	-
30	Former Newland Primary School, Newland Avenue	Completed	0	14	22	-	-	-
46	50 Pearson Park (ref. 39/52 & 01/46)	Completed	9	0	0	0	0	8
231	Land Between Bishop Alcock Road and Hotham Road North	Completed	0	0	25	-	-	-
232	Land at Bishop Alcock Road	Completed	0	11	-	-	-	-
234	Land west of Bishop Alcock Road (former William Gee School)	Yes	0	0	0	0	0	0
524	Providence Row, Beverley Road	Completed	0	0	0	0	24	-
607	Amber Development, former Boothferry Park, Boothferry Road	Completed	35	4	-	-	-	-
659	West of No's 288-264 Pickering Road	Completed	7	14	9	-	-	-
691	University of Hull, Cottingham Road.	Completed	91	-	-	-	-	-
723	The Danes, north of Hall Road	Completed	0	86	91	-	-	-
928	Harrison Park, Hall Road, Orchard Park (ref. 31/01)	Completed	0	65	-	-	-	-
936	Rear of 465-467 Priory Road	Completed	0	0	0	2	8	-
<b>Total</b>			<b>157</b>	<b>194</b>	<b>147</b>	<b>14</b>	<b>35</b>	<b>8</b>

Source: HCC

**Local Plan Table 4.13: Other East Hull housing allocations. (Delivery 2016 to 2022)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 To 2020	2020 To 2021	2021 To 2022
117	Reckitt's Recreation Ground, Chamberlain Road	Completed	40	-	-	-	-	-
122	Corner of Leads Road & Glebe Road	Completed	0	0	23	-	-	-
138	Land at former Viking Public House, Shannon Road	Completed	0	0	7	-	-	-
190	Hollywell Road	Yes	0	0	0	0	0	0
192	Land north of Hopewell Road	Yes	0	0	0	0	0	6
199	Land to south of Oakfield School	Yes	0	0	0	0	28	61
804	James Reckitt Library and adjacent land, Holderness Road	Yes	12	0	0	0	0	0
807	Holderness Road, Franklin Street	Completed	7	-	-	-	-	-
875	Redwood Glades, Leads Road	Completed	0	156	-	-	-	-
879	The Lawns Club, 33 Lowgate, Sutton	Yes	0	0	0	0	0	0
917	Land west of Astral Gardens	Completed	0	4	1	1	-	-
<b>Total</b>			59	160	31	1	28	67

Source: HCC

## Windfall small sites historic delivery

4.73. The NPPF defines windfall sites as sites not specifically identified in the development plan.

4.74. Housing delivery on small sites, for the period 2008 to 2022, was 694 dwellings (see Table 4.7). For the local plan period 2016 to 2022 over 53 dwellings per annum have been delivered. The council considers that it remains realistic to assume that a supply of housing will continue to come forward from small windfall sites.

4.75. Hull City Council's Small Sites Housing Programme started citywide across windfall sites in the period 2020 to 2021 and many of these sites completed in the period 2021 to 2022. This project delivered modern new Council homes on smaller sites in Hull, contributing to the identified level of affordable homes in the Local Plan.

4.76. Table 4.8 details large site windfall delivery of housing in addition to small sites.

**Table 4.7: Small sites historic windfall delivery 2008 to 2022 (14 years).**

Year	New Build	Conversion	Change of Use	Totals	Non Previously developed land	Previously developed land
2008-09	24	44	19	87	2	85
2009-10	10	17	16	43	0	43
2010-11	5	10	12	27	0	27
2011-12	9	0	18	27	2	25
2012-13	17	8	21	46	4	42
2013-14	7	13	20	40	2	38
2014-15	6	15	32	53	5	48
2015-16	2	17	32	51	1	50
2016-17	5	6	22	33	0	33
2017-18	14	14	51	79	7	72
2018-19	14	2	17	33	4	29
2019-20	19	12	30	61	7	54
2020-21	11	21	18	50	6	44
2021-22	31	11	22	64	6	58
<b>Totals</b>	<b>174</b>	<b>190</b>	<b>330</b>	<b>694</b>	<b>46</b>	<b>648</b>

Source: HCC

## Summary of housing completions within the development plan

4.77. Gross housing completions within Hull Local Plan and Kingswood Area Action Plan housing allocations accounted for around 79% of housing delivery (see Table 4.8) for the period 2016 to 2022. The remaining housing delivery was provided through windfall housing sites, both small and large.

**Table 4.8: Housing Completions within Hull Local Plan Housing Allocations**

Local Plan Table Ref.	Completions						2016 to 2021
	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	
Local Plan Table 5.7: City Centre housing allocations	5	66	12	75	72	34	264
Local Plan Table 5.8: City Centre mixed use allocations with housing element.	4	27	56	2	89	0	178
Local Plan Table 5.9: Newington and St Andrew's Area Action Plan housing allocations.	182	345	73	53	34	42	729
Local Plan Table 5.10: Holderness Road Corridor Area Action Plan housing allocations	124	356	185	100	38	73	876
Local Plan Table 5.11: Kingswood Area Action Plan housing development	205	194	252	266	218	237	1,372
Local Plan Table 5.12: Other West Hull housing allocations	157	194	147	14	35	8	555
Local Plan Table 5.13: Other East Hull housing allocations	59	160	31	1	28	67	346
<i>Windfall sites (small and large)</i>	78	164	162	504	96	182	1,186
<b>Totals</b>	<b>814</b>	<b>1,506</b>	<b>918</b>	<b>1,015</b>	<b>610</b>	<b>643</b>	<b>5,506</b>

Source: HCC

## Demolition.

4.78. Details of demolition are shown in Table 4.4.

### Housing on brownfield land (Percentage of housing on brownfield land)

4.79. Developing previously developed ('brownfield') land in preference to 'greenfield' is a more efficient and sustainable use of land. The NPPF encourages re-using brownfield land and allows local authorities to set a target. The Hull Local Plan identified that over the plan period, at least 60% of new housing should be built on brownfield sites, Policy 4(6).

<b>Policy 4 Housing regeneration and brownfield land</b>
<b>Housing regeneration</b> <i>1. The areas listed below, and shown on the Policies Map, are identified as priority areas for housing regeneration:</i> <i>a. Newington &amp; St Andrew's</i> <i>b. Holderness Road Corridor</i> <i>c. North Bransholme</i> <i>d. Orchard Park</i>
<i>2. Housing demolitions will be recorded in the Authority Monitoring Report and the housing requirement will be adjusted accordingly.</i>
<i>3. Where housing stock is to be renovated, improvements to frontages and/ or boundaries will be supported.</i> <i>4. The Council will continue to review the need to regenerate other areas and identify specific interventions and funding opportunities.</i>
<b>Housing on brownfield land</b> <i>6. Over the plan period, at least 60% of new housing should be built on brownfield sites.</i> <i>7. The Council will maintain a register of brownfield sites suitable for housing and update it annually.</i> <i>8. Where appropriate, brownfield sites suitable for housing and on the brownfield land register will be granted 'permission in principle'.</i>

4.80. Previously developed Land (Brownfield) housing delivery for the period:

- April 2021 to March 2022, 49.6% of new dwellings were delivered on previously developed land (PDL), see table 4.9;
- April 2016 to March 2022, 64.3% of new dwellings were delivered on previously developed land (PDL), see table 4.9.

4.81. The most recent year level of brownfield development reflects the slowing of brownfield development set against the consistency of greenfield development, including those homes within Kingswood. It is important to note that the target applies to the whole plan period and therefore whilst the current proportion of brownfield development is below the target, over the plan period since adoption, the target is still being exceeded.

4.82. In conclusion this a whole plan target but performance to date is positive and there is no reason to suggest that the target will not be met over that period. Performance in the period of the plan to date has exceeded the target.

**Table 4.9: Housing on brownfield land (PDL)**

Year	Gross dwellings delivered on PDL (Brownfield)	Gross dwellings delivered on non PDL (Greenfield)	Gross total dwellings delivered	Percentage of gross dwellings delivered on PDL (Brownfield)
2016 to 2017	398	416	814	48.9%
2017 to 2018	1,202	304	1,506	79.8%
2018 to 2019	558	360	918	60.8%
2019 to 2020	707	308	1015	69.7%
2020 to 2021	358	252	610	58.7%
2021 to 2022	319	324	643	49.6%
2016 to 2022	3,542	1,964	5,506	64.3%

Source: HCC

## Type and mix of housing.

- 4.83. Adoption of the Hull Local Plan sought to provide a more aspirational and balanced housing offer to encourage people to live in the city. The Local Plan 2016 to 2032 identified a recommended mix of house sizes in terms of the number of bedrooms, for elements of both market and affordable housing.

<b>Local Plan Policy 5 Type and mix of housing</b>
<p><b>Size of homes</b></p> <p>1. housing development should contribute to re-balancing the housing stock in Hull in the following ways:</p> <ul style="list-style-type: none"><li>a) at least 70% of new affordable housing should contain no more than 2 bedrooms (See table18);</li><li>b) on sites of 100 or more dwellings outside the city centre, at least 60% of new market housing should contain 3 or more bedrooms. (See table 17)</li></ul>
<p><b>Affordable housing</b></p> <p>2. Market housing development should contribute towards the supply of affordable housing at the following levels, unless a detailed assessment of viability is provided by the developer and demonstrates that a reduced level of provision is justified:</p> <ul style="list-style-type: none"><li>a. in Housing Market Value Zones 1, 2, 3 and 4, 10% on sites of 15 or more dwellings;</li><li>b. in Housing Market Value Zone 5, 15% on sites of 11 or more dwellings.</li></ul> <p>3. Affordable housing should be provided on-site and fully integrated into the development.</p> <p>4. In exceptional circumstances, where on-site provision is not suitable or feasible, off-site provision or payment in lieu will be accepted.</p>
<p><b>Custom and self-build housing</b></p> <p>5. <i>Development of custom and self-build housing will be supported where demand has been established.</i></p> <p>6. <i>The Council will seek to identify appropriate sites to meet the demand for custom and self-build housing, or may require housing development to provide a proportion of suitable plots for custom and self-build housing.</i></p>
<p><b>Specialist housing</b></p> <p>7. Development of specialist housing for older persons, people with disabilities, and other vulnerable people, will be supported.</p> <p>8. Specialist housing should be located and designed with particular regard to:</p> <ul style="list-style-type: none"><li>a. access to services and facilities;</li><li>b. access to public transport;</li><li>c. the impact of flood risk; and</li><li>d. the needs of the intended residents, in particular their safety.</li></ul>

- 4.84. Monitoring of Local Plan Policy 5 (1) recommending mix of house size is detailed within Table 4.10 and Table 4.11.
- 4.85. In conclusion the size of new affordable and market housing approved in the recording period is compliant with the requirements of Policy accordance with the prevailing policy %. This has generally been the case over the plan period to date.



**Table 4.10: Policy 5 (1) a - Percentage of sites gaining permission where *at least 70% of new affordable housing contains no more than 2 bedrooms* for the period 2016 to 2022.**

<b>Period</b>	<b>Sites gaining permission where <i>at least 70% of new affordable housing contains no more than 2 bedrooms</i></b>
2016 to 2017	Policy not applicable - Local Plan Adoption November 2017
2017 to 2018	All applicable permissioned sites were in compliance with policy 5 (1) a. (Local Plan Adoption November 2017)
2018 to 2019	All applicable permissioned sites were in compliance with policy 5 (1) a Except: - Application 18/01009/RES. Salthouse Road. The erection of 108 houses following outline consent 13/01216/OUT. This application was approved with eleven affordable homes, five two-bedroom dwellings and six 3 bedrooms plus dwellings.
2019 to 2020	All applicable permissioned sites were in compliance with policy 5 (1) a
2020 to 2021	All applicable permissioned sites were in compliance with policy 5 (1) a - Except: - 20/00566/FULL. Preston Road – This application meets the level of affordable housing required with 36% of the affordable housing containing no more than 2 bedrooms.
2021 to 2022	All applicable permissioned sites were in compliance with policy 5 (1) a
<p>Note: for 2018-19 - this is based on the planning permissions approved in the specified period for housing development where <i>at least 70% of the new affordable housing contains no more than 2 bedrooms</i>. Policy not applicable prior to Hull Local Plan Adoption November 2017</p>	

Source HCC

**Table 4.11: Policy 5 (1)b - Percentage of new market housing sites with a capacity of 100 or more dwellings outside the city centre, containing at least 3 or more bedrooms.**

<b>Period</b>	<b>Sites of 100 or more dwellings outside the city centre, at least 60% of new market housing should contain 3 or more bedrooms.</b>
2016 to 2017	Policy not applicable - Local Plan Adoption November 2017
2017 to 2018	All applicable permissioned sites were in compliance with policy 5 (1) b. (Local Plan Adoption November 2017)
2018 to 2019	All applicable permissioned sites were in compliance with policy 5 (1) b.
2019 to 2020	All applicable permissioned sites were in compliance with policy 5 (1) b.
2020 to 2021	All applicable permissioned sites were in compliance with policy 5 (1) b.
2021 to 2022	All applicable permissioned sites were in compliance with policy 5 (1) b.
<p>Note: AMR 2018-19 - this is based on the planning permissions in the identified period for housing development of 100 or more dwellings, outside the city centre, where at least 60% of new market housing contains 3 or more bedrooms. Policy not applicable until Hull Local Plan Adoption November 2017</p>	

Source HCC

### Gross affordable housing completions.

- 4.86. In the reporting year, 34 affordable new homes were delivered using funding in whole or in part from Homes England (all programmes except Help to Buy). 73 Market Homes were funded by the Homes England and Hull City Council delivered 59 affordable homes (see table 4.12).
- 4.87. In conclusion the level of affordable housing delivered in the recording year and the year before that have reduced from previous years, but this relates to the overall reduction of housebuilding in the City which has been affected by Covid19. The policy approach seeking to integrate affordable housing within market led development is being applied consistently and only

**Table 4.12: Supply of homes delivered by Homes England and Hull City Council 2016 to 2022. (All programmes except Help to Buy)**

	Affordable Rent	Affordable Home Ownership	Social Rent	Total	Market Housing funded by the Homes England	Affordable homes delivered by Hull City Council
2016 to 2017	154	0	0	154	0	67
2017 to 2018	464	15	0	479	9	167
2018 to 2019	350	22	1	373	17	145
2019 to 2020	113	26	0	139	52	20
2020 to 2021	138	0	2	140	41	22
2021 to 2022	28	0	6	34	73	<b>59</b>
2016 to 2022	1,247	63	9	1,319	192	480

Source: Homes England <https://www.gov.uk/government/statistics/housing-statistics-1-april-2021-to-31-march-2022> / Hull City Council.

### Self-Build and Custom Housebuilding.

- 4.88. The Self-build and Custom Housebuilding Act 2015 requires each relevant local authority to keep a register of individuals and groups who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding. Since 2016, the Ministry of Housing, Communities and Local Government (MHCLG) has collected information from relevant local authorities in England on self-build and custom housebuilding activity in their areas. Table 4.13 represents the extract of the data for Hull 2019 to 2020 - Self-build and custom housebuilding data: 2016, 2016-17, 2017-18, 2018-19 and 2019-20 (Published 8 February 2021) held online at <https://www.gov.uk/government/publications/self-build-and-custom-housebuilding-data-2016-2016-17-2017-18-and-2018-19#history>

**Table 4.13: Right to Build Register Monitoring 2019 to 2020**

<b>2019 to 2020 Right to Build Register Monitoring.</b>		
1. How many entries on your register in the fifth base period, 31 October 2019 - 30 October 2020?	a. Individual	2
	b. Group	0
2. How many entries on your register in total (i.e. base period 1 plus base periods 2, 3, 4 and 5)?	a. Individual	16
	b. Group	0
3. How many planning permissions for serviced plots suitable for self and custom build have been granted between 31 October 2019 and 30 October 2020?		0
4. Have you introduced a local connection test?		No
4 a. If so, from what date did this apply?		
4 b. How many individuals on Part 1 of the register?	i. individuals	
	ii. groups	
4 c. How many individuals on Part 2 of the register?	i. individuals	
	ii. groups	
5. Have you introduced a financial viability test?		No
5 a. If so, from what date did this apply?		N/A
5 b. How many applicants to the register have failed the test?		N/A
6. Have you implemented a charge for entry onto the register?		No
7. Left Blank		
8. Are you communicating self-build and custom housebuilding opportunities to the people on your register?		No
9. In having regards to your register when carrying out your housing, planning and regenerative functions, have you undertaken any of the following;	a. Local Plan policy - included general support for custom and self-build?	adopted
	b. Local Plan policy - promoted custom and self-build as part of housing mix policy?	adopted
	c. Local Plan policy - adopted a percentage policy for self and custom build at larger sites?	No
	d. Introduced supplementary planning policies/ guidance?	No
	e. Introduced consideration as part of land allocations, disposals and acquisitions?	No
	f. Specifically supported identified projects	No
	g. Taken action through Housing Strategy	No
	h. Adopted Neighbourhood Plans which incorporate policies on self and custom build	No
Source: <a href="https://www.gov.uk/government/publications/self-build-and-custom-housebuilding-data-2016-2016-17-2017-18-and-2018-19#history">https://www.gov.uk/government/publications/self-build-and-custom-housebuilding-data-2016-2016-17-2017-18-and-2018-19#history</a>		

### Specialist housing. (Number of units of specialist housing).

4.89. Specialist housing provides for people with specific housing needs, particularly in relation to impaired physical and mental health, and old age. The need for specialist housing in Hull is likely to increase over the Local Plan period as there is an ageing population and relatively high levels of poor health. Residents in specialist housing are likely to need ease of access to services and facilities such as shops, buses, health, and social care. Flood risk is a particular issue in locating and designing accommodation for vulnerable people. Specialist housing should be designed with particular regard to the needs of intended residents.

4.90. Completion of specialist housing in 2017 to 2018 included key projects in the extra care home sector situated in three strategic locations (see also Table 4.14):

- Harrison Park – Orchard Park;
- Cecil Gardens – Hawthorn Avenue; and
- Redwood Glades - Leads Road.

4.91. This extra care provision was within C3 use class and contributed to Local Plan housing requirement.

**Table 4.14: Extra Care Provision.**

Housing Allocation Reference	Address	Local Plan Table	Completed	2017 to 2018 2 Bed Extra Care
44	Cecil Gardens, Hawthorn Avenue (Newington and St Andrew's Area Action Plan housing allocations.)	5.9	Yes	95
928	Harrison Park, Hall Road, Orchard Park (Other West Hull housing allocations)	5.12	Yes	65
875	Redwood Glades, Leads Road (Other East Hull housing allocations)	5.13	Yes	156
				<b>316</b>

Source: Hull City Council

## Housing space standards.

<b>Policy 6 Housing space standards</b>
<p>1. In Housing Market Value Zone 1, housing development is not required to meet the national minimum space standards.</p> <p>2. In Housing Market Value Zone 2, housing development should meet the national minimum internal space standards, unless a detailed assessment of viability is provided by the developer and demonstrates that it is not viable to meet these standards.</p> <p>3. In Housing Market Value Zones 3, 4 and 5, housing development should meet the national minimum internal space standards.</p>
<p>4. <i>Conversion of a dwelling house into self-contained flats will only be allowed if the property has a minimum internal floorspace of at least 110m<sup>2</sup> before conversion.</i></p>

- 4.92. Research has found the UK to have the smallest average dwelling sizes in Europe. The Government recognises that this is an issue and has introduced nationally described space standards to help bring consistency across the country; the nationally described space standards are included within the Hull Local Plan, Policy 6.
- 4.93. New homes within Housing Market Value Zone 1 are not required to meet the nationally described space standards. The target within Policy 6 is for 100% of new dwellings given planning permission within zones 2, 3, 4 and 5 to be compliant with the nationally described space standards.
- 4.94. For the period of the local plan, April 2016 to March 2022, Table 4.15 identifies the percentage of planning permissions for new dwellings subject to and compliant with policy 6 of the Hull Local Plan. These figures have moved very positively towards full compliance reflecting a strong policy approach but also the reality that the introduction of a new policy takes some time.

**Table 4.15: Planning permissions for new dwellings both subject to and compliant with Local Plan Policy 6**

<b>Year</b>	<b>Dwellings granted planning permission subject to Policy 6</b>	<b>Percentage of dwellings subject to and compliant with Policy 6</b>
2016 to 2017	N/A	N/A
2017 to 2018	219	51.1 %
2018 to 2019	201	71.6 %
2019 to 2020	516	70.5%
2020 to 2021	665	84.2%
2021 to 2022	1,186	96.7%
Policy not applicable until Hull Local Plan Adoption 23 <sup>rd</sup> November 2017. New homes within Housing Market Value Zone 1 may not be required to meet the nationally described space standards.		

## Houses in multiple occupation

### Policy 7 Houses in multiple occupation

1. Conversion of a dwelling house into a house in multiple occupation (HMO) for 7 or more unrelated people will only be allowed if the property has a minimum internal floorspace of at least 150m<sup>2</sup> before conversion.

2. Conversion of a property into a house in multiple occupation (HMO) will not be allowed if it would:

- a. result in a concentration of similar uses adversely affecting local amenity and the character of the area;
- b. introduce a potential source of noise and disturbance greater than that normally associated with a dwelling to the detriment of neighbouring residential amenity, which could not be mitigated by careful planning of room layout and the use of sound insulation; or
- c. create unacceptable parking problems to the detriment of local amenity.

3. An Article 4 Direction requiring planning permission for small HMOs for between 3 and 6 unrelated people, and/ or a limit on the number of HMOs allowed, will be introduced in areas of the city where family housing needs to be protected or a specific need for such measures can be evidenced.

4. Where an Article 4 Direction exists for small HMOs, and if the concentration of HMOs and flats exceeds 50% in a specific street, then further HMOs will not be allowed, with the exception of streets within the University Quarter as shown on the Policies Map.

5. Houses in multiple occupation (HMOs) should meet the minimum internal space standards set out in Table 5.5.

6. Minimum parking standards for HMOs are set out in Policy 32 and Appendix C.

7. Adequate provision must be made for the storage of refuse and recycling containers whereby the containers are not visible from an area accessible by the public, and the containers can be moved

4.95. Over the reporting period a total of nine applications for Houses in Multiple Occupation have been determined with eight of these approved and one refused.

4.96. Outside the AMR period, on the 13 September 2022 Kingston upon Hull City Council adopted the Houses in Multiple Occupation Supplementary Planning Document (SPD20).

4.97. The adopted SPD provides guidance on Policy 7 Houses in Multiple Occupation, Part 2 (a), of the Hull Local Plan 2016 to 2032. The SDP provides advice on avoiding concentrations of houses in multiple occupation (HMOs) and safeguarding residential amenity. Copies of the:-

- Houses in Multiple Occupation Supplementary Planning Document (SPD20) (September 2022);
- Houses in Multiple Occupation Supplementary Planning Document Adoption Statement (this document); and
- Houses in Multiple Occupation Supplementary Planning Document Consultation Statement (September 2022)

are available for inspection on the Council's website at:

[www.hull.gov.uk/planning/planning-applications/supplementary-planning-documents](http://www.hull.gov.uk/planning/planning-applications/supplementary-planning-documents)

## Gypsy and Traveller pitches

4.98. The Local Plan identified a need in Hull for 15 pitches over the Local Plan period, with 3 of these meeting the new PPTS definition. The Local Plan details the identified needs over time periods within the Local Plan period, for both Travellers who do, and those Travellers who do not, meet the new definition, identified need are shown in Table 4.16 below.

<b>Policy 8 - Traveller provision</b>
1. The Council will accommodate the identified need for 3 Traveller pitches in the 5-year period 2016-21 in or adjacent to existing Traveller sites, as shown on the Policies Map, provided they are designed to effectively manage the risk of flooding.
2. The Council will seek to: <ul style="list-style-type: none"> <li>a. accommodate the identified need for 6 Traveller pitches in the plan period 2021-32 on suitable sites in Flood Risk zones 1 and 2; and</li> <li>b. identify transit sites and/ or tolerated stopping places in suitable locations to accommodate up to 25 Traveller pitches.</li> </ul>
3. The Council will support the provision of Traveller sites in Flood Risk zones 1 and 2.
4. If a new Traveller site is to be located in Flood Risk zone 3a, it will be granted only a seasonal permission.
5. New Traveller sites should: <ul style="list-style-type: none"> <li>a. avoid areas of high flood risk;</li> <li>b. provide adequate on-site services and facilities, including water, drainage, sewerage, waste disposal, electricity, access and parking;</li> <li>c. have access to schools, health services and shops; and</li> <li>d. respect the amenity of nearby residents.</li> </ul>
6. Existing Traveller sites at Bankside, Bedford Street, Newington and Wilmington, as shown on the Policies Map, will be protected from conflicting development.

**Table 4.16 Local Plan Gypsy and Traveller accommodation and pitch need (2016-32)**

	<b>Meets new PPTS definition</b>	<b>Does not meet new PPTS definition</b>	<b>Total</b>
2016-2021	1	4	5
2021-2026	1	3	4
2026-2032	1	5	6
<b>2016-32 Total</b>	<b>3</b>	<b>12</b>	<b>15</b>

Source: Hull Local Plan

4.99. The city currently has 70 residential pitches on four sites at Bankside, Wilmington, Bedford Street and Newington (existing Gypsy and Traveller sites, as at 31 March 2016, are shown in table 4.17), there are currently no transit pitches or sites.

**Table 4.17: Local Plan Gypsy and Traveller Sites as at 1st April 2016.**

Site Location	Site Area (hectares)	Site Capacity (No. of Pitches)	Ownership Private or Local Authority
Bankside	1.1	27	Local Authority
Wilmington	0.8	23	Local Authority
Bedford Street	0.3	10	Local Authority
Newington	0.2	10	Local Authority

Source: HCC

4.100.A Planning Application was received 24<sup>th</sup> March 2021 to consider additional permanent traveller pitches and temporary stopping places at Bedford street/ Mount Pleasant. The application was granted permission 18<sup>th</sup> January 2022.

**Reference 21/00450/FULL - Bedford Street/Mount Pleasant**

Application Details:

- 1) Provision of 10 permanent traveller pitches at northern side of the site;
- 2) Provision of up to 17 'Temporary Stopping Places' / 'Emergency or negotiated stopping places for negotiated stays up to 28 days. (To be used on a seasonal basis, expected to be between April and October);
- 3) Formation of vehicular access onto Mount Pleasant for 'Temporary Stopping Places' part of site;
- 4) Provision of open space in SW corner of site.  
(following demolition of existing vacant commercial building to North side of site)

The Permission was not implemented within this Authority Monitoring Report period.

Greater details of this application can be searched at

<https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?activeTab=summary&keyVal=QQIU3CSO00300>

Planning application details can be searched at

<https://www.hullcc.gov.uk/padcbc/publicaccess-live/search.do?action=simple&searchType=Application>



## Local Plan Chapter 6 – City Centre.

### City Centre Housing

#### Policy 9 - City Centre - Housing

3. Approximately 2,500 homes will be developed in the city centre over the plan period to meet needs and to promote a larger city centre resident population. Homes will be delivered on allocated housing sites, within allocated mixed use sites, and within upper floors of properties that make up the primary shopping area where these are not in retail use, and in locations that will not undermine the operation of main town centre uses that are critical to the function of the city centre.

4.101. Policy 9 identifies approximately 2,500 homes will be developed in the city centre over the plan period to meet needs and to promote a larger city centre resident population. Within the first 6 years of the Local Plan around 28% of these city centre homes have been delivered (with 63% of these delivered within Local Plan allocations). See table 4.18.

4.102. A total of 380 residential units were approved within the city centre in 2021-22. The single largest of these was a mixed use development at Ferensway/Prospect Street comprising 249 residential units and 6 ground floor commercial units with associated access and landscaping, over 14 floors. In addition to this a further (indicative) 72 residential units received an outline approval on Ann Street/Osbourne Street.

**Table 4.18: Housing Completions within Hull Local Plan Housing Allocations – City Centre Only.**

Local Plan Table Ref.	Completions						
	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2016 to 2021
Local Plan Table 5.7: City Centre housing allocations	5	66	12	75	72	34	264
Local Plan Table 5.8: City Centre mixed use allocations with housing element.	4	27	56	2	89	0	178
Windfall: City Centre	7	58	54	46	26	72	263
<b>Totals</b>	<b>16</b>	<b>151</b>	<b>122</b>	<b>123</b>	<b>187</b>	<b>106</b>	<b>705</b>

Source:HCC

## City Centre Mixed Use Sites

### Policy 10 - City Centre Mixed Use Sites

1. The following development opportunities identified within the city centre and shown on the Policies Map will be developed for a mix of uses:

a. Land at Albion Square (2.1 ha) (ref 1) will be developed for a major retail-led development with strong linkages provided to Jameson Street and other parts of the Primary Shopping Area of the city centre. Other main town centre uses will be supported on the site where they are ancillary to retail and do not prevent this objective for the site being achieved. The site should also be developed to accommodate approximately 270 dwellings. At least the same amount of parking on the site will be retained through construction of a new multi-storey car park.

b. Land around Myton Street (west of Princes Quay) (3.8 ha) (ref 2) will be developed for a new conference centre and live music venue together with a hotel and retail space. Other main town centre uses and residential development will be supported where these are complementary to the main uses and do not constrain the main development priorities for the site. The current amount of parking on the site will be retained or improved through construction of a new multi-storey car park.

c. The Fruit Market and Digital Quarter (2.7 ha) (refs 4, 5, & 7) will be developed for a range of main town centre uses including small-scale retail, restaurant and café uses, B1 offices and work spaces, services and cultural facilities. Approximately 150 dwellings will be developed in addition to those allocated on housing allocation site 195. Development will be of a scale that remains in character with the street scene of the Fruit Market, and details will be guided by the Fruit Market Masterplan and relevant development briefs.

d. East Bank and River Hull Corridor (2.8 ha) (refs 8, 9, 10) will be developed for a range of uses, predominantly residential, but also with the potential to include leisure, office, or hotel use. The sites should be developed to accommodate approximately 850 dwellings. Development will be designed to ensure that it does not lead to any significant adverse impact on adjoining business units, and has full regard to the setting of the Old Town.

e. Former Central Police Station and George Street Car Park (0.8ha) (ref 20) will be developed for residential, office and/ or educational uses. The sites should be developed to accommodate approximately 100 dwellings. Development will include demolition of the existing car park, and should allow replacement of approximately 150 spaces to allow adequate parking to service this part of the city centre.

f. Land adjacent to Central Fire Station (0.46ha) (ref 21) will be developed to provide an extension to Hull New Theatre, and a new University Technical College.

g. The site of the former LAs nightclub (0.83ha) (ref 14) and Circus Circus public house (0.06ha) (ref 12) on Ferensway will be developed for a range of uses including hotel, office and/ or residential.

2. Development of sites will be guided by development briefs or masterplans to ensure that full consideration is given to any specific features on-site as well as their wider context. A full schedule of development briefs is provided in Table 14.3 in Chapter 14.

4.103. Significant progress has been made in relation to bringing a range of strategic sites forward in the city centre. The Central Police Station has been converted into 89 apartments and plans are being progressed for the rest of this site which will involve the demolition and redevelopment of George Street multi-storey car park.

4.104. A reserved matters planning application is being progressed for the Albion Square site (ref 1) comprising 226 residential units as well as 3,548 sqm Grade A office space, 1990 sqm retail space, a 249 space multi-storey car park, 173 space bike hub and a central green area.

4.105. The Bonus Arena and associated multi-storey car park opened in August 2018 and plans are being developed for the remaining parts of this site. Once complete and following completion

of the adjacent road improvements, this area will become a far more prominent entry point to the city and a key destination in its own right.

4.106. The Fruit Market and digital quarter is now largely complete including the delivery of around 100 new houses. This development has transformed this part of the city and with the recent opening of Murdoch's Bridge in March 2021, connectivity with the rest of the city centre and the waterfront is now greatly improved.

4.107. Approval was granted for a large scale mixed use development on the identified Ferensway site (ref 14) and also at the former fire station site (ref 21).

## Local Plan Chapter 7 – District, Local and Neighbourhood Centres.

### City Centre and District, Local shops and Neighbourhood Centres.

#### Policy 12

##### District, Local and Neighbourhood Centres

1. District centres will be the location for main town centre uses and also community facilities that can serve a catchment over a significant area of the city and immediately adjoining areas, but would not, by their scale or nature, either individually or cumulatively, serve a catchment area including the city as a whole or the wider sub-region/ region beyond.
2. Local and neighbourhood centres will be the location for a range of main town centre uses and also community facilities that provide access to the more immediate communities they serve, and would not, by their scale, nature and expected catchment, be more appropriate within a District Centre.

##### Sequential and impact tests

3. Where development of main town centre uses is proposed on the edge of or outside of centres, the sequential test should take full account of the role of the city centre defined within Policy 9, and then other centres defined in this policy and the hierarchy in Policy 11 of the Local Plan. For all district, local and neighbourhood centres, the sequential test should consider locations within centre boundaries, as defined on the Policies Map, as in-centre for all main town centre uses.
4. Where retail, leisure or office development is proposed outside centres, an impact assessment will be required when development is above the following thresholds:
  - A1 retail, or a use that could change to A1 retail without planning permission, over 900 sqm;
  - office development over 1,000 sqm;
  - or leisure development over 2,500 sqm.

##### Vitality and viability of centres

5. Within primary frontages of Hessle Road and Holderness Road District Centres, a high proportion of the ground floor frontage length should remain in A1 shopping use. Change of use from A1 shops to non-A1 class uses within the primary frontage will be permitted where the proportion of non-A1 ground floor frontage length would not exceed 30%. Within remaining parts of the primary shopping areas of these centres, change of use from A1 shops to non-A1 class uses will be permitted where the proportion of non-A1 ground floor frontage length would not exceed 50%.
6. Within the primary frontage area of North Point District Centre, a high proportion of the ground floor frontage length should remain in A1 shopping use. Change of use from A1 shops to non-A1 class uses will be permitted where the proportion of non-A1 ground floor frontage length within the primary shopping area would not exceed 30%.
7. Within Kingswood District Centre, a mix of service and community uses will be encouraged to supplement the high proportion of A1 shopping frontage.
8. Within local centres, change of use to non-A1 uses will be permitted where the proportion of non-A1 ground floor frontage units within the primary shopping area would not exceed 50%, to maintain the strong A1 shopping role of these centres.
9. Where stated proportions would be exceeded, development should demonstrate that it would not undermine the vitality and viability of the centre. Where current non-A uses within centres are converted to retail use, or new retail units are developed within or on the edge of centres, they will be considered as part of the overall mix of uses for the purpose of determining proportions.
10. In the city's neighbourhood centres, development that leads to the loss of food shops will not be supported when that loss would lead to a lack of easy access to food shops within easy walking distance of

surrounding residential neighbourhoods.

11. In areas outside of defined centres, the Council will not support conversion or change of use of corner shops and local convenience stores to other uses where this would lead to a lack of easy access to food shops within easy walking distance of surrounding residential neighbourhoods.

**Food & drink, drinking establishments and hot food takeaways**

12. Development of food and drink, drinking establishments or hot food takeaway outlets (A3 – A5) will be permitted within centres where they do not lead to an over-concentration of inactive frontages within stretches of properties that would undermine vitality and viability or would harm local amenity.

13. Development to accommodate hot food takeaway (A5) use will not be supported in local or neighbourhood centres where a threshold of 20% of all units would be or has already been reached, to prevent over-proliferation where this could undermine objectives to promote healthy eating in the city.

14. Development to accommodate hot food takeaway (A5) use will not normally be supported within 400m of a secondary school or sixth form college, or playing fields.

**Community facilities**

15. *Community facilities should be located in or adjacent to district, local or neighbourhood centres where they serve a significant catchment, to promote linked trips and ease of access by public transport.*

4.108.A retail survey for the City Centre and Hull’s District Centres has been undertaken as part of the Town Centre Study commissioned by the authority and carried out by consultants Lambert Smith Hampton (LSH). LSH in turn used GOAD data (collected in October 2021) to inform the Town Centre Study. Outcomes from this study will be reported in next years AMR and will be used to inform the review of the Local Plan.

4.109.The Local Plan establishes a hierarchy of over 60 district, local and neighbourhood centres that act as a focus for shops, retail services, leisure opportunities and community facilities.

4.110.The figure below shows all retail planning decisions determined between the 1st of April 2021 and the 31st of March 2022. Policy 12, point’s 3 and 4 set out the sequential and impacts tests which are intended to direct retail development in the first instance to Hull City Centre, followed by district centres, then local centres and on to neighbourhood centres. Only two applications received over this period involved proposals for retail developments out of a centre. One (20/01037/FULL - Change of use from public house to a mixed use consisting of a shop, bakery/cafe, and a hairdressers) was refused, as a sequential test had not been submitted to support the proposal. The other (19/01518/FULL - Construction of petrol filling station with a convenience store) was permitted but was not policy compliant.

**Table 4.19: Planning applications involving retail development or a change of use to or from an A1 shop unit (now Class Use E).**

Application Details	Address (including centre if applicable)	Decision and date of decision	Recommendation	Policy compliant Y/N
19/01518/FULL - Construction of petrol filling station (24hr) accessed from Littlefair Road, comprising sales building containing convenience store.	Land To north-west of Junction of Hedon Road and Littlefair Road. (Not in centre).	Permitted - 16/04/21	Recommended for approval in the delegated report as considered that a full sequential test for this specific small-scale ancillary grocery outlet would not be necessary, given its type and location and so the development can be considered acceptable in principle. However in policy terms, unacceptable as the convenience store should be located in a retail centre in the first instance	N
21/00253/COU - Change of use of vacant retail unit to hot food takeaway.	Unit 4, Monks Way Retail Park, Pioneer Way. (Wawne View LC).	Permitted - 19/04/21	Recommended for approval in the delegated report as the HFT use is considered acceptable since it complies with the original planning permission (granted prior to the adoption of current LP). However in policy terms, unacceptable due to proximity to a secondary school.	N
21/00291/FULL - Proposed change of use from sui generis betting shop to Class E use.	47 - 49 Jameson Street. (Hull City Centre).	Permitted - 04/05/21	Acceptable as it is located in the City Centre and there would be a change to Class E Use as a result of this proposal, and it complies with other retail policies.	Y
21/00239/FULL - Change of use from retail use to bar (drinking establishment) use.	18 Savile Street. (Hull City Centre).	Permitted - 07/05/21	Acceptable as this proposal would not lead to an over-proliferation of non-A1 uses in the primary frontage of the city centre (former A1 units would not below the 30% threshold) and complies with other retail policies.	Y
21/00402/FULL - Change of use from sandwich shop to sui generis hot food take away.	476 Beverley Road. (Beverley Road/Washington Street LC).	Refused - 12/05/21 Appeal allowed.	Unacceptable impact on health being located within 400m of outdoor sports facility/playing fields.	Y
19/01407/FULL - Change of use of existing ground floor from Amusement Centre to commercial use (Class E) in classes A1, A2, A3.	Leisureland, 70 King Edward Street. (Hull City Centre).	Permitted - 17/05/21	Acceptable as it is located in the City Centre (and the primary frontage of the centre) and there would be no loss of A1/Class E Use as a result of this proposal, and it complies with other retail policies.	Y
21/00358/FULL - Change of use from shop (Class E) to hot food takeaway (sui generis).	324a Holderness Road. (Holderness Road DC).	Permitted - 02/06/21	Acceptable as this proposal would not lead to an over-proliferation of non-A1 uses in centre (not above the 30% threshold) and complies with other retail policies.	Y
20/01383/FULL - Sub division of existing vacant retail unit into two retail units with ancillary office to rear.	Flaunt Hair And Beauty, 66 - 70 Princes Avenue. (Princes Avenue LC).	Permitted - 13/07/21	Acceptable as it is a new retail unit and the site is located within the primary shopping area of the local centre.	Y
21/00416/FULL - Change of use of ground floor from a Betting Shop (sui generis use) to uses within Class E.	Coral, 447 Endike Lane. (Endike Lane LC).	Permitted - 23/07/21	Acceptable as it is a new potential retail use and the site is located within the primary shopping area of the local centre.	Y
21/00508/FULL - Demolition of retail buildings to create extended 166 space open surface car park.	Myton Retail Park, Myton Street. (Hull City Centre).	Permitted - 01/09/21	Acceptable, but for a temporary period only given the nature of the proposals and the Local Plan allocation and associated policies pertinent to the site and its surroundings.	Y and N - as granted temporary use only.
20/01037/FULL - Change of use from public house (A4) to a mixed use consisting of a shop (A1), bakery/cafe (A1/A3), and a hairdressers (A1).	The Flower Pot, 379 Staveley Road. (Not in centre).	Refused - 01/09/21	Unacceptable as a sequential test has not been submitted to support the proposed out of centre retail uses. The application therefore fails to demonstrate that the proposed commercial uses could not be located in the nearby Local Centres.	Y

21/01041/FULL - Part change of use from retail store (class E) to hot food takeaway (class Sui Generis).	118 - 120 Greenwich Avenue. (Greenwich Avenue LC).	Refused - 02/09/21	Unacceptable impact on health being located within 400m of outdoor sports facilities or playing fields.	Y
21/00256/FULL - Construction of mixed use development comprising 249 residential units and 6 ground floor commercial units.	Land At Ferensway / Prospect Street. (Hull City Centre).	Permitted - 03/09/21	Acceptable as the new retail units are located within the boundary of Hull City Centre and primary shopping area of the centre.	Y
21/01115/COU - Change of use from a retail shop to a hot food takeaway.	378 Ings Road. (Tweendykes/Ings Road LC).	Refused - 20/09/21	Unacceptable impact on health being located within 400m of outdoor sports facilities or playing fields and would lead to an over-concentration of hot food takeaways within the Local Centre.	Y
21/00939/COU - Conversion of ground floor cafe bar into three units for Class E Uses.	64 - 70 Newland Avenue. (Newland Avenue LC).	Permitted - 30/09/21	Acceptable as it is a new potential retail use and the site is located within the primary shopping area of the Local Centre.	Y
21/00409/COU - Change of use from vacant retail/shop to cocktail/wine bar.	Bon Marche, 57 - 58 Whitefriargate. (Hull City Centre).	Refused - 07/10/21	Acceptable as it that it accords relevant Local Plan retail policies.	Y
21/01095/FULL - Change of use of newly built, vacant commercial unit from its consented retail use to a hot food takeaway (sui generis use).	630a Anlaby Road. (Anlaby Road LC).	Refused - 14/10/21	Unacceptable impact on health being located within 400m of outdoor sports facilities or playing fields.	Y
21/00666/COU - Change of use from retail shop (Class E) to drinking establishment (Sui Generis).	Wyke Chambers, 7 Silver Street. (Hull City Centre).	Permitted - 30/11/21	Acceptable as it that it accords relevant Local Plan retail policies.	Y
21/01076/COU - Change of Use of former shop to 14 self-contained flats.	22-28 George Street. (Hull City Centre).	Permitted - 03/12/21	Acceptable as this proposal does not form part of the primary frontage of the centre and, as such is permitted as it constitutes a 'main town centre use'.	Y
21/01409/FULL - Change of Use of Ground Floor from Tattoo Parlour (sui generis use) to Shop and Cafe (Use Class E).	123 Newland Avenue. (Newland Avenue LC).	Permitted - 10/12/21	Acceptable as it is a new potential retail use and the site is located within the primary shopping area of the Local Centre.	Y
21/00804/FULL - Construction of building to create 3 ground floor units in Class E, with 12 apartments above.	77 - 79 South Bridge Road. (Victoria Dock LC).	Refused - 05/01/22	Unacceptable on parking grounds.	Y
21/01593/COU - Change of use of ground floor from public house to retail supermarket.	466 - 468 Anlaby Road. (Anlaby Road LC).	Permitted - 06/01/22	Acceptable as the new retail units are located within the boundary of Anlaby Road LC and primary shopping area of the centre.	Y
21/01687/FULL - Change of use from retail unit to amusement centre.	43 Jameson Street. (Hull City Centre).	Permitted - 03/02/22	Acceptable as this proposal would not lead to an over-proliferation of non-A1 uses in the primary frontage of the city centre (former A1 units would not below the 30% threshold) and complies with other retail policies.	Y
20/00818/COU - Change of use from A1 retail to A4 drinking establishment.	3 Whitefriargate. (Hull City Centre).	Permitted - 03/02/22	Acceptable as the new retail units are located within the boundary of Hull City Centre and primary shopping area of the centre.	Y
NDC – District Centre                      LC – Local Centre                      NC – Neighbourhood Centre				

4.111. Revisions to The Use Classes Order introduced by the Government in 2020 have and continue to affect the role and effectiveness of Local Plan retail policies. The main driver of this change, largely resulting from continued changes in demand for retail premises following the Covid19

pandemic and the cost of living crisis is the need to enable the repurposing of buildings in high streets and town centres quickly.

4.112. The introduction of new Use Class E which has amalgamated A1, A2, A3, B1a, B1b, B1c and part D1 and D2 uses into one use class, allowing flexibility of uses without the need for planning permission. This greater flexibility of uses within the Use Class E may have an impact on Local Plan retail policy's ability to control certain changes of use within centres.

4.113. Policy 12, points 5 to 11 concern the authorities' ability to protect the vitality and viability of retail centres. As the Policy stands, these points state that a high proportion of the ground floor frontage units should remain in A1 shopping use and sets out a threshold for each category of centre above which a planning application for a change of use from an A1 shop to a non-A1 use will not normally be permitted.

4.114. Changes to the Use Classes Order (see above) could affect this policy interpretation. Whilst it is still possible to have regard to thresholds when considering planning applications this material change (the flexible change of use of former A1, A2 or A3 to Use Class E without planning permission) could outweigh the policy requirement demanded of Policy 12.

4.115. Policy 12, point 12 and 13 seeks to control the concentration of drinking establishments and hot food takeaway premises in centres (prior to the introduction of revised Use Class Order this would have also included cafes and restaurants). It is not intended to impose a blanket ban on the development of further A4 and A5 (now Sui generis uses) within centres, rather it is intended to manage developments in centres where there is already evidence of detrimental impacts of such uses, or there might be, should the development take place. An over-concentration of former A4 and A5 uses will depend on the size of a centre, the potential for numbers of such uses to impact the centres overall function or on locally identified amenity issues.

4.116. Policy 12, point 14 seeks to restrict new hot food takeaways opening within 400m of all secondary schools, sixth form colleges and playing fields. The figure below identifies planning decisions concerning new hot food takeaways from between the 1<sup>st</sup> of April 2021 to the 31<sup>st</sup> March 2022 and includes the reason permission was refused/permited.

**Table 4.20: Planning applications involving permission or refusal for hot food takeaways**

Application Details	Address	Decision and date of decision	Recommendation	Policy compliant Y/N
21/00253/COU - Change of use of vacant retail unit to hot food takeaway.	Unit 4, Monks Way Retail Park, Pioneer Way.	Permitted - 19/04/21	Unacceptable proximity to secondary school but still recommended for approval in the delegated report as the HFT use is considered acceptable since it complies with the original planning permission (prior to the adoption of current LP).	N
21/00402/FULL - Change of use from sandwich shop to sui generis hot food takeaway.	476 Beverley Road.	Refused - 12/05/21 Appeal allowed.	Unacceptable impact on health being located within 400m of an outdoor sports facility/playing fields.	Y
21/00503/FULL - Change of use from betting office to hot	52 - 54 New Bridge Road.	Permitted - 27/05/21	No Secondary schools/playing fields or outdoor sports facilities	Y



food takeaway.			within 400m.	
21/00358/FULL - Change of use from shop (Class E) to hot food takeaway (sui generis).	324a Holderness Road.	Permitted - 02/06/21	No Secondary schools/playing fields or outdoor sports facilities within 400m and complies with other retail policies.	Y
21/00358/FULL - Change of use from vacant amusement centre and bingo centre to hot food takeaway.	Showcase Bingo and Amusements, 68 Paragon Street.	Permitted - 06/07/21	No Secondary schools/playing fields or outdoor sports facilities within 400m and complies with other retail policies.	Y
21/00680/COU - Change of use of shop to shop and hot food takeaway.	873 Holderness Road.	Refused - 08/07/21	Unacceptable impact on health being located within 400m of outdoor sports facilities or playing fields.	Y
20/01037/FULL - Change of use from public house (A4) to two hot food takeaways (A5).	The Flower Pot, 379 Staveley Road.	Refused - 01/09/21	Unacceptable impact on health being located within 400m of outdoor sports facilities or playing fields.	Y
21/01041/FULL - Part change of use from retail store (class E) to hot food takeaway (class Sui Generis).	118 - 120 Greenwich Avenue.	Refused - 02/09/21	Unacceptable impact on health being located within 400m of outdoor sports facilities or playing fields.	Y
21/01115/COU - Change of use from a retail shop to a hot food takeaway.	378 Ings Road.	Refused - 20/09/21	Unacceptable impact on health being located within 400m of outdoor sports facilities or playing fields.	Y
21/00939/COU - Conversion of ground floor cafe bar into three units for Class E Uses and/or hot food takeaway use or bar (flexible use).	64 - 70 Newland Avenue.	Permitted - 30/09/21	No Secondary schools/playing fields or outdoor sports facilities within 400m and complies with other retail policies.	Y
21/01095/FULL - Change of use of newly built, vacant commercial unit from its consented retail use to a hot food takeaway (sui generis use).	630a Anlaby Road.	Refused - 14/10/21	Unacceptable impact on health being located within 400m of outdoor sports facilities or playing fields.	Y
21/01367/COU - Change of use from vacant amusement centre and bingo centre to hot food takeaway and cafe (mixed use).	Showcase Bingo and Amusements, 68 Paragon Street.	Permitted - 17/11/21	Acceptable as the change of use would be compatible with the area and not undermine the vitality and viability of the shopping area, in accordance with Local Plan Policy 9 and no secondary schools/playing fields or outdoor sports facilities within 400m of this unit.	Y

## Local Plan Chapter 8 – Education, health and community facilities.

### Policy 13 Education, health and community facilities - University of Hull

1. Development and expansion of facilities at the University of Hull will be supported to enable it to fulfil its role as a key economic driver, particularly through research and development, and as a leading educational establishment.
2. Development on existing open space areas within the University Quarter, as defined on the Policies Map, will only be supported where there is a clear strategy to enable re-provision elsewhere and there is a commitment to this, including secured funding, prior to any development taking place. Proposals will also need to demonstrate how they impact upon the significance of the various designated heritage assets around the campus. A masterplan will form part of the strategy to give clear spatial definition of proposals, and to guide development decisions.
3. Development of student accommodation within the University Quarter, and upgrading of student accommodation within the University Quarter and in adjoining areas, will be supported.
4. Development to create new schools or expand or alter existing schools, as designated on the Policies Map, will be supported where it does not conflict with other key planning objectives. Provision of community facilities, including for sports and within new schools, will be promoted and provision should be made to ensure these are retained and continue to be accessible for local communities.
5. Development to create, expand or alter health facilities, including at Hull Royal Infirmary, will be supported where they do not conflict with other key planning objectives.
6. Development of new community facilities will be supported where they are located to best meet the needs of the anticipated users of the facility. Where the facility incorporates main town centre uses, then development should be subject to the sequential approach and consider relevant centres including within the City Centre, District, Local and Neighbourhood Centres. Other community facilities should consider centres where sites or properties are available, where they could promote linked trips and support the vitality and viability of centres, and where they would have an acceptable impact on the amenity of the surrounding area.
7. Extension of existing community facilities will be supported where it is of a scale appropriate to the location and use of the facility and would not have a detrimental impact on the amenity of the surrounding area.
8. Development that would involve the loss of significant community facilities will not be supported unless it can be demonstrated that:
  - a. the site is no longer needed for community use, or the loss would not create or add to a shortfall in the provision of such uses within its locality;
  - b. the land or buildings in question are no longer suitable to accommodate the current use, and cannot be retained or adapted to accommodate other community facilities;
  - c. the community use is to be incorporated or replaced within a new development or redevelopment of the site; or
  - d. existing nearby community uses can be improved to accommodate the loss, or suitable alternative facilities are provided close by.

4.117. Hull Local Plan Policy 13 supports the development and expansion of the University of Hull including student accommodation within the University Quarter and other education facilities across the city. Likewise, the policy supports the expansion and improvement of health services across the city including specifically at Hull Royal Infirmary. In a more general sense, the policy is supportive of new and expanded community facilities in the city where a need is identified and looks to resist the loss of such facilities unless a number of specific criteria can be addressed including for example being able to demonstrate that need no longer exists or a suitable replacement is proposed.

4.118. University projects delivered within the Local Plan Period include student accommodation to housing allocation H691 and an additional accommodation site within the University grounds overlooking King George Fields. These totaled 375 high rise flats with 2,024 bedrooms provided. Within the AMR reporting period no additional student accommodation has been added to the University Grounds.

### **Education and schools**

4.119. Within the AMR period nine planning applications were approved for extensions to existing schools in the city, one including extension to the sports centre. Planning permission was also approved for an internal refurbishment of a primary school.

### **Health**

4.120. A planning application was submitted for a maximum four storey ICU building with new interconnecting link structure and link bridge with new 'healing garden' was submitted but not determined within the reporting period. The Council is preparing a masterplan for the wider HRI health estate which will consider potential for intensification of existing health facilities and other related development opportunities including housing. This will also look at opportunities for improving the wider area having regard to landscaping, active travel and sustainable urban drainage.

4.121. The principle of incorporating health and wellbeing in planning policy in Hull is embedded throughout the Local Plan. To aid the interpretation of these policies from a health and wellbeing point of view the authority has produced a Healthy Places, Healthy People Supplementary Planning Document (SPD) adopted in February 2021. The SPD has been developed in collaboration with the Council's Public Health team and highlights policies relevant to health and wellbeing priorities raised in the Joint Strategic Needs Assessment (JSNA). The JSNA accurately assesses the health needs of people in Hull.

4.122. Planners and public health teams are integrating work more, with planning increasingly, considering local health strategies, and engaging with health partners on planning applications. As well as a joint approach to producing the Healthy Places, Healthy People SPD, planners continue to contribute to several other local health initiatives.

### **Community facilities**

4.123. Five planning applications were approved for: Improvement to football pitches and changes facilities at Bude Road playing fields; Refurbishment of existing facilities and lido at Albert Avenue Baths; Erection of marquee, stage and cold room at KC Lightstream Stadium; Change of use of church to mixed community facility at Former St Matthews Church, Boulevard; Playing Field improvements and upgrade to new community pitch at Craven Park, KC Lightstream Stadium

## Local Plan Chapter 9 – Design and Heritage

4.124. Urban design responded to 54 planning applications and provided advice within 9 pre-application discussions.

4.125. Urban Design project involvement included:

- **Castle Buildings and Earl de Grey public house** - part of the A63 expansion, ensuring their enhancement as part of the wider bonus arena area.
- **Albion Square**: providing feedback and promoting the council's design expectations to the appointed design team and developer.
- **Hull Royal Infirmary**: improve the connectivity and accessibility of the hospital and incorporate significant landscaping to improve the sustainability and amenity for patients, healthcare professionals and local communities.
- **Preston Road Housing Renewal**- ongoing design process.
- **Pearson Park design brief** to preserve and enhance the local character of the park through contemporary design elements.
- **Maritime Quarter - Arctic Corsair**.

4.126. The council promotes the use of the Hull Residential Design Guide (SPD 7), adopted January 2020. The guidance adds detail to the planning department's expectations of design quality and is referenced within responses to planning applications and during the design phase of larger scale developments in the city centre. Hull's Residential Design Guide aspires to improve the quality of living, local distinctiveness, sustainability and active connectivity as the population and investment increases.

4.127. The council intends to expand its level of local design guidance to cover other development types considering the success of the residential design guide with consideration being given to specific design codes and frameworks for different parts of the city and/or different forms of development.

## **Policy 14 - Design**

*Development should demonstrate how its design supports the delivery of a high quality environment in Hull, particularly with regard to:*

*a. the relationship between the development and the surrounding built form of the city in terms of:*

*i. character*

*ii. use and surrounding uses*

*iii. layout and connectivity*

*iv. setting and relationship to key heritage assets*

*v. scale*

*vi. massing*

*vii. grain and density*

*viii. architectural structure and enclosure*

*ix. detailing and materials;*

*b. encouraging active and healthy lifestyles;*

*c. providing landscaping which retains natural features where possible;*

*d. providing inclusive access;*

*e. opportunities to promote public safety and minimise the risk of crime;*

*f. the creation of inclusive public spaces which encourage community interaction through:*

*i. inclusive design*

*ii. active frontages*

*iii. high quality public realm*

*iv. appropriate soft and hard landscaping*

*v. minimising the potential for anti-social behaviour*

*vi. providing public art where appropriate;*

*g. ensuring where development is proposed in the city centre, its design and landscaping complements the 2016/17 materials in the public realm. Where possible, this will involve the use of the same palette of materials.*

*Development which does not meet these criteria will be refused.*

## **Policy 15 - Local distinctiveness**

*1. Development should promote local distinctiveness where appropriate, with particular reference to:*

*a. improving access to and making effective use of the Port, the city's waterfront and maritime assets along the River Hull and the Humber Estuary whilst taking account of flood risk;*

*b. creating a network of landmarks in prominent or gateway locations to develop legible local references that distinguish parts of the city;*

*c. encouraging contemporary architecture that respects the city's heritage, creating positive and distinctive contributions to enrich the built fabric;*

*d. the setting, character and appearance of Listed Buildings, Conservation Areas and other heritage assets;*

*e. waymarking arterial routes; and*

*f. ensuring proposals, including those on allocated sites, accord with any adopted masterplan, development brief or local development order.*

*2. Development of tall buildings (above 30m in height) in and around the city centre, as shown on the Policies Map, must demonstrate that:*

*a. they would not harm the character or appearance of the city centre Conservation Areas which are characterised by their low rise nature;*

*b. would not harm the setting of heritage assets;*

*c. they would not harm the distinctive, historic skyline;*

*d. there would be an acceptable impact on views and vistas across and within the city centre;*

*e. they are providing a positive contribution to the skyline through a high standard of design.*

## Heritage

### Policy 16 - Heritage considerations

- 1. Development that would cause harm to the significance of a designated heritage asset will only be approved where it has been convincingly demonstrated that the harm cannot be avoided and there would be public benefits sufficient to outweigh the harm or loss caused. Scheduled Monuments, Registered Parks and Gardens and Conservation Areas are shown on the Policies Map.*
- 2. Development affecting non-designated heritage assets must demonstrate that it has taken account of the particular interest of the asset. Development which would result in harm to or the loss of a non-designated heritage asset must demonstrate that:
  - a. it would not be economically viable for the asset to be retained and that harm could not be avoided; and*
  - b. the economic or community benefits of the proposed development outweigh its loss.**
- 3. Where development is acceptable in principle but would affect an archaeological deposit of less than national importance, the Council will seek to preserve the remains in situ. If this is not achievable, adequate provision for excavation and recording before and during development and publication, curation and dissemination of findings after development, will be required.*
- 4. Where evidence supports it, Article 4 Directions removing permitted development rights will be introduced to preserve the character of an area.*
- 5. Development and initiatives which preserve and/or enhance the significance and setting of the city's heritage assets will be supported, especially those elements which contribute to the distinct identity of Hull. In addition to the city's designated heritage assets, important heritage assets include:
  - a. buildings with heritage value, wet and dry docks, wharves and ancillary structures, and features relating to Hull's fishing, maritime and industrial heritage;*
  - b. the city centre as defined on the Policies Map, with particular reference to the surviving medieval and early post-medieval settlement, the Georgian townscape, and Victorian and Edwardian public buildings, especially within the Old and New Towns, and in the Charterhouse Conservation Area;*
  - c. locations in the wider city which define the development of Hull such as the historic cores of medieval villages and settlements, such as 132 Adopted November 2017 Hull Local Plan 2016 to 2032 Sutton and Marfleet, the later nineteenth and early twentieth century suburban developments such as the Avenues/Pearson Park and Anlaby Park, and planned garden suburbs at Broadway and Garden Village;*
  - d. locally Listed Buildings and sites identified on the local Historic Environment Record;*
  - e. archaeological remains and deposits including the city walls, Beverley Gate, Hull Citadel and nationally significant military defences dating from the mid-fourteenth to the mid-nineteenth centuries on the east bank of the River Hull;*
  - f. archaeological remains and deposits relating to the Romano-British riverside settlements lining the banks of the River Hull from Kingswood to Stoneferry; and*
  - g. the University of Hull Quarter as shown on the Policies Map.**

4.128. Hull Local Plan Policy 16 sets out how the Council seeks to protect both designated and non-designated heritage assets in the city. This includes both above ground and below ground assets. The policy makes specific reference to the use of Article 4 Directions to preserve the character of an area. Proposals which preserve and /or enhance the significance and setting of the city's heritage assets will be supported.

4.129. There are 476 statutory listed buildings (7 of which are classed as being at risk), 223 buildings or groups of buildings which are locally listed, 26 conservation areas (2 of which are classed as being at risk by Historic England), 2 scheduled monuments and 2 registered parks.

- 4.130. Throughout the course of the reporting period, the Conservation team responded to 319 development management consultations requiring specialist heritage comments/input. All were responded to within 21 days.
- 4.131. No listed buildings were demolished or de-listed and no new buildings were added over the reporting period.
- 4.132. As referred to above, the number of listed buildings at risk stays at 7 and quarterly updates continue to be provided to the Planning Policy Committee. An update on the position at the end of the reporting period is set out in Table 4.21 below.

**Table 4.21: Buildings at Risk update**

<b>Buildings at Risk update</b>
<p><b>The Strand, Brunswick Avenue</b></p> <p>Property &amp; Assets/NPS negotiations to acquire by agreement unsuccessful, but Council lines of communication remain open to the owners of the building.</p> <p>Progression of a successful CPO dependent on/tied in with a wider surrounding land disposal in the ownership of the Council. As a first step towards this, a Supplementary Planning Document (SPD) for 'Brunswick House and The Strand' was formally adopted in June 2021. The CPO process itself is currently being explored.</p>
<p><b>George Lamb Memorial Chapel, Lambert Street</b></p> <p>Deputy Leader Decision Record signed in 2020 for the enforced sale of the building (if required).</p> <p>A section 103 notice was served on the owner in early 2021 (giving them 3 months to repay the debt owed to the Council for works in default or to put the building on the open market themselves).</p> <p>The building was not put on to the open market and payment of the debt was not produced. A new market valuation was obtained from the Valuation Office Agency (VOA) in September 2021. Based on this new valuation, Legal were instructed in October 2021 to proceed with the Enforced Sale process starting with getting the land charge registered with HM Land Registry.</p> <p>The land charge was registered from March 2022 and legal wrote to the owners to let them know of the intention of enforced sale.</p>
<p><b>Hennebique concrete workshop, Caroline Street</b></p> <p>A 6 -month marketing campaign for the building ended in early Spring 2022. The aim of the campaign was to establish employment interest. A local industrial firm expressed interest in the building, negotiations are ongoing.</p>

## **Buildings at Risk update**

### **National Picture Theatre, Beverley Road**

National Lottery Heritage Fund (NLHF) funding secured in April 2021.

Applications submitted by Major Projects for planning permission and listed building consent for: Creation of a memorial garden and repair and conservation of the NPT ruins – approved in July 2021.

Permission to Start was received from the NLHF on 6 September 2021. The Major Projects Team and the Trustees are in the process of supplying the information needed to satisfy the conditions imposed on the Planning and Listed Building consents. They have now secured most of this information which will be submitted to planning. The project will then be able to go out to tender for the conservation work to begin before the end of this year. The programme of works will not be completed until late 2022 early 2023.

### **Hydraulic Tower And Pump House, St Andrew's Dock**

Applications approved on 21 November 2019 by the Planning Committee for: Repair/Refurbishment of Listed Hydraulic Tower and Pump House and Demolition of Adjoining Warehouse Buildings. Approval valid until 21 November 2022.

Application approved on 11 February 2021 for: Installation of underground pipeline network, associated with proposed St Andrew's Dock district heating system (Approved as part of Consent Ref 19/00949/LBC) to serve Pump House, Hydraulic Tower, Insurance Building, Boston Building and site of Lord Line Building.

Approval valid until 11 February 2024.

Implementation of the above is dependent on the wider comprehensive redevelopment of the St Andrew's Dock site (which is currently in split ownership). The Planning Appeal in relation to the Lord Line Building was dismissed on 14 December 2021.



## Buildings at Risk update

### Castle Buildings, Castle Street

Approval granted 5 June 2019 for:

19/00333/FULL

Application for full planning permission for the demolition and partial rebuilding of the Earl de Grey public house; erection of link extension to Castle Buildings and the Earl de Grey; external alterations to Castle Buildings; use of relocated Earl de Grey, Castle Buildings and link extension for café or restaurant (A3) and/or drinking establishment (A4) and/or office (B1a); the erection of a nine-storey hotel; new public realm and associated works, including landscaping, car parking and servicing, and associated infrastructure.

Land to the North of Castle Street and South-East of Waterhouse Lane, Including Castle Buildings and The Earl De Grey Public House, HU1 2DA; and

19/00334/LBC

Application for listed building consent for demolition and partial rebuilding of Earl de Grey Public House; erection of link extension to Castle Buildings and Earl de Grey; refurbishment, reconfiguration of, and external alterations to Castle Buildings.

Land to the North of Castle Street and South-East of Waterhouse Lane, Including Castle Buildings and The Earl De Grey Public House, HU1 2DA

The Development Consent Order (DCO) for the A63 Castle Street Improvements Scheme was granted on the 28 May 2020, giving Highways England the authority to begin construction works.

Future of building tied in with the Earl de Grey, which was dismantled in late 2020. Highways England have agreed to store the building for a maximum period of two years from the completion of the demolition of the building. If after this time has elapsed Castle Building LLP have not begun to rebuild the Earl de Grey Highways England will progress the rebuild under the provisions in the Development Consent Order.

Officers continuing to work positively with the owners and their agents to help progress the approved LPA works.

## Buildings at Risk update

### Trafalgar Street Church, Beverley Road

Approval granted 7 March 2018 for:

17/01246/FULL

Application for full planning permission for change of use of the former church (D1 use class) to D2 use class, for as an events space (main hall) and gym (small hall and adjacent rooms).

External alterations including blocking up of 2 windows in west elevation and infilling of existing light well.

17/01247/LBC

Application for listed building consent for internal and external alterations associated with change of use of the former church (D1 use class) to D2 use class, for use as an events space (main hall) and gym (small hall and adjacent rooms).

The Beverley Road Townscape Heritage Project Officer (PO) has confirmed that the “owner is still progressing a Stage 2 grant application for external works and a budget is allocated accordingly for grant assistance.” The building remains a high priority project within the grant scheme which is due to end in April 2022.

Additional support for the project is provided by the Trafalgar Street Church Friends’ Group.

Update from PO: “The owner and Friends of Trafalgar Street Church are progressing the Stage 2 grant application with the help of their professional advisor / architect. Monthly meetings are now taking place between the TH Project Officer, the Scheme’s conservation consultant, the applicant and their professional advisor so that progress is maintained at a good pace.

The focus for the grant works is the repair of windows and doors; spot repairs of flint façades, re-pointing of lower brick walls; repair/reinstatement of terracotta elements; repair/reinstatement of rain goods; and cupola and Chinese hat turret refurbishment.

Permission to offer a NLHF grant for external works was approved in August 2021 and, due to the contractor having issues with the supply of materials in late 2021, work on site is now scheduled for a start in early 2022. The focus for the grant works is the external repair of windows and doors; spot repairs of flint façades, re-pointing of lower brick walls; repair/reinstatement of terracotta elements; repair/reinstatement of rain goods; and cupola and Chinese hat turret refurbishment.

Completion of the works was expected mid-late 2022, however the contractor withdrew from the scheme and subsequently the tender process had to be re-started. Negotiations are ongoing.

4.133. The Hull ‘Local List’ was first established by the Planning Committee in 2006. Further additions were made to the ‘List’ in 2007. However, following a long period of stagnation and a failed bid for ‘Local List’ Government funding in 2020/21, a commitment has been given to review the ‘Local List’. In January 2022, consultation went out to the community for any new nominations for the list. Seven applications were received. The list is currently being reviewed and assessment of the new nominations is underway.

4.134.No new conservation areas have been designated over the reporting period. Two of the city’s conservation areas remain on the national ‘at risk’ register compiled by Historic England: Beverley Road and St Andrew’s Dock.

**Beverley Road**

4.135.To address the decline of the Beverley Road conservation area, the City Council continues to deliver a Townscape Heritage Scheme at the south end of Beverley Road. It was launched in October 2015 and extended to finish in April 2022 however this may now be extended further.

4.136.The scheme is funded with a grant of just under £1.6m from the National Lottery Heritage Fund, with additional funding provided by the City Council and the private sector.

4.137.The scheme covers the south end of the Beverley Road conservation area, between Queens Road and Free Town Way. This area was first developed in the early nineteenth century becoming one of Hull's first residential suburbs. It was designated as a conservation area in 1992. Unfortunately, in recent years, a number of the area's key historic buildings have fallen into decline which has resulted in the area being included on the national 'at risk' register (a list of nationally important historic sites that are currently considered to be at risk from damage or loss).

4.138.The funding will allow the City Council to offer restoration grants to owners of some of the key historic properties, to help them carry out much needed conservation repairs to the outside of their buildings. The scheme can offer grants to cover up to 70 per cent of the eligible conservation repairs.

**St Andrew’s Dock**

4.139.The isolated and derelict nature of the conservation area (and wider dock area) continues to be a problem and is exacerbated by ongoing antisocial behaviour and the nature of land ownership (which is split between different parties). In relation to each surviving building within the conservation area, the planning situation at the end of the reporting period is as follows:

**Table 4.22: St Andrews Dock – current planning position of individual buildings**

<b>St Andrews Dock – current planning position of individual buildings</b>
<p><b>Boston Building</b></p> <p>Application approved on 12 February 2020 for: External Alterations and associated access works. Approval valid until 12 February 2023.</p>
<p><b>Insurance Building</b></p> <p>Application approved on 24 January 2020 for: External Alterations to External Building, Demolition of Warehouse/Workshops and creation of Car Parking and Landscaped Area. Approval valid until 24 January 2023.</p>

## St Andrews Dock – current planning position of individual buildings

### Lord Line Building

Application refused on 23 November 2020 for: Erection of building to provide self-contained flats with undercroft parking following demolition of Lord Line Building. The applicant appealed the refusal however the appeal was dismissed in December 2021.

An application to consider the Lord Line Building for statutory listing was rejected by Historic England on 11 March 2021. After carefully considering the contents of the application, it was judged not to provide any substantial new evidence that was not considered during the previous assessments to the list in 2014 & 2003.

Consequently, the previous decisions by the Secretary of State for Culture, Media and Sport not to add the building to the List of Buildings of Special Architectural or Historic Interest stands.

### Hydraulic Tower and Pump House

Application approved on 11 February 2021 for: Installation of underground pipeline network, associated with proposed St Andrew's Dock district heating system (Approved as part of Consent Ref 19/00949/LBC) to serve Pump House, Hydraulic Tower, Insurance Building, Boston Building and site of Lord Line Building. Approval valid until 11 February 2024.

- 4.140. The Hull Old Town Heritage Action Zone was launched in March 2017 and finished in March 2022. This five-year partnership between Historic England and the Council had a prime focus on Whitefriargate and Silver Street (particularly in relation to shop fronts).
- 4.141. The second (Hull Whitefriargate High Street Heritage Action Zone) commenced in April 2019 and will run until March 2024. This scheme will focus on helping to re-position Whitefriargate and Silver Street as a family-friendly destination, offering a range of leisure activities and food outlets. It will introduce more residential accommodation into vacant upper floor space while new lighting and interpretation will improve the appearance of the street.
- 4.142. The Conservation team also progressed a draft and updated Old Town Conservation Area Character Appraisal and a draft Old Town Conservation Area Management Plan for public consultation between 26 January – 9 March 2021. The documents were then formally adopted in September 2021 following approval from Planning Committee.
- 4.143. There are 26 Article 4 Directions in Hull. The purpose of Article 4 Directions is not to prevent development, but to allow an assessment of the merits of works which do not normally require planning permission (in order to protect, preserve or enhance the character and appearance of Conservation Areas). Uncontrolled changes can have a cumulative impact on these areas.

**Table 4.23: Article 4 Planning Applications**

Area	Applications Made	Approved	Refused	Appeals	Not yet determined
Avenues	11	9	0	0	2
Garden Village	0	0	0	0	0
Coltman Street	1	1	0	0	0
Boulevard	2	0	0	0	2
Spring Bank West	0	0	0	0	0
HIMOS	3	1	1	0	1

4.144. The number of scheduled monuments remains at 2. In relation to the South Blockhouse, further exploration works on the Tudor fort are set to take place mid-2022. The proposed work on the South Blockhouse site is designed to align with the neighbouring A63 improvement programme. The ongoing highways works will also deliver benefits to the South Blockhouse site with improved pedestrian connectivity between the scheduled monument and the city centre.

4.145. The number of registered parks & gardens remains at 2.

### Energy efficient design

<b>Policy 17 -Energy efficient design</b>
<i>1. Development should demonstrate how the design will reduce energy and water use and mitigate flooding, pollution and over-heating. This should include consideration of the siting, form, orientation, layout and construction materials of buildings. The principles of passive solar design should be followed to minimise the need for mechanical heating and cooling.</i>
2. Non-residential development should seek to achieve BREEAM 'Very Good' or better, unless it has been demonstrated through an economic viability assessment that it is not viable to do so.

4.146. Policy 17 (1) is applied within the development management of planning applications as appropriate. This policy's performance is currently not monitored.

4.147. Policy 17 (2) includes the test 'unless it has been demonstrated through an economic viability assessment that it is not viable to do so'. The examination of viability has resulted, since adoption of the Local Plan, in limited opportunities to apply Policy 17 (2) over the plan period.

### **Policy 21 - Designing for housing**

1. Housing development should be designed according to Building for Life principles and will be required to achieve at least 9 green scores out of 12, minimise amber scores and avoid red scores.

2. *Housing density will be expected to be in the range of 30-40 dwellings per hectare unless the character of the surrounding area justifies otherwise, except in the city centre as shown on the Policies Map, where higher densities may be acceptable subject to the specific circumstances of the site and its surroundings.*

3. Housing development should provide accessible and adaptable dwellings that meet Building Regulation M4(2) standard in at least 25% of market housing and at least 50% of affordable housing, unless:

- a. in all Housing Market Value Zones, a detailed assessment of feasibility is provided by the developer and demonstrates that a reduced level of provision is justified; or
- b. in Housing Market Value Zones 1 and 2 only, a detailed assessment of viability is provided by the developer and demonstrates that a reduced level of provision is justified.

4. *The Council will seek to deliver wheelchair user dwellings that meet Building Regulation M4(3) standard on suitable housing sites, where there is a demonstrated need for such accommodation in that specific area.*

4.148. Policy 21 (3), optional Building Regulations, Part M4(2) Accessible and Adaptable Dwellings, is applicable to all new build homes subject to viability and feasibility detailed within the policy.

4.149. For this AMR period, over 99% of dwellings (522) gaining planning permission that were subject to this policy met the policy. The five sites that didn't meet the policy contained single dwellings.

4.150. For this year's AMR and also the Local Plan period, no dwelling gaining planning permission were subject to Building Regulation M4(3), as no one has proposed to demonstrate need for such accommodation.

## Local Plan Chapter 11 – Water Management

### Policy 37 - Flood Defences

- 1. Development adjacent to flood defences must not reduce their effectiveness, or prevent or hinder their future maintenance or improvement (including set-back). Proposals should include a minimum 8m easement to allow for access to flood defences, ordinary watercourses and main rivers, unless otherwise agreed with the regulatory body.*
- 2. Improvement of the standard of flood defences will be supported. Where possible, development should be designed in such a way that improved flood defences can be incorporated into an enhanced public realm.*
- 3. Development may be required to improve the standard of flood defence infrastructure if required to make the development acceptable (taking into account climate change), and where the improvements required are not already planned and funded by risk management authorities within an appropriate timescale.*

### Policy 38 - Surface Water Storage and Drainage

- 1. Development of strategic facilities for the storage of water will be supported where they can be shown to improve the flood resilience of the city and are well designed.*
- 2. Development which will reduce the effectiveness of any surface water storage operation or facility will be refused.*
- 3. Localised surface water storage and drainage facilities will be supported.*

### Policy 39 - Sustainable Drainage

- 1. All development should incorporate sustainable drainage systems (SuDS) unless it has been demonstrated this is not technically or economically feasible. Major development should be accompanied by a Drainage Impact Assessment.*
- 2. The Drainage Impact Assessment should account for the following:*
  - a. run-off rates for greenfield sites should not exceed 1.4 litres per second per hectare;*
  - b. run-off rates for brownfield sites should not exceed 50% of the current run-off rate;*
  - c. the on-site drainage system should be capable of storing water for the 1 in 75 year (1.33% annual probability) rainfall event;*
  - d. the site should be capable of storing the water from a 1 in 100 year (1% annual probability) rainfall event; A 30% allowance should be added to the above requirements to account for climate change and to ensure that the development is safe for its lifetime.*
- 3. The drainage system should be designed so that in the event of the system failing or the tolerances being exceeded, no surface water flooding is caused to habitable buildings on- or off-site.*
- 4. Site layout should have regard to any relative flood risk within the site and any existing features which could support sustainable drainage on-site.*
- 5. Sustainable drainage systems must be designed with regard to Source Protection Zones.*
- 6. Applications should demonstrate how the long term maintenance of the sustainable drainage system will be assured.*

#### **Policy 40 - Addressing Flood Risk in Planning Applications**

- 1. Built development in Flood Zone 3b as shown on Policies Map is not acceptable unless of a water compatible use or essential infrastructure that has passed the Exception Test.*
- 2. Sequential Tests and Flood Risk Assessments should have regard to the local sub-division of Flood Zone 3a.*
- 3. Development of sites or uses not allocated on the Policies Map must be supported by a Sequential Test and Exception Test as required by the Council's current standing advice.*
- 4. Development which requires a Flood Risk Assessment and/ or the Exception Test as set out in the standing advice must demonstrate that appropriate flood mitigation, flood resilience and where appropriate, sustainable drainage measures have been incorporated in its design and layout.*
- 5. The area of search for the Sequential Test should be the local authority boundary except in the following circumstances:*
  - a. For city centre development, the area of search should be the defined city centre.*
  - b. For development of one or two dwellings that would fall within Use Class C3(a), the area of search should be the ward in which the application site is located.*

- 4.151. The Hull Local Plan includes policies which seek to manage flood risk. These include Policy 37 which focuses on protecting and improving the city's flood defences, Policy 38 which seeks to address surface water issues, Policy 39 which promotes sustainable drainage and Policy 40 which seeks to address flood risk through the determination of planning applications.
- 4.152. The Council's Flood Risk Management Team sit within the wider Planning Service. They are consulted about the surface water aspects of major planning applications (as well as some minor ones). The purpose of consultation is to ensure that the surface water generated from a new development is managed and does not increase flood risk as a result. During the period 1st April 2021 to 31st March 2022, they were consulted on 51 planning applications. Of these, 10 are still pending a decision. Of the remaining 41, 2 were subsequently withdrawn.
- 4.153. Four consultations were for discharge of conditions, 2 not yet determined and for the remaining 2 it was determined that the requirements of the conditions relating to flooding had been met.
- 4.154. Of the remaining applications, 32 were permitted and 5 refused. The team requested conditions on 28 of these applications. This included ensuring the development was built in accordance with submitted drainage designs, requirements for a place of safety and/or a flood emergency evacuation plan, requiring flood risk assessments to be supplied. Some conditions were to ensure that SuDS are included as part of the development.
- 4.155. The data around Policy 40 is gathered by the Environment Agency but more around the source protection zones so it is at present misaligned with the intention of the policy. Consideration should be given to revising this approach in the future review of the Local Plan.
- 4.156. As with many flood schemes where water doesn't respect political boundaries, Holderness Drain Flood Alleviation Scheme (Castlehill Aquagreen) is one scheme requiring close working with East Riding of Yorkshire Council as a cross boundary planning application was submitted to both authorities simultaneously to seek consent for works to reduce flood risk and create environment and social benefits for the land at Castlehill adjacent to the Sutton and North Carr Wards. In January 2022, planning was approved from both LPAs and work started in June. The scheme aims to reduce flood risk to existing homes, create habitats and wildlife corridors, increase greenspace for recreation through a network of footpaths and bridleways on existing



private agricultural land, improve the Castlehill ancient scheduled monument and reduce access for anti- social behaviour such as motorbikes.

4.157. The design which gained planning consent had a difficult task of balancing the creation of the flood mitigation, which justifies the funding, along with the aspirations of the local community. There was also a challenge of creating accessible routes for all while reducing access for anti- social behaviour, and ensuring that what is implemented is maintainable and enables an agricultural business to continue to operate.

4.158. Another project, Hull University 'SuD slab' was part of a unilateral agreement where the University retrofitted sustainable drainage features on campus to help reduce flood risk in the area and provide monitoring and research into how SuDs work can be maintained for optimal benefit. This includes research into soil types, planting and ecology and local conditions so we can learn which SuDs features will work best for Hull. The features include monitoring and SMART technologies so that data can be produced, shared and assessed.

### Groundwater Protection

#### Policy 41 Groundwater Protection

- 1. Within Source Protection Zone 1, as shown on Map 11.2, all development will be required to be supported by a detailed hydro-geological risk assessment.*
- 2. Where development within Source Protection Zones 2 and 3, as shown on Map 11.2, has the potential to have a negative impact on the aquifer, it should demonstrate, through a hydro-geological risk assessment where necessary, that this has been taken into account and mitigated for.*
- 3. Applications for development which has the potential to have a negative impact on Source Protection Zones, which has not demonstrated consideration of their presence and how the risk of pollution has been mitigated, will be refused.*

4.159. Policy 41 is implemented in partnership with statutory consultee the Environment Agency, to ensure the protection of groundwater source zones. Within the AMR period there were no permissions granted contrary to Environment Agency advice or Policy 41.

4.160. Data for the protection of Ground Water Source Zones is gathered by the Environment Agency.

## Local Plan Chapter 12 – Open Space and the Natural Environment.

### Open Space

<b>Policy 42 - Open Space</b>
<p><b>Open space sites</b></p> <p>1. The Policies Map shows the following sites:</p> <ul style="list-style-type: none"><li>a. Existing open space sites that are 0.1 hectares or greater; these are listed in Table 12.4.</li><li>b. New open space allocation site 1. Schemes which encourage people to visit, view and engage with the scheduled monument (South Blockhouse) will be supported but such schemes should consider the South Blockhouse as an importance archaeological feature. Designs for public open space in this area should aim to incorporate the archaeological findings and present them in an accessible way.</li><li>c. New and existing green space in the Kingswood area. The detailed allocations are made within the Kingswood Area Action Plan.</li><li>d. The design/layout of new open spaces should give consideration where appropriate, to the provision of facilities for dog walkers but not where this recreational activity on the site would have an adverse impact on the integrity of the Humber Estuary International Site.</li></ul>
<p><b>Open space standards</b></p> <p>2. Schemes that increase open space provision, particularly in order to rectify identified deficits, will be supported.</p>
<p><b>Existing open space protection, including all open spaces that meet the criteria for open space contained in Table 12.1</b></p> <p>3. Open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"><li>a. An assessment has been undertaken which has clearly shown the buildings or land to be surplus to requirements, including consideration of population growth over the plan period, its amenity value, and its strategic function. The assessment should fully consider the potential to re-use the site to address deficits for all types of open space in the area; or</li><li>b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</li><li>c. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</li></ul>
<p><b>On-site open space requirements</b></p> <p>4. On-site open space requirements for the Local Plan's housing allocation sites that require open space provision within them are listed in Table 12.5.</p> <p>5. Housing windfall sites may require on-site open space to make them acceptable in planning terms, where there is or will be a deficit of open space and it is practicable to do so. The on-site open space should provide for the needs of the estimated future population of the development. The on-site open space requirements will be based on the latest assessment of open space need, and the standards listed in Tables 12.2 and 12.3.</p> <p>6. Where it is demonstrated that it is not feasible to provide on-site open space, it will be provided off-site through a legal agreement securing a financial contribution.</p>

- 4.161. No loss of designated Open space as designated on the Hull Local Plan Policies map was recorded during the reporting period.
- 4.162. The Castle Hill Flood Alleviation Scheme, secures the future of open space in the north of the city as a multifunctioning green space delivering flood mitigation, carbon capture, water quality improvements, biodiversity enhancements and access to the countryside for Hull Residents. As part of the 107ha scheme recreational access will be enhanced through the site. The proposal will form an integral future part of Hull's Green Network.
- 4.163. Open space losses were experienced during the reporting period. Loss of open space at Spring Bank west was compensated through uplift in quality in adjacent green spaces. During the reporting term there were five successful applications for a change of use from open space or public amenity to private garden at Gleneagles Park, Rosedale Grove, Kimmeridge Close and Holderness Road. Two areas of amenity green space were approved for change of use to car park at Burslem Street and Tern Grove. Applications were refused in relation to the loss of functional open space at two locations on Tattershall Close.
- 4.164. Plans to deliver drainage improvements to football pitches at Bude Road and erection of changing facilities building were approved. Playing field improvements at Craven Park are also approved and involves the retention of the full sized existing training pitch (100m x 68m) and associated upgrade to new community training pitch via the improved access gates and lighting columns. No playing pitches were lost in the reporting year.
- 4.165. Schemes approved that involve the provision of publicly accessible open space on site include land at Middlesex Road, Isledane and Dane Park. The development of the final parcel of land at Wawne Road includes the provision of a neighbourhood park with allotments, woodland, informal playing pitches, facilities for young people, alongside pocket parks and greenways. The Trinity Fields development provides a 1ha park including an equipped area for children's play and natural flood storage management.
- 4.166. Proposed city centre flats at Anne Street/Osbourne Street and Ferensway/ Prospect Street include the provision of private amenity space including rooftop gardens.
- 4.167. Open space contributions were secured with the granting of permission for numerous small-scale schemes.
- 4.168. The Council is continuing its programme of investment in the renewal of equipped play provision at sites across Hull. Key projects completed this year include the full renewal of the play areas at Pickering Park, Buckingham Street and Fuchsia Drive/Summergroves. Large schemes were also delivered at Cropton Park, Amy Johnson, Brooklands and at Peel Street (comprising the renovation of the Multi-Use Games Area). Other improvements included a natural play area at Mayville Street and inclusive play items at Grasby Park and Minehead. A total of fifteen sites benefited from investment across the city during the reporting period.

## Green infrastructure and the Green Network

### Policy 43 Green infrastructure and the Green Network

1. Development that adversely affects the continuity and value of the Green Network, as designated on the Policies Map and Table 12.4, will not be permitted.
2. Development within or in close proximity to the Green Network should seek to protect and/ or enhance the functionality and connectivity of the corridor.
3. Development adjacent to the River Hull should include a minimum of 8 metre space (unless otherwise agreed) to allow for:
  - a. a north-south pedestrian and cycle way;
  - b. flood defences as required to protect the city;
  - c. contractors to access and maintain existing and proposed flood defences; and
  - d. protection of wildlife corridors.
4. Development should incorporate and enhance existing and/ or new green infrastructure features within their design, proportionate to their scale.
5. The Policies Map shows the Green Network in the Kingswood area. The detailed allocations are made within the Kingswood Area Action Plan.

4.169. An application for a change of use from open space to private garden was refused due to the negative impacts on the Holderness Drain green corridor. Development proposals at Wawne delivers Green Infrastructure provision as outlined in the Kingswood Area Action Plan. Proposals at the Former Goals Soccer Centre secure improvements to the River Hull Green Corridor.

## **Policy 44 Biodiversity and wildlife**

### **Policies Map**

1. Wildlife designations within the city boundary are shown on the Policies Map. This includes the Humber Estuary International Site (Ramsar, SPA, SAC and SSSI), Local Nature Reserves (LNR), and sites likely to qualify as Local Wildlife Sites (LWS). Allocations within the Kingswood area are made within the Kingswood Area Action Plan.

### **European sites (Ramsar, SPA, SAC)**

2. Development that may affect an existing or proposed European or Ramsar site should demonstrate through a Habitats Regulations Assessment that any impact will be acceptable. This will need to consider the impact of the scheme both on its own and in combination with other schemes that already have planning permission. Development will not be permitted if it is likely to result in a significant adverse impact unless there is an imperative reason of over-riding public interest.

### **National sites (SSSI)**

3. Natural England will be consulted on proposals for development that are likely to have an effect on a SSSI. Development that will have a negative effect will not normally be permitted, except where the benefits of development substantially outweigh both the impact on the site and any broader impacts on the wider network of National Sites. In such cases, compensation for the harm will be required.

### **Local sites (LNR, LWS)**

4. Development resulting in the loss or significant harm to a Local Wildlife

Site or Local Nature Reserve will only be permitted if it can be clearly demonstrated there is a strong need for the development, and that there are no other appropriate locations for the development. Where loss or harm cannot be prevented or adequately mitigated, as a last resort, appropriate compensation for the loss/harm must be agreed.

5. Until formally reviewed, an open space site will be afforded the same level of protection as a Local Wildlife Site if it meets the Council's LWS selection criteria.

### **Protected species**

6. Development adversely affecting a species protected by legislation will not be allowed.

### **Promoting biodiversity improvements**

7. Development should seek to achieve a net gain in biodiversity habitat commensurate with the scale of the development, and schemes will be supported where they:

a. Conserve, restore, enhance or re-create biodiversity interests, particularly national Priority Habitats and Species and locally important habitat and species identified in the Hull Biodiversity Action Plan.

b. Safeguard, enhance, create and connect identified habitat networks

in order to:

i. protect, strengthen and reduce fragmentation of habitats;

ii. create a coherent ecological network that is resilient to current and future pressures;

iii. conserve and increase populations of species; and

iv. promote and enhance green infrastructure.

4.170. Hull has a wide and diverse biodiversity. In particular, the estuarine environment supports a number of protected habitats and species, many of which are of national and international importance. Whilst the most notable habitats and species are associated with the Humber Estuary, there are still a number of important habitats and species within the city's boundaries.

4.171. In December as part of National Tree Week, the Leader of the Council supported the Butterfly City project through the purchase of 1,000 alder buckthorn whips for distribution amongst the community. Alder Buckthorn is the larval food plant of the brimstone butterfly a Hull Biodiversity Action Plan species.

**Policy 44 (1, 2 and 3)**

4.172. Within the reporting year no adverse impacts on the Humber Estuary were incurred

4.173. The Humber Estuary is the city's only Site of Special Scientific interest (SSSI). It is also designated as a Special Area of Conservation (SAC), a Special Protection Area (SPA) and a Ramsar site. Bird usage along the Humber frontage (King George Dock and Victoria Dock to St Andrew's Quay) is monitored as part of the Local Plan. Qualifying species encountered are shown in the Table 4.24 below along with the month of peak count.

**Table 4.24 : Humber Estuary Bird Surveys Humber Frontage April 2021 – March 2022**

Species	Peak Count	Month	Location
Mallard	12	January 2022	William Wright Dock
Curlew	3	January 2022	Green Port Hull Mudflats
Redshank	29	February 2022	River Hull North Scale Lane
Shelduck	4	April 2021	Green Port Hull Mudflats
Turnstone	4	October 2021	William Wright Dock
Ringed Plover	11	October 2021	Green Port Hull Defences
Sanderling	19	January 2022	Green Port Hull Mudflats
Teal	2	October 2021	On Estuary, by Albert Dock
Wigeon	3	October 2021	Land to the west of St Andrew's Quay

## **Policy 44 (4 and 5) Local Sites**

### **Local Nature Reserves**

- 4.174. Hull has two Local Nature Reserve, Rockford Fields and Noddle Hill. Rockford Fields saw access improvements funded by the area team. Noddle Hill continues to be the focus of a natural rewilding study by the Centre for Ecology and Hydrology. A successful harvest mouse breeding scheme by members of the community has seen several hundred harvest mice, a Hull biodiversity action plan species, released on site.
- 4.175. Local Sites in Positive Management are covered by the Defra, Local Authority Single data list 160-00, the proportion of sites with positive conservation management. In 2020/21 in Hull, an increase in active management was seen from 17% to 20% of Local Wildlife Sites in positive conservation management.

### **Policy 44 (6)**

- 4.176. Whilst protected species presence was identified as a constraint in several developments; none were permitted that led to an adverse effect. Mitigation and where necessary, compensation measures were secured prior to determination.

### **Policy 44 (7)**

- 4.177. Biodiversity enhancements were secured through several proposals including industrial, large scale housing and other major projects. Gains included targeted ecological landscaping design or the inclusion of bat or bird roosting features.
- 4.178. The ratification of the Environment Act in November 2021 introduced net gain in development. Hull has been actively pushing for the use of the Defra Biodiversity Metric to quantify compliance with policy 44. Several schemes have seen uplifts in biodiversity on site and have redesigned schemes to deliver biodiversity gains.
- 4.179. Large gains in biodiversity are due to be delivered through the Castle Hill flood alleviation Scheme, Wawne Road, Dane Park and Isledane. Off-site delivery of ecological compensation measures will be delivered through the latter two. The new sports hall at Malet Lambert School is supported by onsite biodiversity improvements as do several small-scale housing applications
- 4.180. Several industrial development projects also came with biodiversity improvements including schemes at Rotterdam Park and Siemens Gamesa.

## Trees

### Policy 45 Trees

#### Residential and commercial development and new trees

1. Three new trees of native species and local provenance will be required to be planted for each new dwelling (this excludes conversions and changes of use). A presumption that the trees will be planted as part of the development rather than off-site will apply when appropriate. The planting of new trees will be encouraged in new commercial development in appropriate places or within landscaping schemes wherever possible.

#### Tree protection and replacement

2. Hull City Council will make Tree Preservation Orders (TPOs) when necessary, in order to protect specific trees, groups of trees, or woodlands, in the interests of amenity and biodiversity.

3. The Council will not grant permission for the loss of or damage to a tree, group of trees or areas of woodland of significant amenity, biodiversity or historic value unless there is deemed to be an immediate hazard to public safety.

4. Trees protected by Tree Preservation Orders should be retained whenever possible, unless:

- a. They are dead, dying, diseased, or represent a hazard to public safety; or
- b. The Council's arboricultural officer deems the felling to be acceptable with regards to the Council's policy on urban forestry and tree management; or
- c. The benefit of the proposed development outweighs the benefit of their retention.

5. If felling is deemed acceptable by parts (3) or (4), then the planting of two replacement trees in an appropriate location will be required.

### Policy 45 (1)

4.181. Three trees per new dwelling is required through policy 45. Table 4.25 details delivery of the policy through applications approved during the AMR reporting period.

4.182. Policy 45(1) secured the planting of 3,159 trees; all but one residential scheme saw policy compliance in the reporting period. Proposals at Ferensway for a mixed use development including 249 residential units was the only non-compliant scheme in the period. The requirement in this case for 747 trees was not asked for following the submission of a viability assessment from the applicant.



**Table 4.25: Planning Applications involving Additional Tree Planting or Tree loss and proposed replacement**

Planning Reference	Site	Dwellings (3 trees per dwelling requirement)	Tree loss and proposed replacement
20/00958/FULL	109 Marfleet Lane	1 (3)	3 offsite
21/00231/RES	Land at Wawne Road	664 (1992)	738 standards plus 3611 native shrubs planted
20/01048/RES	Trinity Fields	166 (498)	Seventeen trees and three groups of trees to be removed. 511 replacements proposed plus hedgerow
20/01488/FULL	Danepark Road	99 (297)	25 standard trees, ten groups totalling 225 trees lost. 557 replacements
20/01495/FULL	Isledane	34 (102)	58 new trees on site. The proposal requires the removal of 18 trees. Additional offsite tree replacement secured by condition.
21/00293/FULL	56 Ryde Avenue	8 (24)	24 detailing secured by condition
21/00380/FULL	Land At Grange Road	9 (27)	27 detailing secured by condition
21/00995/FULL	Rear of 115 Newland Park	1 (3)	4 trees removed; 11 replacements
21/01542/FULL	West of no. 103 Newtondale	1(3)	3 trees on site
21/00256/FULL	Land At Ferensway/ Prospect Street	249 (747)	none
21/01046/OUT	Anne Street/ Osbourne Street	70 (210)	Three trees per dwelling outlined as part of reserved matters

## Tree Protection and Replacement

4.183. Several proposals to works on trees covered by a tree preservation order (TPO) were approved. Fifteen applications were submitted for the felling of trees covered by a TPO. Ten were refused, four were approved with replacements secured and one was approved without securing replacement planting. See Table 4.26

**Table 4.26: Works on trees covered by a tree preservation orders**

TPO No.	Details	At	Outcome
TPO 29	Fell Lime Tree	159 Newland Park	Refused
TPO 28	Fell 1 x Horse Chestnut tree	LIDL 23 Cottingham Road	Refused
TPO	Fell Lime Tree	Land South East of 1 Mount Pleasant	Approved TPO not confirmed single replacement outlined
TPO 86	Fell 1 x mature Ash tree	52 Victoria Avenue	Refused
TPO 247	Fell 1 x mature Ash tree	St Columba Church Laburnum Avenue	Refused
TPO 100	Works to trees under TPO 100 Fell 2 nootka cypress trees	62 Newland Park	Permitted. 4 replacements secured
TPO 13	Felling of 2 Sycamore trees and 1 x dead Sycamore	353 Saltshouse Road	Permitted replacements not secured
TPO 63	Felling 2 poplars	16 St Bartholomews Way	Permitted. 4 replacements secured
TPO 63	Fell pine tree	12 Alder Hey Drive	Approved, in decline. Single replacement outlined
TPO 206	Fell 1 x conifer	4 Woodside	Refused
TPO 240	Fell 1 willow tree in front garden	60 Pearson Park	Refused
TPO 140	Fell: 2x sycamores 4x conifers 1x cedar	Flat 1 56 Pearson Park	Refused
TPO 157	Fell Whitebeam tree	132 Saltshouse Road	Refused
TPO 202	Fell Blue Cedar	The Woodlands 11 Overstrand Drive	Refused
TPO 63	Fell lime	2 Alder Hey Drive	Refused

## Local food growing

### Policy 46 Local food growing

1. The use of land and buildings as new allotments, orchards and for local food growing spaces and production will be supported, including the temporary use of vacant or derelict land or buildings and the use of amenity green space on housing estates and other open space areas, where this does not conflict with other policy objectives or land use priorities.
2. The incorporation of community gardens, allotments, orchards and innovative spaces for growing food, including green roofs, will be encouraged and supported in new development where possible and appropriate, particularly where there is demand for food growing space in the vicinity of the application site.
3. The inclusion of productive trees and plants in landscaping schemes will be encouraged where appropriate.

4.184. A new allotment site was consented as part of the detailing for the final parcel of land at Wawne Road. The northern areas of Kingswood have poor access to food growing opportunities and the delivery of 60 x 125 m<sup>2</sup> plots goes a long way to address this deficiency.

4.185. Schemes approved during the reporting period with productive trees and plants are detailed in the table below.

4.186. Policy 46 Part 3 will continue to be encouraged as appropriate through SPD 10 -Trees (Protection and Use in Development) adopted January 2019. Currently no delivery details of Policy 46 are required to be monitored.

**Table 4.27: Trees - Food Growing Provision**

Planning Reference	Site	Food Growing Provision
21/00231/RES	Land at Wawne Road	Allotment An orchard, edible trees and shrubs incorporated within public open spaces. Several hundred plants provided including damson, hazel, walnuts, three edible species of cherry, nine species of domestic apple and numerous fruiting shrubs
20/01048/RES	Trinity Fields	75 apple and cherry trees within residential gardens
20/01488/FULL	Danepark Road	76 edible trees (apple, pear and cherry) within residential gardens
20/01495/FULL	Isledane	28 apple and pear trees within residential gardens
21/00293/FULL	56 Ryde Avenue	Eight fruit trees within residential gardens

## Local Plan Chapter 11 – Environmental Quality

### Policy 47 Atmospheric Pollution

1. Applications for residential development within the Air Quality Management Area as shown on Map 13.1 must be accompanied by an assessment of air quality. Residential development in the NO2 Area of Exceedance as shown on Map 13.1 will not be allowed unless it can be demonstrated how the air quality within the building will be brought within acceptable limits.
2. An assessment of air quality must accompany applications for major development which could individually, or cumulatively with planning permissions and/or developments under construction:
  - a. worsen air quality within an Air Quality Management Area;
  - b. lead to the creation of a new Air Quality Management Area;
  - c. increase the number of sensitive receptors within an Air Quality Management Area; or
  - d. have a detrimental impact on local air quality anywhere in the city.
3. The scope of any assessment of air quality should be agreed prior to the submission of a planning application and will be required to:
  - a. identify the site, development proposal and area in which the impacts will be assessed;
  - b. assess the existing air quality;
  - c. assess the impact of the proposal on air quality individually and in conjunction with any outstanding planning permission or development under construction; and
  - d. identify mitigation measures and quantify the impact of those measures.
4. In addition to criteria 2 and 3 above, if the development is located within 200m of the Humber Estuary SAC, the application should specifically address the impact of the proposal on the SAC designated saltmarsh. Where effects cannot be avoided, appropriate mitigation measures should be provided to ensure that there is no adverse effect on the integrity of the Humber Estuary SAC.
5. Development which cannot appropriately mitigate air quality concerns, including dust and odour, will only be supported where the social and economic benefits significantly outweigh the negative impact on air quality.

### Policy 49 Noise Pollution

1. Development which would site noise sensitive receptors in proximity to noisy uses or areas should demonstrate that there would be an acceptable level of amenity for end users. Where this has not been demonstrated, development will not be allowed.
2. Development of noisy uses should demonstrate that adverse impacts of noise can be mitigated and that there would be an acceptable impact on the amenity of surrounding land uses, including the Humber Estuary International Site.

### Policy 50 Light Pollution

Development in proximity to sensitive receptors such as residential properties or the Humber Estuary International Site should ensure that lighting is designed in such a way as to avoid an adverse impact on those sensitive receptors.

4.187. Over the AMR reporting period, conditions have been imposed on 64 applications relating to atmospheric pollution, 83 relating to noise pollution, and 2 relating to light pollution.

#### **Land Affected by Contamination**

##### **Policy 48 Land Affected by Contamination**

- 1. Development which:
  - a. involves the development of land known or suspected to be contaminated; and/or*
  - b. would have a vulnerable end user; and/or*
  - c. could create a new pathway between a contamination source and a vulnerable receptor (including local, national and internationally designated wildlife sites and the groundwater aquifer)**must be accompanied by an appropriate contamination assessment.**
- 2. Development will be supported where it has been demonstrated that appropriate mitigation can be carried out and will have conditions attached to require the appropriate works to be carried out.*

4.188. Conditions have been imposed on 40 applications relating to contamination over the AMR reporting period..

#### **Hazardous Substances Consent**

##### **Policy 51 Hazardous Substances Consent**

- 1. Permission for Hazardous Substances Consent will be granted where it has been demonstrated that the level of risk to the surrounding community and environment is within acceptable limits and that the benefits from the use of the site outweigh that level of risk.*
- 2. Development in proximity to a site with a Hazardous Substances Consent must demonstrate that regard has been had to the presence of the Hazardous Substances Consent and the design/ layout amended accordingly and that the benefits of the development outweigh the level of residual risk.*

4.189. No hazardous substances applications have been received over the AMR reporting period.

## Infrastructure and Delivery

### Policy 52 Infrastructure and Delivery

1. *To ensure the delivery of infrastructure requirements, and to ensure the strategic and sustainability objectives of the Plan are met, the Council will:*
  - a. *Support the provision of appropriate new infrastructure, including to mitigate and adapt to climate change, working with partner organisations and the East Riding of Yorkshire Council where necessary, to deliver the priorities of the Local Plan.*
  - b. *Support measures to protect, enhance or improve access to existing facilities, services and amenities that contribute to business needs, quality of life of residents, and visitor requirements, including access to information and communication technologies.*
  - c. *Facilitate the timely provision of additional facilities, services and infrastructure to meet identified needs, whether arising from new development or existing community need, including those of the emergency services and utilities, in locations that are appropriate and accessible.*
  - d. *Seek additional infrastructure funding from European, national and local funding sources to enable development to come forward.*
2. *To facilitate the delivery of identified place-shaping infrastructure requirements in the city, new development will be expected to contribute through the Community Infrastructure Levy Regulations, or successor regulations or guidance.*
3. *S106 Planning Obligations will be required where they directly relate to the nature and potential impact of development, taking account of material considerations, including viability of development.*
4. The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that appropriate provision is in place before development is occupied. An Infrastructure Delivery Programme will guide how infrastructure will be funded and over what time frames it will be delivered.

4.190. The Community Infrastructure Levy (CIL) charging schedule for Hull came into force on 1 January 2018. The intention was to raise levies from anticipated housing and retail development to be used to improve or provide pre-determined or planned 'place shaping infrastructure' that includes public open space and public realm works. New working arrangements in managing this fund have been put in place. CIL differs from s106 planning obligations as it addresses infrastructure shortfalls. Funds can be combined in a way that addresses infrastructure gaps that have already been identified.

4.191. New CIL regulations require consideration of anticipated levies. The current charging schedule requires a £60 per sqm charge relating to housing and other rates for retail in certain parts of the city. The income is also affected by the timing of development, with the larger elements associated with housing allocations in East Hull.

4.192. Greater detail of CIL and the Hull Infrastructure Funding Statement 2021-2022 is available in section 6 of this document

## Section 5 Co-operation - plan making and other planning activity.

### ***The Town and Country Planning (Local Planning) (England) Regulations 2012 Authorities' monitoring reports***

*34 (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.*

- 5.1. The Duty to Co-operate requires the Council to engage constructively, actively and on an ongoing basis with neighbouring authorities, and to have regard to the activities of other prescribed bodies. Processes are in place and will be maintained to ensure the Council continues to satisfy the requirements of the Duty. (This is referred to further in the Council's Statement of Community Involvement). <https://www.hull.gov.uk/council-and-democracy/consultation-and-feedback/statement-community-involvement>
- 5.2. The Levelling Up and Regeneration Bill (LURB) suggests that the Duty to Cooperate will be replaced by a more flexible test but does not provide details. However, the Council maintains a commitment to continue to work closely with the East Riding and others, as it did over many years prior to the Duty to Cooperate being introduced. <https://www.gov.uk/government/collections/levelling-up-and-regeneration-bill>
- 5.3. The compact nature of the city's administrative area and single shared administrative boundary with the adjoining East Riding of Yorkshire points clearly to the important inter-relationship between these two areas. Hull has a history of successfully working with the East Riding of Yorkshire on planning matters that are mutual concern, including the previous publication of a Joint Planning Statement, and the focus now on a Statement of Common Ground, to ensure it reflects the strategic planning position of the two authorities and ensures Local Plan policies reflect that broader strategic framework. These will be reviewed and updated as the plan develops to address changing circumstances.
- 5.4. The Council is also party to a Joint Strategic Planning Protocol. The protocol is between Hull City Council, East Riding of Yorkshire Council the Local Enterprise Partnership (LEP), the Humber Local Nature Partnership (LNP) and the Hull and East Riding LNP. The objective of this is to ensure effective working relationships continue beyond plan making through the determination of planning applications which have potentially cross boundary implications. The intention is to support the delivery of the overarching strategic policies established within each authorities Local Plan.
- 5.5. The central part of the LURB is devolution, enabling the formation of combined authorities. Whichever form this might take in the area, the LURB refers to the ability to create joint Spatial Development Strategies, if not more comprehensive joint plans. A decision on the need for and nature of such a joint plan / Strategy will be taken in due course.
- 5.6. The Council continues to work with other local planning authorities in North Yorkshire including through participation in both a Heads of Planning Group and a Development Forum. Both of these present opportunities for sharing best practice and joint approaches. The value of these meetings will be reviewed in due course in light of local government reorganisation in North Yorkshire and locally in relation to devolution.

- 5.7. The Local Plan presents a means of implementing the Council's key strategies and those of its partners through the development and use of land across the city.
- 5.8. Hull City Council published its new Economic Strategy for the city in August 2021. The Humber LEP was wound up in March 2021 and was replaced in April 2021 with the Hull and East Yorkshire LEP. The LEP has not yet produced a new growth strategy, but the Local Plan will need to be mindful of this document when produced and it will also provide the delivery framework for the aspirations and ambitions of the city's economic strategy.
- 5.9. Other relevant strategies include
- Hull Climate Emergency;  
<https://www.hull.gov.uk/environment/pollution/hull-2030-carbon-neutral-strategy>
  - Hull City Plan;  
<https://cityplanhull.co.uk/>
  - Hull Housing Strategy; and  
<https://www.hull.gov.uk/housing/housing-regeneration-and-development/housing-strategies-and-policies>
  - Health and Well Being Strategy.  
<https://www.hull.gov.uk/council-and-democracy/policies-and-plans/health-and-wellbeing-strategy-2022>
  - Local Transport Plan.  
<https://www.hull.gov.uk/parking-and-transport/cycling-and-walking/local-transport-plan-2020-2026>



## Section 6 Development funding received

### The Town and Country Planning (Local Planning) (England) Regulations 2012 Authorities' monitoring reports

*34 (5) Where a local planning authority have prepared a report pursuant to [F2regulation 121A(1)(b)] of the Community Infrastructure Levy Regulations 2010 F3, the local planning authority's monitoring report must contain the information specified in [F4paragraph 1 of Schedule 2 to] those Regulations.*

**F2** Words in reg. 34(5) substituted (1.9.2019) by The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 (S.I. 2019/1103), regs. 1, 12(2)(a) (with reg. 1(4))

**F3** S.I. 2010/948.

**F4** Words in reg. 34(5) substituted (1.9.2019) by The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 (S.I. 2019/1103), regs. 1, 12(2)(b) (with reg. 1(4))

- 6.1. The Council is required to produce an Infrastructure Funding Statement (IFS) yearly that sets out details about Community Infrastructure Levy (CIL) / Section 106 planning obligation receipts and projects. This AMR summarises details held within the Infrastructure Funding Statement and signposts where to access the full Infrastructure Funding Statement.

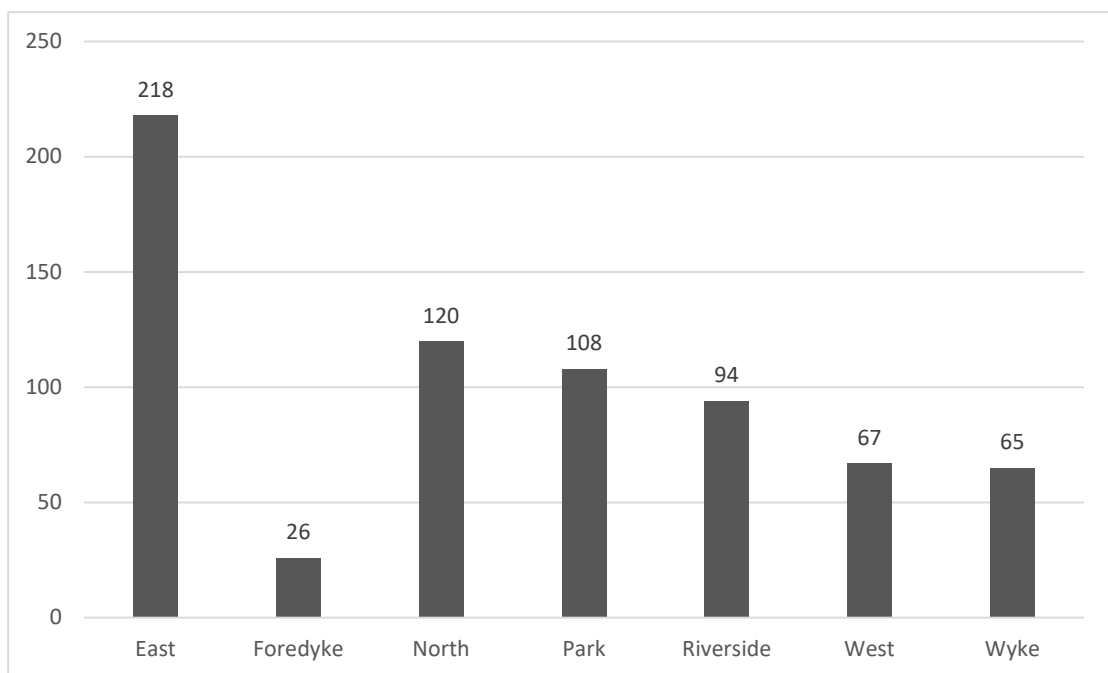
### Planning obligations and Community Infrastructure Levy

- 6.2. Planning obligations are requirements in the form of physical works required as a way of mitigating the impact of development when planning permission occurs. In Hull this mitigation is often in the form of a monetary sum to be used to offset the impact of development on existing public open space and play provision. These monies are collected and managed through the Council, but the funds received are used in a way that aligns to strategic development priorities established in the Local Plan, in terms of where major new housing occurs. As a consequence good place shaping occurs and there is transparency in terms of developers being able to see the benefits of their individual contributions and also for local communities. (CIL) differs from S106 funding which is required as a tariff on certain forms of development and this is used to fund place shaping infrastructure including public realm.
- 6.3. Over the last year to April 2022, £700K has been made available for public open space and play space provision, and as detailed in figure 6.1. The majority of this is available within the East and North Area Committee areas of the city.
- 6.4. Significant funding has also been allocated by respective area committee's where s106 funding is used for particular projects which are within the vicinity of where new housing occurred. Just over £2.8m is allocated/committed to particular projects in this way. These include £350K for Bude Park and similar amounts at Ings. The major parks in the city have also benefitted including spend at East, Pearson and West Parks. There are a further 30 planning applications with related planning obligation agreements that have also been determined within this year.
- 6.5. CIL is effectively a tariff that applies to certain forms of development where this does not unduly harm its viability. In Hull, a tariff of £60 per sqm of housing development applies,

but only in more viable parts of the city including Kingswood, west Hull and around Sutton. This is used to help pay for a pre-determined ‘place shaping infrastructure’ programme of public realm works.

- 6.6. Since the start of the charging schedule the Council has considered over 30 planning applications liable to CIL. Most of these consented schemes were exempted because they were for charitable trust or self build purposes. Around £181K has been received in CIL payments to date and most (70% as prescribed through regulations and the Council’s CIL Protocol) is to be used toward public realm improvements in the city centre. Of this total, around £45K is allocated to schemes, local to the ward where the CIL applies. £9K (or 5% of the total received) covers costs from within Planning Services in managing the process. There is potentially more to follow subject to planning consents being confirmed on allocated sites for housing including at Riverside (Kingswood) and East Carr.
- 6.7. Details of this and previous Infrastructure Funding Statements, Planning obligations and CIL are available online at <https://www.hull.gov.uk/planning/planning-applications/community-infrastructure-levy-cil> . These documents provide information about planning obligation funding receipts, actual current and proposed future expenditure. It further details progress on public open space and play space related projects, funded (either in whole or part through planning obligations).

**Figure 6.1 – Available s106 (‘000) funds by Area Committee at April 2022**



Source: HCC