

ADDENDUM TO THE SUSTAINABILITY APPRAISAL  
REPORT

# Hull Local Plan Addendum of Proposed Changes Sustainability Appraisal Report

*Prepared for*

Hull City Council

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CH2M United Kingdom  
43 Brook Green  
Hammersmith  
London W6 7EF



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# Acronyms and Abbreviations

HCC	Hull City Council
HRA	Habitat Regulation Assessment
SA	Sustainability Appraisal
SEA	Strategic Environment Assessment



# Document History

**Client:** Hull City Council

This document has been issued and amended as follows:

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<b>Version</b>	<b>Date</b>	<b>Description</b>	<b>Created by</b>	<b>Verified by</b>	<b>Approved by</b>
1	8.12.2016	Draft report	M Smith/K Dwarakanath		
2	14.12.2016	Final report	M Smith	K Dwarakanath	H Jones

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# Introduction

Hull City Council produced the Hull Local Plan Publication Report in June 2016 and was presented for consultation with members of the public and with the statutory authorities between June 2016 and July 2016. Further to this consultation, the comments received were considered and changes are being proposed to some parts of the Hull Local Plan Publication Report. The changes relate to:

- strengthening of background information that lead up to policy formulation;
- editing sentences on some of the proposed policies; and
- minor alterations to site boundaries at a few sites that were proposed in the Local Plan.

No new policies have been added and no proposed policies have been deleted. Similarly, as with the proposed sites in the Sites Allocation part of the Plan, no new sites have been added or proposed sites deleted from the Publication Report.

The proposed set of changes have been documented in the Hull Local Plan Appendix C Addendum of Proposed Changes and presented as part of the Hull Local Plan Submission Documentation to the Secretary of State in December 2016.

## 1.1 Purpose of this report

The Hull Local Plan was assessed against the Strategic Environment Assessment/ Sustainability Appraisal (SEA/SA) Framework at every stage of the plan preparation and all stage findings are reported in the Hull Local Plan Publication SA Report available [here](http://hullcc-consult.limehouse.co.uk/portal/localplan/hull_local_plan_publication_-_evidence_links) ( [http://hullcc-consult.limehouse.co.uk/portal/localplan/hull\\_local\\_plan\\_publication - evidence links](http://hullcc-consult.limehouse.co.uk/portal/localplan/hull_local_plan_publication_-_evidence_links)).

In the light of the proposed changes to the Hull Local Plan, a SA has been conducted to assess the significance of the proposed changes on the sustainability objectives set out for the Local Plan. This report presents findings of the SA conducted on the proposed changes. This report is an Addendum to the Hull Local Plan Publication SA Report (June 2016).

## 1.2 Summary of the proposed changes

This section summarises the changes proposed to the policies and sites that were presented in the Publication Report (June 2016). A detailed version of the proposed changes along with reference to the sections in the Publication Report is presented in Table 4.

The proposed changes relate to:

- strengthening of background information that lead up to policy formulation;
- editing sentences on some of the proposed policies; and
- minor alterations to site boundaries at a few sites that were proposed in the Local Plan.

No new policies have been added and no policies have been deleted from the Hull Local Plan Publication Version (June 2016). Similarly, as with the proposed sites in the Sites Allocation part of the Plan, no new sites have been added or proposed sites deleted from the Publication Report.

Specific changes to the policies that are likely to alter the assessment findings presented in the Hull Local Plan Publication SA Report are listed below:

- Policy 4 Part (5) - inclusion of an additional criterion '*(site is) not of high environmental value*' to be used while considering re-use of previously developed (brownfield) land for housing;
- Policy 15 Local Distinctiveness- *Development should promote local distinctiveness where appropriate, with particular reference to: 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;*

- Policy 16 Heritage Considerations- deletion of a word from the policy- *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 ~~substantial~~ 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;*

- Policy 19 Shop Fronts- revision of policy wording- ~~2. Consideration should be given to the retention and refurbishment of traditional shop fronts that make a positive contribution to the streetscene.~~

2. Existing shop fronts which make a particular contribution to the character of the building or surrounding area should be retained and refurbished wherever practicable;

- Policy 37 Flood Defences – revision of policy wording- 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 ~~would not otherwise be provided or~~ are not already planned and funded by risk management authorities within an appropriate timescale

# Sustainability Appraisal of proposed changes

This section identifies the changes to the text applicable to the Hull Local Plan Publication SA Report (June 2016). It is important to read this section alongside the SA Report. The proposed changes will alter the Publication SA Report (June 2016) in the following ways:

- Inclusion or deletion of policies, plans and programmes review that were either published, or made obsolete, since the issue of the Publication SA Report;
- Updating text (to reflect proposed changes) throughout the SA Report and Appendices that restates Local Plan Policies, such as in Appendix C of the SA Report;
- Revising text throughout the SA Report and Appendices where assessment findings are predicted to change as a result of the proposed changes, as per Table 4 below.

In addition to identifying the implication of the proposed changes to the SA conducted on the Publication version of the policies, this section includes review of some policies and studies that were published after June 2016.

Reference has been made to the Habitat Regulation Assessment (HRA) Report, updated in December 2016 and the predicted residual impact from this report has been used to inform preparation of this Addendum. As such Policy 44 (Biodiversity and Nature) of the Hull Local Plan, which discusses the requirement of a Habitat Regulation Assessment, will apply to all developments and therefore will help mitigate effects on European designated sites.

## 2.1 Policies Review

A review of relevant plans, policies, and programmes (PPP) is contained in Appendix A of the Hull Local Plan-SA Publication Report. Appendix A has been reviewed to determine whether or not any plans, policies, and programmes are now obsolete or irrelevant at the time of writing this Addendum. The findings of this review are in Table 1. This review must be read alongside the abovementioned Appendix A.

**Table 1 - Review of relevant plans, policies, and programmes**

PPP	Key Objectives relevant to Plan and SA	Key Targets and Indicators relevant to Plan and SA	Implications for the Local Plan	Implications for the SA
Water for Life and Livelihoods: A Framework for River Basin Planning in England and Wales – Summary (Draft) (February 2006)	The 'Water for Life and Livelihoods: A Framework for River Basin Planning in England and Wales – Summary (Draft)' document, published by the Environment Agency in February 2006 was withdrawn on 15 July 2016. The updated river basin management plans were published in February 2016 and because the key information from this guidance has been incorporated (and updated where relevant) into the updated river basin management plans and associated guidance, it is no longer required as a standalone document – see below.	N/a	N/a	N/a
Water for Life and Livelihoods: Part 1: Humber river	Part 1 of this Plan outlines the current state and pressures on the environment, and the environmental objectives, programme of measures, and progress since 2009, and Part 2	To provide a framework for protecting and enhancing the benefits provided by the water environment.	The Plan informs decisions on land-use planning.	Must address the requirements of the Plan and Water Framework Directive for

PPP	Key Objectives relevant to Plan and SA	Key Targets and Indicators relevant to Plan and SA	Implications for the Local Plan	Implications for the SA
basin district; River basin management plan, and Part 2: River basin management planning overview and additional information, Updated: December 2015	<p>provides a summary of the technical, economic and engagement processes used to develop this plan. The Plan identifies the environmental objectives of the Water Framework Directive as follows:</p> <ul style="list-style-type: none"> <li>- to prevent deterioration of the status of surface waters and groundwater</li> <li>- to achieve objectives and standards for protected areas</li> <li>- to aim to achieve good status for all water bodies or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status</li> <li>- to reverse any significant and sustained upward trends in pollutant concentrations in groundwater</li> <li>- the cessation of discharges, emissions and losses of priority hazardous substances into surface waters</li> <li>- progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants</li> </ul>	<p>The Environment Agency and other organisations have extensive monitoring programmes to assess the state of the water environment. To help monitor progress with this plan and show how the quality of the water environment is changing, the Environment Agency will report on a range of quality indicators. These could include:</p> <ul style="list-style-type: none"> <li>- status or risks facing protected areas: drinking water protected areas, Natura 2000 sites, bathing waters, shellfish waters, nutrient sensitive areas</li> <li>- ecological status plus individual status of some quality elements: fish, macrophytes, invertebrates, diatoms, phosphorous, dissolved oxygen, ammonia, specific pollutants, acidity</li> <li>- chemical status plus individual status of some quality elements</li> <li>- the annual change in status of each of the individual ecological status elements. This will be used as an indicator of overall progress towards good ecological status</li> </ul>		integrated, long term approach and environmental, social and economic benefits.
Hull and East Riding Catchment Abstraction Management Strategy (March 2006)	This Strategy has been superseded by the Strategy published in February 2013 – see below.	N/a	N/a	N/a
Hull and East Riding Catchment Abstraction Management Strategy (February 2013)	The overall objective of Catchment Abstraction Management Strategy (CAMS) is to manage the licensing of surface and ground water resources in a sustainable manner. The purpose of this approach is to try and ensure that the area's water resources are not over-exploited and that an abstraction will not result in a significantly adverse environmental impact.	The Groundwater Management Units (GWMU) status as stated in the CAMS document can be used as an indicator of the condition of the existing water resource.	Useful background to the development of the Local Plan especially when considering the effects spatial planning could have on water resources.	Consider the potential for water resource issues that could affect the status of the GWMU.
Hull Retail Study,	This Study has been superseded by the 2013 Study – see below.	N/a	N/a	N/a

## SECTION 2 – SUSTAINABILITY APPRAISAL OF PROPOSED CHANGES

PPP	Key Objectives relevant to Plan and SA	Key Targets and Indicators relevant to Plan and SA	Implications for the Local Plan	Implications for the SA
Kingston upon Hull (2006)				
Hull Retail and District Centres Study (2013)	<p>Strategic Perspectives (SP) was commissioned by HCC in May 2013 to prepare a retail assessment of the City's three District Centres (namely Hesse Road, Holderness Road and Northpoint), as well as an appraisal of Kingswood, which was proposed as a District Centre in the Hull Core Strategy (since withdrawn).</p> <p>The Study covers the area the period up to 2030 and defines potential for new retail development in Hull and the scope for accommodating growth.</p>	<p>The quantitative assessment confirms that there is no (or limited) capacity for new convenience floorspace in Hull over the forecast period (up to 2030). The study has demonstrated growth in potential turnover of existing comparison retail over and above benchmark trading levels. This would normally indicate capacity for development of further floorspace. However, in this case commitment has been given through planning permission to development of significant amounts of floorspace within the City Centre and at North Point District Centre.</p>	<p>From a sustainability perspective, growth in comparison and convenience business should be focused in the city and district centres. The sequential test, outlined in the National Planning Policy Framework, should be applied to all proposals for retail development.</p>	<p>Consider issues in the SA.</p>
Hull Strategic Housing Market Assessment (2013) and Objectively Assessed Need update (2015)	<p>The Hull Strategic Housing Market Assessment (SHMA) was published in November 2013 was prepared to inform the Local Plan by providing an understanding of housing market dynamics, and consider the future need for market and affordable housing provision and the housing needs of different groups within the local community.</p> <p>An updated Objectively Assessed Need (OAN) for Housing was subsequently published in April 2015, which took account of new sub-national population projections (SNPP) and household projections produced by the Government.</p> <p>The housing figures in these documents have been superseded by the Hull and East Riding Joint Housing Need Study (2016) noted below.</p>	N/a	N/a	N/a
Hull and East Riding Joint Housing Need Study (2016)	<p>The Hull and East Riding Joint Housing Need Study (JHNS) was adopted in December 2016 and provides a Housing Need Study for Hull and East Riding of Yorkshire Councils. The JHNS assesses the future needs for market and affordable housing and covers a 16 year period from 2016 to 2032. It provides information for setting housing targets, but does not go so far as to set the targets.</p>	<p>The main overall conclusion in the JHNS is around the objective assessment of housing need (OAN). On the basis of the analysis carried out, this is concluded (annually over the 2016-32 period) to be 422 to 562 houses for Hull, and 1,252 to 2,021 for Hull and East Riding combined.</p> <p>The JHNS has identified a need in Hull for 96</p>	<p>Plan policies should be revised to take account of the estimated OAN figures.</p>	<p>Consider Sustainability objectives that aim to improve housing offer.</p>

PPP	Key Objectives relevant to Plan and SA	Key Targets and Indicators relevant to Plan and SA	Implications for the Local Plan	Implications for the SA
		affordable dwellings per year over the plan period.		
Housing and Planning Act 2016	The Housing and Planning Act provides legislation for government to implement the sale of higher value local authority homes, starter homes, pay to stay and a number of other measures, mainly intended to promote homeownership and boost levels of housebuilding in England.	N/a	Local Plan to refer to the requirements of the Act while drafting housing policies.	Consider Sustainability objectives that aim at promoting access to housing.

## 2.2 Changes to the Sustainability Assessment Report

This section presents the details of the changes that are applicable to the Hull Local Plan Publication SA Report. For the benefit of the reader SA objectives and the assessment criteria are reiterated in sections below. This section must be read alongside Appendices C and D of the Hull Local Plan Publication SA Report.

### 2.2.1 Assessment objectives

The list of Strategic Environment Assessment (SEA) objectives and the Sustainability Appraisal (SA) objectives are presented in the Hull Local Plan Publication SA Report in section 2.7 (p 10). These objectives against which proposed changes are assessed are reiterated in Table .

**Table 2 –Hull Local Plan Strategic Environmental Assessment (SEA)/Sustainability Appraisal (SA) objectives**

Category	SA/SEA Objective
Environmental	<ol style="list-style-type: none"> <li>1. Protect and enhance habitats and biodiversity. Improve connectivity between sites and prevent habitat fragmentation.</li> <li>2. Maintain and enhance water quality and limit water consumption to levels supportable by natural processes and storage systems, taking into account the impact of climate change.</li> <li>3. Ensure that new development does not increase flood risk and protects or enhances the capacity &amp; integrity of flood storage areas.</li> <li>4. Minimise the loss of soils to new development and encourage remediation of contaminated land.</li> <li>5. Reduce the factors causing climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO2.</li> <li>6. Ensure that development is capable of withstanding the effects of climate change.</li> <li>7. Achieve good air quality.</li> <li>8. Maximise the use of previously developed land and buildings, and the efficient use of land.</li> <li>9. Use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources (including waste) or recycled alternatives wherever possible.</li> <li>10. Maintain and enhance historic and cultural assets.</li> <li>11. Conserve and enhance the landscape and townscape, encouraging local distinctiveness.</li> </ol>

Category	SA/SEA Objective
Social	12. Encourage healthy lifestyles and reduce the health impacts of new developments. 13. Deliver more sustainable patterns of development by ensuring links to a range modes of transport. 14. Promote equity & address social exclusion by closing the gap between the poorest communities and the rest through a more equitable sharing of the benefits of prosperity. 15. Ensure that everyone has access to good quality housing that meets their needs. 16. Enhance community identity and participation. 17. Reduce both crime and fear of crime. 18. Ensure that everyone has access to education at all ages and levels; raising attainment and enhancing local workforce skills that match current and future business requirements. 19. Ensure that people have equitable and easy access to shopping, community and other services and facilities.
Economic	20. Create conditions which support sustainable economic growth, encourage investment, innovation, entrepreneurship and business diversity. 21. Enhance the vibrancy and vitality of city centre and local centres and encourage a complementary and appropriate mix of uses and facilities within and between centres.

## 2.2.2 Assessment classification

The performance/sustainability implications of each issue/option/proposal, in terms of its contribution to achieving each SEA/SA objective, was assessed and the results classified using the criteria set out in Table .

**Table 3 - Assessment classification criteria and description**

Classification	Symbol	Description
Significant positive impact	++	Option is likely to contribute significantly to the SA/SEA objective
Minor positive impact	+	Option is likely to contribute in some way to the SA/SEA objective
Neutral impact	0	Option is unlikely to impact on the SA/SEA objective
Minor negative impact	-	Option is likely to have minor adverse impacts in terms of the SA/SEA objective
Significant negative impact	--	Option is likely to have significant adverse impacts in terms of the SA/SEA objective
Uncertain	?	It is uncertain how or if the option impacts on the SA/SEA objective

## 2.2.3 Identified changes to assessment

The alterations to the assessment findings, as a result of the proposed changes are discussed in detail in Table 4. A summary of the changes proposed to the SA Report are as follows:

### Summary of changes proposed to the Publication SA Report (June 2016)

Policy 4 Part (5)	Assessment score under Appendix C Policy 4, SA Objective 1 (biodiversity) will need to be revised from '0/+' to '+' as the new criterion will help protect biodiversity on brownfield land.
Policy 15 Local Distinctiveness	Policy change makes explicit reference to the consideration of flood risk within development proposals. This will alter the assessment score from neutral (0) to minor positive (+) under SA Objective 3 (Flooding).
Policy 16 Heritage Considerations	The revised policy wording will reduce the stringent protection offered to heritage features as per the Publication Version policy. For this reason, assessment score against SA objective 10 (historic assets) will need to be revised from significant positive (++) to minor positive (+).
Policy 19 Shop Fronts	The revised policy wording, to replace the word 'positive' (contribution) to 'particular' (contribution) to the street scene will result in the revision of the assessment score of

minor positive (+) under the SA objective 10 (historic assets) to uncertain (?) as it is not clear what and who defines or determines what ‘particular’ contribution would be.

Policy 37 Flood Defences

In Appendix C of the Hull Local Plan-SA Publication Report, SA objective 5 (climate change) scored ‘0’ (neutral) for the short, medium, and long term against Policy 37 with the reason being that there is *“No direct relation to this SA objective”*.

Proposed changes to the policy wording explicitly requires developments to take into account climate change levels, and this as a result assessment finding will need to be revised from neutral (0) to minor positive (+) under SA objective 5 (climate change).



**Table 4 - Sustainability Appraisal of the Schedule of Proposed Changes**

Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
2.8	Minor Change	98	After 5 <sup>th</sup> sentence: add new sentence - 'This rich history is reflected in the range and diversity of historic buildings and other structures that can be found across the city especially in the Old Town.'	No change to the Hull Local Plan-SA Publication Report.
2.22	Minor Change	156	3rd sentence: replace 'Joint Structure Plan' with 'Joint Planning Statement'.	No change to the Hull Local Plan-SA Publication Report.
2.27	Minor change	153	The Marine Management Organisation (MMO) has responsibility for preparing Marine Plans for the English inshore and offshore waters. The coastal area around Hull is covered by the East Inshore and Offshore Marine Plan, which was adopted in April 2014. A marine plan applies up to the mean high water springs mark. This includes the Humber Estuary and the River Hull as both of these are tidal. It is not directly part of the local development plan as such, but its policies must be considered where appropriate in line with the Marine and Coastal Access Act section 58. The policies within the East Inshore and Offshore Marine Plan and the policies in the Hull Local Plan seek many of the same outcomes. The MMO is a statutory consultee on planning applications where there could be an impact on marine planning. More information can be found on the Marine Management Organisation's website: <a href="http://www.gov.uk/government/organisations/marine-management-organisation">www.gov.uk/government/organisations/marine-management-organisation</a>	No change to the Hull Local Plan-SA Publication Report.
Strategic Priority 1	Minor Change	107	<b>Strategic Priority 1</b> Positively and proactively encourage sustainable economic growth supporting the ambition for the Hull to be a leading UK energy city.  In the past few decades Hull has suffered from high levels of <del>worklessness</del> unemployment and low levels of household disposable income.	Strategic Priority 1 wording in Section 2.5 of the Hull Local Plan-SA Publication Report (p 7), and Appendix G will need to be revised to take account of the changes to the wording.
Strategic Priority 4	Minor Change	105	<b>Strategic Priority 4</b> Support and enhance the role of district, local and neighbourhood centres to ensure they are <del>healthy and</del> vibrant and can meet people's needs for shops, services and community facilities within easily accessible locations across the city.	Strategic Priority 4 wording in section 2.5 of the Hull Local Plan-SA Publication Report (p 7), and Appendix G will need to be revised to take account of the changes to the wording of the Strategic Priority 4.

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
Strategic Priority 12	Focussed Change	99	Add to end of last sentence: 'and that they are resilient to future climate change'.	<p>It is not clear from the new policy wording whether the reference to climate change takes into account flood risk only or whether other climate change factors such as hotter summers and cooler winters have also been considered and that the policy states infrastructure will take into account resilience to (all) climate change (factors). For this reason the sustainability assessment contained in the Hull Publication SA Report will remain unaltered.</p> <p>No change to the assessment but reference to Strategic Priority 12 in section 2.5 of the Hull Local Plan-SA Publication Report (p 8), and Appendix G will need to be revised to take account of the changes to the wording of Strategic Priority 12.</p>
4.3	Minor Change	106	This is a particularly pressing issue in Hull which has some of the highest rates of <del>job seekers</del> <u>Jobseeker's Allowance claimants</u> nationally and where one in three children lives in poverty.	No change to the Hull Local Plan-SA Publication Report.
Table 4.2	Focussed Change	157	Amend site area of site ref. 44 to 30.95ha and total of table to 48.86ha.	No change to the Hull Local Plan-SA Publication Report.
Policy 1	Focussed Change	30	<p><b>Port of Hull</b></p> <p>2. <u>Within the Port of Hull Area</u>, as designated on the Policies Map <u>development proposals for port related uses will be supported to facilitate the continued operation and future growth of the Port of Hull. will continue to be the location for a range of operational port uses. It will also support</u> The major development needs associated with Green Port Hull <u>will also be supported within the Port Area.</u></p>	<p>The policy is supportive of the future development associated with Green Port Hull, which in turn will support SEA Objective 20 (Economic growth).</p> <p>As the SA conducted at the Publication stage for Policy 1 already has allocated a very positive (++) score for economic objectives (p 55-56 of the Hull Local Plan-SA Publication Report) no change to the SA Report is proposed in this addendum.</p>

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
				<p>Similarly the SA Publication Report has already considered potential effects of the development at Port of Hull against SEA Objective 1 and other environmental objectives. The proposed changes will not alter these assessment results.</p> <p>No change to assessment findings under the social objectives, as no direct relation is established (indirect benefits through job creation is acknowledged).</p> <p>Policy 1 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>
Policy 1	Focussed Change	31	<p><b>Future uses within designated employment areas.</b></p> <p>3. Within designated employment areas, development of <del>non-employment</del> uses outside <del>use</del> classes B1, B2 and B8 will not be allowed <del>on readily available land</del> unless :</p> <p><del>where</del> it is demonstrated that the use of the site for other than B class use would <del>not therefore</del> lead to a shortfall of land available to meet identified <del>economic development</del> B class needs <u>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:</u></p> <p><del>unless the development</del> it is small-scale <del>ancillary</del> <u>incidental</u> development <del>supporting</del> and it is demonstrated that this is necessary to <u>make development of</u> employment uses <u>on the remaining parts of the site viable ; or</u></p> <p>unless development is of sui-generis uses that are of an industrial nature, and that support the economic <del>growth development</del> objectives of the plan and are compatible with surrounding uses; <del>and</del></p> <p><u>Such development will not be allowed if the proposed use would result in bad neighbour issues leading to restrictions being placed on neighbouring businesses.</u></p>	<p>Proposed change provides clarity on application of the policy, but this will have no impact on the assessment findings listed in the Hull Local Plan- SA Publication Report (p55-56).</p> <p>Policy 1 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
Policy 1	Focussed Change	32	<p><b>Office Development</b></p> <p>4. All office development <u>outside of centres</u> 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 <u>be incidental to support</u> a wider mix of employment uses.</p>	<p>Proposed change provides clarity on application of the policy, however this will have no impact on the assessment findings listed in the Hull Local Plan- SA Publication Report (p55-56). The policy will contribute to the vitality and viability of the city centre and other local centres - this observation has already been captured in the SA Publication Report.</p> <p>Policy 1 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>
Policy 1	Focussed Change	33	<p><b>Extension of existing properties</b></p> <p>5. Extension, remodelling and redevelopment of properties to allow expansion of existing <u>B1, B2 or B8</u> businesses, or to accommodate new firms within designated employment areas will be supported, subject to detailed planning considerations.</p>	<p>Proposed change provides clarity on the units to which the policy will apply. This has no implication on the assessment findings reported in the Hull Local Plan-SA Publication Report (p55-56).</p> <p>Policy 1 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>
4.27	Minor Change	118	<p>.... form part of the conservation area, <del>which restricts development options for the site and</del> <u>The conservation area is in an extremely poor condition and has been identified as being at risk. The redevelopment of this site presents an opportunity to address some of the issues facing the conservation area although development proposals will need to ensure that they also safeguard the elements that contribute to its character</u> .Highways capacity <u>potentially</u> limits <del>the</del> access, suggesting the site will be delivered later in the plan period.</p>	<p>Although paragraph 4.27 provides a description leading up to the Policy statement (Policy 2) and requires the development proposals to be sympathetic to the local character, this is not explicitly stated in Policy 2 (and no change is being proposed in Appendix C) - for this reason no change to the SA assessment findings is proposed (p 56-57 of the Hull Local Plan-SA Publication Report).</p>

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
4.27	Minor Change	134	Expansion would impact on the existing site of nature conservation interest within the curtilage of the existing Arco site and mitigation of this would be achieved through replacement of this habitat within other parts of the site <u>or in other locations in the nearby vicinity.</u>	No change to the Hull Local Plan-SA Publication Report.
4.27	Minor Change	137	.... Other smaller sites within <u>the Western Corridor area</u> that are identified as allocations could <u>together</u> provide 3.34ha of development land <del>on smaller infill plots.</del>	No change to the Hull Local Plan-SA Publication Report.
4.28	Minor Change	138	.... Other smaller sites within <u>the Eastern Corridor</u> <del>this broad area</del> identified as allocations could <u>together</u> provide 4.41ha of land <del>on smaller infill plots.</del>	No change to the Hull Local Plan-SA Publication Report.
4.30	Minor Change	136	.... <del>Other</del> smaller sites <del>infill plots</del> within the River Hull Corridor Area that are identified as allocations could <u>together</u> provide 3.34ha of development land.	No change to the Hull Local Plan-SA Publication Report.
4.34	Minor Change	119	.... The creation of Local Development Orders for sites that are part of Green Port Hull also assists delivery. <u>Development briefs have been prepared to guide the development of some sites.</u> Further detail of <u>these and</u> infrastructure and delivery is provided in Chapter 14.	No change to the Hull Local Plan-SA Publication Report.
Policy 2	Focussed Change	159	<p><b>Employment Allocations</b></p> <p>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. <u>At site 45 a bird mitigation area and 150m buffer zone should be set aside in the south eastern part of the site and details should be agreed and the area provided prior to the commencement of construction in any part of the site. The mitigation area and buffer zone should be retained to maintain the ecological value of the site.</u></p>	<p>No change to the assessment score for Policy 2 against SA objective 1 (biodiversity) is envisaged as assessment has already taken mitigation (provided by Policy 35) into account. However the comment text in Appendix C of the Hull Local Plan Publication SA Report Policy 2 table must be revised as below, with additional text (underlined):</p> <p>The policy also supports development at the Port Estate. There could be potential for adverse environmental impacts, but <u>the mitigation provided through provision of a bird migration area and buffer at site 45, along with</u> Policy 35 (Water Transport) ensures developments will have to</p>

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				comply with stringent environmental safeguards, which will protect key habitats and species and could result in improving local habitats.
Policy 2	Focussed Change	34	<p><b>Employment Allocations</b></p> <p>4. Development on land at Arco, Priory Park (LP Ref 2) to support expansion of the National Distribution Centre 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 overall site occupied by the distribution centre or in its vicinity.</p>	<p>Reference to Arco in Table 6.2 – “Local plan site reference 2” in the Hull Local Plan-SA Publication Report (page 110) should be removed.</p> <p>Reference to Arco in Hull Local Plan-SA Publication Report Appendix C - Policy 2 “Priority Business Park (Arco)” should be removed.</p> <p>References to Arco in Hull Local Plan-SA Publication Report Appendix D include:</p> <p>Site reference 1 (Priority Business Park) refers to Arco in the summary for the ‘Economic’ topic. No change is required to the report as the reference is to this business rather than the site.</p> <p>Site reference 2 (Priority Business Park (Arco)) refers to Arco in the name of the site, and the potential mitigation for the ‘Environment’ topic. The reference to Arco will need to be removed from this sentence. Again, no change is required to the reference to Arco for the ‘Economic’ topic as the reference is to the business rather than the site.</p> <p>Policy 2 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>
5.2	Focussed Change	142	<p>Delete para and replace as follows:</p> <p><del>Hull needs to provide enough houses to accommodate the predicted increase in population and projected changes to average household size. The Council undertook a Strategic Housing Market Assessment (SHMA) in 2013 to estimate the likely demand for</del></p>	<p>A review of the JHNS is provided in section 0 of this report.</p> <p>No change to the assessment findings but the sections of the Hull Local Plan-SA Publication Report</p>

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			<p><del>new homes. This was followed in 2015 by an updated Objectively Assessed Need (OAN) for Housing which took account of new sub-national population projections (SNPP) and household projections produced by the Government.</del></p> <p><u>To determine an objective assessment of housing need, the Council undertook:</u></p> <p><u>a Strategic Housing Market Assessment (SHMA), November 2013 ;</u></p> <p><u>an updated Objectively Assessed Need (OAN) for Housing, April 2015, which took account of new sub-national population projections (SNPP) and household projections produced by the Government; and</u></p> <p><u>a Joint Housing Need Study (JHNS), November 2016, in partnership with the East Riding of Yorkshire Council, which took account of the 2014 sub-national population projections (SNPP) and household projections produced by the Government.</u></p>	<p>that refer to the SHMA and OAN will need to be updated throughout the report, including the 'Baseline Information' in section 4.3.2 of the report (page 40), and Section 7.2 of the report (page 120).</p>
5.3	Focussed Change	145	<p>Delete para and replace as follows:</p> <p><del>The Objectively Assessed Need for Housing in Hull 2015 Update (OAN Update) firstly considered demographic trends (births, deaths, migration and household formation rates). The city's population is projected to increase by around 13,450 between 2011 and 2032 (from 256,123 to 269,571), an average of around 640 people per year. Over the same period, the Government figures project an increase in the number of households by around 11,500 (from 112,423 to 123,925). This results in a need for around 567 new homes per year (a total of 11,900 between 2011 and 2032).</del></p> <p><u>The Hull and East Riding JHNS considered the 2014 sub-national population projections as a starting point for the OAN in the Hull and East Riding Housing Market Area (HMA). It examined trend-based demographic projections and employment forecasts, and their links to housing. A range of adjustments to these scenarios was considered, including 'market signals' such as house prices, rents, affordability ratios, land values, rates of development and overcrowding/ concealed households .</u></p>	<p>No change to the Hull Local Plan-SA Publication Report.</p>
5.4	Focussed Change	146	<p>Delete para and replace as follows:</p> <p><del>The OAN Update also considered whether there is any justification for increasing the housing need figure to reflect employment forecasts. However, the level of housing needed to support job growth alone was found to be less than 400 homes per year, well below the number identified by the demographic projections. At the East Riding Local Plan</del></p>	<p>No change to the Hull Local Plan-SA Publication Report.</p>

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			<p><del>examination Hull City Council, alongside the East Riding of Yorkshire Council, confirmed that in considering employment forecasts for the combined Hull and East Riding Housing Market Area, the authorities had agreed to redistribute numbers from the East Riding to Hull. Given the strengthening economy in Hull, demonstrated by investment by Siemens, ABP, Reckitt Benckiser, Hull University, Smith and Nephew, C4DI and the Council, it is realistic to expect more jobs to be delivered in the city leading to a higher percentage of the overall Hull and East Riding Housing Market Area numbers being delivered in the city.</del></p> <p><u>At the East Riding Local Plan examination, Hull City Council, alongside the East Riding of Yorkshire Council, confirmed that in considering demographic and employment forecasts for the combined Hull and East Riding HMA, the authorities had agreed an employment-led approach to establishing the OAN and housing requirement, and a strategy of apportionment to determine housing numbers in Hull and the East Riding. This principle of this strategy was endorsed in the Inspector’s report on the East Riding of Yorkshire Local Plan: Strategy Document (January 2016).</u></p>	
5.5	Focussed Change	148	<p>Delete para and replace as follows:</p> <p><del>The OAN Update then considered whether any local adjustments to the nationally-produced demographic projections are needed, particularly regarding migration and household formation rates. The analysis found justification for adjusting the net domestic migration rate to reflect improving economic conditions and a reduced level of out-migration from the city. This results in a higher need for around 642 new homes per year.</del></p> <p>Using the same strategy approach as the East Riding Local Plan, the JHNS economic-led ‘policy-on’ projection, adjusted for market signals, identified the level of housing need at 2,021 homes per year. This projection equates at authority level to 562 homes per year in Hull and 1,459 per year in the East Riding. This is the accepted OAN for Hull and the East Riding HMA.</p>	No change to the Hull Local Plan-SA Publication Report.
5.6		149	<p>Delete para and replace as follows:</p> <p><del>The OAN provides the starting point in determining the housing requirement. It recognises recent demographic trends, and also the possibility that higher housing provision could result from potential improving economic circumstances. But past under supply, future demolitions and cumulative impact of the Local Plan strategy and policies must also be taken into account. These elements would increase the potential annual number of homes</del></p>	No change to the Hull Local Plan-SA Publication Report.



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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			<p>identified within the OAN Update to around 760 homes. This factors in the housing delivery backlog within Hull for the period 2011 to 2016, the indicative level of demolitions identified over the plan period 2016 to 2032 and a cumulative impact of the strategy and policies in the Local Plan. It includes a response to the strengthening economy in the wider Hull and East Riding area, related in particular to the new offshore wind industry.</p> <p>The joint OAN of 2,021 dwellings per year provides the starting point in determining the housing requirement for Hull as part of the Hull and East Riding HMA. Hull's housing requirement includes adjustment for the accepted strategy of apportionment between the two authorities. The Joint Planning Statement agreed by both authorities supports regeneration and renaissance of the city and identifies Hull as a focus for new development and investment. Given the strengthening economy in Hull, demonstrated by investment by Siemens, ABP, Reckitt Benckiser, University of Hull, Smith and Nephew, CD4I and the Council, it is realistic to expect more jobs to be delivered in the city and a proportion of the East Riding numbers being delivered in Hull. The adopted East Riding Local Plan: Strategy Document (April 2016) identifies a housing requirement of 1,400 homes per year. Hull's requirement accommodates the 59 dwellings not allocated within the East Riding Local Plan: Strategy Document, plus an allowance for the level of demolitions in Hull shown in Table 5.3, a net addition of 55 dwellings per year. This results in a Hull housing requirement for 676 homes per year, rounded to 675.</p>	
5.7	Focussed Change	150	<p>Delete para:</p> <p><del>The housing requirement of 760 homes ensures the requirement identified for the Hull part of the Hull and East Riding Housing Market Area will be met in full. It is consistent with the 'apportionment approach' set out in the East Riding Local Plan, by which both authorities agree to take an appropriate proportion of the overall housing requirement for the combined Hull and East Riding Housing Market Area. This reflects the agreed joint approach to housing growth, which seeks to support regeneration in Hull with balanced housing growth in the East Riding. The Council will work with the East Riding of Yorkshire Council to monitor the overall level of housing delivery in Hull and the East Riding and determine whether the needs of the area are being met in accordance with the Local Plans. If needs are not being met, then either or both plan(s) will be reviewed.</del></p>	No change to the Hull Local Plan-SA Publication Report.

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
5.8	Focussed Change	151	<p>Delete para:</p> <p><del>Given the structural change currently occurring in Hull, it is difficult to accurately forecast the housing requirement going forward but the target of 760 homes per year is also supported by the last 5 years of housing completions in the city which has averaged 762 dwellings per year.</del></p>	No change to the Hull Local Plan-SA Publication Report.
Policy 3	Focussed Change	85	<p>Revise policy as follows:</p> <p>Housing requirement and site allocations</p> <p><del>Housing requirement</del></p> <p><del>1. Provision will be made for the development of 12,160 new homes in Hull during the period 2016 to 2032.</del></p> <p><del>2. This housing requirement will be delivered at an average rate of 760 dwellings per year.</del></p> <p><del>3. The overall delivery of housing in Hull and the East Riding will be monitored to ensure needs are being met across the two local authority areas.</del></p> <p><del>Housing site allocations</del></p> <p><del>4. The sites listed in Tables 5.6 – 5.9, 5.11 and 5.12, and shown on the Local Plan Policies Map, are allocated for housing development.</del></p> <p><del>5. The sites listed in Table 5.10, and shown on the Local Plan Policies Map, are allocated for housing development in the Kingswood Area Action Plan.</del></p> <p><del>6. The Council will ensure that a minimum 5 year supply of deliverable housing sites is available in Hull.</del></p> <p>Housing requirement</p> <p>1. The housing requirement for Hull is 10,800 new homes during the period 2016 to 2032 (675 dwellings per year).</p>	<p>No change to the assessment findings but the sections of the Hull Local Plan-SA Publication Report that refer to the SHMA and OAN housing figures will need to be updated throughout the report, including the ‘Baseline Information’ in section 4.3.2 of the report (page 40), and Section 7.2 of the report (page 120).</p> <p>Policy 3 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA												
			<p>2. The overall delivery of housing in Hull and the East Riding will be monitored to ensure needs are being met across the two local authority areas.</p> <p>Housing site allocations 3. Sites are allocated to accommodate around 12,160 dwellings to provide flexibility and choice in land for housing development.</p> <p>4. The sites listed in Tables 5.6 - 5.9, 5.11 and 5.12, and shown on the Local Plan Policies Map, are allocated for housing development.</p> <p>5. The sites listed in Table 5.10, and shown on the Local Plan Policies Map, are allocated for housing development in the Kingswood Area Action Plan. 6. The Council will ensure that a minimum 5-year supply of deliverable housing sites is available in Hull.</p>													
Table 5.2	Focussed Change	154	<p>Replace housing requirement figures as follows: 2016-21 3,375, 2016-32 10,800</p> <p>Delete 'Balance' line</p>	Update reference to housing requirement figures throughout the Hull Local Plan-SA Publication Report as per the change.												
Table 5.3	Focussed Change	135	<p>Substitute data to table 5.3</p> <table border="0"> <tr> <td>Newington and St Andrews AAP</td> <td>190,111,0</td> </tr> <tr> <td>Holderness Road Corridor AAP</td> <td>196,653,84</td> </tr> <tr> <td>North Bransholme</td> <td>18,1,0</td> </tr> <tr> <td>Orchard Park</td> <td>269,29,0</td> </tr> <tr> <td>Other Areas</td> <td>5,0,0</td> </tr> <tr> <td>Total</td> <td>678,794,84</td> </tr> </table>	Newington and St Andrews AAP	190,111,0	Holderness Road Corridor AAP	196,653,84	North Bransholme	18,1,0	Orchard Park	269,29,0	Other Areas	5,0,0	Total	678,794,84	No change to the Hull Local Plan-SA Publication Report.
Newington and St Andrews AAP	190,111,0															
Holderness Road Corridor AAP	196,653,84															
North Bransholme	18,1,0															
Orchard Park	269,29,0															
Other Areas	5,0,0															
Total	678,794,84															
Policy 4	Focussed Change	11	<p>Part (5): Amend the policy as follows: 'The re-use of previously developed (brownfield) land for housing will be supported providing the site is:</p> <ul style="list-style-type: none"> <li>a. suitable for housing;</li> <li>b. not needed for employment purposes; and</li> <li>c. not of high environmental value.'</li> </ul>	The assessment of Policy 4 in Appendix C of the Hull Local Plan-SA Publication Report scores SA objective 1 (biodiversity) as '0/+' (neutral- minor positive) for the short, medium, and long term as there is the "potential for negative or positive impacts on habitats and biodiversity. This would depend on the precise location of any new development".												

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
				<p>By introducing criterion 5(c) in the Proposed changes, there is an emphasis on protecting the environmental value of sites, which would result in a score of '+' (minor positive) for the short, medium, and long term.</p> <p>Revision to score under Appendix C Policy 4, SA Objective 1 (biodiversity) is proposed from '0/+' to '+'. Revision to words in the 'Comments' column must be made as shown below:</p> <p>By promoting additional housing developments there is the potential for negative or positive impacts on habitats and biodiversity. This would depend on the precise location of any new development, <u>however criterion 5(c) of the policy will help protect the environmental value of the sites, and therefore supportive of SA objective 1 (biodiversity).</u></p> <p>In addition to the above, Policy 4 wording will need revision to take account of the changes to the wording of the policy.</p>
5.28	Focussed Change	141	<p>Delete text and add additional text as shown below.</p> <p>5.28 Although house prices in Hull are relatively low by national standards, incomes are also low and consequently there is significant demand for social housing in the city. <del>The SHMA and the OAN Update identified a need for new affordable housing provision.</del> <del>The OAN Update</del> <u>Joint housing Need Study (JHNS) 2016 has identified a need in Hull for 96 154</u> affordable dwellings per year over the plan period. It is expected that much of this need will be met by the existing social stock and some is likely to be met by the private rented sector. However, new provision will also be necessary.</p>	<p>No change to the assessment in the Hull Local Plan-SA Publication Report, as this is information is from an evidence study/needs study.</p>

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
5.29	Focussed Change	143	<p>Delete text as shown below.</p> <p><del>5.29 The SHMA suggested that in new developments an affordable housing target of around 15% may be appropriate.</del> The Hull Local Plan and CIL Viability Assessment (April 2016) has found an affordable housing requirement of 10% to be viable in many areas of the city, as shown on Map 5.1 Housing Market Value Zones. This rises to 15% in Kingswood, but falls below 10% in the city centre and parts of east and north Hull. Accordingly, the Plan sets a requirement of 10% affordable housing in 'medium' (zone 3) and 'high' (zone 4) value areas of the city, with 15% in the 'very high' value area (zone 5) of Kingswood, but recognises that a reduced level of affordable housing may be appropriate in the city centre (zone 1) and 'low' value areas (zone 2).</p>	No change to the assessment in the Hull Local Plan-SA Publication Report, as this information is from an evidence study/needs study.
5.31	Minor Change	80	<p>2<sup>nd</sup> sentence: delete 'The Housing and Planning Bill 2015 is introducing...' and add 'The Housing and Planning Act 2016 has introduced...'</p>	Reference to the updated Bill must be revised throughout the Hull Local Plan-SA Publication Report, including Appendix A PPP review as described in section 0 of this Addendum.
5.36	Minor Change	75	<p>Delete last sentence of paragraph 5.36 and add: 'Specialist housing should be designed with particular regard to the needs of intended residents. The safety of occupiers, particularly regarding the risks of fire and crime, should be a major consideration.'</p>	No change to the Hull Local Plan-SA Publication Report.
Policy 5	Focussed Change	73	<p>Add to Policy 5 (9): '(d) the needs of the intended residents, in particular their safety.'</p>	<p>The proposed change will help strengthen safety aspects for specialist housing. This aspect directly relates to SA Objective 15. The Hull Local Plan Publication SA Report has assigned a '+' (minor positive) score for Policy 5 against SA objective 15. The proposed change will not alter this assessment score and therefore no change is proposed.</p> <p>Policy 5 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>

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Policy 5	Minor Change	81	Re-number (3) as part (c) of (2)	Policy 5 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 5	Minor Change	86	Part (1): delete 'and' between (a) and (b); and reverse (a) and (b).	Policy 5 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 5	Minor Change	87	Part (3): delete 'a' and add 'an independent' before 'detailed assessment'	Policy 5 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 5	Focussed Change	88	Part (9): add 'and designed' after 'located'	Policy 5 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 5	Minor Change	89	Part (9): in (c) delete 'minimising' and add 'the impact of'	Policy 5 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 5	Minor Change	95	After each reference to starter homes add asterisk '*'; and add footnote to policy: '* Details of starter home provision subject to introduction of new government regulations'	Policy 5 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 5	Focussed Change	96	Part (2): in (b) delete 'all sites' and add 'on sites of 11 or more dwellings'	Policy 5 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised

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				to take account of the changes to the wording of the policy.
Policy 5	Focussed Change	97	Part (3): after 'accepted' add 'on sites of 15 or more dwellings'	Policy 5 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Table 5.4	Minor Change	79	Add footnote: '*Where a studio has a shower room instead of a bathroom, the floor area may be reduced from 39m2 to 37m2m as shown bracketed.'	No change is proposed to the Hull Local Plan-SA Publication Report.
Policy 6	Minor Change	76	Policy 6(2): add 'only' between 'will' and 'be'	Policy 6 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
5.41	Minor Change	94	Add to end of para: 'These standards may be revised during the plan period, in which case the new standards will replace those in Table 5.5'	No change to the Hull Local Plan-SA Publication Report.
Policy 7	Minor Change	83	Part (7): add 'only' between 'will' and 'be'	Policy 7 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 7	Minor Change	91	Part (1): delete 'and' and add 'or' between (b) and (c)	Policy 7 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 7	Minor Change	92	Part (3): add 'and' between 'HMOs' and 'if'	Policy 7 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised

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				to take account of the changes to the wording of the policy.
Policy 8	Minor Change	93	Part (1): delete 'or' and add 'and' between (a) and (b)	Policy 8 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
6.10	Focussed Change	139	<del>The primary shopping area generally consists of properties with ground floor frontages, but units are often multi-level or only occupy upper floors where rents can be cheaper, so this floorspace is also classed as within the primary shopping area. All floors of shopping centres form part of the primary shopping area. Other upper floors, although within the designated area as shown on the Policies Map, do not form a part of the primary shopping area and will be able to support other main town centre uses, particularly offices, as well as housing.</del>	No change to the Hull Local Plan-SA Publication Report.
6.11	Minor Change	16	..... Within St Stephen's shopping centre, the primary frontage refers only to ground floor units, <del>but includes mezzanine floorspace within these shops.</del>	No change to the Hull Local Plan-SA Publication Report.
6.11	Focussed Change	140	.... Within the Prospect Shopping Centre the primary frontage refers only to ground floor units and not the food court area on the upper level. <u>All other frontages within the designated primary shopping area are classed as secondary frontages, including within multilevel shopping centres.</u>	No change to the Hull Local Plan-SA Publication Report.
6.12	Minor Change	43	..... Change of use from A1 to <del>other</del> AA3, A4 & A5 uses generally requires planning permission, as does <del>change to sui-generis high street uses, or D2 uses, and</del> development of new buildings. The Government has introduced changes to the General Development Order that will bring greater flexibility to change of use to smaller units and for temporary periods, <u>subject to prior approval</u> ...	No change to the Hull Local Plan-SA Publication Report.
6.13	Minor Change	56	.... Within the primary frontages, which have a strong shopping role, evidence <del>would be</del> <u>suggests</u> supports a threshold of 30% <del>would be</del> as appropriate. In adjoining secondary frontages	No change to the Hull Local Plan-SA Publication Report.



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			<del>that make up the remaining parts of the primary shopping area a much higher proportion of up to 60% as non-A1 uses <u>is</u> would be acceptable, as these areas have a more diverse range of uses including leisure D1 and D2 uses . The threshold <u>refers to proportions of ground floor frontage length of units</u> would be based on net floorspace within units located within frontages to ensure that proper consideration is given to the contribution of different sizes of shops.</del>	
6.14	Minor Change	59	Delete footnote (4) from this paragraph.	No change to the Hull Local Plan-SA Publication Report.
6.17	Minor Change	113	<del>.... For the purposes of the sequential approach, other areas of the city centre would be classed as edge of centre. However, being with the wider city centre boundary, this would still be a sequentially preferable location if scope exists for retail development, in preference to district centres or edge of district centres.</del>	No change to the Hull Local Plan-SA Publication Report.
6.18	Minor Change	114	Where an edge of centre or out of centre development is proposed <del>that is of a scale and nature that should preferably be located within the city centre</del> NPPF would require <del>development to demonstrate that it would not have a significant adverse impact on the city centre</del> NPPF allows for <del>if it is of a size above a locally defined threshold to guide when it would be necessary for an assessment to be made.</del> Evidence in Hull....	No change to the Hull Local Plan-SA Publication Report.
6.25	Minor Change	115	<del>....Future proposals <u>outside of centres</u> will be subject to the sequential approach.....to determine when an impact assessment would be required for development of commercial leisure and hotels that cannot be located within centres.</del>	No change to the Hull Local Plan-SA Publication Report.
6.27	Minor Change	116	<del>.... The C4DI and @TheDock development....</del>	No change to the Hull Local Plan-SA Publication Report.
6.30	Minor Change	117	University Technical College (UTC) <del>.... is planned</del> <u>is under construction</u> on part of .....	No change to the Hull Local Plan-SA Publication Report.

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6.35	Minor Change	120	<p>Insert new paragraph before 6.35 to read:</p> <p><b>The Old Town</b></p> <p><u>Kingston upon Hull is one of only a handful of English cities that have experienced an unbroken position as a leading centre of population and economic activity from the middle ages to the present day. Nowhere is this continuity better illustrated than in the wealth of historic buildings and places found in the Old Town. The Old Town performs a number of different functions. It is part of the retail area of the city centre; it contains numerous offices; is the administrative and civic heart of Hull; an area that accommodates one of the main further education providers. The area also helps satisfy the community's leisure and recreation needs, contains some of the city's main cultural attractions and is once again starting to become an area in which people live.</u></p>	No change to the Hull Local Plan-SA Publication Report.
6.35	Minor Change	121	<p>.....The Old Town is an important museum quarter for the city centre but the Urban Panel considered there was scope to make more of the heritage assets that exist. The Strategy for the Old Town seeks to realise the potential of this area in line with the Panel's recommendations. Chapter 9: Design and Heritage....</p>	No change to the Hull Local Plan-SA Publication Report.
6.35	Minor Change	123	<p>....assets and local distinctiveness. <u>The multifunctional role which the Old Town plays, the need to ensure a coordinated approach between those involved in the future of this area, and the particular sensitivities of the area warrant a masterplan approach to ensure that its full potential can be realised.</u></p>	No change to the Hull Local Plan-SA Publication Report.
Policy 9	Focussed Change	6	<p><b>Main Town Centre Uses</b></p> <p>1. The city centre as defined on the Policies Map will accommodate a full range of main town centre uses and necessary infrastructure to promote key objectives for economic growth and to make Hull a world class visitor destination. The city centre will be the primary location for all <del>major</del> main town centre uses where these, by their scale and nature and either individually or cumulatively, will serve a catchment area including the city as a whole and the wider region.</p>	<p>The change does not alter the assessment score assigned for Policy 9 against all the SA objectives. However the following changes to text is proposed:</p> <p>Table 5.13 (Overall sustainability appraisal of the plan policies) in the Hull Local Plan Publication SA report (page 97), mentions the word 'major' under SA Objective 21 (vibrancy and vitality of centres)- Reference to 'major' should be replaced with 'main' in this paragraph.</p>

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				<p>Policy 9 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p> <p>Also, Strategic Priority 3 in section 2.5 of the Hull Local Plan Publication SA report (page 7), and Appendix G of the SA report refers to “<i>major shopping...</i>”. The reference to ‘major’ should be removed from these sections and replaced with the word ‘main’.</p>
Policy 9	Focussed Change	35	<p><b>Old Town</b></p> <p>The Old Town of the city centre will support a range of main town centre uses where these are compatible with, and respect, the historic fabric and unique heritage importance of the area. <u>Proposals which help raise the tourism and cultural profile of the Old Town or that will assist in increasing the long term vitality and viability of the area will be encouraged.</u> The future of Hull City Centre....</p>	<p>The SA objectives on which the policy is likely to have direct impact are SA 10 (cultural heritage) and SA 11 (townscape character and local distinctiveness). The assessment findings reported in Appendix C of the Hull Local Plan SA Report indicates ‘+’ (minor positive) assigned to SA 10 and SA11. The proposed changes to the policy reinforces the existing policy position to maintain and/ or protect historic and cultural assets and as a result could help protect or improve townscape character, therefore no change to the assessment findings is proposed.</p> <p>Policy 9 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>
Policy 9	Focussed Change	54	<p><b>Vitality and viability of primary shopping area.</b></p> <p>The Primary Shopping Area (PSA) as shown on the Policies Map will be the focus for A1-A5 and related D2 leisure uses. <u>Within the PSA</u> a concentration of A1 shops and services should be maintained <del>in the PSA of the city centre</del> <u>in primary frontages</u> to promote its <del>strong shopping role and</del> continuing vitality and viability. <del>Within primary frontages</del></p>	<p>Policy 9 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>

Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			<p>Change of use <u>within primary frontages</u> from A1 shops to other A class uses, <u>related high street sui-generis uses or D2 leisure uses</u> will be permitted where the proportion of non-A1 <del>floorspace</del> <u>ground floor frontage length</u> within <del>units in</del> individual streets, or malls within shopping centres, would not exceed 30%. <del>Elsewhere in the PSA</del> within secondary frontages <del>that make up the remaining parts of the PSA</del>, change of use from A1 to other A class <del>es</del>, <u>related high street sui-generis uses</u> and also <u>D2</u> leisure uses will be permitted where the proportion of non-A1 <del>floorspace</del> <u>ground floor frontage length within individual streets, or malls within shopping centres</u> would not exceed 60%. Where proportions <u>in either frontage</u> would be exceeded, development should demonstrate that it would not undermine the vitality and viability of the centre.</p>	
Policy 9	Focussed Change	58	<p><b>Sequential and impact tests.</b></p> <p><u>6. 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 this policy, and then other centres defined in the hierarchy in Policy 11 of the Local Plan. For the city centre the sequential test should consider the primary shopping area as in centre for shopping development, and within the city centre boundary as in centre for all other main town centre uses.</u></p> <p><del>A sequential approach will be needed to justify why any development of main town centre uses that should primarily be located in the city centre cannot be located within its designated boundary. If it cannot, then development should consider sites or properties immediately adjacent to, and readily accessed from the city centre. Only where such sites are not available should development consider sites outside the city centre, including within and then adjacent to district centres and only then in other locations which are readily accessed by a range of transport and promote linked trips with other facilities.</del></p> <p><del>For shopping development the sequential approach should consider sites and properties within the Primary Shopping Area (PSA). Where sites cannot be found within the PSA then development should consider sites immediately adjacent to, and easily accessed from the PSA to promote strong footfall and ensure the development will function as part of this area. Only where such sites are not available should development consider sites elsewhere in the city centre, within and then adjacent to district centres.</del></p> <p><u>7.8- Where main retail, leisure or office town centre uses development is proposed outside centres an impact assessment will be required</u> <del>are not able to be located</del></p>	<p>The assessment of Policy 9 in the Hull Local Plan-SA Publication Report identifies the benefits of locating facilities/uses in the city centre, including transport benefits and thus having a significant positive effect against SA 20 (creating conditions for sustainable economic growth) and SA21 (encourage complementary mix; therefore, no change is required to this assessment.</p> <p>Policy 9 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>

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			<p><del>within the city centre, or for shopping, inside the primary shopping area, the applicant will be required to demonstrate that development would not have a significant adverse impact on the city centre and / or district, when development is above the following thresholds: An impact assessment will be required if development is for :</del></p> <p>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 <del>or hotel</del> development over 2,500 sqm.</p> <p><b>Out of centre development</b></p> <p><del>8 . 10.</del> Where it is necessary for specific mitigation measures <del>are required</del> to ensure that development outside of designated centres, including development of retail warehouses and within retail parks <del>as shown on the policies map</del>, will not have a significant adverse impact <u>on designated centres</u>, then conditions and / or legal agreements will be applied to the permission, <u>including to define the nature and extent of the proposed use where necessary</u>, to ensure such measures continue until such time as they are not required.</p> <p>9. Development will not be supported where it fails the sequential test or would be likely to have a significant adverse impact on the city centre or any other centre within its catchment, <u>taking into account qualitative as well as quantitative factors and the likely consequences to the vitality and viability of existing centres in light of local circumstances.</u></p>	
6.44	Minor Change	124	<p>.... The Wilberforce Health Centre has been built to the Story Street frontage. <u>A development brief has been prepared to guide development of this area.</u></p>	No change to the Hull Local Plan-SA Publication Report.
6.45	Minor Change	125	<p>.... Albion Square provides the capacity for approximately <del>22,000m</del><sup>228,500</sup> gross retail floorspace. This could accommodate around <del>15,500m</del><sup>220,000</sup>m<sup>2</sup> of projected net retail floorspace need in the city. Albion Square has also been agreed as the most suitable location for a replacement ice arena. <del>Upper levels</del>Parts of the site could accommodate residential and office uses.</p>	No change to the Hull Local Plan-SA Publication Report.

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6.51	Minor Change	126	.....still include substantial retail with indication of capacity for <del>approximately at least</del> 14,300sqm of gross retail floorspace in the area adjacent to Princes Quay ....	No change to the Hull Local Plan-SA Publication Report.
6.56	Minor Change	127	<p>Insert paragraph following 6.56:</p> <p><u>The redevelopment of this area provides huge potential to contribute to the vitality and viability of the Old Town. However, given its location on the opposite bank of the River Hull to the Conservation Area, it is also essential that any development is delivered in a way which enhances the significance of the heritage assets in its vicinity. For these reasons a development brief will be prepared to guide the development of this area.</u></p>	No change is proposed to the Hull Local Plan-SA Publication Report.
Policy 10	Focussed Change	109	<p><b>City Centre Mixed Use Sites</b></p> <p>The following development opportunities identified within the city centre will be developed for a mix of uses:</p> <p>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. <del>The current</del> <u>At least the same</u> amount of parking on the site will be retained through <del>provision</del> <u>construction</u> of a new multi-storey car park.</p> <p>Land around Myton Street (west of Princes Quay) (3.8 ha) (ref 2) will be developed for <del>commercial leisure</del> <u>a new conference centre and live music venue</u> <del>use</del> 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 <del>P</del> parking on the site will be retained or improved through retention of the existing <u>the construction of a new</u> multistorey car park.</p> <p>The Fruit Market and Digital Quarter (2.7 ha) (refs 4, 5, &amp; 7) will be developed for a range of main town centre uses including small scale retail, <u>restaurant and café uses</u>, B1 offices and work spaces, <u>services and cultural facilities</u>. Approximately 150 dwellings will be developed in addition to those allocated on housing allocation site 195. Development will</p>	Policy 10 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.

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			<p>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 <u>and relevant development briefs</u> ..</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Development of sites will be guided by <del>preparation of</del> <u>development briefs or masterplans</u> to ensure that full consideration is given to any specific features on-site as well as their wider context. <u>A full schedule of development briefs is provided in Chapter 14: Infrastructure and Delivery of the Local Plan.</u></p>	
7.7	Minor Change	17	<p>They are often interspersed between larger local centres <del>allowing most shops and services to be accessed within these, but they still</del> and help to maintain opportunities for <u>local residents to have</u> easy access to day-to-day <u>retail</u> needs and <u>in particular</u> top-up convenience shopping.</p>	No change to the Hull Local Plan-SA Publication Report.
7.10	Minor Change	130	<p>Projected growth in comparison retail spending and consequential need for new floorspace is largely seen as supporting the expansion of the offer in the city centre <u>and supporting the reoccupation of vacant units.</u> Evidence does not....</p>	No change to the Hull Local Plan-SA Publication Report.

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7.12	Minor Change	152	.... Kingswood offers little scope for development within the existing centre. <del>However</del> The open land to the west of the district centre has scope for <del>further</del> development of <u>community uses.</u>	No change to the Hull Local Plan-SA Publication Report.
7.20	Minor Change	131	Hessle Road and Holderness Road District Centres are long linear centres. Evidence shows there is a strong shopping core within these centres where footfall is highest, and it is appropriate to define a primary frontage to help maintain this and prevent dispersal and weakening of the centre. Within these frontages, a high proportion of A1 uses underpins the health of the centres and this can be maintained with relatively tighter control over change of use. Evidence <u>supports suggests it would be appropriate to set a threshold of 30% beyond which the proportion of floorspaceground floor frontage length of units in non A1 uses could be deemed capable of undermining the strong shopping role of the primary frontages.</u> Elsewhere in the primary shopping area of these centres, this proportion would be 50%.	No change to the Hull Local Plan-SA Publication Report.
7.21	Minor Change	132	North Point, as a managed shopping centre with a compact layout and active management of occupiers, already has a strong focus for A1 retail uses throughout the centre and so no primary frontage policy should apply. <del>This is similar at Kingswood, where the strong retail function of the centre as a whole does not support a primary frontage policy.</del> Definition of the primary shopping area on its own provides sufficient basis for the Plan to control uses. Evidence <u>supports suggests it would be appropriate to set a threshold of 30% beyond which the proportion of floorspaceground floor frontage length of units in non A1 uses could be deemed capable of undermining the strong shopping role of these centres.</u> Beyond <del>this</del> <u>these</u> threshold <del>s</del> , an assessment would be required of the full range of indicators of vitality and viability to justify why a higher proportion of non-A1 uses could be appropriate. <u>Kingswood District Centre has a very strong retail function. Evidence supports a need for an increased mix of service and community uses and no threshold is set.</u>	No change to the Hull Local Plan-SA Publication Report.
7.22	Minor Change	133	Local centres in Hull vary significantly in size and character and it is difficult therefore to set a general threshold that directly reflects the functioning of each centre. However, in order to maintain the continued vibrancy of centres, it is appropriate that the Local Plan is able to control the mix of uses that exists in centres. Evidence <u>supports suggests it would</u>	No change to the Hull Local Plan-SA Publication Report.



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			<p><del>be appropriate to set</del> a benchmark threshold of 50% beyond which the proportion <del>of floorspace</del> <u>ground floor frontage length of units</u> in non A1 uses could be deemed capable of undermining the shopping and service role that exists within centres. As for district centres, a higher proportion could be acceptable but an assessment would be required of the full range of indicators of vitality and viability to justify why a higher proportion of non-A1 uses could be appropriate.</p>	
Policy 12	Focussed Change	100	<p><b>District, Local and Neighbourhood Centres</b></p> <p>1. District centres will be the location for main town centre uses and also community facilities that <u>can</u> serve a catchment over a significant area of the city and immediate adjoining areas, but <del>are not the focus for</del> <u>would not, by their scale or nature, either individually or cumulatively, serve a catchment area including</u> the city as a whole or the wider sub region / region beyond.</p> <p>2. Local and neighbourhood centres will be the location <del>of</del> <u>for a range of</u> main town centre uses and also community facilities that <del>serve</del> <u>provide access to the more</u> immediate <del>catchment</del> <u>communities</u> they serve, <u>and would not, by their scale nature and expected catchment be more appropriate within a District Centre.</u></p>	Policy 12 in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 12	Focussed Change	101	<p><del>Sequential and impact tests. Accomodating new development.</del></p> <p><u>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.</u></p> <p><del>3. A sequential approach will be needed to justify why any development of main town centre uses of a scale and nature that would typically be located within a district centre cannot be located within its designated boundary, then sites immediately adjacent to and readily accessed and linked with other parts of a district centre should be considered, and then sites within or adjacent to local centres, prior to out of centre locations.</del></p>	<p>Policy 12 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p> <p>The proposed rewording provides clarity on the order of the town centres and district centres.</p>

Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			<p>4. For development that will serve a relatively local catchment, the sequential approach should consider sites in and then immediately adjacent to district, local or neighbourhood centres within the catchment that the development is projected to serve.</p> <p>4. Where <del>main retail, leisure or office town centre uses</del> development is proposed outside centres an impact assessment will be required <del>are not able to be located within the city centre, or for shopping, inside the primary shopping area, the applicant will be required to demonstrate that development would not have a significant adverse impact on the city centre and / or district.</del> when development is above the following thresholds: <del>An impact assessment will be required if development is for :</del></p> <p>A1 retail, or a use that could change to A1 retail without planning permission, over 900 sqm;</p> <p>office development over 1,000 sqm; or</p> <p>leisure <del>or hotel</del> development over 2,500 sqm.</p>	
Policy 12	Focussed Change	108	<p><b>Vitality and viability of centres</b></p> <p>6. Within primary frontages of Hessle Road and Holderness Road District Centres, <u>a high proportion of the ground floor frontage length should remain in A1 shopping use</u> . Change of use from A1 shops to non-A <u>1</u> class uses <u>within the primary frontage</u> will be permitted where the proportion of non-A1 <del>floorspace</del> <u>ground floor frontage length</u> would not exceed 30% <del>of the total floorspace of units in the frontage</del> . 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 <del>floorspace</del> <u>ground floor frontage length</u> would not exceed 50% <del>of the total floorspace of units</del> . <del>Where proportions would be exceeded, development should demonstrate that it would not undermine the vitality and viability of the centre. Where current non-A uses are converted to retail use outside of the primary shopping area, they will be considered as part of the overall mix of uses for the purpose of this policy.</del></p> <p>7. Within <u>the primary shopping area of North Point and Kingswood District Centre</u> <del>sa</del> <u>a high proportion of the ground floor frontage length should remain in A1 shopping use</u>. Change of use from A1 shops to non-A1 class uses will be permitted where the proportion of non-A1 <del>floorspace</del> <u>ground floor frontage length</u> within the primary shopping area would not exceed 30% <del>of the total floorspace of units to retain the strong A1 shopping role of th is</del> <del>ese centres. Where this proportion would be exceeded, development should demonstrate</del></p>	<p>Policy 12 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p> <p>The proposed rewording provides clarity on the order of the town centres and district centres.</p>

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			<p>that it would not undermine the vitality and viability of the centre. Where current non-A uses are converted to retail use outside of the primary shopping area, they will be considered as part of the overall mix of uses for the purpose of this policy.</p> <p><u>8. Within Kingswood District Centre a mix of service and community uses will be encouraged to supplement the high proportion of A1 shopping frontage.</u></p> <p><u>9.8. Within the primary shopping area of local centres a concentration of shops and services should be maintained to promote their continuing vitality and viability , cC hange of use to non-A1 uses will be permitted where the proportion of non-A1 floorspaceground floor frontage length within the primary shopping area would not exceed 50% of the total floorspace of units , to maintain the strong A1 shopping role of these centres. Where this proportion would be exceeded, development should demonstrate that it would not undermine the vitality and viability of the centre. Where current non-A uses are converted to retail use outside of the primary shopping area, they will be considered as part of the overall mix of uses for the purpose of this policy.</u></p> <p><u>10. 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 on the edge of centres outside of the primary shopping area , they will be considered as part of the overall mix of uses for the purpose of this policy determining proportions.</u></p> <p><u>11. In the city's neighbourhood centres.....</u></p>	
8.2	Minor Change	144	Social and community <del>infrastructure</del> <u>facilities</u> include health provision.....	No change to the Hull Local Plan-SA Publication Report.
8.5	Minor Change	128	<p>Insert at beginning of paragraph 8.5:</p> <p>The Campus has the best examples of twentieth century architecture found in the city. A dozen of these are listed and the southern half of the campus lies within the Cottingham Road Conservation Area. To ensure that developments....</p>	No change to the Hull Local Plan-SA Publication Report.

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8.7	Minor Change	122	.....This has been addressed through the Kingswood Area Action Plan. <u>Successful Post 16 provision across the city is provided by Wilberforce and Wyke Sixth Form Colleges and Archbishop Sentamu Academy, Sirus Academy West and St. Mary's College Sixth Form.</u> It is clear <del>however</del> that the Government remains committed to widening choice in education and stresses the need to give weight to the need to create, expand or alter schools.	No change to the Hull Local Plan-SA Publication Report.
Policy 13	Focussed Change	129	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 reprovision elsewhere and there is a commitment to this, including secured funding, prior to any development taking place. <u>Proposals will also need to demonstrate how they impact upon the significance of the various designated heritage assets around the campus.</u> A masterplan will form part of the strategy....	Policy 13 in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 14	Focussed Change	2	To be inserted at the end of Policy 14: <u>Development which does not meet these criteria will be refused.</u>	No change to the assessment findings in the main report and in Appendix C of the Hull Local Plan Publication-SA Report as SA 11 (townscape and local distinctiveness) has been allocated '++' (significant positive) score. The proposed change strengthens the policy position, thus supporting SA11 and other SA objectives.  Policy 14 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
9.8	Minor Change	5	The maritime role of the city has played a key part in the history and development of Hull: it is an important port city, a radial semi-circular shape on the north bank of the Humber. The layout and street pattern of the city centre is influenced by the River Hull and former Town Docks. This linkage was eroded by the A63 trunk road which isolated the Humber frontage, however, there is now investment in regeneration and reconnection to these areas. The value now placed on waterfront locations and their heritage means that the city will continue to promote the re-establishment of connections with the River Hull and	No change to the Hull Local Plan-SA Publication Report.

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			Humber Estuary. <u>It will be important that this is carried out in a way that allows for flood defences to be provided and maintained.</u>	
Policy 15	Focussed Change	3	Development of tall buildings (above 30m in height) in and around the city centre, as shown on the Policies Map, must demonstrate that: they would not harm the character <del>and</del> appearance of the city centre Conservation Areas which are characterised by their low rise nature;	Policy 15 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 15	Focussed Change	4	Development should promote local distinctiveness where appropriate, with particular reference to: 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 <u>whilst taking account of flood risk</u> ;	<p>Policy change makes explicit reference to the consideration of flood risk within development proposals.</p> <p>In Appendix C of the SA report, Policy 15 scored '0' (neutral) for the short, medium, and long term against SA 3 (flooding) as there was <i>"No direct relation to this SA objective"</i>. The proposed change to this policy would revise this score to '+' (minor positive) for the short, medium, and long term as it would state the requirement for development to take account of flood risk. The comment text, also in Table of Appendix C of the SA Report, should be revised to: <i>"<u>The policy explicitly states requirements for taking account of flood risk as part of the development. When combined with other flood risk policies, it should have a minor positive effect</u>"</i>.</p> <p>Policy 15 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>
Policy 16	Focussed Change	1	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 <del>substantial</del> public benefits sufficient to outweigh the harm	In Appendix C of the Hull Local Plan Publication-SA report, Policy 16 scored '++' (significant positive) for the short, medium, and long term against SA 10

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			<p>or loss caused. Scheduled Monuments, Registered Parks and Gardens and Conservation Areas are shown on the Policies Map.</p>	<p>(historic assets). As a result of the proposed changes to the policy, this score should be revised to '+' (minor positive) for the short, medium, and long term, as the proposed change reduces the more stringent protection offered to heritage features. The comment text, also in Table of Appendix C of the SA Report, should be revised to: <i>"This policy would have a <del>significant</del> positive effect by contributing to the protection, conservation and enhancement of Hull's heritage assets covering nationally and local designated features; key locations and buildings; and archaeological remains and deposits; for which specific references to named features/areas are provided"</i>.</p> <p>Policy 16 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>
9.26	Focussed Change	47	<p>National Planning Practice Guidance tells us that planning applications for wind turbines should not be approved unless the proposed site is in an area identified as suitable for wind energy development in a local or neighbourhood plan. Areas that are considered to be potentially suitable for wind turbines in Hull are shown on the Policies Map. They include all designated Employment and Port areas, farmland on the eastern boundary, open spaces greater than 2.5 hectares, and education sites greater than 1 hectare. Historic parks, <u>local nature reserves</u>, local wildlife sites, cemeteries, green corridors and land that overlaps conservation areas and the Humber Estuary International Site are excluded, as these areas are deemed unsuitable for wind turbines. It should be noted that many small domestic turbines are classed as permitted development, so do not require planning permission and so could be developed outside of these designated areas.</p>	<p>No change to the Hull Local Plan-SA Publication Report.</p>
Policy 18	Focussed Change	48	<p>1. <u>All designated Employment and Port areas as shown on the Policies Map are potentially suitable for wind turbines.</u> Areas of <u>open space</u> potentially suitable for wind turbines are</p>	<p>No change is proposed to the assessment findings in the Hull Local Plan-SA Publication Report. The report is based on available evidence and has not</p>

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			shown <u>as such</u> on the Policies Map. Applications for wind turbines will also need to demonstrate that they are acceptable using the criteria set out in Part 2 of this policy.	conducted a separate study to verify suitability of sites for wind turbines.  Policy 18 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 18	Focussed Change	49	18.2 add the following criteria:  <u>e. the cumulative impact of development.</u>	Policy 18 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 19	Focussed Change	13	<p><del>2. Consideration should be given to the retention and refurbishment of traditional shop fronts that make a positive contribution to the streetscene.</del></p> <p>2. Existing shop fronts which make a particular contribution to the character of the building or surrounding area should be retained and refurbished wherever practicable</p>	<p>In Appendix C of the Hull Local Plan-SA Publication Report, Policy 19 scored ‘+’ (minor positive) for the short, medium, and long term against SA 10 (historic assets). As a result of the proposed changes to the policy, this score should be revised to ‘?’ (uncertain) as it is not clear what and who defines or determines what ‘particular’ contribution would be. The comment text contained in the table, should be revised to: <i>“The policy is positive as it aims to ensure that shop fronts are well designed and therefore will not have a detrimental effect on buildings or the surrounding area and the policy. The policy is strengthened by making makes specific reference to the consideration of the surrounding area and in particular Conservation Areas; however, it is unclear how the development process will determine which and encouraging shop fronts that make a positive particular contribution to streetscene”</i>. It is unclear what the word ‘particular’ means as opposed to earlier ‘positive’ contribution.</p> <p>Policy 19 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised</p>

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				to take account of the changes to the wording of the policy.
9.38	Minor Change	78	Last sentence: add 'whilst taking account of flood risk' between 'users' and 'will'	No change is proposed to the Hull Local Plan-SA Publication Report.
10.3	Minor Change	18	10.3 Strategically, the Council works closely with Highways England which modernises and maintains the country's Strategic Road Network (SRN). This includes the A63/ A1033 which forms the main road into Hull and the M62 which links Hull to the rest of the country's motorway and trunk road network. The Council, with other transport authorities from the north of England, is working with Government, Highways England, HS2 Ltd and Network Rail through the Transport for North Partnership Board to develop a Northern Transport Strategy. The aim of the strategy is to provide a world class transport system that better links up the individual cities and towns in the north including Hull, to allow them to function as a single northern economy. <u>The Council also works closely with East Riding of Yorkshire Council to ensure adequate cross boundary links for cyclists, pedestrians, and transport passengers.</u>	No change to the Hull Local Plan-SA Publication Report.
10.4	Minor Change	19	10.4 The continued dominance of the car, often at the expense of other transport modes, presents a major challenge to transport planning in Hull. <del>Although The road transport system in and around Hull has greatly improved in recent years benefitting from the opening of the Paragon Interchange and bus lane enforcement.</del> However, the city has also experienced a rise in traffic levels. Traffic and congestion continue to be a problem, but the scope for increasing road capacity further is limited, in most cases, by physical and environmental constraints. Levels of pollution from vehicle emissions have led to an Air Quality Management Area (AQMA) being declared for part of the city centre. However, the city is fortunate in having many advantages, such as a compact urban area and flat terrain, enabling sustainable travel to be a realistic option for a large proportion of its residents.	No change to the Hull Local Plan-SA Publication Report.
Policy 25	Focussed Change	20	Policy 25 Sustainable travel	Policy 25 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.



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			2. Provision, <u>including retrofitting</u> , for the use of alternative fuel sources and smart transport solutions will be supported.	
Policy 26	Focussed Change	21	<p>Policy 26</p> <p>Location and layout of development</p> <p>Development should:</p> <p>b. provide within the site, where practicable:</p> <p><u>vii provision or retrofitting of electric charging points or other alternative fuel sources. Parking standards for electric charging points are given in Appendix C for residential and non-residential developments.</u></p> <p>c. deliver, where relevant:</p> <p><u>v. cycle and pedestrian access to and along rivers and waterways.</u></p>	Policy 26 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
10.17	Minor Change	22	<p>10.17 The A63/ A1033 forms the main access artery for Hull from the west and serves the city centre, the Port of Hull and key development sites. The A63 Castle Street is one of the busiest stretches of road in East Yorkshire. It is the responsibility of Highways England to maintain this road and it forms part of the country's Strategic Road Network (SRN). Other radial routes suffer local congestion at peak times, but do not have the same strategic significance. There is a general presumption that no new accesses onto this strategic road will be made without the agreement of Highways England. The A63 Clive Sullivan Way provides a direct link to the national motorway network, the A15 across the Humber Bridge provides a fast link to eastern England, and the A1079 has been progressively upgraded providing better links to the north. In addition, three sides of an orbital box of roads have been constructed around the city centre, enabling improved traffic circulation around the city centre and facilitating extensive pedestrianisation in the central areas. The city's classified roads have a pivotal role in helping to bring forward the city's economic regeneration. The city's ring road comprises from west to east: Brighton Street; Hessle Road flyover; North Road; Calvert Lane; Calvert Road; County Road North; National Avenue; Fairfax Avenue; Hall Road; Greenwood Avenue; Sutton Road; Cavendish Road; Ings Road; Maybury Road; Marfleet Lane; and Marfleet Avenue. Parts of it are heavily congested during peak periods. <u>The purpose of the ring road is to direct users to key</u></p>	No change to the Hull Local Plan-SA Publication Report.

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			<p><u>locations in the city. It is not a purpose built road and has its limitations which are under constant reviewed.</u></p>	
Policy 28	Focussed Change	23	<p>Policy 28 Classified Road Network</p> <p>1. Development adjacent to either the Classified Road Network, as shown on Map 10.1, or potential classified roads will:</p> <p>f. only be permitted new junctions or direct access onto the A63/A1033 (Strategic Road Network) that: have the agreement of Highways England; are essential for the delivery of strategic planned growth <u>as identified by the local plan</u> ; and should demonstrate that all appropriate current design standards can be achieved.</p> <p>2. New vehicle crossovers on to classified roads will only be allowed where they are acceptable in terms of:</p> <p><u>g. preventing drivers reversing from or on to the classified road network in the interests of pedestrians and other highway users' safety. Drivers must be able to turn within the site.</u></p> <p>Consideration should always be given first to using alternative access points.</p>	<p>Policy 28 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>
10.26	Minor Change	25	<p>10.26The large investment in off-shore wind technologies by Siemens at Alexandra Dock will have a positive impact on the city, but have implications for transport systems. With regards to the movement of components, it is possible that an internal freight route (either road or rail) could be developed sometime during the plan period via an internal supply chain corridor between the proposed Alexandra Dock and Hedon Haven <u>key</u> employment site (in the East Riding of Yorkshire). For the Saltend section, this route is identified as sharing the same route corridor as identified for the potential rail freight route.</p>	<p>No change to the Hull Local Plan-SA Publication Report.</p>
Policy 29	Focussed Change	24	<p>Policy 29 New roads and road improvements</p> <p>2. New road schemes will be required to take into account the:</p>	<p>No change to the Hull Local Plan-SA Publication Report.</p>

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			<p>c. impact on the natural environment, in particular on local designated areas <u>and seek ecological mitigation measures/compensation where the impact of a new road scheme on natural environment cannot be avoided.</u></p> <p>Schemes that adequately address these issues will be supported.</p> <p>4. <del>Other identified road improvement schemes are:</del> <u>Other sites where the need for road improvements have been identified are:</u></p> <p>f. <u>A1033 Northern Gateway roundabout.</u></p> <p>Further road enhancements along the A63/A1033 may be required during the plan period.</p> <p>Land required for these <u>schemes</u> will be protected from other development.</p>	
Policy 30	Focussed Change	26	<p>Policy 30</p> <p>Lorry and coach parks</p> <p>8. A long-term coach park site in the Tower Street area of the city centre will be supported, <u>subject to it not compromising the future development of mixed use sites (9 and 10) as shown on the Policies Map.</u></p>	<p>No change is proposed to the SA assessment findings scores. The proposed change will help safeguard sites identified for mixed use and support the site allocation policies but is unlikely to alter any assessment findings.</p> <p>Policy 30 in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>
Policy 31	Focussed Change	27	<p>Policy 31</p> <p>City Centre car parking</p> <p>4. New car parks, including undercrofts and temporary surface level car parks, should be of good quality, and where possible:</p> <p>j. provide sufficient, <u>well-located</u>, and wider spaces for people with restricted mobility.</p>	<p>Policy 31 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>
Policy 32	Focussed Change	28	<p>Policy 32</p> <p>Parking standards</p>	<p>Policy 32 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.</p>

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			1. Development should comply with the parking standards and guidelines as given in Appendix C: Parking Standards and Guidelines. The standards will be applied flexibly, <u>particularly in the City Centre as defined on the Policies Map,</u> to take account of:	
Policy 34	Focussed Change	29	Policy 34 Rail transport <u>9. Development which may increase the level of pedestrian and/or vehicular usage at a level crossing or could impact on other rail infrastructure should be supported by a transport assessment.</u>	No changes required to the SA assessment scores; however, the transport assessment will help inform and assess the developments impact. Policy 34 in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 35	Focussed Change	36	Policy 35 Water transport 3. Development to impound the River Hull (including part of the Humber Estuary) must demonstrate that it would not have a significant impact on the existing environment, <u>the Humber Estuary International Site</u> , flood risk, existing users of the river, and nearby uses.	Policy 35 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
10.58	Minor Change	37	10.58 Cycling and walking are non-polluting and healthier and often quicker and more convenient for short journeys than travel by car. They are the only means of transport available for many people, and everyone is a pedestrian at some point in their journey. However, traffic conditions discourage many people from cycling or walking. There is a network of cycle and pedestrian routes across the city. It includes cycle tracks and footpaths on green corridors along drains and former railways, which also provide recreational links to the surrounding countryside. <u>There are benefits to mental health from access to the countryside.</u> Cycle routes are shown on the Council's Cycle Map. The network forms part of long distance routes, such as the Trans-Pennine Trail. In addition, short local links are provided, for example, between housing areas, schools and shops. Existing cycle tracks and footpaths should be protected from other development. <u>For more information go online to these websites:-</u>  - Hull City Council, - Trans Pennine Trail,	No change is proposed to the Hull Local Plan-SA Publication Report. Proposed change adds value to the current text to state health benefits of access to countryside.

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			- sustrans.	
10.64	Minor Change	38	10.64 The public rights of way network plays an important part in encouraging walking in the city and provides a quieter more pleasant alternative to the network of footways alongside highways. The network length in the city is 37km (23 miles) and provides important traffic free links in conjunction with the wider network of off-road cycle routes and other designated footpaths. The Rights of Way Improvement Plan forms an integral part of LTP and public rights of way are recognised as a key ingredient of the city’s integrated transport network. It is also important to highlight the strong linkages that exist with public rights of way in the East Riding of Yorkshire, especially bearing in mind the extent of the travel-to-work area. <u>For more information go online to Hull City Council website.</u>	No change to the Hull Local Plan-SA Publication Report.
10.65	Minor Change	39	10.65 NPPF says planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. Work is well underway on the England Coast Path, a new National Trail around England’s coast. For the first time, people will have the right of access around all England’s open coast. Natural England expects to complete work on the England Coast Path in 2020. The new right of access will be brought into effect at different times around the coast. Work on the stretch between the Humber Bridge and Easington, which includes Hull, is expected to start in 2016/17. When the route of the trail has been agreed, it will need to be safeguarded by the Local Plan from inappropriate development. <u>For more information go online to National Trail website.</u>	No change to the Hull Local Plan-SA Publication Report.
Policy 36	Focussed Change	40	Policy 36 Walking, Cycling, and Powered Two Wheelers 3. The provision of covered and secure cycle and powered two wheeler (PTW <u>including motorcycles</u> ) parking facilities will be supported, especially in the case of employment developments. Cycle and PTW parking standards for new developments are given in Appendix C: Parking Standards and Guidelines.	Policy 36 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.

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			4. Proposed or existing key footpath ( <u>including public rights of way</u> ) and cycle track routes including:	
11.10	Minor Change	55	<p>The Lead Local Flood Authority and the Environment Agency hold an asset register of flood defence infrastructure. This identifies formal defences and assets which have a flood defence purpose. <del>The Water Resources Act states that any works within 8 metres under, over or adjacent to main rivers require prior written consent from the Environment Agency. In the majority of cases a minimum of 8 metres easement along rivers and ordinary watercourses or defences will be requested to allow for access and maintenance. Development in close proximity to watercourses may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the watercourse, designated a ‘main river’, (or sixteen metres in the case of a tidal watercourse). This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <a href="https://www.gov.uk/guidance/flood-risk-activities-environmental-permits">https://www.gov.uk/guidance/flood-risk-activities-environmental-permits</a>. Consent is also required from the Lead Local Flood Authority for any works on any infrastructure listed on the assets register which serves a flood defence function and any works which would impede flow on ordinary watercourses.</del></p>	<p>No change to the Hull Local Plan-SA Publication Report.</p> <p>The proposed change provides clarity on the difference between the planning permission and the permit.</p>
Policy 37	Focussed Change	14	<p>1. Development adjacent to flood defences must not reduce their effectiveness, or prevent or hinder their future maintenance <u>or improvement (including set-back)</u>. 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.</p> <p>3. Development may be required to improve the standard of flood defence infrastructure if required to make the development acceptable (<u>taking into account climate change</u>), and where the improvements required <del>would not otherwise be provided or</del> <u>are not already planned and funded by risk management authorities within an appropriate timescale</u>.</p>	<p>In Appendix C of the Hull Local Plan-SA Publication Report, SA objective 5 (climate change) scored ‘0’ (neutral) for the short, medium, and long term against Policy 37 with the reason being that there is <i>“No direct relation to this SA objective”</i>.</p> <p>As a result of the proposed changes to the policy, which explicitly requires developments to take into account climate change levels, this score should be revised to ‘+’ (minor positive). The comment should be revised to: <i><u>“The policy explicitly states requirements for developments to take account of climate change”</u></i>.</p>

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				Policy 37 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
11.26	Minor Change	57	However, because of the unique circumstances within Hull, work has been carried out which refines the national approach in a way that allows the principles to be applied, while not placing disproportionate information requirements on applications for relatively small development. This has led to the development of locally defined standing advice. This sets out the information that will be required to support planning applications, depending on the vulnerability of the proposed use and the flood zone in which it would be located. Sites that have been allocated in the Local Plan for development do not need to submit a sequential test <del>or exception</del> test with their applications as this was carried out as part of the allocations process. <u>The Exceptions Test will still have to met: there is detailed advice within the Local Standing Advice which can help with this.</u>	No change to the Hull Local Plan-SA Publication Report.
11.29	Minor Change	66	The local standing advice <del>also clarifies when the exceptions test will have to be</del> <u>sets out when the exceptions test should be</u> submitted with an application. There are no locally defined alterations to the exceptions test.	No change to the Hull Local Plan-SA Publication Report.
Policy 40	Focussed Change	63	4. Development which requires a flood risk assessment <u>and/ or the exceptions test</u> 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.	Policy 40 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 42	Focussed Change	44	<b>On-site open space requirements</b> Residential schemes on other 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, or the table <u>of standards listed above (Table 12.2 and Table 12.3).</u>	Policy 42 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
12.32	Minor Change	74	Local Wildlife Sites do not receive <u>direct</u> legal protection, but receive protection <del>solely from local planning policy</del> <u>through the planning system.</u>	No change to the Hull Local Plan-SA Publication Report.
Policy 44	Focussed Change	7	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. <u>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.</u>	No change to the Hull Local Plan-SA Publication Report. Policy 42 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
12.35	Minor Change	61	<b>Trees</b> 12.35 Trees in urban areas are highly valuable. They can reduce air pollution by absorbing gaseous pollutants and filtering dust, ash and smoke. They can absorb noise, reduce glare, provide wind protection and cool the air. They contribute to greater health and wellbeing. They provide habitat for wildlife. They can reduce surface water run-off and thereby reduce flood risk. <u>Planting new trees in development schemes to improve drainage and increase shading can act as an adaptation to climate change.</u> Last but not least, they make places more attractive - people generally prefer leafy surroundings. These are all vitally important functions in a densely built urban area like Hull.	No change to the Hull Local Plan-SA Publication Report.
Policy 45	Focussed Change	8	Residential development and new trees 1. Three new trees of <u>native species and local provenance</u> will be required to be planted for each new dwelling (this excludes conversions and changes of use)	Policy 45 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Policy 45	Focussed Change	62	<b>Policy 45</b> <b>Trees</b> <b>Residential <u>and commercial</u> development and new trees</b>	No changes required to the SA assessment scores. The inclusion of commercial development in the policy is commendable. Policy 45 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised



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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			1. Three new trees will be required to be planted for each new dwelling (this excludes conversions and changes of use). <u>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 developments in appropriate places or within landscaping schemes wherever possible.</u>	to take account of the changes to the wording of the policy.
Policy 45	Minor Change	65	<p><b>Policy 45</b></p> <p><b>Trees</b></p> <p><b>Tree protection and replacement</b></p> <p>2. Hull City Council will make Tree Preservation Orders when necessary, in order to protect specific trees, or woodlands, in the interests of amenity <u>and biodiversity.</u></p> <p>4. <del>Otherwise, trees</del> Trees protected by Tree Preservation Orders should be retained whenever possible, unless: ....</p>	Policy 45 wording in Appendix C of the Hull Local Plan-SA Publication Report will need to be revised to take account of the changes to the wording of the policy.
Table 12.4	Focussed Change	9	Add a cross in the 'likely LWS' box in Table 12.4 for Site 25 (Pickering Park) as a survey undertaken over the summer identified rare breeding birds in addition to the locally important wintering bird populations and a cross in the 'likely LWS box for new open space Site1 (Land to the west of St. Andrews Quay Retail Park) as the site is known to support species-rich and diverse floral and invertebrate communities including four species of Orchid.	No change to the Hull Local Plan-SA Publication Report.
Table 12.4	Focussed Change	46	<p>Remove the cross in 'WT potential' box in Table 12.4 for the following Local Wildlife Sites, in accordance with the wording change in Policy 18 (Renewable and low carbon energy) and remove areas potentially suitable for wind turbines shading for these sites on the Policies Map :-</p> <p>Site 22 - Pickering Road Allotments, Site 42 - Dismantled railway junction, east of Calvert Lane, Site 43 - Dismantled railway junction, west of Calvert Lane, Site 48 - Springhead Golf Course, Willerby Road, Site 86 - Railway triangle, east of the KCOM Stadium, Site 123 - Cropton Park, Cropton Road, Site 186 - Land north of Croda, Oak Road, Site 196 - Haworth Hall grounds, Wadsworth Avenue, Site 197 - Yorkshire Water balancing reservoir, Selset Way, Site 198 - Popular Plantation, west of Thomas Clarkson Way, Site 199 - Land around Ennerdale Leisure Centre, west of Thomas Clarkson Way, Site 236 - AGS west of Holwell</p>	No change to the Hull Local Plan-SA Publication Report.

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			Road, Site 271 - The Lozenge, south of Bilsdale Grove, Site 312 - Sutton Park Golf Course, Saltshouse Road, Site 332 - Land east of Falkland Road, Site 601 - Land east of Hamling Way, Site 610 - Natural green space, Western Gailes Way.	
Table 12.5	Minor Change	72	Open space allocation 164 - minimum on-site requirement: delete 'to buffer/ screen railway line etc'	No change to the Hull Local Plan-SA Publication Report.
14.	Focussed Change	110	Insert within this chapter a table of the development briefs that support the delivery of the Local Plan.	No change to the Hull Local Plan-SA Publication Report.
14.13	Minor Change	12	<del>..... A Preliminary Draft Charging Schedule was published in August 2013 setting out a charge against housing and retail development and a full list of projects was put forward in this document . A Draft Charging Schedule <u>has been</u> is due to be published and submitted alongside the Local Plan in June / July 2016.</del>	No change to the Hull Local Plan-SA Publication Report.
14.15	Minor Change	15	<del>..... in line with CIL regulations and CIL will supersede any approach to pooling of resources is now the mechanism for pooling of payments previously done through S106</del>	No change to the Hull Local Plan-SA Publication Report.
Table 14.1	Focussed Change	111	Table 14.1 amended to reflect recent update to the Hull Infrastructure Study.	No change to the Hull Local Plan-SA Publication Report.
Table 14.2	Minor Change	155	Under Chapter 6 - City Centre, Policy 9 Old Town amend table under 'achievement indicators' column as follows: Number of developments allowed on appeal which were refused on heritage impact grounds. <u>Amount of new office and retail floorspace and number of dwellings delivered.</u> <u>Number of vacant units brought back into use.</u> <u>Number of visitors to attractions in the old town.</u>	No change to the Hull Local Plan-SA Publication Report.

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Table 14.2	Minor Change	<u>155</u>	<p>Under Chapter 6 - City Centre, Policy 9 Old Town amend table under 'achievement indicators' column as follows:</p> <p><del>Number of developments allowed on appeal which were refused on heritage impact grounds.</del></p> <p><u>Amount of new office and retail floorspace and number of dwellings delivered.</u></p> <p><u>Number of vacant units brought back into use</u></p> <p><u>Number of visitors to attractions in the old town.</u></p>	No change to the Hull Local Plan-SA Publication Report.
Appendix C.	Focussed Change	41	<p>Table A Residential Parking Standards and Guidelines</p> <p>Use Class</p> <p>-----</p> <p>C3 Dwelling Houses</p> <p>e.g. bungalows, semi-detached, terraces and detached houses <del>and flats</del> , <u>and flat conversions</u></p> <p>Visitor Space(s)</p> <p><del>1 secure / long term space per unit plus 1 short term space per</del></p> <p>5 units where communal parking is to be provided</p> <p>Replace with dash -</p> <p>Disabled Parking</p> <p>5- <del>10</del> 20 units; 1 space <u>11-20 units 2 spaces</u></p> <p>-----</p> <p>Additions and Extensions</p> <p>Houses with additional habitable rooms on upper floors/roofspace</p> <p>Spaces</p> <p>1 per additional habitable room</p> <p>***</p> <p><u>where it can be provided</u></p>	No change to the Hull Local Plan-SA Publication Report.

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			<p>Flats or Bungalows with a total of 6 or more habitable rooms and bedroom 1 per additional habitable room *** <u>where it can be provided</u> Houses with 5 or more habitable rooms on the ground or lower ground floor 1 per additional habitable room *** where it can be provided ----- Elderly Persons Housing** Category II Warden Control, sheltered dwellings Type ± <del>Bedroom</del> Replace with dash - Delete line/full entry for <del>Category II Warden Control, sheltered dwellings</del> <del>2 bedrooms</del> <del>To be determined on a case by case basis</del> -----</p>	<p>No change to the Hull Local Plan-SA Publication Report.</p>
Appendix C.	Focussed Change	42	<p>Table B Non-Residential Parking Standards and Guidelines Use Class/Type ----- A1 Hypermarkets .....</p>	<p>No change to the Hull Local Plan-SA Publication Report.</p>

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			<p>Required number of car parking spaces 1 space per <del>14</del> <u>10</u> sqm</p> <p>Retail warehouses.....</p> <p>Required number of car parking spaces 1 space per <del>35</del> <u>25</u> sqm</p> <p>-----</p> <p>D1 Delete all types/entries apart from Gyms and health clubs. Retain this line /entry Replace all others with these D2 standards from saved Local Plan:- Use Class    Description                    Motor Vehicle Parking Provision</p> <p>D2 Assembly and Leisure:</p> <p>    <u>cinemas,</u>                                  <u>1 space per 5 seats</u></p> <p>    <u>concert halls, bingo halls,</u>    <u>plus 1 space per 3 staff</u></p> <p>    <u>casinos, also theatres</u></p> <p>    <u>indoor sports halls,</u>                  <u>1 space per 10 m<sup>2</sup></u></p> <p>    <u>swimming pools</u>                      <u>plus 1 space per 2 staff</u></p> <p>  <u>plus 1 coach space</u></p> <p>    <u>sports grounds</u>                      <u>to be determined on merit</u></p> <p>    <u>and stadia</u></p> <p>-----</p> <p>Miscellaneous Delete lines/full entries for:- <del>Vehicle storage and ancillary vehicle storage uses</del> Car wash / <u>petrol filling</u> Add new line /entry:- Use Class    Description                    Motor Vehicle Parking Provision</p>	

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			<p style="text-align: center;"><u>petrol filling stations</u>      <u>1 space per 1 staff</u></p> <p>-----</p>	
Appendix C.	Focussed Change	45	<p>Table C Sizes of Parking Spaces and Garages</p> <p>Type</p> <p>-----</p> <p>Parking Space Within plot Standard size</p> <p>Delete line/full entry for <del>On-side road</del></p> <p>-----</p> <p>Garages excluding allowance for a bicycle to exit without removal of the car</p> <p>Delete all entries under this heading apart from Size.</p> <p>For Size: amend <del>4.8m</del> 6m long / deep <del>2.4m</del> 3m wide</p> <p>-----</p> <p>Single Garages, including allowance for a bicycle to exit without removal of the car</p> <p>-----</p> <p>Table C Guidelines</p> <p>-----</p> <p>Double garage 6m x <del>5.6</del> 6 m</p> <p>-----</p>	No change to the Hull Local Plan-SA Publication Report.
Appendix D.	Policies Map Change	10	<p>Add 'Local nature reserve. Policy 44' legend (dark green hatching) to Site 25 and new open space Site 1 to indicate that they are both now on the likely LWS list of open space sites.</p> <p>Redraw the boundary of Site 167 to reflect recent site changes.</p>	No change to the Hull Local Plan-SA Publication Report.
Appendix D.	Policies Map Change	50	<p>East Hull Port Area designation - The Port Area designation to the east of the city will be adjusted to align with the boundary of the Humber Estuary International Site SAC, SPA and Ramsar designations as provided by Natural England (LPPUB-442). The Employment Allocations 44 and 45 will be adjusted as necessary to be aligned with the boundary of the</p>	No change to the Hull Local Plan-SA Publication Report.

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
			<p>Humber Estuary International Site SAC, SPA and Ramsar designations as provided by Natural England. The Humber Estuary International Site SAC, SPA and Ramsar Designations will be redrawn adjacent to south west of Alexandra Dock, land associated with Green Port Hull to be excluded from International Designation. This land has been previously assessed and compensated for in agreement with Natural England as part of the Green Port Hull development</p> <p>Map 1 shows Extract from Hull Local Plan Publication 2016 to 2032 Policies Map - East Hull Port Area Designation including Employment Allocations 44 &amp; 45 and the Humber Estuary International Site Designation.</p> <p>Map 2 shows Proposed focussed change (Ref FC.....) to Hull Local Plan Publication 2016 to 2032 Policies Map.</p> <p>East Hull Port Area designation and employment allocations 44 &amp; 45 are to be aligned (as necessary) to the boundary of the Humber Estuary International Site SAC, SPA and Ramsar Designations. Boundary of the Humber Estuary International Site SAC, SPA and Ramsar designations to be amended at Hull Greenport to exclude previously assessed and compensated land. (Relevant allocations/designations shown only).</p>	
Appendix D.	Policies Map Change	51	<p>Remove the cross in 'WT potential' box in Table 12.4 for the following Local Wildlife Sites, in accordance with the wording change in Policy 18 (Renewable and low carbon energy) and remove areas potentially suitable for wind turbines shading for these sites on the Policies Map :-</p> <p>Site 22 - Pickering Road Allotments, Site 42 - Dismantled railway junction, east of Calvert Lane, Site 43 - Dismantled railway junction, west of Calvert Lane, Site 48 - Springhead Golf Course, Willerby Road, Site 86 - Railway triangle, east of the KCOM Stadium, Site 123 - Cropton Park, Cropton Road, Site 186 - Land north of Croda, Oak Road, Site 196 - Haworth Hall grounds, Wadsworth Avenue, Site - 197 Yorkshire Water balancing reservoir, Selsset Way, Site 198 - Popular Plantation, west of Thomas Clarkson Way, Site 199 - Land around Ennerdale Leisure Centre, west of Thomas Clarkson Way, Site 236 - AGS west of Holwell Road, Site 271 - The Lozenge, south of Bilsdale Grove, Site 312 - Sutton Park Golf Course, Saltshouse Road, Site 332 - Land east of Falkland Road, Site 601 - Land east of Hamling Way, Site 610 - Natural green space, Western Gales Way.</p>	No change to the Hull Local Plan-SA Publication Report.

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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
Appendix D.	Policies Map Change	52	<p>West Hull Port Area designation. The Port Area designation to the west of the city will be adjusted to align with the boundary of the Humber Estuary International Site SAC, SPA and Ramsar designations as provided by Natural England (LPPUB-442). The Employment Allocation 8 will be adjusted to be align with the boundary of the Humber Estuary International Site SAC, SPA and Ramsar designations as provided by Natural England.</p> <p>Map 3 shows Extract from Hull Local Plan Publication 2016 to 2032 Policies Map - West Hull Port Area Designation including Employment Allocation 8</p> <p>Map 4 shows Proposed focussed change (Ref FC ...) to Hull Local Plan Publication 2016 to 2032 Policies Map. West Hull Port Area designation and employment allocation 8 to be aligned to the boundary of the Humber Estuary International Site SAC, SPA and Ramsar Designations. (Relevant allocations/designations shown only).</p>	No change to the Hull Local Plan-SA Publication Report.
Appendix D.	Policies Map Change	53	<p>Proposed focussed change to Hull Local Plan Publication 2016 to 2032 Policies Map Housing Allocation 373 Humber Quays.</p> <p>Housing Allocation 373 – Adjust southern and eastern boundaries of site to align with site ownership and legal access agreement details supplied by ABP Ports (Rep LPPUB - 444)</p> <p>City Centre Boundary – Adjust boundary to align with proposed modified southern and western boundary to Housing Site Allocation 373 details supplied by ABP Ports (Rep LPPUB - 444)</p> <p>Humber Estuary International Site SAC, SPA and Ramsar Designations. Following discussion with Natural England (Rep LPPUB - 442) the boundary of the SAC, SPA and Ramsar Designations is to be shown aligning with the existing Humber Estuary wall defence.</p> <p>Map 5 shows extract from Hull Local Plan Publication 2016 to 2032 Policies Map - Housing Site 373 – Humber Quays</p> <p>Map 6 shows Proposed focussed change (Ref FC ...) to Hull Local Plan Publication 2016 to 2032 Policies Map. Housing Allocation 373 – Humber Quays, City Centre Boundary and the boundary of the Humber Estuary International Site.</p>	No change to the Hull Local Plan-SA Publication Report.
Appendix D.	Policies Map Change	71	Amend boundary of housing allocation 373	No change to the Hull Local Plan-SA Publication Report.



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Local Plan Ref.	Type of Proposed Change	Proposed Change ID	Proposed Change	Implications to the SA
Map D.3	Policies Map Change	112	Amend boundary of the city centre primary shopping area to include all of mixed use allocation ref 2.	Appendix D (Local Plan Housing Site Assessments) of the Hull Local Plan-SA Publication Report – table for mixed use allocation ref 2, states that the site is “ <i>partially located within the primary shopping area</i> ”. This reference will need to be amended to say it is “ <i>within the primary shopping area</i> ”.
Appendix D.	Policies Map Change	<u>158</u>	Amend boundary to site ref 44 to match that of the LDO.	No change to the SA Report.

## Conclusion and next steps

The Addendum concludes that the proposed changes will not result in significantly altering the Publication SA Report. This Addendum will be presented along with Appendix C Addendum of Proposed Changes to support Hull City Council in their Submission to the Secretary of State. Further stages will include adoption of the Local Plan, which should be supported by the SA Adoption Statement.

