Hull Local Plan

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City Planning Manager
Overview

• Local plan & housing requirements
• Development sites
  – Major allocations
  – Small sites
  – Windfall sites
• Completion figures
• Policy Requirements
Hull Local Plan – key facts

• 105 hectares of employment land
• 9920 homes are required to be delivered
• Sites identified for 11,652 homes
• 800 Windfall homes
• City Centre identified for 2500 homes and sites for retail & Leisure at Albion Square & Myton Street
Policy 3 Housing requirement and site allocations

- Housing requirement for 620 dwellings per year, a total of 9,920 between 2016 and 2032

- Allocated sites are shown on Policies Map and listed in Tables 5.7 – 5.13
  - 43% in west Hull
  - 32% in east Hull (excluding Kingswood)
  - 25% in Kingswood

- LPAs are required to maintain 5-year supply of housing land – Hull currently has a 6.21 year supply
New Policy approach

• 52 New Policies & CIL
• Protect employment sites from housing
• 60% housing on brownfield sites
• 10-15% affordable housing on 10+ houses
• 50% HIMO max concentration in any one st.
• 70% affordable housing should be <3 bed
• 60% market housing should be 3bed+ in development of 100 + units
2016-18 Housing Completions

- 949 Gross Dwellings Completed 2014-15 (229 more than annual need)
- 748 Gross Dwellings Completed 2015-16 (128 more than annual need)
- 814 Gross Dwellings Completed 2016-17 (194 more than annual need)
- 1,506 Gross Dwellings Completed 2017-18 (886 more than annual need)

- Of which (2017-18)
  - 786 were affordable homes (52.2% of housing supply) (39.5% of housing supply when excluding extra care (316))
  - 720 were market homes (47.8 % of housing supply) (60.5% of housing supply when excluding extra care (316))
  - 999 homes (66 % of housing supply) were directly facilitated by the Council.
  - 683 homes (57.4 % of housing supply when excluding 316 Extra Care Homes) were facilitated through either direct Council delivery or our development partnerships.
    - 213 of these units facilitated were market homes (of the 720 market homes) (29.6 % of all market homes)
  - 507 homes were delivered by the market without direct public intervention (70.4 % of market homes, 33.6% of all homes, 42.6% of all homes when excluding extra care).
Policy 6 Housing space standard

- In HMVZ 1 (city centre), new housing developments are not required to meet the national minimum internal space standard.
- In HMVZ 2, new housing developments should meet the national space standard unless a detailed assessment of viability shows it would not be viable.
- In HMVZs 3, 4 & 5, new housing developments should meet the national space standard.
- Conversion of houses to self-contained flats will only be allowed if dwelling is at least 110m².
- See over – Table 5.4 National Housing Space Standard.
## Minimum gross internal floor area & storage

<table>
<thead>
<tr>
<th>No of bedrooms</th>
<th>No of bedspaces</th>
<th>1-storey dwellings</th>
<th>2-storey dwellings</th>
<th>3-storey dwellings</th>
<th>Built-in storage</th>
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</thead>
<tbody>
<tr>
<td>Studio</td>
<td>1 person</td>
<td>39 (37*)</td>
<td>N/A</td>
<td>N/A</td>
<td>1.0</td>
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<tr>
<td>1 bedroom</td>
<td>2 person</td>
<td>50</td>
<td>58</td>
<td>N/A</td>
<td>1.5</td>
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<tr>
<td>2 bedroom</td>
<td>3 person</td>
<td>61</td>
<td>70</td>
<td>N/A</td>
<td>2.0</td>
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<tr>
<td></td>
<td>4 person</td>
<td>70</td>
<td>79</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 bedroom</td>
<td>4 person</td>
<td>74</td>
<td>84</td>
<td>90</td>
<td>2.5</td>
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<tr>
<td></td>
<td>5 person</td>
<td>86</td>
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</tr>
<tr>
<td></td>
<td>6 person</td>
<td>95</td>
<td>102</td>
<td>108</td>
<td></td>
</tr>
<tr>
<td>4 bedroom</td>
<td>5 person</td>
<td>90</td>
<td>97</td>
<td>103</td>
<td>3.0</td>
</tr>
<tr>
<td></td>
<td>6 person</td>
<td>99</td>
<td>106</td>
<td>112</td>
<td></td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td></td>
<td>8 person</td>
<td>117</td>
<td>124</td>
<td>130</td>
<td></td>
</tr>
<tr>
<td>5 bedroom</td>
<td>6 person</td>
<td>103</td>
<td>110</td>
<td>116</td>
<td>3.5</td>
</tr>
<tr>
<td></td>
<td>7 person</td>
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<td></td>
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<td>7 person</td>
<td>116</td>
<td>123</td>
<td>129</td>
<td>4.0</td>
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<tr>
<td></td>
<td>8 person</td>
<td>125</td>
<td>132</td>
<td>138</td>
<td></td>
</tr>
</tbody>
</table>

For full details see the DCLG Technical Housing Standards – Nationally Described Space Standard

*Where a studio has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m² as shown bracketed.
Policy 21  Designing for housing

• New housing developments required to achieve at least 9/12 green score in the Building for Life principles of housing design

• New housing developments should provide accessible and adaptable dwellings to meet Building Regulation M4(2) standard in:
  - at least 25% of market housing
  - at least 50% of affordable housing

Unless:
  - in all HMVZs, a feasibility assessment demonstrates that a reduced level is justified; or
  - in HMVZs 1 & 2 only, a viability assessment demonstrates that a reduced level is justified
Three new trees of native species and local provenance will be required to be planted for each new dwelling. Tree planting will be encouraged in new commercial developments. Where protected trees lost then two replacements expected.
Living with Water

• 2007 & 2013 floods have brought about design changes
• Design criteria to combat climate change
• Supports the investment in green infrastructure
• Drainage impacts assessments required
• Use of trees, water butts, swales, basins expected