

Hull City Council Monitoring Report

Annual Monitoring Report

1st April 2022 to 31st March 2023



Hull
City Council

December 2023

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Hull AMR Executive Summary Infographic 2022 to 2023



xx Affordable Homes
xx Market Housing funded by Homes England

Local Plan Housing Delivery 6 Years 2016 to 2023	
Net Delivered 5,268	6,134 Gross
4,340 Required	

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



Demolitions 4
Conversion Loss 8



Proposed Neighbourhood Plan ready for Referendum
Newington

2 New SPD's Adopted



B1,B2,B8 Floorspace developed 2016 to 2023
• Allocated Land 67,965 m ²
• Non Allocated Land 103,336 m ² (employment areas excl. Port of Hull)
• Non Allocated Land 15,500 m ² (Port of Hull)
• Developed for other than B use - 18,589 m ² 96% Change of use



Section 1. Introduction

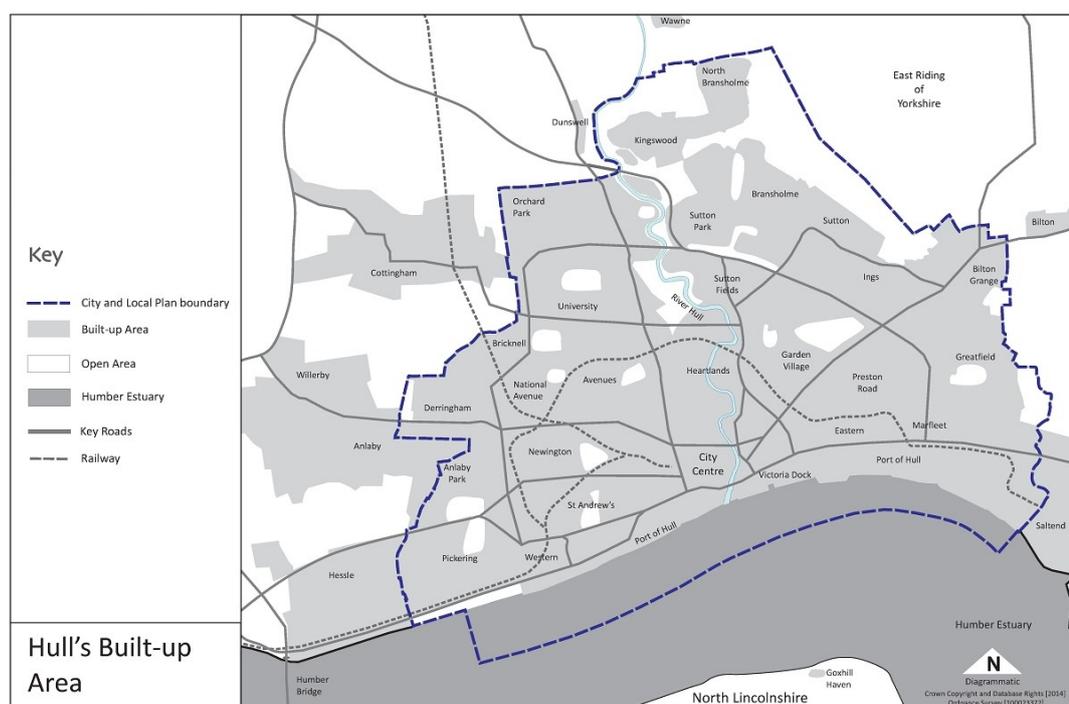
- 1.1. The production of an Annual Monitoring Report (AMR) is a legislative requirement under Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012.
Available at - <https://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>
- 1.2. It is a requirement on all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

Section 2. Hull's Characteristics and Contextual Indicators

Hull's characteristics

- 2.1. The characteristics of Hull as an urban area and its relationships with surrounding areas and places have a key influence on how residents and visitors live, work and play within and beyond the City.
- The city is compact and highly urbanised; with an area of just 7,145 hectares (27.6 square miles) and a population of 267,014 (Census 2021).
 - The city boundary is roughly semi-circular with a radius from edge-to-centre of approximately 4.4 miles
 - It is the most densely populated local authority area in the Yorkshire and Humber region (3,731 residents per kilometre). It serves a large hinterland of countryside and coast in the neighbouring East Riding of Yorkshire.
 - The River Hull runs through the middle from north to south. Industries in Hull have traditionally located around the rivers Hull and Humber, forming an inverted T-shape.
 - The continuous urban area of the city extends outside the administrative boundary, particularly to the Haltemprice settlements to the west.
 - Hull, therefore, has a close relationship with its immediate neighbour, the East Riding of Yorkshire, many of whose resident's commute into the city for work and for retail, leisure and other activities.
 - Hull's built-up area is detailed in Figure 2.1 below.

Figure 2.1 Hull's built-up area



Contextual Indicators

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

Population

- On Census Day, 21 March 2021, Hull's population was 267,014.
- In terms of total population, this makes Hull the 60th largest local authority area in England (out of 309), which is a fall of five places in a decade.
- The population of Hull grew by 10,614 (4.12%) since the last census in 2011, when the population was 256,400. This is lower than the overall growth for England (6.6%), but higher than the increase for Yorkshire and the Humber (3.7%).
- There were 133,781 women (50.1% of the overall population) and 133,233 men (49.9%) in Hull.
- In Hull, there were approximately 50,000 children and young people aged under 15 years (18.7%), 176,100 people aged 15 to 64 years (65.9%) and 40,800 people aged 65 years and over (15.3%).
- Compared to 2011, there has been an increase of 10.4% in children aged under 15 years, an increase of 0.4% in people aged 15 to 64 years, and an increase of 14.2% in people aged 65 years and over.
- As of 2021, Hull has 3,731 residents per square kilometre. This makes Hull the most densely populated of Yorkshire and the Humber's 21 local authority areas.
- There were 115,500 households in Hull on Census Day; the number of households increased by approximately 2,900 since 2011 (2.6%), when there were 112,600 households.
- Average life expectancy at birth for males is 75.8 years and females is 80.1 years

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

Health

Key health indicators include:

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

Source:

Hull Health and wellbeing Strategy 2022 and Hull's JSNA 2022);

Housing

Hull's Housing Flows Reconciliation return for 2022 to 2023 identified a total dwelling stock (at March 2022) of 123,553 properties within the city.

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

The housing types within Hull's stock:

- Terraced 53% (England 26%, Yorkshire & Humber 29%);
- Semi-detached homes 18% (England 24%, Yorkshire & Humber 29%);
- Flats/Maisonettes 17% (England 24%, Yorkshire & Humber 16%);
- Bungalows 7% (England 9%, Yorkshire & Humber 11%);
- Detached 5% (England 16%, Yorkshire & Humber 14%);

Source: Kingston upon Hull Data Observatory – Valuation Office Agency 2021

Tenure estimates within Hull.

- Owner occupation 49.1% (England 64.1%, Yorkshire & Humber 64.5 %);
- Private rented 23.9% (England 19.4%, Yorkshire & Humber 18.6%);
- local authority 18.9% (England 6.4%, Yorkshire & Humber 9.0 %);
- housing association 8.1% (England 10.1%, Yorkshire & Humber 7.9 %);

Source: Tenure estimates within Hull 2021 – ONS 2022 England/Y&H - DLUHC – Table 109 2022

Prices and Rents

- Average median house price - £130K (Y&H £190K; England 286K):
ONS - Jan 22 to Dec 22
- Average Local Authority Rent £75 a week;
HCC Hull in Numbers - A Snapshot of Hull Mid 2022
<https://data.hull.gov.uk/wp-content/uploads/HULL-IN-NUMBERS-2022.pdf>
- Average Housing Association Rent £84 a week;
HCC Hull in Numbers - A Snapshot of Hull Mid 2022
<https://data.hull.gov.uk/wp-content/uploads/HULL-IN-NUMBERS-2022.pdf>
- Average median monthly rental prices for the private rental market £486 per month;
Hull CC - April 2022 to March 2023
- The lowest median monthly rent in England - £450 in Kingston upon Hull in Yorkshire and The Humber.
ONS Private rental market summary statistics in England: April 2022 to March 2023
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/privaterentalmarketsummarystatisticsinengland/april2022tomarch2023>
- Ratio of median house price to median gross annual (where available) workplace-based earnings (2021) 4.49. (East Riding of Yorkshire 7.24, England 9.1) *
ONS 2022 *Ratio of median house price to median gross annual (where available) workplace-based earnings.*
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

Economy

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

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

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

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

Source:

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

English Indices of Deprivation

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

Index of Multiple Deprivation 2019 Domain Summary:

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

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

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

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

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

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

Source: Kingston upon Hull Data Observatory – Hull in Numbers Mid 2021; and

Hull City Council Public Health Sciences and Insight Team Briefing Report: English Indices of Deprivation 2019

Transport

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

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

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

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

Source: Hull Transport Plan

Travel to Work - Census 2021

On the Census 2021 form, people who were in employment or temporarily away from work in the week before Census Day were asked "How do you usually travel to work?". People were asked to select one mode of transport that they used for the longest part, by distance, of their usual journey to work.

During the week leading up to Census Day, 21 March 2021, 117,789 usual residents in Hull aged 16 years and over were in employment. In total, there were an estimated 15,534 people in Hull who worked mainly at, or from, their homes. This figure was 13.2% of all usual residents aged 16 years and over in employment. This is significantly below the figure for England (31.5%) but a significant increase from 2011 when just 2,118 people in Hull (1.9%) worked mainly at, or from, their homes.

Within Hull 102,255 usual residents, aged 16 years and over, in employment (86.8%) did not work mainly at or from home. They instead specified the main mode of transport they used to reach their

place of employment. It is likely that restrictions during the COVID-19 pandemic contributed to changes in the way people travelled to work, including fewer people using public transport.

In Hull, out of all usual residents aged 16 years and over in employment:

- 61,237 people travelled to work by driving a car or van (59.9% of all usual residents aged 16 years and over in employment who don't work from home)
- 9,104 million travelled as passengers in a car or van (8.9%)

	Hull (2021)	England (2021)	Hull (2011)
Car (Driver or Passenger), Motorcycle or Taxi	72,807 (71.2%)	72.4%	70,245 (64.6%)
Public Transport	9,358 (9.2%)	11.9%	15,279 (14.9%)
Bicycle or Foot	18,845 (18.4%)	14.2%	22,358 (20.6%)
Other	1,245 (1.2%)	1.5%	903 (0.8%)

- Whilst the proportion of journeys to work in Hull by motor vehicle is broadly in line with the national figure, there has been a notable increase since 2011.
- At the same time there has been a decrease in journeys by public transport, bicycle and foot

Respondents aged 16 years and over who were in employment and stated that their main place of work was a workplace or a depot were asked for their workplace address, from which the ONS calculated the distance they travelled to work.

In Hull, 86,068 people travelled to a workplace or depot (73.1% of usual residents aged 16 years and over in employment). In addition 15,534 people who worked mainly at or from home (13.2%), and a further 16,187 people worked mainly at an offshore installation, in no fixed place, or outside the UK (13.7%).

Of those travelling to a workplace or depot, 71,939 (83.6% of usual residents aged 16 years and over in employment and not working from home / offshore / NFA or abroad)) travelled short distances to work (less than 10 kilometres).

	Hull (2021)	England (2021)	Hull (2011)
Less than 2km	17,927 (20.8%)	20.3%	22,484 (23.0%)
2km – 5km	32,635 (37.9%)	23.4%	39,799 (40.8%)
5km – 10km	21,377 (24.8%)	21.7%	21,744 (23.3%)
10km – 20km	6,446 (7.5%)	19.3%	5,773 (5.9%)
20km – 30km	2,763 (3.2%)	7.4%	1,946 (2.0%)
30km – 40km	1,549 (1.8%)	3.1%	1,198 (1.2%)
40km – 60km	1,470 (1.7%)	2.4%	1,070 (1.1%)
Over 60km	1,901 (2.2%)	2.5%	3,541 (3.6%)

Source: HullCC

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

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

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

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

(b) in relation to each of those documents—

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

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

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

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

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

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

The Development Plan

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

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

Table 3.1: Supplementary Planning Documents

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

(Those SPDs where status is shown shaded have been adopted since 31st March 2022)

Neighbourhood Plans

- 3.8. **Neighbourhood Plans** provide local communities with an opportunity to create a shared vision for the future development and growth of their area. Such plans need to be in broad conformity with national planning policy and with the policy established locally in the development plan. Once adopted, they become part of the wider development plan for the area. There has been some local interest in the production of neighbourhood plans in the city.
- 3.9. The Council is proactive and positive about neighbourhood planning, working collaboratively with communities where they choose to prepare a plan, and to ensure complementary neighbourhood and local plan policies are created. Further information about neighbourhood plans in the city are available on the Council's website. <https://www.hull.gov.uk/communities-and-living/neighbourhood-teams/neighbourhood-plans>
- Newington Neighbourhood Plan –independent examination and next steps.**
- 3.10. On receipt of the Newington Neighbourhood Plan, Hull City Council publicised the proposed plan and made the plan and supporting information available for inspection inviting comments from anyone interested in responding over a six-week public consultation period, this consultation period ended on the 4 November 2022.
- 3.11. Following this the plan had an independent examination under the Neighbourhood Planning (General) Regulations 2012 (No.637). During the examination, the inspector raised a series of queries about the plan. The Newington Plan Forum and the Council responded to these, and subsequently the inspector authored a full report which is available to view at the Newington Neighbourhood Forum website <https://thenewingtonplan.co.uk/>
- 3.12. The final stage of the plan will be a Referendum which is scheduled to take place in early October 2023. The provisional date for the referendum is Thursday 5 October 2023 subject to confirmation by Hull City Council.

Hull Local Development Scheme

- 3.13. The Local Development Scheme (LDS) is essentially the project plan which sets out the Council's timetable for preparing key planning policy documents over the next 3-year period. The plan making process is complicated and can be difficult to navigate for non-planners. To that end, the LDS sets out the documents that comprise the Development Plan for the city including timetables for those that are being produced, alongside evidence base documents that support it. This ensures local communities and other interested parties can keep track of progress and to understand the wider plan making context.
- 3.14. An LDS is required under Planning Law (Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011)).
- 3.15. A revised LDS was considered by Planning Committee and Cabinet in November 2022 with a proposed end date for adoption of an updated Local Plan by November 2025. However, at the time it was agreed that further resources were needed, and the LDS was not published beyond that considered by committee in the face of ongoing difficulties securing appropriate resource. The Council has now brought more focus to plan making activity, with the creation of a dedicated team to work on that task, and additional resource is being sought to support this. A new timeframe will be established through revision of the current LDS.
- 3.16. The most recent Local Development Scheme as considered by Planning Committee and Cabinet is available to view at [CMIS > Calendar of Meetings \(hullcc.gov.uk\)](https://cmis.hullcc.gov.uk/cmIS/CalendarofMeetings/hullcc.gov.uk)¹

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<https://cmis.hullcc.gov.uk/cmIS/CalendarofMeetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/9856/Committee/3/Default.aspx>

Section 4 Policy Performances - Hull Local Plan 2016 to 2032

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

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

(a) identify that policy; and

(b) include a statement of—

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

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

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

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

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

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

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

Monitoring of Local Plan Policies

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

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

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

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

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

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

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

Local Plan Chapter 4 Economic Growth

Economic Growth

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

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

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

Policy 2 - Employment allocations

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

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

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

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

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

Conclusion

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

Policy 1 Economic Growth & 2 Employment allocations

The geography

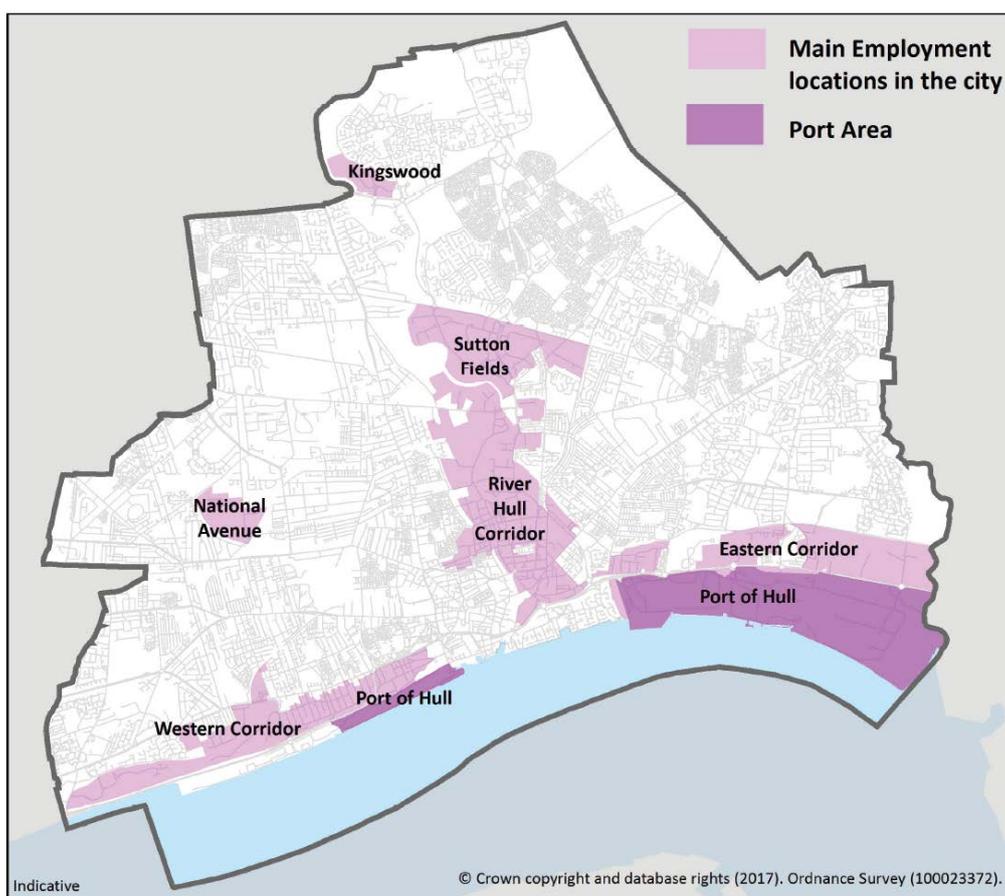
4.5. For the purposes of understanding employment land supply and development trends, the city has been divided up into broad areas / locations which partly reflect differing property markets and reflect the general use and character of those areas. There are seven such areas, namely:

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

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

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

Figure 4.1: Main employment Locations and Port Area in Hull



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

Overview of remaining supply on allocated sites

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

Western Corridor

- 4.10. Development within the Priory Park Industrial Estate (Ref 1) has been held up due to need for junction improvements at the main entrance to the park. Work has now started, and planning applications can be determined, and development progressed. Two large applications have been determined and permitted in December 2022.
- 4.11. The former Birds Eye site (Ref 3) remains undeveloped but was understood to have been bought by the neighbouring Atlas Leisure Homes firm to allow future relocation of operations. The site is currently used for outside storage and distribution in relation to that business.
- 4.12. Two relatively small plots remain at Wassand Street and Walcott Street, (Ref 6) after initial developments occurred after the former use was cleared.
- 4.13. Land had recently been cleared in the area north of the existing allocation at Neptune Street (Ref 7). It is unclear what landowner intentions are for the wider site. It is currently operated by Seaway Logistics involved with freight forwarding and shipping. A planning application (Outline planning permission for construction of a business park for approximately 17 hybrid units) was submitted for the development of this site but it is still pending consideration as of 31st March 2023. This site might become part of considerations for the future of the Smith and Nephew site which will become vacant after the recent announced relocation out of the city.
- 4.14. Land remains at St Andrews Dock (Ref 8). This has complex issues around the future of the Lord Line Building, and other historic features including the former dock itself. There are also multiple owners. Access is currently through the St Andrews Retail Park, off the A63.

River Hull Corridor

- 4.15. The largest single opportunity within this area is the National Grid site on Clough Road (Ref 14). This site has long been associated with energy production and has retained features related to gas storage and distribution. After a few years of being on the market, the site has recently been bought by Ashcourt and is now being advertised as 'Bankside Business Park' with opportunities for plots to become available for outside storage compounds or industrial/warehouse design and build, suggesting positive moves for the site to be brought forward. Part of the site now has planning permission for a change of use to open storage of caravans and lodges. The planning approval has now been implemented (Spring - 2023) but that is not to say the site has been redeveloped as this permission is effectively just a meantime use and does not preclude future development.
- 4.16. Other relatively large sites include Land at Rix Road (Ref 16). The site appears to be operated by Seaway Logistics as a storage/transit facility, as well as by Wasteage Ltd. There does not appear to be a coherent use of the site other than for opportunistic storage. The shape of the site is likely to require some land assembly to make development more feasible. The proximity of a primary school that the site surrounds on three sides will influence future development options.

- 4.17. Land at eastern end of Bedford Street, Cleveland Street (Ref 17) is now to be developed as part of the existing traveller site expansion and is no longer considered a development site.
- 4.18. Land at Chapman Street (Ref 18) has been cleared and levelled, and it was reported that it has been acquired for future expansion of Reckitt Benckiser which adjoins it.
- 4.19. Land at St Mark Street (Ref 19) has been cleared of former gas infrastructure and is now owned and being redeveloped by Geminor UK Ltd., a specialist company who have been contracted to supply RDF to the Energy Works facility on nearby Cleveland Street. Site is under construction and is vastly complete, with just the access and service areas still to be completed.
- 4.20. Land at Dalton Street (Ref 11b) is the former Council Depot that was to be used for processing of RDF, before this proposal moved to St Mark Street. The site has been used by the contractor to the construction of the Energy Works on the adjoining site. There remain buildings on site that are likely to need clearing for development to take place.
- 4.21. A relatively long-standing site on Foster Street (Ref 13) remains vacant. The former buildings on the site were demolished leaving the floorplates as hard standing. Waste management activities in the immediate area may limit the attractiveness of the site.
- 4.22. Another site on Foster Street (Ref 12) was allocated but this remains in operational use by Ashcourt and there is no clear sign it is a development site at this time.
- 4.23. Land at Oxford Street/Swann Street, Wincolmllee (Ref 10a and 10b) has been split between different occupiers using the site for parking/storage and redevelopment. Site 10a has been redeveloped by Pivotal Development into a mixed-use development of B1, B2 and B8 uses. The site is now complete and in use. Site 10b is partly linked to surrounding operations on the opposite side of the road. This may limit the redevelopment potential of the site, although development of 10a may encourage further development.
- 4.24. Three other small, allocated sites remain, two in relatively temporary uses (Ref 15 & 20), the other one (Ref 9) has, in the last few years been part of a planning appeal where it was determined that it should be retained for employment use, with neighbouring use suggesting expansion.

Sutton Fields

- 4.25. This purpose-built industrial estate has few allocated opportunities left. One opportunity still exists to be fully developed, Land South of Rotterdam Park (Ref 37a and 37b). This development is phase 4 of the original planning permission for the construction of the wider Rotterdam Industrial Park and is still an allocated site. Part of the site (Ref 37a) has now been completed. A large, grassed piece of land is located adjacent to and within the ownership of Donaldsons (Ref 40). It is presumed that it is retained for future expansion.
- 4.26. A similar sized site is allocated off Stockholm Road (Ref 39). This is currently used for car sales/delivery although this does not appear to preclude future development.
- 4.27. Three other allocations are on relatively small parcels of land and so provide limited opportunity. (Refs 36, 38 & 41)

Eastern Corridor

- 4.28. One of the most significant sites remaining available for development is the Kingston Parklands Business Park (Ref 23). This is on the site of a former hospital and presents a site with mature landscaping within which plots will be developed. Plots are to be released in phases as design and build opportunities.
- 4.29. One plot remains at Burma Drive (Ref 26) after relatively rapid development of this long-standing site, albeit relatively low-density development with large open yard components.
- 4.30. The former Holderness Road Corridor AAP made provision for approx. 9ha of employment land on Land west of Marfleet Lane (Ref 28), a site on part of the recreation ground of Fenner's factory complex. This may now depend on the wider strategy for the site.
- 4.31. This is also the case for the former Issac Newton site, Annandale Road (Ref 32) where the former Holderness Road AAP made provision for approx. 3ha of employment land.
- 4.32. A large plot of land to the west of Somerden Road, the Willerby Caravans site (Ref 31) is currently an allocated site. However, this remains in operational use with main production buildings as well as open storage. There is not believed to be any current intent by the firm to relocate so the site does not present a development opportunity and does not form a part of supply.
- 4.33. A similar approach has been taken for land north of Wyke Works (Ref 33) where the site was cleared, and hard standing constructed to provide storage linked to Europa Caravans. This will not necessarily preclude future development, but in the interim, it has been taken for operational use and does not form part of supply.
- 4.34. A site north of Hedon Road (Ref 34) has simply been absorbed into the wider operation of Paneltex of which it forms a part and is therefore not a development site now.
- 4.35. A large site located off Somerden Road (Ref 35) is connected by a bridge across Old Fleet drain to an adjoining site within the East Riding of Yorkshire believed to be operated/owned by Rix Shipping Co, as well as a timber treatment works. The site within Hull appears to be used currently for residual storage of goods from the adjoining operation. Future development would therefore depend on intentions of this company.
- 4.36. Four other allocations are relatively small sites of land and so provide limited opportunity (Refs 21,22, 24, & 27).

National Avenue

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

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

- 4.38. Table 4.1 of the Local Plan lists those sites allocated for a range of uses within industrial and business uses under the Use Classes B1(b) (C) and B2 and B8. AMR table 4.1 updates the current position for these sites and compares how much of each site has been developed since the Hull Local Plan was adopted.

Table x.x: Update of Table 4.1 of the Hull Local Plan 2016 -2032

Site Ref.	Address	Local Plan site area (ha)	Current available area (Ha)
Western Corridor			
1	Priory Business Park.	7.11	4.66
2	Priory Business Park (Arco).	3.81	0
3	Former Birds Eye factory site, Hessle Road.	7.21	7.21
4	Land on the north side of Freightliner Road.	0.11	0
5	Former Cavaghan and Gray factory, Freightliner Road.	0.92	0
6	Land between Wassand Street and Walcott Street, Hessle Road.	0.63	0.63
7	Neptune Street. ²	3.72	1.34
8	St Andrews Dock.	4.39	4.39
Total		25.50	20.61
River Hull Corridor			
9	Land west of Gibson Street.	0.69	0.69
10	Land at Oxford Street/Swann Street, Wincolmllee.	0.78	0.53
11	Land at Cleveland Street (former ADM Cocoa Plant), including the former Spillers Flour Mill site	4.86	1.64
12	Land south of Foster Street, Stoneferry Road.	2.06	0
13	Land at Foster Street, Stoneferry Road.	2.79	2.79
14	National Grid site, Clough Road.	13.5	13.5
15	Former Ameron Paint Factory site, Bankside.	2.06	0.57
16	Land at Rix Road, Stoneferry Road.	4.93	4.93
17	Land at the eastern end of Bedford Street, Cleveland Street.	0.90	0
18	Land at Chapman Street.	1.87	1.87
19	Land at St. Mark Street.	1.14	0

² includes expanded site resulting from demolition of adjoining AJK warehouses.

Site Ref.	Address	Local Plan site area (ha)	Current available area (Ha)
20	Land on the south of Merrick Street, Hedon Road.	0.40	0.40
Total		35.98	26.92
Eastern Corridor			
21	Land at the corner of Hedon Road and Mount Pleasant.	0.72	0.72
22	Land at Keystore, Earles Road, south of Hedon Road.	0.51	0.51
23	Kingston Parklands Business Park, Hedon Road.	4.63	4.63
24	Former Norman Nicholson Box site, Hedon Road.	0.31	0.31
25	Land west of Littlefair Road, north of Hedon Road.	0.72	0.72
26	Land at Burma Drive, Marfleet Lane.	4.67	0.22
27	Land to the south of Hedon Road, southeast of Marfleet Avenue roundabout.	0.43	0.43
28	Land west of Marfleet Lane (part of Fenners factory complex).	0.87	0.87
29	Land at Elba Street (1251 Hedon).	1.99	0
30	Land off Valletta Street, Hedon Road, including former Seven Seas factory site.	8.09	0
31	Land to the west of Somerden Road.	9.51	0
32	Former Isaac Newton School site.	3.17	3.17
33	Land north of Wyke Works, Hedon Road.	1.66	0
34	Kingston International Business Park, Hedon Road.	0.85	0
35	Land on the eastern side of Somerden Road, Hedon Road.	2.61	2.61
Total		40.74	13.46
Sutton Fields			
36	Geneva Way (south side, east end).	0.76	0.76
37	Land South of Rotterdam Park.	0.41	0.30
38	Land at corner of Hamburg Road and Rotterdam Road.	0.40	0.40

Site Ref.	Address	Local Plan site area (ha)	Current available area (Ha)
39	Land west of Stockholm Road.	1.44	1.44
40	Land next to Donaldson Filtration Components factory, Stockholm Road.	1.52	1.52
41	Land on Oslo Road, at the corner of Helsinki Road.	0.15	0.15
Total		4.70	4.57
National Avenue			
42	Land at the north side of Bontoft Avenue.	0.35	0
43	The Ideal Business Park, National Avenue.	0.38	0
Total		0.7	0
Overall Total		107.62	65.56

- 4.39. Since adoption, the amount of allocated land as outlined in table 4.1 above has reduced from 107.62 ha to 65.56 ha, a change of 42.06 ha. Some of this has been through development. In other cases, circumstances have changed which suggest land is no longer available as a development opportunity and in some cases through adjustments to site boundaries.
- 4.40. In addition, at the time of the survey, several schemes were under construction on 2.38 ha of allocated land.
- 4.41. An element of land has been removed from the table where it is deemed the land is no longer available for development, mainly a result of ongoing operational needs, and allowing for the planned expanded traveler site. This amounts to 13.67 ha on 5 sites.
- 4.42. The size of one allocated site has changed. Neptune Street has been expanded to include a cleared area to the north, increasing the area by 2.38 ha.
- 4.43. There have been some consequential changes to sites areas as sites have progressed where specific development schemes have refined the boundaries of original allocations. Completion figures do not therefore reconcile exactly with reductions to the areas of the original allocations.

Kingswood.

- 4.44. Allocations were made through the Kingswood Area Action Plan.
- 4.45. One site of 7.7 is allocated exclusively for employment use. Other sites are allocated for a mix of either employment or community use. These remain undeveloped, although permission has recently been granted for development of a Lidl supermarket on one site, and housing on another, with continuing pressure to develop remaining land for non-employment/community use.

- 4.46. Other sites have also previously gained consent, one for parking to serve existing employment uses, and one for a community church. Neither of these have been implemented.
- 4.47. Currently it is estimated that up to 6.32 ha of mixed-use land could support employment development, when discounting completed development.
- 4.48. Most proposed developments on allocated employment / community sites in Kingswood have not commenced. Only one site has been partly developed for the Next retail store.

City Centre.

- 4.49. Two specific schemes with an element of office floorspace have been proposed on allocated sites in the city centre, giving more clarity of where such use will come forward. The most significant is at Albion Square which will include 3,548m² of grade A office space.
- 4.50. Other mixed-use allocations, while referring to potential office development, do so in the context of potential for a range of other main town centre uses. Therefore, it is difficult to quantify what future office development could be on these and it will be more helpful to monitor and review supply as it comes forward. Offices represent a main town centre use that will continue to be encouraged within the city centre.
- 4.51. While there have been significant losses of older office accommodation in the centre, particularly to housing, recent development has demonstrated a continuing demand for modern Grade A office accommodation. The move to more flexible working in terms of location will clearly impact on future demand, reinforcing the need to monitor and review supply needs.
- 4.52. Although not allocated due to commitment and progress at the time of adoption of the plan, 31 – 38 At the Dock, Queen Street has also provided 5,763 sqm of office space within the plan period (3,916 sqm complete in 2017 and a second phase of 1,847 complete in 2021). This includes some space specifically designed for flexible working. The final phase of this development (Block B, providing 2,750 sqm of office space) is under construction.

Port of Hull

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

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

- 4.55. In addition to the allocations, several proposals continue to come forward within the wider employment areas designated in the Local Plan. These are typically identified through submission of planning applications, sometimes where opportunities are brought to the market. These include for expansion of operations within their existing site boundaries, through construction of new buildings, or redevelopment or extensions of existing buildings. They also include development of 'new' sites, following demolition or clearance of previous uses.
- 4.56. Existing buildings can be subject to change of use. This does not always involve changes in floorspace but can be important where this is facilitating growth of companies or accommodating new or relocating companies. It is therefore an indicator of demand for space. It can also demonstrate demand for other uses within industrial areas.
- 4.57. The number and scale of such proposals is significant in the city which relies on recycling of brownfield land for much of its development needs, with very little greenfield land remaining available for development.
- 4.58. Such schemes are generally represented by floorspace rather than site area, as a large proportion take place within existing sites or through change and so there is not a clearly defined and measurable site.
- 4.59. In summary:
- Currently 12,462 sqm of B use floorspace, on 20 non-allocated sites, have planning permission. With another proposal for the loss of 680 sqm of B use floorspace also permitted.
 - At the time of the 2023 survey 26,905 sqm were under construction on 8 sites. A scheme for change of vacant offices to apartments (a loss of - 200 sqm B use floorspace) was also underway.
- 4.60. In the period 2016 -2023:
- 98,990 sqm of B use floorspace has been completed (including the city centre, this figure rises to 118,836 sqm) on 102 non-allocated sites.
 - This compares to 62,883 sqm of B use floorspace which has been completed (including the city centre, this figure rises to 67,965 sqm) on 28 allocated sites.
 - -18,598 sqm has been changed from B1, B2 or B8 uses to various other uses at 24 properties. A very small amount (279 sqm) has been developed for other than B use as part of a wider scheme on 1 site.

It is very clear therefore that whilst there is a need to identify a range of allocated sites to meet employment development needs, the approach adopted in the plan of supporting employment growth in existing designated employment areas is also of great significance.

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

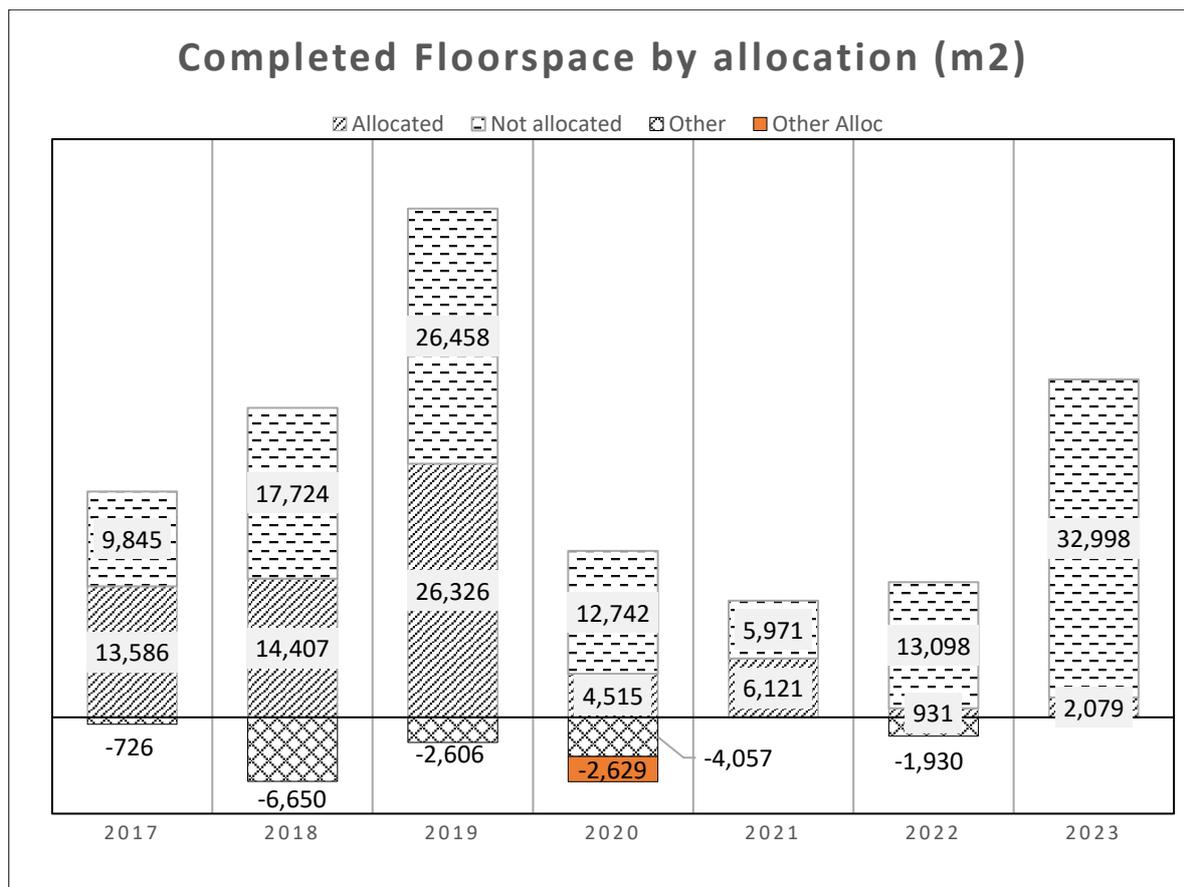
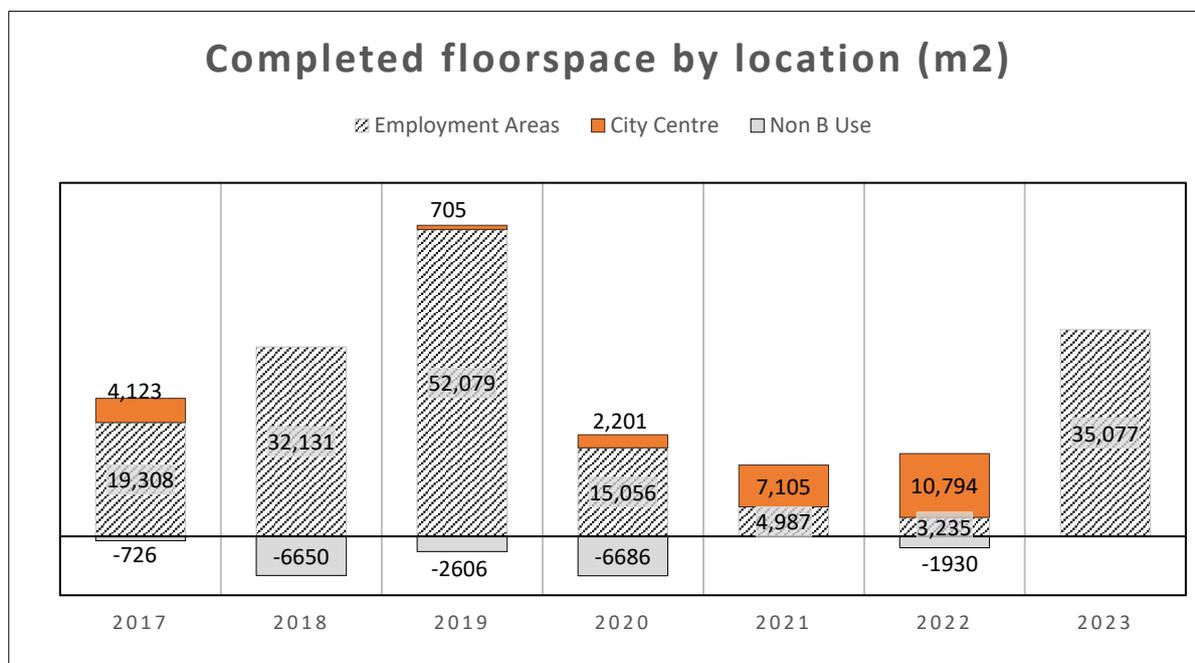


Figure 4.2 (b): Graphs of development trends since 2016.



Local Plan Chapter 5 - Housing

Housing requirement and delivery.

Policy 3 - Housing requirement and site allocations -
Housing requirement 1. The housing requirement for Hull is a minimum of 9,920 (net) new homes during the period 2016 to 2032 (620 dwellings per year). 2. The overall delivery of housing in Hull and the East Riding will be monitored to ensure that needs are being met across the two local authority areas.
Housing site allocations 3. Sites are allocated to accommodate around 11,700 dwellings to provide flexibility and choice in land for housing development. 4. The sites listed in Tables 5.7 - 5.10, 5.12 and 5.13, and shown on the Policies Map, are allocated for housing development. 5. The sites listed in Table 5.11, and shown on the Policies Map, are allocated for housing development in the Kingswood Area Action Plan. 6. Housing allocations should be developed with regard to the relevant development brief where one exists - as listed in Table 14.3 in Chapter 14.
Housing site allocations 7. The Council will ensure that a minimum 5-year supply of deliverable housing sites is available in Hull.

- 4.61. The net housing requirement in the Hull Local Plan 2016 to 2032 is 9,920 new homes, an annual net requirement of 620 new homes per annum.
- 4.62. Taking account of net housing delivery for the period 2016 to 2023, the residual Local Plan net housing requirement for the period 2023 to 2032 is 4,652 homes equating to around 517 new dwellings per annum.
- 4.63. A requirement to review and update Hull's Local Plan update has been established, details of which are contained within Council's Local Development Scheme (LDS). The Local Plan update will, amongst other things, require an examination of the current level of housing need and requirement.
- 4.64. The NPPF expects strategic policy-making authorities to follow the Government's standard method for assessing local housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and any historic under-supply.
- 4.65. The Government standard method for addressing local housing need for Hull currently returns a net housing need figure of 540 new dwellings per annum (based on the 2021/22 data). The figure returned from the standard methodology will be considered in the evidence underpinning the Hull Local Plan update.
- 4.66. When calculating the five-year housing supply requirement, the NPPF requires an appropriate buffer to be applied within the housing requirement. Set in the context of Hull's Housing Delivery Test results since its inception this buffer will be set at 5%.
- 4.67. Housing delivery for the period 2022 to 2023 was 623 net new dwellings (635 dwellings gross).

- 4.68. For the period 2016 to 2023 delivery of net new homes on average has surpassed the Hull Local Plan’s net housing requirement. Housing completions over the 7-year period 2016 to 2023 are around 22% above the net housing requirement figure for the period. The net addition of homes accounts for any demolition of homes and any losses from change of use or conversion. Net and gross housing delivery is shown in Table 4.2.
- 4.69. Although housing delivery has reduced from its peak periods prior to the Covid19 pandemic, delivery figures remain over the Local Plan housing requirement in the current reporting period and are still some way above the requirement over the plan period since adoption. The 5-year supply position also remains positive with a current supply of **6.86** years of deliverable housing.

Table 4.2: Additional dwellings April 2016 to March 2023

Year	a. Gross new build completions	b. Gross change of use to dwellings and conversion to dwellings	c. Gross Additions (a+b)	d. Gross change of use from dwellings and conversion from dwellings	e. Demolitions	f. Net Additions (d-e-f)
2016 to 2017	723	91	814	14	176	624
2017 to 2018	1,280	226	1,506	24	141	1,341
2018 to 2019	734	184	918	9	225	684
2019 to 2020	852	163	1015	23	198	794
2020 to 2021	364	246	610	23	6	581
2021 to 2022	528	108	636	10	5	621
2022 to 2023	433	202	635	8	4	623
2016 to 2023	4,914	1,220	6,134	111	755	5,268

Source: HCC.

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

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

Source: HCC.

Table 4.4: Demolition 2016 to 2023

Year	Ings Estate (H22/H322)	Preston Road (H336)	Bransholme	Hawthorne Avenue	Total
2016 to 2017	45	131	0	0	176
2017 to 2018	75	62	4	0	141
2018 to 2019	60	165	0	0	225
2019 to 2020	35	134	0	29	198
2020 to 2021	0	2	4	0	6
2021 to 2022	5	0	0	0	5
2022 to 2023	0	4	0	0	4

Source: HCC

Housing Delivery Test

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

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over 3-year period}}{\text{Total number of homes required over 3-year period}}$$

Table 4.5: Housing Delivery Test Results

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

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

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

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

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

Housing Supply

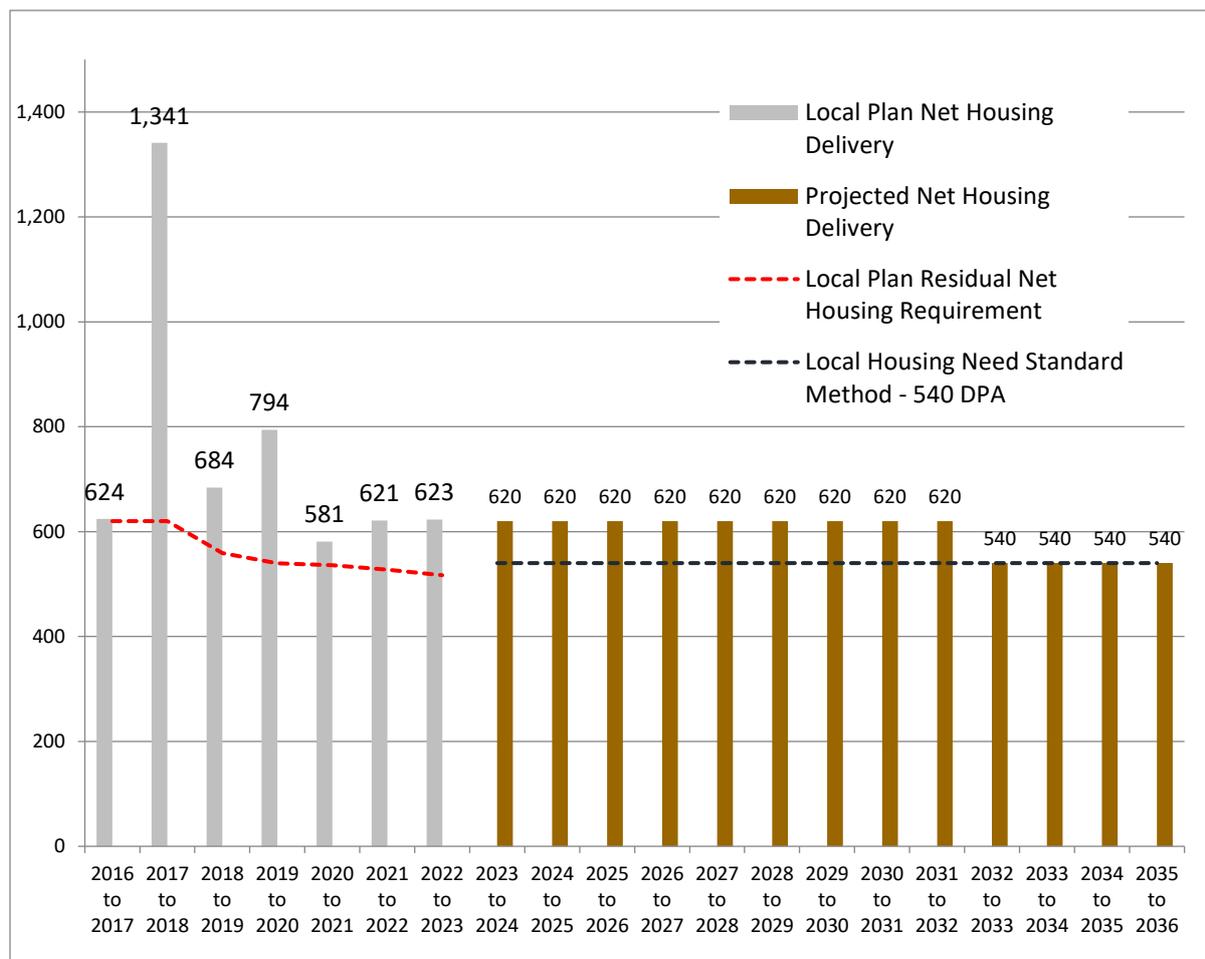
- 4.73. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development; this includes supporting the Government's objective of significantly boosting the supply of homes. It is important that a sufficient amount and variety of housing land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.
- 4.74. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. Local Plan Policy 3 (7) identifies the Council will ensure that a minimum 5-year supply of deliverable housing sites is available in Hull. Hull's five-year supply was detailed in the adopted Hull Local Plan 2016 to 2032 and the 2023 SHLAA updated this. The SHLAA 2023 identified 6.86 years of deliverable housing supply (five-year supply) see Table 4.6.
- 4.75. The Hull Local Plan 2016 to 2032 contains a trajectory illustrating the expected rate of housing delivery over the plan period. An updated projected housing trajectory is shown in Figure 4.2. This shows for the period 2016 to 2023 net housing delivery surpassed the housing requirement identified within the Local Plan. For the period 2017 to 2018 over 1,300 net new homes were delivered (over 1,500 homes gross), this period was somewhat of an anomaly including the completion of key council extra care housing projects.
- 4.76. The updated housing trajectory, Figure 4.2, projects housing delivery above the levels of the annualised residual Local Plan housing requirement over the remaining years of the current plan and to meet the minimum Local Housing Need figure established using the Governments Standard Method over the next five years.

Table 4.6: Five-year supply 2023-2028 as at 1st April 2023

Five-year supply 2022-2027 as at 1st April 2022		
a	<p>Net Housing Requirement, in Dwellings, 2016 to 2032 (16 years)</p> <p><i>The housing requirement identified in the Hull Local Plan 2016 to 2032. Shown underlined.</i></p> <p><i>The remaining Local Plan net housing requirement (9,920 – 5,268)</i></p>	<p><u>9,920</u></p> <p>4,652 (9 Years)</p>
b	<p>Annual Housing Requirement (a / 16 years)</p> <p><i>The annual housing requirement identified in the Hull Local Plan 2016 to 2032 is 620 dwellings per annum.</i></p> <p><i>The remaining net housing requirement for the period 2023 to 2032 (9 years) is (4,652/9 years) 517 dwellings per annum.</i></p> <p>The Standard Method for calculating Housing Need returns an identified housing need of 540 DPA.</p>	<p>540</p>
c	<p>Five-year Housing Requirement (b * 5)</p> <p><i>The annual housing requirement identified in the Hull Local Plan 2016 to 2032 for a period of five years. This figure has been superseded by the Standard Method for calculating Housing Need: 540 x 5 years.</i></p>	<p>2,700</p>
d	<p>Under-supply within plan period</p> <p><i>Any level of under-supply identified within the plan period will be added to the five-year housing requirement. The level of under-supply will be monitored within the annual Authority Monitoring Report. The housing requirement figure has been superseded by the Standard Method of Housing Need calculation.</i></p>	<p>0</p>
e	<p>A percentage buffer of the five year Housing Requirement to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land ((c+d) x 5% buffer)</p>	<p>135</p>
f	<p>Five-year housing requirement including any under-supply and buffer (c+d+e)</p>	<p>2,835</p>
g	<p>Five-year supply (including Local Plan windfall: 50 dwellings per annum)</p> <p><i>Hull City Council updates and publishes annually its Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identifies the five-year supply of housing sites that are suitable, available and deliverable.</i></p>	<p>3,890</p>
h	<p>Five-year supply ((g/f) * 5)</p> <p><i>Five-year supply expressed in years.</i></p>	<p>6.86</p>

Source: HCC

Figure 4.2: Housing Trajectory 2016 to 2036.



Source: HCC

Housing delivery on Allocated Housing Sites

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

Local Plan Table 5.7: City Centre housing allocations. (Delivery 2016 to 2023)

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023
2	Eggington Street	No	0	0	0	0	0	0	0
6	13-25 George Street	Yes	0	0	4	7	0	0	0
7	41-65 George Street (Upper Floors)	No	0	0	0	0	0	0	0
8	25-27 Dock Street	Yes	0	0	0	0	0	0	0
195	Fruit Market Site B	Completed	0	0	8	54	14	29	-
313	Baker Street Garage	No	0	0	0	0	0	0	0
314	Story Street, Upper Floors	Completed	0	0	0	0	0	5	-
318	37-53 Ferensway	No	0	0	0	0	0	0	0
371	Marina Recreation Centre, Commercial Road.	Completed	0	0	0	7	-	-	-
372	Tivoli House (Upper Floors), South Street, Hull	Completed	0	0	0	0	58	-	-
373	Humber Quays	No	0	0	0	0	0	0	0
376	63-71 High Street, City Centre	No	0	0	0	0	0	0	0
383	24-28 Whitefriargate, Friary Chambers (Upper Floors)	Completed	0	21	-	-	-	-	-
385	Land to the west of Spring Street, Ferensway	No	0	0	0	0	0	0	0
394	City Exchange, Alfred Gelder Street	Completed	0	0	0	0	0	0	15
395	Essex House Floors 5 to 9	Completed	0	45	-	-	-	-	-
398	High Street East of Blaydes Staith	No	0	0	0	0	0	0	0
399	2-5 High Street	Yes	0	0	0	0	0	0	0
400	Blaydes dock	No	0	0	0	0	0	0	0
405	83-93 George Street.	Yes	0	0	0	7	0	0	0
418	25-30 Albion Street	Yes	0	0	0	0	0	0	0
428	Land between George Street, Carroll Place and Trippet Street.	No	0	0	0	0	0	0	0
429	Land to the west of and Burnett House, Castle Street	No	0	0	0	0	0	0	0

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023
433	Kings Building, South Church Side.	Completed	0	0	0	0	0	0	24
450	84-102 Anlaby Road/ Park Street	No	0	0	0	0	0	0	0
503	Land to the east of Wincolmllee fronting the River Hull, City Centre.	Yes	0	0	0	0	0	0	0
924	13-15 Savile Street (Upper Floors 14/89)	Completed	5	-	-	-	-	-	-
Total			5	66	12	75	72	34	39

Source: HCC

Local Plan Table 5.8: City Centre mixed use allocations with housing element. (Delivery 2016 to 2023)

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023
1	Albion Square including Kingston House - Mixed Use Site 1	Yes	0	0	56	0	0	0	0
4	Fruit Market Site A – Mixed Use Site 4	Yes	0	0	0	0	0	0	0
5	Fruit Market Site C – Mixed Use Site 5	No	0	0	0	0	0	0	0
7	Fruit Market Site D - Mixed Use Site 7	Partial PP Yes	4	27	0	2	0	0	0
8	Land at Tower Street/ St. Peter Street, East bank of the River Hull (North) - Mixed Use Site 8	No	0	0	0	0	0	0	0
9	Clarence Mills, Great Union Street/ St. Peter Street, City Centre - Mixed Use Site 9	No	0	0	0	0	0	0	0
10	Land at Tower Street/St. Peter Street, East bank of the River Hull (South)- Mixed Use Site 10	No	0	0	0	0	0	0	0
20	Land between George Street & Queens Dock Avenue, City Centre - Mixed Use Site 20	Completed	0	0	0	0	89	-	-
Total			4	27	56	2	89	0	0

Source: HCC

Local Plan Table 5.9: Newington and St Andrew's Area Action Plan housing allocations. (Delivery 2016 to 2023)

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023
44	Cecil Gardens, Hawthorn Avenue	Completed	0	95	-	-	-	-	-
68	Scholars Gate, Spring Bank West	Completed	105	101	-	-	-	-	-
164	Land North of Anlaby Road between Gladstone Street and Argyle Street	No	0	0	0	0	0	0	0
296	Land to rear of 41-45 Albert Avenue	No	0	0	0	0	0	0	0
367	Land east of Hawthorn Avenue	Yes	13	77	16	0	0	0	23
370	Hawthorn Avenue, former Amy Johnson School site	Yes	64	72	57	53	34	42	29
Total			182	345	73	53	34	42	52

Source: HCC

Local Plan Table 4.10: Holderness Road Corridor Area Action Plan housing allocations. (Delivery 2016 to 2023)

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023
17	Holderness House, Holderness Road	No	0	0	0	0	0	0	0
20	Land between Ryehill Grove, Wyton Grove and Exeter Grove	No	0	0	0	0	0	0	0
21	Land west of Poorhouse Lane, south of Preston Road	No	0	0	0	0	0	0	0
22	Land South of Balham Avenue	No	0	0	0	0	0	0	0
31	Tower Grange Police Station Holderness Road	Completed	0	0	18	-	-	-	-
36	Land at former David Lister School	Completed	0	16	21	45	-	-	-
54	Former Sutton Place Safe Centre, Saltshouse Road	Completed	0	0	0	0	0	24	-
170	106-108 Marfleet Avenue	No	0	0	0	0	0	0	0
172	Land to north east of 141 Marfleet Avenue	Completed	0	11	18	-	-	-	-
250	Old Methodist Hall, Durham Street	Completed	2	2	-	-	-	-	-
254	Land surrounding Wath Grove	No	0	0	0	0	0	0	0
322	Land west of Middlesex Road	Yes	0	83	48	20	38	49	21
325	Land around Perivale Close	Completed	55	-	-	-	-	-	-
326	Land at Ganstead Grove/ Exeter Grove/ Rimswell Grove/ Wyton Grove	Completed	67	-	-	-	-	-	-
327	Land north of Maybury Road (former Maybury School)	Completed	0	39	16	-	-	-	-
328	Land north and south of Portobello Road, south of Marfleet Lane, west of Bilton Grove.	Completed	0	142	-	-	-	-	-
329	Kedrum Road, Southcoates Lane.	Completed	0	63	64	35	-	-	-
331	Land to east and west of Marfleet Avenue	No	0	0	0	0	0	0	0
336	Land south of Preston Road and east of Marfleet Lane	Yes	0	0	0	0	0	0	86
Total			124	356	185	100	38	73	107

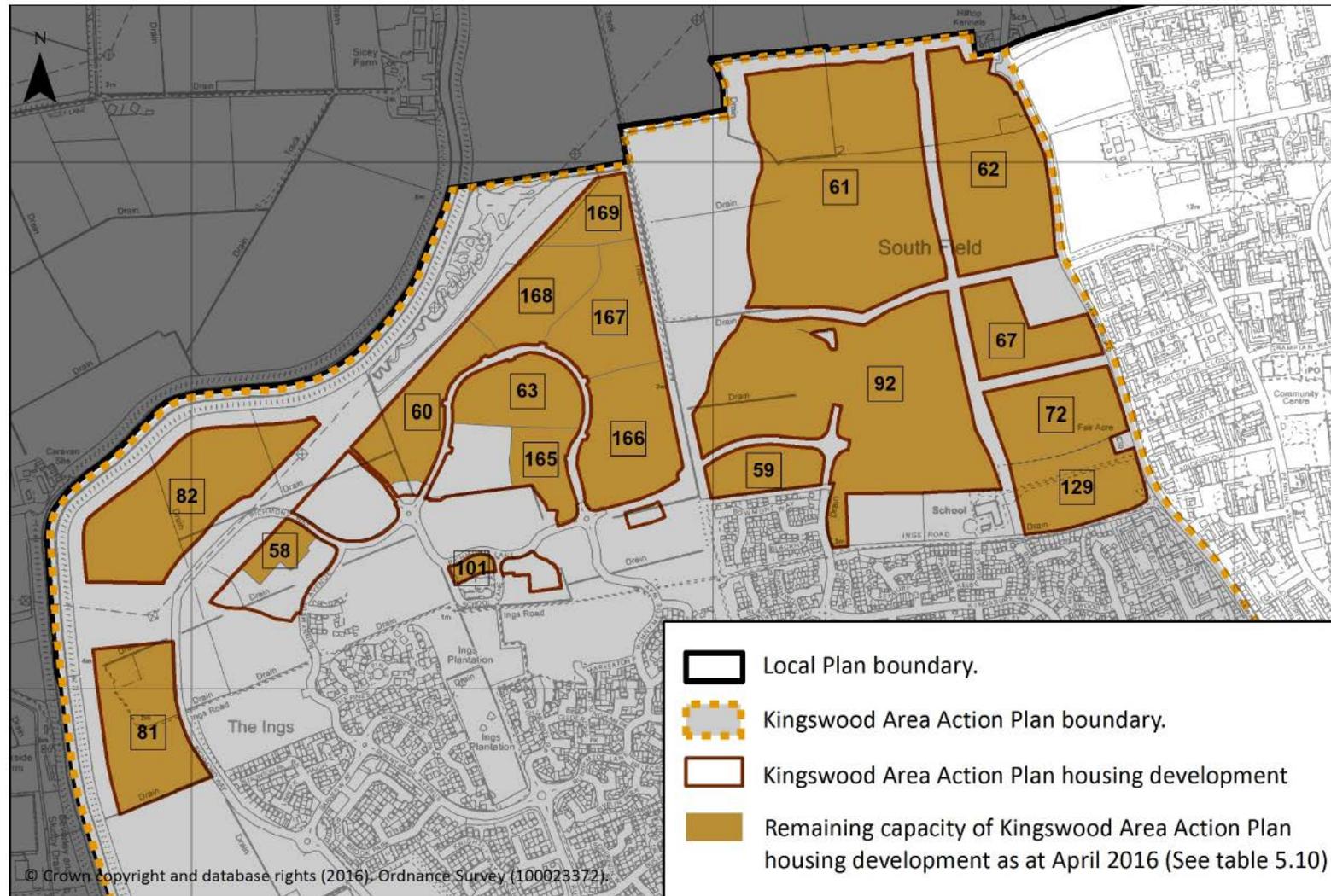
Source: HCC

Local Plan Table 5.11: Kingswood Area Action Plan housing development capacity April 2016. (Delivery 2016 to 2023)

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023
58	KPDC - Kingswood Land parcel H17	Completed	29	-	-	-	-	-	-
59	Kingswood Land Parcel Wawne View 41/19 (parcels 2004 & 2005)	Completed	0	0	42	29	-	-	-
60	KPDC - Kingswood Land parcels H22	Completed	48	58	9	-	-	-	-
61,62	Kingswood Land parcels Wawne View Former 2003 Now Referenced as 2020/2021/2022/2023/2024	Yes	0	0	0	0	0	0	14
63	KPDC - Kingswood Land parcels 2015	Completed	53	52	17	-	-	-	-
101	KPDC - Kingswood Land parcel to front of Health Centre	Completed	0	20	-	-	-	-	-
165	KPDC - Kingswood Land parcels 41/49b	Completed	72	7	-	-	-	-	-
166	KPDC - Kingswood Land parcels 2016	Completed	0	15	54	43	42	12	-
167	KPDC - Kingswood Land parcels 2018	Completed	0	0	33	58	37	1	-
168	KPDC - Kingswood Land parcels 2017	Yes	0	0	0	0	0	42	63
169	KPDC - Kingswood Land parcels 2019	Completed	0	0	0	0	13	65	-
67, 72, 129	Kingswood Land Parcel, Wawne View (Parcels 2007(Completed)/2008)	Yes	0	14	68	50	39	2	21
92	Kingswood Land parcel, Wawne View (Parcels 2006/ 2009/ 2010/ 2011)	Completed	0	28	29	85	87	115	65
81, 82	Kingswood Riverside South (81) and North (82)	No PP/No PP	0	0	0	0	0	0	0
41/47	KPDC - Parcel H18, Runnymede Avenue & Parcel H20(Allocated in previous Local Plan - shown for completeness of Kingswood totals)	Completed	3	0	0	1	-	-	-
Total			205	194	252	266	218	237	163

Source HCC

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



Local Plan Table 5.12: Other West Hull housing allocations. (Delivery 2016 to 2023)

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023
9	380 Beverley Road (former Mayfair Cinema) Completed 2015/15 Q4 22 dwellings.	Completed	0	0	-	-	-	-	-
26	1-41 Sharp Street	Completed	15	-	-	-	-	-	-
27	West end of Sharp Street	Completed	0	0	0	12	3	-	-
30	Former Newland Primary School, Newland Avenue	Completed	0	14	22	-	-	-	-
43	48 Pearson Park, HU5 2TG	No	0	0	0	0	0	0	0
46	50 Pearson Park (ref. 39/52 & 01/46)	Completed	9	0	0	0	0	8	-
51	20-24 Lambert Street	No	0	0	0	0	0	0	0
219	Goodfellowship Inn Pub, Cottingham Road	No	0	0	0	0	0	0	0
226	173-187 Cottingham Road	No	0	0	0	0	0	0	0
231	Land Between Bishop Alcock Road and Hotham Road North	Completed	0	0	25	-	-	-	-
232	Land at Bishop Alcock Road	Completed	0	11	-	-	-	-	-
234	Land west of Bishop Alcock Road (former William Gee School)	Yes	0	0	0	0	0	0	6
291	114 Blenheim Street	No	0	0	0	0	0	0	0
364	Land between Stanley Street and Derringham Street, Spring Bank	No	0	0	0	0	0	0	0
447	109-111 Beverley Road (Upper Floors)	No	0	0	0	0	0	0	0
482	Brunswick Avenue	No	0	0	0	0	0	0	0
485	Former School of Architecture Building, Brunswick Avenue	No	0	0	0	0	0	0	0
502	Land parcels to north of Walker Street	Developed Other	-	-	-	-	-	-	-
524	Providence Row, Beverley Road	Completed	0	0	0	0	24	-	-

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023
561	Trinity House Grounds, Calvert Lane	Yes	0	0	0	0	0	0	0
607	Amber Development, former Boothferry Park, Boothferry Road	Completed	35	4	-	-	-	-	-
659	West of No's 288-264 Pickering Road	Completed	7	14	9	-	-	-	-
691	University of Hull, Cottingham Road.	Completed	91	-	-	-	-	-	-
721	Former Dane Park Primary School, Orchard Park	No	0	0	0	0	0	0	0
723	The Danes, north of Hall Road	Completed	0	86	91	-	-	-	-
927	Land at 103 8th Avenue	No	0	0	0	0	0	0	0
928	Harrison Park, Hall Road, Orchard Park (ref. 31/01)	Completed	0	65	-	-	-	-	-
936	Rear of 465-467 Priory Road	Completed	0	0	0	2	8	-	-
Total			157	194	147	14	35	8	6

Source: HCC

Local Plan Table 4.13: Other East Hull housing allocations. (Delivery 2016 to 2023)

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 To 2020	2020 To 2021	2021 To 2022	2022 to 2023
42	Area of Change – North Bransholme	No	0	0	0	0	0	0	0
47	Kinderscout Close, North Bransholme	No	0	0	0	0	0	0	0
65	Leitholm Close, North Bransholme	No	0	0	0	0	0	0	0
102	North of Grassington Close, North Bransholme	No	0	0	0	0	0	0	0
106	Land north east of Highlands Health Centre, Cumbrian Way	No	0	0	0	0	0	0	0
117	Reckitt’s Recreation Ground, Chamberlain Road	Completed	40	-	-	-	-	-	-
120	Land east of Stoneferry Road, southwest of Foredyke Avenue	No	0	0	0	0	0	0	0
122	Corner of Leads Road & Glebe Road	Completed	0	0	23	-	-	-	-
137	Land north of Wansbeck Road/ east of Frome Road	No	0	0	0	0	0	0	0
138	Land at former Viking Public House, Shannon Road	Completed	0	0	7	-	-	-	-
190	Hollywell Road	Yes	0	0	0	0	0	0	0
192	Land north of Hopewell Road	Yes	0	0	0	0	0	6	0
197	Brandsby Grove	No	0	0	0	0	0	0	0
199	Land to south of Oakfield School	Yes	0	0	0	0	28	61	41
804	James Reckitt Library and adjacent land, Holderness Road	Yes	12	0	0	0	0	0	0
805	Land at Minehead Road	No	0	0	0	0	0	0	0
807	Holderness Road, Franklin Street	Completed	7	-	-	-	-	-	-
861	Land to north of Danby Close, Howdale Road Part 1	No	0	0	0	0	0	0	0
862	Land to north of Danby Close, Howdale Road Part 2	No	0	0	0	0	0	0	0
875	Redwood Glades, Leads Road	Completed	0	156	-	-	-	-	-

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 To 2020	2020 To 2021	2021 To 2022	2022 to 2023
879	The Lawns Club, 33 Lowgate, Sutton	Completed	0	0	0	0	0	0	2
914	Gleneagles Centre, Gleneagles Park	No	0	0	0	0	0	0	0
917	Land west of Astral Gardens	Completed	0	4	1	1	-	-	-
Total			59	160	31	1	28	67	43

Source: HCC

Windfall small sites historic delivery

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

4.80. Housing delivery on small sites, for the period 2008 to 2023, was 692 dwellings (see Table 4.7). For the local plan period 2016 to 2023 around 48 dwellings per annum have been delivered. The council considers that it remains realistic to assume that a supply of housing will continue to come forward from small windfall sites (less than 5 dwellings).

4.81. Table 4.8 details delivery of housing for all windfall sites both large and small.

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

Year	New Build	Conversion	Change of Use	Totals	Greenfield land	Previously developed land
2008-09	24	44	19	87	2	85
2009-10	10	17	16	43	0	43
2010-11	5	10	12	27	0	27
2011-12	9	0	18	27	2	25
2012-13	17	8	21	46	4	42
2013-14	7	13	20	40	2	38
2014-15	6	15	32	53	5	48
2015-16	2	17	32	51	1	50
2016-17	5	6	22	33	0	33
2017-18	14	14	51	79	7	72
2018-19	14	2	17	33	4	29
2019-20	19	12	30	61	7	54
2020-21	11	21	18	50	6	44
2021-22	31	11	22	64	6	58
2022-23	0	14	30	44	0	44
Totals	174	204	360	738	46	692

Source: HCC

Summary of housing completions within the development plan

4.82. Gross housing completions within Hull's Development Plan housing allocations accounted for over 77% of housing delivery (see Table 4.8) for the period 2016 to 2023. The remaining housing delivery was provided through windfall housing sites, both small and large.

Table 4.8: Housing Completions within Hull Local Plan Housing Allocations

Local Plan Table Ref.	Completions							
	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2016 to 2023
Local Plan Table 5.7: City Centre housing allocations	5	66	12	75	72	34	39	303
Local Plan Table 5.8: City Centre mixed use allocations with housing element.	4	27	56	2	89	0	0	178
Local Plan Table 5.9: Newington and St Andrew's Area Action Plan housing allocations.	182	345	73	53	34	42	52	781
Local Plan Table 5.10: Holderness Road Corridor Area Action Plan housing allocations	124	356	185	100	38	73	107	983
Local Plan Table 5.11: Kingswood Area Action Plan housing development	205	194	252	266	218	237	163	1,535
Local Plan Table 5.12: Other West Hull housing allocations	157	194	147	14	35	8	6	561
Local Plan Table 5.13: Other East Hull housing allocations	59	160	31	1	28	67	43	389
<i>Windfall sites (small and large)</i>	78	164	162	504	96	175	225	1,404
Totals	814	1,506	918	1,015	610	636	635	6,134

Source: HCC

Demolition.

4.83. Details of demolition are shown in Table 4.4.

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

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

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

4.85. Previously developed Land (Brownfield) housing delivery for the period, see table 4.9:

- April 2022 to March 2023,
67.9% of new dwellings were delivered on previously developed land (PDL);
- April 2016 to March 2023,
64.7% of new dwellings were delivered on previously developed land (PDL).

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

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

Table 4.9: Housing on brownfield land (PDL)

Year	Gross dwellings delivered on PDL (Brownfield)	Gross dwellings delivered on non PDL (Greenfield)	Gross total dwellings delivered	Percentage of gross dwellings delivered on PDL (Brownfield)
2016 to 2017	398	416	814	48.9%
2017 to 2018	1,202	304	1,506	79.8%
2018 to 2019	558	360	918	60.8%
2019 to 2020	707	308	1,015	69.7%
2020 to 2021	358	252	610	58.7%
2021 to 2022	312	324	636	49.1%
2022 to 2023	431	204	635	67.9%
2016 to 2023	3,966	2,168	6,134	64.7%

Source: HCC

Type and mix of housing.

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

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

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

Table 4.10: Policy 5 (1) a - Percentage of sites gaining permission where *at least 70% of new affordable housing contains no more than 2 bedrooms* for the period 2016 to 2023.

Period	Sites gaining permission where <i>at least 70% of new affordable housing contains no more than 2 bedrooms</i>
2016 to 2017	Policy not applicable - Local Plan Adoption November 2017
2017 to 2018	All applicable permissioned sites were in compliance with policy 5 (1) a. (Local Plan Adoption November 2017)
2018 to 2019	<p>All applicable permissioned sites were in compliance with policy 5 (1) a Except: - Application 18/01009/RES. Salthouse Road. The erection of 108 houses following outline consent 13/01216/OUT. This application was approved with eleven affordable homes, five two-bedroom dwellings and six 3 bedrooms plus dwellings. Overall, the policy intent of 70% of new affordable housing containing no more than 2 bedrooms across the years permissions was maintained.</p>
2019 to 2020	All applicable permissioned sites were in compliance with policy 5 (1) a
2020 to 2021	<p>All applicable permissioned sites were in compliance with policy 5 (1) a - Except: - 20/00566/FULL. Preston Road – This application meets the level of affordable housing required but with 36% of the affordable housing containing no more than 2 bedrooms. Overall, the policy intent of 70% of new affordable housing containing no more than 2 bedrooms across the years permissions was maintained.</p>
2021 to 2022	All applicable permissioned sites were in compliance with policy 5 (1) a
2022 to 2023	<p>All applicable permissioned sites were in compliance with policy 5 (1) a - Except: - 22/00330/FULL 19-21 James Reckitt Avenue. This application was approved with 3 affordable homes of which one was a 3 bedroom and two were 2 bedrooms. Overall, the policy intent of 70% of new affordable housing gaining permission containing no more than 2 bedrooms across the years permissions was maintained.</p>
<p>Note: for 2018-19 - this is based on the planning permissions approved in the specified period for housing development where <i>at least 70% of the new affordable housing contains no more than 2 bedrooms</i>. Policy not applicable prior to Hull Local Plan Adoption November 2017</p>	

Source HCC

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

Period	Sites of 100 or more dwellings outside the city centre, at least 60% of new market housing should contain 3 or more bedrooms.
2016 to 2017	Policy not applicable - Local Plan Adoption November 2017
2017 to 2018	All applicable permissioned sites were in compliance with policy 5 (1) b. (Local Plan Adoption November 2017)
2018 to 2019	All applicable permissioned sites were in compliance with policy 5 (1) b.
2019 to 2020	All applicable permissioned sites were in compliance with policy 5 (1) b.
2020 to 2021	All applicable permissioned sites were in compliance with policy 5 (1) b.
2021 to 2022	All applicable permissioned sites were in compliance with policy 5 (1) b.
2022 to 2023	<p>There were two applications granted permission where Policy 5 (1)b was applicable.</p> <p>Application 21/01691/FULL - Barnes Way Kingswood, was permissioned for 134 Dwellings, where 47% of new market housing contained 3 or more bedrooms.</p> <p>Application 22/01283/RES – Land south of Preston Road, was permissioned for 134 Dwellings, where 87% of new market housing contained 3 or more bedrooms. This permission is a phase of the larger Preston Road development.</p> <p>Overall, the policy intent of 60% of new market housing should contain 3 or more bedrooms (sites of 100 or more outside the city centre) was maintained, on average, across these permissions.</p>
Note: Policy not applicable until Hull Local Plan Adoption November 2017	

Source HCC

Gross affordable housing completions.

- 4.91. Annually the delivery of new homes is monitored on a site-by-site basis. Gross completions that are detailed as affordable homes within planning permissions, their associated drawings and legal agreements are recorded accordingly.
- 4.92. The annual delivery of gross affordable homes is detailed in table 4.12
- 4.93. In the reporting year, 133 affordable homes were delivered across the city, around 21% of gross housing delivery.
- 4.94. For the period 2016 to 2023, 1,578 affordable homes were delivered across the city, 25.73% of gross housing delivery.

Table 4.12: Gross affordable home delivery 2016 to 2023

Year	Gross Housing Completions	Gross Affordable Homes completed on site	Gross Affordable Extra Care Homes	Percentage of Gross Delivery being Affordable Homes
2016 to 2017	814	158	0	19.41%
2017 to 2018	1,506	496	316	53.92%
2018 to 2019	918	237	0	25.82%
2019 to 2020	1,015	95	0	9.36%
2020 to 2021	610	40	0	6.56%
2021 to 2022	636	103	0	16.19%
2022 to 2023	635	133	0	20.94%
2016 to 2022	6,134	1,262	316	25.73%

Source HCC

Self-Build and Custom Housebuilding.

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

Table 4.13: Right to Build Register Monitoring 2019 to 2020

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

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

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

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

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

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

Table 4.14: Extra Care Provision.

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

Source: Hull City Council

Housing space standards.

Policy 6 Housing space standards
<p>1. In Housing Market Value Zone 1, housing development is not required to meet the national minimum space standards.</p> <p>2. In Housing Market Value Zone 2, housing development should meet the national minimum internal space standards, unless a detailed assessment of viability is provided by the developer and demonstrates that it is not viable to meet these standards.</p> <p>3. In Housing Market Value Zones 3, 4 and 5, housing development should meet the national minimum internal space standards.</p>
<p>4. <i>Conversion of a dwelling house into self-contained flats will only be allowed if the property has a minimum internal floorspace of at least 110m² before conversion.</i></p>

4.99. Research has found the UK to have the smallest average dwelling sizes in Europe. The Government recognises that this is an issue and has introduced nationally described space standards to help bring consistency across the country; the nationally described space standards are included within the Hull Local Plan, Policy 6.

4.100. New homes within Housing Market Value Zone 1 are not required to meet the nationally described space standards. The target within Policy 6 is for 100% of new dwellings given planning permission within zones 2, 3, 4 and 5 to be compliant with the nationally described space standards.

4.101. For the period of the local plan, April 2016 to March 2023, Table 4.15 identifies the percentage of planning permissions for new dwellings subject to and compliant with Policy 6 of the Hull Local Plan. These figures have moved very positively towards full compliance reflecting a strong policy approach but also the reality that the introduction of a new policy takes some time.

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

Year	Dwellings granted planning permission subject to Policy 6	Percentage of dwellings subject to and compliant with Policy 6
2016 to 2017	N/A	N/A
2017 to 2018	219	51.1 %
2018 to 2019	201	71.6 %
2019 to 2020	516	70.5%
2020 to 2021	665	84.2%
2021 to 2022	1,186	96.7%
2022 to 2023	469	94.9%
Policy not applicable until Hull Local Plan Adoption 23 rd November 2017. New homes within Housing Market Value Zone 1 may not be required to meet the nationally described space standards.		

Houses in multiple occupation (HMO)

Policy 7 Houses in multiple occupation

1. Conversion of a dwelling house into a house in multiple occupation (HMO) for 7 or more unrelated people will only be allowed if the property has a minimum internal floorspace of at least 150m² before conversion.

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

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

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

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

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

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

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

4.102. Over the reporting period:

- application for a lawful development certificate for an existing use as C4 small house in multiple occupation
 - three properties granted.
 - one application awaiting a decision.
- Certificate of Lawful Use for an existing use as a sui generis house in multiple occupation.
 - one application awaiting a decision.
- there were three discharge of condition application relating to extant house in multiple occupation applications.
- applications determined for a proposed house in multiple occupation use are listed in table 4.16
 - Ten applications for Houses in Multiple Occupation have been determined
 - nine approved, and
 - one refused.

Table 4.16: Application for new build HMO or change of use to HMO - Determined 2022-2023

Reference	Address	PROPOSAL	Decision	Date
21/01393/FULL	11 Melrose Street, HU3 6ES	Change of use from two self-contained flats to 5 bed HMO (with 5 occupants - C4 use)	Permitted	06/04/2022
21/01489/FULL	101 Boulevard, HU3 2UD	Change of use from two self-contained flats to a 5 bed HMO (with 5 occupants - C4 use)	Permitted	08/04/2022
22/00496/FULL	38 Hardy Street, HU5 2PL	Change of use of 4 bed dwelling (Class C3) to a 4 bed HIMO (Class C4)	Permitted	06/07/2022
22/00487/FULL	The Yorkshireman, Lombard Street, HU2 8QL	Change of use of former public house and ancillary accommodation to 17 bed HIMO	Permitted	01/08/2022
22/00356/FULL	Apartment 1, 2 Norfolk Street, HU2 9AA	Change of use of building to provide 3 HIMO's (1 x 4 bed, 1 x 3 bed and 1 x 6 bedroom)	Permitted	05/09/2022
22/00750/FULL	2 Alexandra Avenue, Alexandra Road, HU5 2PF	Change of use from a 3 bed C3 single family dwelling house to a 3 bed small HMO (C4 use class).	Permitted	08/09/2022
22/00758/FULL	22 Melbourne Street, HU5 2ET	Change of use of a 4 bed C3 single family dwelling house to a 3 bed small HMO (C4 use class).	Refused	08/09/2022
22/00954/FULL	50 Park Road, HU5 2TA	Erection of a single storey rear extension to form a larger Kitchen and Dining Area to an existing 6no Bed HMO.	Permitted	10/10/2022
22/00598/FULL	114 - 118 Anlaby Road, HU3 2JH	Change of use of former offices at first floor level to 5 bed HMO	Permitted	13/10/2022
22/00528/FULL	301-305 Anlaby Road, Hadley Place Care Home, HU3 2SB	Change of use from Residential Care Home (Class C2 Use) to 24 Bed HMO (Sui Generis Use)	Permitted	07/11/2022

4.103. On the 13 September 2022 Kingston upon Hull City Council adopted the Houses in Multiple Occupation Supplementary Planning Document (SPD20). The adopted SPD provides guidance on Policy 7 Houses in Multiple Occupation, Part 2 (a), of the Hull Local Plan 2016 to 2032. The SDP provides advice on avoiding concentrations of houses in multiple occupation (HMOs) and safeguarding residential amenity. Copies of the Houses in Multiple Occupation Supplementary Planning Document (SPD20) (September 2022) and associated documents are available for inspection on the Council's website at:

www.hull.gov.uk/planning/planning-applications/supplementary-planning-documents

Gypsy and Traveller pitches

4.104. The Local Plan identified a need in Hull for 15 pitches over the Local Plan period, with 3 of these meeting the new PPTS definition. The Local Plan details the identified needs over time periods within the Local Plan period, for both Travellers who do, and those Travellers who do not, meet the new definition, identified need are shown in Table 4.17 below.

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

Table 4.17 Local Plan Gypsy and Traveller accommodation and pitch need (2016-32)³

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

Source: Hull Local Plan

4.105. The city currently has 70 residential pitches on four sites at Bankside, Wilmington, Bedford Street and Newington (existing Gypsy and Traveller sites, as at 31 March 2016, are shown in table 4.18), there are currently no transit pitches or sites.

³ In October 2022 the Court of Appeal rejected the Governments definition of who could be classed as a Gypsy or Traveller as far as defined in Planning Policy and so required the inclusion of those who could be classed as taking permanent residence where for example, they are unable to continue to travel due to health or age.

Table 4.18: Local Plan Gypsy and Traveller Sites as at 1st April 2016.

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

Source: HCC

4.106.A Planning Application was received 24th March 2021 to consider additional permanent traveller pitches and temporary stopping places at Bedford street/ Mount Pleasant. The application was granted permission 18th January 2022. Preparation for delivery and clearance of the site is underway as at 1st April 2023.

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

Application Details:

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

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

Greater details of this application can be searched at

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

Planning application details can be searched at

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

Local Plan Chapter 6 – City Centre.

City Centre Housing

Policy 9 - City Centre - Housing

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

4.107. Policy 9 identifies approximately 2,500 homes will be developed in the city centre over the plan period to meet needs and to promote a larger city centre resident population. Within the first 7 years of the Local Plan period around 821 homes have been delivered in the city centre, with 481 of these homes delivered within Local Plan allocations. See table 4.18.

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

Local Plan Table Ref.	Completions							
	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2016 to 2023
Local Plan Table 5.7: City Centre housing allocations	5	66	12	75	72	34	39	303
Local Plan Table 5.8: City Centre mixed use allocations with housing element.	4	27	56	2	89	0	0	178
Windfall: City Centre	7	58	54	46	23	65	87	340
Totals	16	151	122	123	184	99	126	821

Source:HCC

City Centre Mixed Use Sites

Policy 10 - City Centre Mixed Use Sites

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

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

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

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

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

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

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

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

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

4.108. Details of employment and housing developments on mixed use sites are provided in relevant chapters above.

4.109. A reserved matters planning application is being progressed for the Albion Square site (ref 1) comprising 226 residential units as well as 3,548 sqm Grade A office space, 1990 sqm retail space, a 249 space multi-storey car park, 173 space bike hub and a central green area. was approved in October 2022.

5. Section 73 and Section 19 applications to vary existing approvals for the demolition and partial rebuilding of the Earl de Grey public house; erection of link extension to Castle Buildings and the Earl de Grey; external alterations to Castle Buildings; use of relocated Earl de Grey, Castle Buildings and link extension for café or restaurant (A3) and/or

drinking establishment (A4) and/or office (B1a); the erection of a nine-storey hotel; new public realm and associated works, including landscaping, car parking and servicing, and associated infrastructure, at the Myton Street (Ref 2) were submitted in October 2022.

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

City Centre and District, Local shops and Neighbourhood Centres.

Policy 12

District, Local and Neighbourhood Centres

1. District centres will be the location for main town centre uses and also community facilities that can serve a catchment over a significant area of the city and immediately adjoining areas, but would not, by their scale or nature, either individually or cumulatively, serve a catchment area including the city as a whole or the wider sub-region/ region beyond.

2. Local and neighbourhood centres will be the location for a range of main town centre uses and also community facilities that provide access to the more immediate communities they serve, and would not, by their scale, nature and expected catchment, be more appropriate within a District Centre.

Sequential and impact tests

3. Where development of main town centre uses is proposed on the edge of or outside of centres, the sequential test should take full account of the role of the city centre defined within Policy 9, and then other centres defined in this policy and the hierarchy in Policy 11 of the Local Plan. For all district, local and neighbourhood centres, the sequential test should consider locations within centre boundaries, as defined on the Policies Map, as in-centre for all main town centre uses.

4. Where retail, leisure or office development is proposed outside centres, an impact assessment will be required when development is above the following thresholds:

- A1 retail, or a use that could change to A1 retail without planning permission, over 900 sqm;
- office development over 1,000 sqm;
- or leisure development over 2,500 sqm.

Vitality and viability of centres

5. Within primary frontages of Hessle Road and Holderness Road District Centres, a high proportion of the ground floor frontage length should remain in A1 shopping use. Change of use from A1 shops to non-A1 class uses within the primary frontage will be permitted where the proportion of non-A1 ground floor frontage length would not exceed 30%. Within remaining parts of the primary shopping areas of these centres, change of use from A1 shops to non-A1 class uses will be permitted where the proportion of non-A1 ground floor frontage length would not exceed 50%.

6. Within the primary frontage area of North Point District Centre, a high proportion of the ground floor frontage length should remain in A1 shopping use. Change of use from A1 shops to non-A1 class uses will be permitted where the proportion of non-A1 ground floor frontage length within the primary shopping area would not exceed 30%.

7. Within Kingswood District Centre, a mix of service and community uses will be encouraged to supplement the high proportion of A1 shopping frontage.

8. Within local centres, change of use to non-A1 uses will be permitted where the proportion of non-A1 ground floor frontage units within the primary shopping area would not exceed 50%, to maintain the strong A1 shopping role of these centres.

9. Where stated proportions would be exceeded, development should demonstrate that it would not undermine the vitality and viability of the centre. Where current non-A uses within centres are converted to retail use, or new retail units are developed within or on the edge of centres, they will be considered as part of the overall mix of uses for the purpose of determining proportions.

10. In the city's neighbourhood centres, development that leads to the loss of food shops will not be supported when that loss would lead to a lack of easy access to food shops within easy walking distance of surrounding residential neighbourhoods.

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

Food & drink, drinking establishments and hot food takeaways.

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

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

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

Community facilities

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

- 5.2. A retail survey for the City Centre and Hull’s District Centres has been undertaken as part of the Town Centre Study commissioned by the authority and carried out by consultants Lambert Smith Hampton (LSH). LSH in turn used GOAD data (collected in October 2021) to inform the Town Centre Study. Outcomes from this study will be reported in next year’s AMR and will be used to inform the review and update of the Local Plan.
- 5.3. The Local Plan establishes a hierarchy of over 60 district, local and neighbourhood centres that act as a focus for shops, retail services, leisure opportunities and community facilities.
- 5.4. The figure below shows all retail planning decisions determined between the 1st of April 2022 and the 31st of March 2023. Policy 12, (3) and (4) set out the sequential and impacts tests which are intended to direct retail development in the first instance to Hull City Centre, followed by district centres, then local centres and on to neighbourhood centres. Only two applications received over this period involved proposals for retail developments out of a centre. One (22/01027/COU - Change of use from public house to 4 units within Class E Use, including one unit for a turf accountant) was permitted but was not policy compliant, as a sequential test had not been submitted to support the proposal. The other (22/00134/FULL - Construction of a food store) again was permitted but was not policy compliant, as large food stores should be located in a retail centre in the first instance.

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

Application Details	Address (including centre if applicable)	Decision and date	Policy compatibility	Policy compliant - Y/N
21/01569/FULL - Subdivision of existing restaurant unit to provide two new restaurant/fast food units, along with the provision of a drive-thru lane.	Former Frankie & Benny's, Diner Unit B, Kingswood Leisure Park, Gibraltar Road. (Not in centre)	Permitted - 13/04/22	Acceptable as this proposal is not located in a designated retail centre, so the only relevant policy which could be applied to this application is Local Plan Policy 12, point 14 (located within 400m of a playing field etc.). As this property is not located within 400m of a secondary school, playing field or outdoor sports facility it will not be contrary to any Local Plan retail policies.	Y
22/00193/FULL - Change of use of existing Kiosk at former petrol filling station to form hot food take away, including alterations and division of the site to facilitate this.	Fast Hand Car Wash Hull Ltd., Rix Road Service Station, 1 Rix Road. (Not in centre)	Permitted - 16/05/22	Unacceptable due to its impact on health, being located within 400m of young person's outdoor sports facility/playing fields.	N
22/00612/FULL - Change of use from cafe to cafe and hot food takeaway.	6 Grampian Shopping Centre, Grampian Way. (Grampian Way LC)	Refused - 15/07/22	Unacceptable due to its impact on health, being located within 400m of young person's outdoor sports facility/playing fields. And is considered that it does not accord with Local Plan Policy (contrary to Policy 12, point 12 and 13).	Y
22/00654/FULL - Change of use from Class E to a Sui Generis Use consisting of a coffee shop/restaurant selling food and drink for consumption on and off the premises.	Pizza Hut, Kingswood Retail Park, Althorp Road. (Kingswood DC)	Refused - 28/09/22	Acceptable as it that it accords relevant Local Plan retail policies.	N
22/00542/FULL - Change of use of ground floor from vacant tanning studio to hot food take away (sui generis).	197 New Bridge Road. (Not in centre)	Refused - 31/09/22	Acceptable as this proposal is not located in a designated retail centre, so the only relevant policy which could be applied to this application is Local Plan Policy 12, point 14 (located within 400m of a playing field etc.). As this property is not located within 400m of a secondary school, playing field or outdoor sports facility it will not be contrary to any Local Plan retail policies. But was refused on amenity issues.	Y
22/00927/FULL - Change of use from clothing shop (Class E) to nail & beauty salon (sui generis).	24 Paragon Street. (Hull City Centre)	Permitted - 11/11/22	Acceptable as this proposal would not lead to an over-proliferation of non-A1 uses in the primary frontage of the city centre (not below the 30% threshold) and complies with other retail policies.	Y
22/01027/COU - Change of use from public house to 4 x units within Class E (Commercial, Business and Service) Use, including one unit for a turf accountant.	The Dart Public House, Hebden Avenue. (Not in centre)	Permitted - 22/11/22	Unacceptable as a sequential test has not been submitted to support the proposed out of centre retail uses. The application therefore fails to demonstrate that the proposed commercial uses could not be located in the nearby Local Centres.	N
22/01266/COU - Change of use to mixed use: class E, and theatre use.	G8, G9, G10, G10a Main Deck, Princes	Permitted - 07/12/22	Acceptable as it is a new potential retail use, and the site is located within the primary shopping area of the City Centre.	Y

	Quay Shopping Centre. (Hull City Centre)			
22/00999/COU - Change of use of ground floor from shop and cafe to a mixed use shop, cafe and bar.	123 Newland Avenue. (Newland Avenue LC)	Permitted - 09/11/22	Acceptable as this proposal would not lead to an over-proliferation of non-A1 uses in the primary frontage of the Local Centre (not below the 50% threshold) and complies with other retail policies.	Y
22/00134/FULL - Construction of a food store (Use Class E) with associated access, parking, servicing area and landscaping (Details Revised).	Land To South Of Connaught Road, Kingswood. (Not in centre)	Permitted - 06/01/23	Unacceptable as a Supermarket should be located in a retail centre in the first instance, however recommended for approval as the committee report considered that the evidence shows that there would be no likely significant impact on a town centre from this edge of centre proposal and material considerations would support retail development on the site.	N
22/01665/FULL - Alterations to building involving removal of redundant ventilation grilles and form new opening to Hepworth Arcade elevation (as part of subdivision and internal alterations for vacant unit).	Royal Bank Of Scotland, 9-11 Silver Street. (Hull City Centre)	Permitted - 03/02/23	Acceptable as the proposal is for a new retail unit located within the boundary of Hull City Centre.	Y
21/01655/FULL - Erection of a single storey retail unit at side of property.	Winchester Fisheries, 652 Marfleet Lane. (Marfleet Lane LC)	Permitted - 21/02/23	Acceptable as it is a new potential retail use (E use) and the site is located within the primary shopping area of the local centre.	Y
22/01660/FULL - Change of use from Class E on ground floor to Mixed Use Of Class E cafe/restaurant and sui generis drinking establishment on ground.	53 Whitefriargate. (Hull City Centre)	Permitted - 23/02/23	Acceptable as this proposal would not lead to an over-proliferation of non-A1 uses in the primary frontage of the City Centre (not below the 30% threshold) and complies with other retail policies.	Y
22/00412/FULL - Erection of building to create 3 ground floor units in Class E - coffee shop, shop, creche, day nursery, estate agent or financial and professional services only.	77 - 79 South Bridge Road. (Victoria Dock LC)	Permitted - 24/02/23	Acceptable as it is a new potential retail use, and the site is located within the primary shopping area of the local centre.	Y
23/00046/COU - Change of use from cafe and vacant office into 2 dwellings for use as C1 short term rentals.	22-23 Story Street. (Hull City Centre)	Permitted - 14/03/23	Acceptable as this proposal does not form part of the primary frontage of the centre and, as such is permitted as it constitutes a 'main town centre use'.	Y
DC - District Centre LC - Local Centre				

5.5. Revisions to The Use Classes Order introduced by the Government in 2020 have and continue to affect the role and effectiveness of Local Plan retail policies. The main driver of this change, largely resulting from continued changes in demand for retail premises following the Covid19 pandemic and the cost-of-living crisis is the need to enable the repurposing of buildings in high streets and town centres quickly.

5.6. The introduction of the Use Class E which has amalgamated A1, A2, A3, B1a, B1b, B1c and part D1 and D2 uses into one use class, allowing flexibility of uses without the need for planning

permission. This greater flexibility of uses within the Use Class E may have an impact on Local Plan retail policy's ability to control certain changes of use within centres.

- 5.7. Policy 12, points 5 to 11 concern the authorities' ability to protect the vitality and viability of retail centres. As the Policy stands, these points state that a high proportion of the ground floor frontage units should remain in A1 shopping use and sets out a threshold for each category of centre above which a planning application for a change of use from an A1 shop to a non-A1 use will not normally be permitted.
- 5.8. Changes to the Use Classes Order (see above) could affect this policy interpretation. Whilst it is still possible to have regard to thresholds when considering planning applications this material change (the flexible change of use of former A1, A2 or A3 to Use Class E without planning permission) could outweigh the policy requirement demanded of Policy 12.
- 5.9. Policy 12, point 12 and 13 seeks to control the concentration of drinking establishments and hot food takeaway premises in centres (prior to the introduction of revised Use Class Order this would have also included cafes and restaurants). It is not intended to impose a blanket ban on the development of further A4 and A5 (now Sui generis uses) within centres, rather it is intended to manage developments in centres where there is already evidence of detrimental impacts of such uses, or there might be, should the development take place. An over-concentration of former A4 and A5 uses will depend on the size of a centre, the potential for numbers of such uses to impact the center's overall function or on locally identified amenity issues.
- 5.10. Policy 12, point 14 seeks to restrict new hot food takeaways opening within 400m of all secondary schools, sixth form colleges and playing fields. The figure below identifies planning decisions concerning new hot food takeaways from between the 1st of April 2022 to the 31st of March 2023 and includes the reason permission was refused/permited.

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

Application Details	Address	Decision and date	Policy compatibility	Policy compliant - Y/N
22/00193/FULL - Change of use of existing Kiosk at former petrol filling station to form hot food take away, including alterations and division of the site to facilitate this.	Fast Hand Car Wash Hull Ltd., Rix Road Service Station, 1 Rix Road.	Permitted - 16/05/22	Unacceptable due to its impact on health, being located within 400m of young person's outdoor sports facility/playing pitch but still recommended for approval in the delegated report as the officer states that although the proposed site is within 400m of a sport's pitch at Goals Soccer Centre on Clough Road, as these sports pitches are now not in use and as such the policy should be applied more flexibly in this case.	N
22/00612/FULL - Change of use from cafe to cafe and hot food takeaway.	6 Grampian Shopping Centre, Grampian Way.	Refused - 15/07/22	Unacceptable due to its impact on health, being located within 400m of young person's outdoor sports facility/playing fields. And is considered that it does not accord with Local Plan Policy (contrary to Policy 12, point 12 and 13).	Y
22/00654/FULL - Change of use from Class E to a Sui Generis Use consisting of a coffee shop/restaurant selling food and drink for consumption on and off the premises.	Pizza Hut, Kingswood Retail Park, Althorp Road.	Refused - 28/09/22	Acceptable as it that it accords relevant Local Plan retail policies and no Secondary schools/playing fields or outdoor sports facilities within 400m. The committee report recommended approval as the proposed alterations would provide the practical alterations for this unit and are in keeping with the building, site and surrounding area, complying with Local Plan policies 12, 14 and KAAP Policy 10. But was refused following the Planning Committee because of traffic issues with the proposed drive through.	N
22/00542/FULL - Change of use of ground floor from vacant tanning studio to hot food take away (sui generis).	197 New Bridge Road.	Refused - 31/09/22	Not located within 400m of a secondary school, playing field or outdoor sports facility it will not be contrary to any Local Plan retail policies. But was recommended for refusal because the proposal would be likely to lead to unacceptable disturbance to adjoining residential properties due to parking outside of houses. The fume extraction equipment location has not demonstrated it could adequately reduce fumes and noise without detriment to adjoining residents.	Y

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

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

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

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

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

Education and schools

- 5.13. Within the AMR period six planning applications were approved for extensions to existing schools in the city and three for modular buildings. Planning permission was also approved for a vocational education centre.
- 5.14. Planning permission was also granted for a two storey modular building with teaching spaces and welfare facilities.

Health

- 5.15. An application was approved for the refurbishment and extension of the existing hospice building at Dove House Hospice, Chamberlain Road.
- 5.16. The principle of incorporating health and wellbeing in planning policy in Hull is embedded throughout the Local Plan. To aid the interpretation of these policies from a health and wellbeing point of view the authority has produced a Healthy Places, Healthy People Supplementary Planning Document (SPD) adopted in February 2021. The SPD has been developed in collaboration with the Council's Public Health team and highlights policies relevant to health and wellbeing priorities raised in the Joint Strategic Needs Assessment (JSNA). The JSNA accurately assesses the health needs of people in Hull.
- 5.17. Planners and public health teams are integrating work more, with planning increasingly considering local health strategies, and engaging with health partners on planning applications. As well as a joint approach to producing the Healthy Places, Healthy People SPD, planners continue to contribute to several other local health initiatives.

Community facilities

- 5.18. Planning applications were approved for: Improvement to Hull Ice Arena; Community support accommodation at Walliker Street; New high rope course at Hull Karting; Extension to sports pavilion at Hull University to accommodate rugby league performance, education and county hub.

Local Plan Chapter 9 – Design and Heritage

5.19. In this reporting period, urban design issues were raised for 103 planning applications and considered for 18 pre-application discussions.

5.20. Projects involving urban design input included:

- **Castle Buildings and Earl de Grey public house** - part of the A63 expansion, ensuring their enhancement as part of the wider bonus arena area.
- **Albion Square** - providing feedback and promoting the council's design expectations to the appointed design team and developer.
- **Queens Gardens** – Ongoing discussions on the materials and layout in the public realm design to support the council's design expectations.
- **South Blockhouse** – Providing feedback on the layout and materials to enhance the public experience and understanding of the South Blockhouse project.
- **East bank** – Reviewing existing internal design guidance on the site, and ongoing discussions with prospective developers.
- **West Docklands** – Consultation undertaken to stimulate public conversation around the future uses of the West Docklands area. Consultation occurred over a series of events aimed at members of the public, local business and other stakeholders.
- **Arctic Corsair** - On-going discussions on the design of the new visitor attraction, in particular the design of public realm.
- **Reviewing Internal Design Guidance** – Conducting a comparison review of existing design guidance in LAAPs and more recently adopted design guidance in Hull's Residential Design Guide as part of the local plan review process.

5.21. The Hull Residential Design Guide (SPD 7) was adopted January 2020. The SPD sets out expectations of design quality in the city and should be a key point of reference for the design of schemes, particularly larger scale developments in the city centre. Hull's Residential Design Guide aims to improve the quality of living, local distinctiveness, sustainability and active connectivity as the population and investment increases.

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

5.23. The council intends to begin the analysis phase of the Design Code process described in the National Model Design Code to provide the basis for future characterised design codes to sit alongside the Residential Design Guide.

Policy 14 - Design

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

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

i. character

ii. use and surrounding uses

iii. layout and connectivity

iv. setting and relationship to key heritage assets

v. scale

vi. massing

vii. grain and density

viii. architectural structure and enclosure

ix. detailing and materials;

b. encouraging active and healthy lifestyles;

c. providing landscaping which retains natural features where possible;

d. providing inclusive access;

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

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

i. inclusive design

ii. active frontages

iii. high quality public realm

iv. appropriate soft and hard landscaping

v. minimising the potential for anti-social behaviour

vi. providing public art where appropriate;

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

Development which does not meet these criteria will be refused.

Policy 15 - Local distinctiveness

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

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

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

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

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

e. waymarking arterial routes; and

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

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

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

b. would not harm the setting of heritage assets;

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

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

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

Heritage

Policy 16 - Heritage considerations

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

- 5.24. Hull Local Plan Policy 16 sets out how the Council seeks to protect both designated and non-designated heritage assets in the city. This includes both above ground and below ground assets. The policy makes specific reference to the use of Article 4 Directions to preserve the character of an area. Proposals which preserve and /or enhance the significance and setting of the city's heritage assets will be supported.
- 5.25. There are 482 statutory listed buildings (8 of which are classed as being at risk), 204 buildings or groups of buildings which are locally listed (and a further 57 sites pending to be added to the Local List), 26 conservation areas (2 of which are classed as being at risk by Historic England), 2 scheduled monuments and 2 registered parks.

5.26. Throughout the course of the reporting period, the Conservation team responded to 254 development management consultations requiring specialist heritage comments/input. 95.6% were responded to within 21 days.

5.27. No listed buildings were demolished or de-listed over the reporting period.

5.28. Three new listings occurred on the 27.02.2023:

- K8 Telephone Kiosk, Boulevard, Hull.
- Pair of K8 Telephone Kiosks, Princes Avenue at junction with Park Grove, Hull.

<https://historicengland.org.uk/listing/the-list/list-entry/1482745>.

5.29. Within the reporting period seven buildings were entered on the At Risk Register. Quarterly updates continue to be provided to the Planning Policy Committee. An update on the position at the end of the reporting period is set out in Table 4.21 below.

Table 4.21: Listed Buildings at Risk update

Total number of listed buildings in Hull: 482 Total number of listed buildings At Risk in Hull: 8

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
The Strand, Brunswick Avenue	II/ 1993	1999	Building: Kimti Investments Ltd Curtilage land to the east and west of the building: Planet Limited	'Ruined but stable shell' following fire damage on 30 April/1 May 2016	Property & Assets/NPS negotiations to acquire by agreement unsuccessful, but Council lines of communication remain open to the owners of the building and adjacent land (held in separate company names). On 8 June 2021 Hull City Council adopted the Brunswick House and The Strand Supplementary Planning Document (SPD18). The adopted SPD has been prepared to provide a high-level urban design and planning framework to guide prospective developers of the Brunswick House and The Strand site. The SPD contains planning policy requirement references and the expectations of the Council. On 16 November 2021, the Planning Committee agreed to restart the CPO process under the Listed Buildings Act. As a first step towards that, the Repairs Notice (served under S. 48 of the Listed Buildings Act on 15 th July 2016, with a two-month statutory compliance period) was ordered to be withdrawn and re-served. A Listed Building Repairs Notice was served on the 16 th February 2022 with a two-month compliance period. The compliance period is ongoing, but failing repairs being undertaken, the Council can only resort to compulsory purchase using the limited grounds

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
					<p>available in the Planning (Listed Buildings & Conservation Areas) Act 1990, i.e. proper preservation of the building. It will therefore be incumbent upon the Council to undertake the stipulated repairs unless an onward purchaser is secured who will accept a contractual obligation to do so.</p> <p>November 2022 update: Continuing to pursue the CPO process and exploring market interest to support that process</p> <p>February 2023 Update: Meeting 24/11/22 – Discussions held with NPS regarding the disposal of the Brunswick Centre and if this could facilitate development of the Strand. Anticipated a report would be made to Cabinet in March/April. If agreement to dispose a prospectus for the site can be written.</p> <p>Further discussions to be held with NPS.</p> <p>May 2023 Update: As no disposal strategy for the Brunswick Centre has been agreed no update has been made on the CPO relating to the Strand. Will continue to monitor the condition of the building.</p> <p>August 2023: No further update has been made on the disposal strategy for the Brunswick Centre. Will continue to monitor the condition of the building.</p>

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
George Lamb Memorial Chapel, Lambert Street	II/ 1992	1999	Building: Lambert Properties (Hull) Ltd Curtilage land to the west of the building: North Drive Properties Ltd	'Ruined but stable shell' following fire damage on 15 April 2015	Deputy Leader Decision Record signed in 2020 for the enforced sale of the building (if required). A section 103 notice was served on the owner in early 2021 (giving them 3 months to repay the debt owed to the Council for works in default or to put the building on the open market themselves). Ownership of the site is currently split between two different companies. The eastern half (plot 1) contains the building, and the western half (plot 2) is vacant land. There is a combined market value for both plots however, as the enforced sale can only include plot 1, a new market valuation was obtained from the Valuation Office Agency (VOA) in September 2021. Based on the new VOA valuation, Legal were instructed on 1 October 2021 to proceed with the enforced sale process, starting with getting the charge registered with HM Land Registry. Owners claim they have a potential buyer, but no confirmation/evidence has been forthcoming. Land charge registered as of 23 March 2022. Legal wrote to the owners in March to let them know of the intention of enforced sale and gave them 14 days to respond, no response received. Legal wrote another letter and no response was received, therefore the

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
					<p>enforced sale is being advanced and appropriate arrangements have been made for the auction and sale of the property. The property is due to go up for auction on September 13th 2022.</p> <p>Please see separate George Lamb update document for November 2022 update.</p> <p>February 2023 Update: Updates are that the sale was unsuccessful. A further review of CPO options is to be undertaken.</p> <p>May 2023: The building remains in the same ownership. One public enquiry received with regards purchasing the building but this has not progressed in confirmed actions. Will continue to monitor the building and review issuing a CPO.</p> <p>August 2023: The public enquiry has not resulted in the submission of an application or further enquiries for development. The building will be further monitored and a review of the CPO completed.</p>
Hennebique concrete workshop, Caroline Street	II/ 1978	2000	Allam Developments Ltd	Poor	<p>Up for sale as part of a 6-month marketing campaign to establish any employment interest. Marketing by Scotts: https://www.-property.co.uk/properties/development-site-south-of-cannon-street.</p> <p>The marketing campaign may result in the sale of the buildings for employment use or will demonstrate that there is no interest for such use ie no reasonable prospect of them being re-used for employment. If the latter, then new proposals in spring 2022 can be progressed for change of use</p>

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
					<p>(residential conversion). The last such proposal/appeal was refused on the grounds of public harm of the loss of employment land.</p> <p>The owner/agents have been made aware of the requirement to submit a marketing statement to the Head of Planning at the end of the marketing period. As agreed by the Planning Committee in 2021, the statement will include all the details and the evidence of the steps taken to market the building.</p> <p>November 2022 update: a local engineering firm is currently interested in purchasing the building for business use, an update on progress is yet to be received.</p> <p>February 2023 Update: No update on sale provided. Investigations will commence into any change in ownership of the building.</p> <p>May 2023 Update: Building remains in same ownership. No further update on actions.</p> <p>August 2023 Update: Pre-application talks have taken place regarding a change of use for the building and a scheme to restore the principal listed building. It is anticipated that further information either as a formal pre-application or full submission will be made in September/October 2023.</p>

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
National Picture Theatre, Beverley Road	II/ 2007	2013	Hull City Council	In need of consolidation and repair for its proper future preservation	<p>On Track - National Lottery Heritage Fund (NLHF) informed the Council in July 2021 that it's bid for funding was successful at Round 2. The Board loved the project and were very impressed with the proposals.</p> <p>Applications (LBC & Planning) approved on 28 July 2021 by the Planning Committee for: Creation of an events space and repair and conservation of the NPT ruins.</p> <p>Permission to Start was received from the NLHF on 6 September 2021.</p> <p>The Major Projects Team and the Trustees have supplied information needed to satisfy the conditions imposed on the Planning and Listed Building consents. They have now secured this information and will be submitting to planning in September 2022. The project will then be able to go out to tender for the conservation work to begin early 2023. The programme of works will not be completed until mid-2023.</p> <p>November 2022 update: application 22/00819/S19 to vary condition 1 of approval 20/01442/LBC was given approval on 14/10/2022. This application includes some minor changes to design, access and boundary treatments. There are still some outstanding pre-commencement conditions that need to be met and discharged prior to works beginning.</p> <p>February 2023 Update: Application to vary listed building consent has been approved. Public tenders are being prepared for February/March so that a contractor for the development can be appointed.</p>

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
					<p>May 2023 Update: Project remains on track for tendering out works.</p> <p>August 2023: The tender process is pending internal completion so that contract for works can be awarded. Once completed this will allow approved works to commence to the building.</p>
Hydraulic Tower And Pump House, St Andrews Dock	II/ 1994	2018	Andrew Quay Hull LLP	Very Poor	<p>Applications approved on 21 November 2019 by the Planning Committee for: Repair/Refurbishment of Listed Hydraulic Tower and Pump House and Demolition of Adjoining Warehouse Buildings. Approval valid until 21 November 2022.</p> <p>Application approved on 11 February 2021 for: Installation of underground pipeline network, associated with proposed St Andrew's Dock district heating system (Approved as part of Consent Ref 19/00949/LBC) to serve Pump House, Hydraulic Tower, Insurance Building, Boston Building and site of Lord Line Building. Approval valid until 11 February 2024.</p> <p>Implementation of the above is dependent on the wider comprehensive redevelopment of the St Andrew's Dock site (which is currently in split ownership). The Planning Appeal in relation to the Lord Line Building was dismissed on 14 December 2021.</p> <p>February 2022 Update: No update on site available.</p> <p>May 2023 Update: Site inspection completed and building stable. The issue of a Repairs Notice is to be considered.</p>

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
					August 2023 Update: No further update regarding ownership status. The serving of a Repairs needs to be reviewed and progressed.
Castle Buildings, Castle Street	II/ 1994	2018	Castle Buildings LLP	Fair	<p>On Track - Approval granted 5 June 2019 for:</p> <p>19/00333/FULL - Application for full planning permission for the demolition and partial rebuilding of the Earl de Grey public house; erection of link extension to Castle Buildings and the Earl de Grey; external alterations to Castle Buildings; use of relocated Earl de Grey, Castle Buildings and link extension for café or restaurant (A3) and/or drinking establishment (A4) and/or office (B1a); the erection of a nine-storey hotel; new public realm and associated works, including landscaping, car parking and servicing, and associated infrastructure. and</p> <p>19/00334/LBC - Application for listed building consent for demolition and partial rebuilding of Earl de Grey Public House; erection of link extension to Castle Buildings and Earl de Grey; refurbishment, reconfiguration of, and external alterations to Castle Buildings.</p> <p>The Development Consent Order (DCO) for the A63 Castle Street Improvement Scheme granted on the 28 May 2020, gave National Highways the authority to begin construction works, now into their third year.</p> <p>Future of building tied in with the Earl de Grey, which was dismantled in late 2020. National Highways have agreed to store the building for a maximum</p>

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
					<p>period of two years from the completion of the demolition of the building. If after this time has elapsed Castle Building LLP have not begun to rebuild the Earl de Grey, National Highways will progress the rebuild under the provisions in the Development Consent Order.</p> <p>In the course of the technical design of the project, a number of issues were identified that require some amendments to the approved design. These primarily relate to the incorporation of new services, the need to consider the requirements of inclusive access and the methodology for the reconstruction of the Earl de Grey. Consequently, an application under S.19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition no.1 (approved plans) to listed building consent 19/00334/LBC was validated in late July 2021, with decision pending. In recent weeks, officers have engaged with the applicants on-site to discuss further amendments to the proposed new-build link elements of the scheme, and the sensitive refurbishment of Castle Buildings, including with regard to window repair and replacement. Draft proposals are currently under review, and further formal submission is anticipated this summer.</p> <p>November 2022 update: awaiting formal submission of proposals.</p> <p>February 2023 Update: Applications 22/01214/S19 and 22/01209/LBC received to amend design of final scheme. The final technical details of the amendments are currently under discussion. A recent site visit has confirmed that the condition of the building is stable.</p>

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
					<p>May 2023 Update: Amendments to scheme still being addressed and application 22/01214/S19 was considered at Committee on the 26/04/2023.</p> <p>August 2023 Update: The varied applications 22/01214/S19 was granted on the 01.06.2023. Applications 22/01209/LBC and 22/01208/FULL, for the installation of replacement windows, are still pending decision, but positive talks have progressed on the requirements amendments.</p>
Trafalgar Street church, Beverley Road	II/1991	2020	Nelope Properties	Fair	<p>Approval granted 7 March 2018 for:</p> <p>17/01246/FULL - Application for full planning permission for change of use of the former church (D1 use class) to D2 use class, for as an events space (main hall) and gym (small hall and adjacent rooms).</p> <p>External alterations including blocking up of 2 windows in west elevation and infilling of existing light well.</p> <p>17/01247/LBC - Application for listed building consent for internal and external alterations associated with change of use of the former church (D1 use class) to D2 use class, for use as an events space (main hall) and gym (small hall and adjacent rooms).</p> <p>Permission to offer a NLHF grant for external works was approved in August 2021 and, due to the contractor having issues with the supply of materials in late 2021, work on site is now scheduled for a start in early 2022. The focus for the grant works is the external repair of windows and doors; spot repairs of flint façades, re-pointing of lower brick walls; repair/reinstatement of</p>

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
					<p>terracotta elements; repair/reinstatement of rain goods; and cupola and Chinese hat turret refurbishment. Completion of the works is expected mid-late 2022.</p> <p>Works have not yet started on site and the previously appointed contractor has withdrawn from the contract. Discussions with the building owner are taking place to review costs and scope of works. A costed programme will need to be presented to HCC and National Lottery Heritage Fund (NLHF) for agreement and a new grant agreement. The works can then go out to tender.</p> <p>November 2022 update: Revised costs for the entire project have been sought and the project manager and team are now in the process of updating documentation ready for discussion with the Heritage Lottery Fund monitor.</p> <p>February 2023 Update: Matter still in progress with Regeneration Team.</p> <p>May 2023 Update: An updated Permission for Grant Application is being made as part of the Beverley Road THI Scheme. Aim is to finish works before the closure of the THI project in Spring 2024.</p> <p>August 2023 Update: Following discussions between the Regeneration Team and HLF issues have been resolved to allow the continuation of the award of the 2021 Grant forming a part of the Beverley Road THI Scheme. This will allow the approved applications 17/01247/LBC and 17/01246/FULL</p>

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
					to be implemented.
Former City Temple at Corner of Madeley Street.	II/1994	2023	Ownership: Hessle Road House Ltd.	Significant fire damage and partial demolition to rear section of the building. Repair works required to make good rear elevation of principal section of building.	<p>May 2023 Update: Arson attack 22nd May 2023. Rear section of building demolished under a Section 28 Building Act Notice on the 24th May. Condition Actions are being made to contact the owner and to discuss repair work. If no repairs are made the Council will need to issue a Urgent Works or Repairs Notice under the Listed Buildings Act, or alternatively a Section 77 Notice under the Buildings Act.</p> <p>August 2023 Update: The Registered owner of the property have not responded to correspondence. The Council can now follow policy procedure to commence enforcement action to make good the building. Work will commence on drafting an Urgent works notice for temporary measures to make the building water tight and structurally secure.</p>

- 5.30. The Hull 'Local List' was first established by the Planning Committee in 2006. Further additions were made to the 'List' in 2007. However, following a long period of stagnation and a failed bid for 'Local List' Government funding in 2020/21, a commitment has been given to review the 'Local List'. In January 2022, consultation went out to the community for any new nominations for the list. Seven applications were received.
- 5.31. A review of the Local Heritage List was finalised in May 2022 and will be outlined in the next reporting period.
- 5.32. No new conservation areas have been designated over the reporting period. Two of the city's conservation areas remain on the national 'at risk' register compiled by Historic England: Beverley Road and St Andrew's Dock.

Beverley Road

- 5.33. To address the decline of the Beverley Road conservation area, the City Council continues to deliver a Townscape Heritage Scheme at the south end of Beverley Road. It was launched in October 2015, extended to April 2022 and further extended to finish in March 2024.
- 5.34. The scheme is funded with a grant of just under £1.6m from the National Lottery Heritage Fund, with additional funding provided by the City Council and the private sector.
- 5.35. The scheme covers the south end of the Beverley Road conservation area, between Queens Road and Free Town Way. This area was first developed in the early nineteenth century becoming one of Hull's first residential suburbs. It was designated as a conservation area in 1992. Unfortunately, in recent years, a number of the area's key historic buildings have fallen into decline which has resulted in the area being included on the national 'at risk' register (a list of nationally important historic sites that are currently considered to be at risk from damage or loss).
- 5.36. The funding will allow the City Council to offer restoration grants to owners of some of the key historic properties, to help them carry out much needed conservation repairs to the outside of their buildings. The scheme can offer grants to cover up to 70 per cent of the eligible conservation repairs.

St Andrew's Dock

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

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

St Andrews Dock – current planning position of individual buildings
<p>Boston Building</p> <p>Application approved on 12 February 2020 for: External Alterations and associated access works. Approval valid until 12 February 2023.</p>
<p>Insurance Building</p> <p>Application approved on 24 January 2020 for: External Alterations to External Building, Demolition of Warehouse/Workshops and creation of Car Parking and Landscaped Area. Approval valid until 24 January 2023.</p>
<p>Lord Line Building</p> <p>Application refused on 23 November 2020 for: Erection of building to provide self-contained flats with undercroft parking following demolition of Lord Line Building. The applicant appealed the refusal however the appeal was dismissed in December 2021.</p> <p>An application to consider the Lord Line Building for statutory listing was rejected by Historic England on 11 March 2021. After carefully considering the contents of the application, it was judged not to provide any substantial new evidence that was not considered during the previous assessments to the list in 2014 & 2003.</p> <p>Consequently, the previous decisions by the Secretary of State for Culture, Media and Sport not to add the building to the List of Buildings of Special Architectural or Historic Interest stands.</p>
<p>Hydraulic Tower and Pump House</p> <p>Application approved on 11 February 2021 for: Installation of underground pipeline network, associated with proposed St Andrew's Dock district heating system (Approved as part of Consent Ref 19/00949/LBC) to serve Pump House, Hydraulic Tower, Insurance Building, Boston Building and site of Lord Line Building. Approval valid until 11 February 2024.</p>

- 5.38. The Hull Whitefriargate High Street Heritage Action Zone, which commenced in April 2019, will continue to run until March 2024. This scheme will focus on helping to re-position Whitefriargate and Silver Street as a family-friendly destination, offering a range of leisure activities and food outlets. It will introduce more residential accommodation into vacant upper floor space while new lighting and interpretation will improve the appearance of the street.
- 5.39. In January 2023 the Council was awarded a Grant of £11,900, with 30% Council match funding, from Historic England to deliver a Conservation Area Regeneration Plan for the Spring Bank Conservation Area. The project brief was to deliver public consultation workshops and the production of management guidance documents for the Conservation Area. The delivery of the project extends into the next reporting period.
- 5.40. In February 2023 the Conservation Team presented a Conservation Area Re-Survey work schedule to Planning Committee covering the period 2023-2024. This established that re-survey would commence to the Garden Village, Jameson Street, Newland Park, Sculcoates &

Spring Bank. Within the reporting period, survey had commenced to the Jameson Street Conservation Area.

5.41. There are 26 Article 4 Directions in Hull. The purpose of Article 4 Directions is not to prevent development, but to allow an assessment of the merits of works which do not normally require planning permission (in order to protect, preserve or enhance the character and appearance of Conservation Areas). Uncontrolled changes can have a cumulative impact on these areas.

5.42. The February 2023 report to Committee identified a need for a further Article 4 Direction within the Garden Village Conservation Area (for crossovers and hard standing areas). Work was to commence on the adoption of the A4 after the reporting period

Table 4.23: Article 4 Planning Applications 2022 to 2023.

Area	Applications Made	Approved	Refused	Appeals	Not yet determined
Avenues	17	12	1	0	4
Garden Village	1	1	0	0	0
Coltman Street	0	0	0	0	0
Boulevard	0	0	0	0	0
Spring Bank West	0	0	0	0	0
HIMOS	3	2	1	0	0

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

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

Energy efficient design

Policy 17 -Energy efficient design

1. Development should demonstrate how the design will reduce energy and water use and mitigate flooding, pollution and over-heating. This should include consideration of the siting, form, orientation, layout and construction materials of buildings. The principles of passive solar design should be followed to minimise the need for mechanical heating and cooling.

2. Non-residential development should seek to achieve BREEAM 'Very Good' or better, unless it has been demonstrated through an economic viability assessment that it is not viable to do so.

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

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

Policy 21 - Designing for housing

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

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

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

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

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

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

5.48. Applications identified 210 dwellings required to conform to Policy 21(3). For the AMR period, over 92.7% of dwellings, gaining planning permission and subject to this policy, met the policy requirements.

5.49. Five of the permissioned sites that didn't meet the policy contained single dwellings, single dwellings are required to meet Policy 21(3). Three other applications not in compliance with Policy 21(3) include application 21/00281/FULL - Boothferry Road, Corner With North Road, 22/01010/FULL - East Hull United Reformed Church, James Reckitt Avenue / Clifford Avenue and 22/00442/FULL - 107 Falkland Road Goat And Compass.

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

Local Plan Chapter 11 – Water Management

Policy 37 - Flood Defences

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

Policy 38 - Surface Water Storage and Drainage

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

Policy 39 - Sustainable Drainage

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

Policy 40 - Addressing Flood Risk in Planning Applications

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

- 5.51. The Hull Local Plan includes policies which seek to manage flood risk. These include Policy 37 which focuses on protecting and improving the city's flood defences, Policy 38 which seeks to address surface water issues, Policy 39 which promotes sustainable drainage and Policy 40 which seeks to address flood risk through the determination of planning applications.
- 5.52. The Council's Flood Risk Management Team sit within the wider Planning Service. They are consulted about the surface water aspects of major planning applications and are increasingly involved in some minor ones too. The purpose of consultation is to ensure that the surface water generated from a new development is managed and does not increase flood risk as a result. During the period 1st April 2022 to 31st March 2023, they were consulted on a greater scale than the previous year's planning applications.
- 5.53. Of the planning applications approved with water management conditions, policy 37 accounted for 0. Policy 38 was conditioned 13 times, however policy 39 and 40 were conditioned far more frequently on 168 and 311 occasions respectively. There were also 3 applications refused with grounds for refusal relating to policy 40.
- 5.54. Conditions are imposed to ensure the development is built in accordance with submitted drainage designs, there is a designated place of safety and/or a flood emergency evacuation plan and requiring flood risk assessments or drainage impact assessments to be supplied. Some conditions were to ensure that SuDS are included as part of the development.
- 5.55. The data around Policy 40 is gathered by the Environment Agency but more around the source protection zones so it is at present misaligned with the intention of the policy. Consideration should be given to revising this approach in the future review of the Local Plan.
- 5.56. The installation or retrofitting of surface water management can be challenging on several fronts. To help reduce the possible challenges and understand what the residents of Hull would like to see, community engagement is paramount to the success of a scheme.
- 5.57. At the start of the new year (2023) work began on Rosmead Street. This was a partnership scheme between Living with Water and Hull City Council Housing team. This joined up approach saw new frontages on the properties and the creation of a permeable road surface to help manage surface water and increase flood resilience. Consultation and engagement with residents and the local community took place prior to design to understand what people

would like in their street. The result was the retention of car parking spaces and the improvement of green space at either end of Rosmead street.

- 5.58. Permeable paving is a system of non-porous block with spaces between to allow water to flow through. The surface water can be collected under the paving before its controlled release into the sewer network, thus reducing the likelihood of flooding.
- 5.59. The Rosmead Street project is the first part of a £23m Living With Water investment in surface water schemes in Hull and East Riding over the next five years.



Groundwater Protection

Policy 41 Groundwater Protection

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

- 5.60. Policy 41 is implemented in partnership with statutory consultee the Environment Agency, to ensure the protection of groundwater source zones. Within the AMR period there were no permissions granted contrary to Environment Agency advice or Policy 41.
- 5.61. Data for the protection of Ground Water Source Zones is gathered by the Environment Agency.

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

Open Space

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

- 5.62. No loss of designated Open space as designated on the Hull Local Plan Policies map was recorded during the reporting period.
- 5.63. Open space losses were experienced during the reporting period but due to lack of resource we are unable to provide further detail. Plans to deliver drainage improvements to football pitches at Bude Road and erection of changing facilities building are still to be delivered. No playing pitches were lost in the reporting year.
- 5.64. Schemes approved that involve the provision of publicly accessible open space on site include land at the A63 improvement works and Preston Rd Development.. The development of the final parcel of land at Wawne Road includes the provision of a neighbourhood park with allotments, woodland, informal playing pitches, facilities for young people, alongside pocket parks and greenways. The Trinity Fields development provides a 1ha park including an equipped area for children's play and natural flood storage management.
- 5.65. Open space contributions were secured with the granting of permission for numerous small-scale schemes.
- 5.66. The Council is continuing its programme of investment in the renewal of equipped play provision at sites across Hull.

Green infrastructure and the Green Network

Policy 43 Green infrastructure and the Green Network

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

- 5.67. Development proposals at Wawne delivers Green Infrastructure provision as outlined in the Kingswood Area Action Plan.

Policy 44 Biodiversity and wildlife

Policies Map

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

European sites (Ramsar, SPA, SAC)

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

National sites (SSSI)

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

Local sites (LNR, LWS)

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

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

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

Protected species

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

Promoting biodiversity improvements

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

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

in order to:

- i. protect, strengthen and reduce fragmentation of habitats;
- ii. create a coherent ecological network that is resilient to current and future pressures;
- iii. conserve and increase populations of species; and
- iv. promote and enhance green infrastructure.

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

Policy 44 (1, 2 and 3)

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

5.70. The Humber Estuary is the city's only Site of Special Scientific interest (SSSI). It is also designated as a Special Area of Conservation (SAC), a Special Protection Area (SPA) and a Ramsar site. Bird usage along the Humber frontage (King George Dock and Victoria Dock to St Andrew's Quay) is monitored as part of the Local Plan. Qualifying species encountered are shown in the Table 4.24 below along with the month of peak count. No update for 2022-2023 available due to resource issues.

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

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

Policy 44 (4 and 5) Local Sites

Local Nature Reserves

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

Policy 44 (6)

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

Policy 44 (7)

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

Trees

Policy 45 Trees

Residential and commercial development and new trees

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

Tree protection and replacement

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

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

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

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

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

Policy 45 (1)

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

5.78. Policy 45(1) has secured the planting of over 2000 trees

Local food growing

Policy 46 Local food growing

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

- 5.79. A new allotment site was consented as part of the detailing for the final parcel of land at Wawne Road. The northern areas of Kingswood have poor access to food growing opportunities and the delivery of 60 x 125 m2 plots goes a long way to address this deficiency.
- 5.80. Schemes approved during the reporting period with productive trees and plants are detailed in the table below.
- 5.81. Policy 46 Part 3 will continue to be encouraged as appropriate through SPD 10 -Trees (Protection and Use in Development) adopted January 2019. Currently no delivery details of Policy 46 are required to be monitored.

Local Plan Chapter 11 – Environmental Quality

Policy 47 Atmospheric Pollution

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

Policy 49 Noise Pollution

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

Policy 50 Light Pollution

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

Atmospheric Pollution

5.82. Over the AMR reporting period, conditions have been imposed on

- 59 applications relating to atmospheric pollution,
- 76 relating to noise pollution, and
- 13 relating to light pollution.

Land Affected by Contamination

Policy 48 Land Affected by Contamination

1. Development which:

a. involves the development of land known or suspected to be contaminated; and/or

b. would have a vulnerable end user; and/or

c. could create a new pathway between a contamination source and a vulnerable receptor (including local, national and internationally designated wildlife sites and the groundwater aquifer)

must be accompanied by an appropriate contamination assessment.

2. Development will be supported where it has been demonstrated that appropriate mitigation can be carried out and will have conditions attached to require the appropriate works to be carried out.

5.83. Conditions have been imposed on 46 applications relating to contamination over the AMR reporting period.

Hazardous Substances Consent

Policy 51 Hazardous Substances Consent

1. Permission for Hazardous Substances Consent will be granted where it has been demonstrated that the level of risk to the surrounding community and environment is within acceptable limits and that the benefits from the use of the site outweigh that level of risk.

2. Development in proximity to a site with a Hazardous Substances Consent must demonstrate that regard has been had to the presence of the Hazardous Substances Consent and the design/layout amended accordingly and that the benefits of the development outweigh the level of residual risk.

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

Infrastructure and Delivery

Policy 52 Infrastructure and Delivery

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

- 5.85. The Community Infrastructure Levy (CIL) charging schedule for Hull came into force on 1 January 2018. The intention was to raise levies from anticipated housing and retail development to be used to improve or provide pre-determined or planned 'place shaping infrastructure' that includes public open space and public realm works. New working arrangements in managing this fund have been put in place. CIL differs from s106 planning obligations as it addresses infrastructure shortfalls. Funds can be combined in a way that addresses infrastructure gaps that have already been identified.
- 5.86. New CIL regulations require consideration of anticipated levies. The current charging schedule requires a £60 per sqm charge relating to housing and other rates for retail in certain parts of the city. The income is also affected by the timing of development, with the larger elements associated with housing allocations in East Hull.
- 5.87. Greater detail of CIL and the Hull Infrastructure Funding Statement 2022-2023 is available in section 6 of this document

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

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

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

- 5.1. The Duty to Co-operate requires the Council to engage constructively, actively and on an ongoing basis with neighbouring authorities, and to have regard to the activities of other prescribed bodies. Processes are in place and will be maintained to ensure the Council continues to satisfy the requirements of the Duty. (This is referred to further in the Council's Statement of Community Involvement). <https://www.hull.gov.uk/council-and-democracy/consultation-and-feedback/statement-community-involvement>
- 5.2. The compact nature of the city's administrative area and single shared administrative boundary with the adjoining East Riding of Yorkshire points clearly to the important inter-relationship between these two areas. Hull has a history of successfully working with the East Riding of Yorkshire on planning matters that are mutual concern, including the previous publication of a Joint Planning Statement, and the focus now on a Statement of Common Ground, to ensure it reflects the strategic planning position of the two authorities and ensures Local Plan policies reflect that broader strategic framework. These will be reviewed and updated as the plan develops to address changing circumstances, and particularly to inform Examination of the submitted East Riding Local Plan.
- 5.3. The Council is also party to a Joint Strategic Planning Protocol. The protocol is between Hull City Council, East Riding of Yorkshire Council the Local Enterprise Partnership (LEP), the Humber Local Nature Partnership (LNP) and the Hull and East Riding LNP. The objective of this is to ensure effective working relationships continue beyond plan making through the determination of planning applications which have potentially cross boundary implications. The intention is to support the delivery of the overarching strategic policies established within each authorities Local Plan.
- 5.4. The Council continues to work with other local planning authorities in North Yorkshire including through participation in both a Heads of Planning Group and a Development Forum. Both of these present opportunities for sharing best practice and joint approaches. The value of these meetings will be reviewed in due course in light of local government reorganisation in North Yorkshire and locally in relation to devolution.
- 5.5. The Local Plan presents a means of implementing the Council's key strategies and those of its partners through the development and use of land across the city.
- 5.6. Hull City Council published its new Economic Strategy for the city in August 2021. The Humber LEP was wound up in March 2021 and was replaced in April 2021 with the Hull and East Yorkshire (HEY) LEP. The HEYLEP produced a new Economic Growth & Workforce Wellbeing Strategy 2021-2026, and the Local Plan will need to be mindful of this document when produced and it will also provide the delivery framework for the aspirations and ambitions of the city's economic strategy.

5.7. Other relevant strategies include

- Hull Climate Emergency;
<https://www.hull.gov.uk/environment/pollution/hull-2030-carbon-neutral-strategy>
- Hull City Plan;
<https://cityplanhull.co.uk/>
- Hull Housing Strategy; and
<https://www.hull.gov.uk/housing/housing-regeneration-and-development/housing-strategies-and-policies>
- Health and Well Being Strategy.
<https://www.hull.gov.uk/council-and-democracy/policies-and-plans/health-and-wellbeing-strategy-2022>
- Local Transport Plan.
<https://www.hull.gov.uk/parking-and-transport/cycling-and-walking/local-transport-plan-2020-2026>

Section 6 Development funding received.

- 6.1. The Planning Regulations require details about planning obligation (s106 or from Unilateral Undertakings) funds received and where/how these are spent. In Hull this is about where public urban greenspace and play provision can be improved, driven by the impact of new development and where additional local needs can best be met. Something similar is also required for Community Infrastructure Levy (CIL) funding, with a difference that local open space deficits are established and a charge is made to address these.
- 6.2. The Council is required to produce an Infrastructure Funding Statement (IFS) yearly that sets out details about Community Infrastructure Levy (CIL) / Section 106 planning obligation receipts and projects. This AMR summarises details held within the Infrastructure Funding Statement and signposts where to access the full Infrastructure Funding Statement.
- 6.3. The details of individual schemes where S106/CIL has been sourced are provided in the Hull Infrastructure Funding Statement, available to view by following this link: <https://www.hull.gov.uk/downloads/download/166/hull-infrastructure-funding-statement>

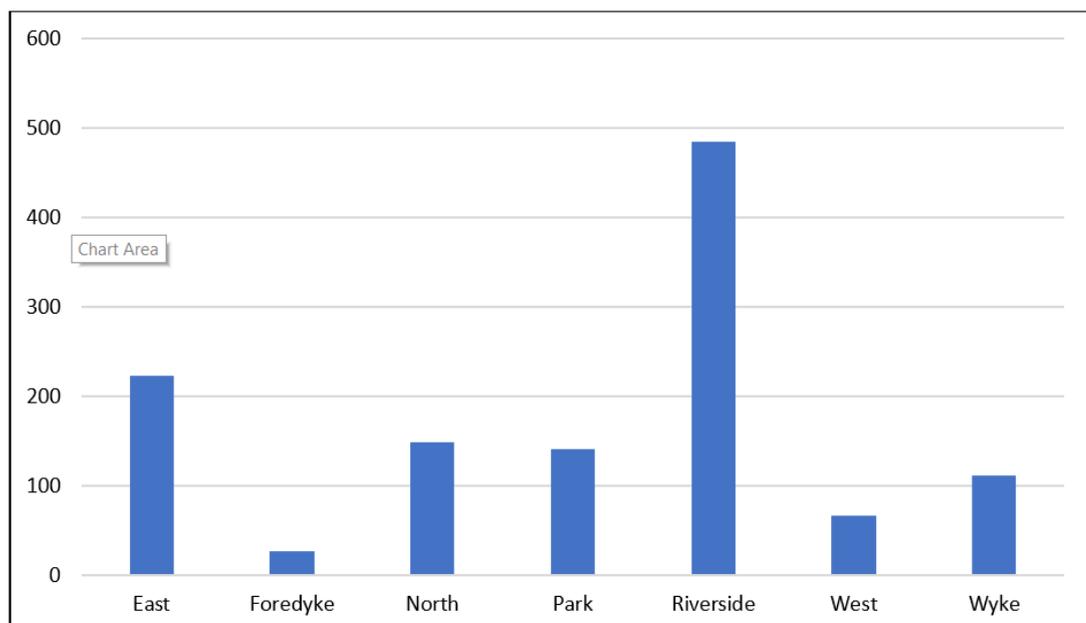
Planning obligations and Community Infrastructure Levy

- 6.4. Planning obligations are requirements in the form of physical works required as a way of mitigating the impact of development when planning permission occurs. In Hull this mitigation is often in the form of a monetary sum to be used to offset the impact of development on existing public open space and play provision. Community Infrastructure Levy funding (CIL) is also collected and managed through the Council, but these funds are used in a way that aligns to strategic development priorities established in the Local Plan, in terms of where major new housing occurs. As a consequence good place shaping occurs and there is transparency in terms of developers being able to see the benefits of their individual contributions and also for local communities.
- 6.5. Over the last year to April 2023, £1.2m S106 planning obligation funding has been made available for public open space and play space provision, and distributed to different parts of the city indicated in figure 6.1, which includes unallocated funds carried forward from previous years. The majority of available funding lies within the Riverside and East Area Committee areas of the city.
- 6.6. £2.8m S106 funding has also been allocated/committed by Area Committees toward similar provisions and in close proximity to where development has to be mitigated through planning obligation requirements. This figure includes carry forward from previous years where projects have yet to be delivered. A further £3.9m is also expected to be used toward Broadacre School, some of which has been received by way of anticipated instalments. £52K has also been received as a contribution towards tree provision.
- 6.7. Over the period 1 April 2022 to 31 March 2023, 33 planning consents featured planning obligations required in mitigating development proposals. It is difficult to estimate the potential financial contributions from the totality of these consents but the major ones

relate to East Carr Road - Gleneagles (East), Orchard Park Road (North), Falkland Road (Park) and Lindsey Place (West).

- 6.8. Community Infrastructure Levy (CIL) is effectively a tariff that applies to certain forms of development where this does not unduly harm its viability. CIL differs from S106 funding which is required as a tariff on certain forms of development and this is used to fund place shaping infrastructure including public realm. In Hull, a tariff of £60 per sqm of housing development applies, but only in more viable parts of the city including Kingswood, west Hull and around Sutton. This is used to help pay for a pre-determined 'place shaping infrastructure' programme of public realm works.
- 6.9. Since the start of the charging schedule the Council has considered over 35 planning applications liable to CIL. Most of these consented schemes were exempted because they were for charitable trust or self build purposes. Around £181K has been received in CIL payments to date and most (70% as prescribed through regulations and the Council's CIL Protocol) is to be used as an identified priority toward public realm improvements in the city centre. Of this total, around £45K is allocated to schemes, local to the ward where the CIL applies. £9K (or 5% of the total received) covers costs from within Planning Services in managing the process. There is potentially more to follow subject to planning consents being confirmed on allocated sites for housing including at Riverside (Kingswood) and East Carr.
- 6.10. Further details about planning obligations/CIL and previous Infrastructure Funding Statements, are available online at <https://www.hull.gov.uk/planning/planning-applications/community-infrastructure-levy-cil> . These documents provide information about planning obligation funding receipts, actual current and proposed future expenditure. It further details progress on public open space and play space related projects, funded (either in whole or part) through planning obligations.

Figure 6.1 – Available s106 ('000) funds by Area Committee at April 2023



Source: HCC