



Hull Local Plan: 2016 to 2032

Healthy Places, Healthy People Supplementary Planning Document 14

February 2021

Healthy Places, Healthy People

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Preface: This document was mainly written before the global COVID-19 pandemic, additions have been made to take into consideration implications of COVID-19 to this supplementary planning document.

1. Introduction

Purpose of the SPD

- 1.1 The purpose of this Supplementary Planning Document (SPD) is to draw out the key health issues contained in the Hull Local Plan (<http://www.hull.gov.uk/council-and-democracy/policies-and-plans/local-plan>) and to provide further guidance to developers, applicants and other interested parties. This will help to ensure that locally significant health messages as set out in the Hull Joint Strategic Needs Assessment (JSNA) are effectively addressed through future development proposals with resulting benefits for residents of the city. It has been developed in collaboration with the Council's Public Health team.
- 1.2 This document is concerned with sites and proposals that are controlled by the planning process, however some applications, such as, those for a new betting shop or unit selling or supplying alcohol will require a Premises License. These are dealt with by the Council's licensing section (for further details email: licensing.requests@hullcc.gov.uk)
- 1.3 Drawing out the relationship between planning and health is also of benefit in relation to ensuring that the Council discharges it's duties through the Equalities Act 2010, focusing in particular on more vulnerable members of the community.

COVID-19: The global effect of COVID-19 has been profound, everyone in Hull and beyond has felt the impact of the coronavirus pandemic. For many it has been a time of great anxiety and uncertainty, both in terms of physical health, mental health and wellbeing and financial insecurity.

The Government and the Council has begun planning for recovery. This route to recovery will allow people to resume their lives to as near normal as possible; start rebuilding the City's economy, make it more resilient and build it back better; make communities healthier and help people thrive in the 'new post-Covid world', but in a way that is safe, continues to protect the NHS and maintains current social distancing guidelines.

2. Planning and Public Health context

The links between planning and health

2.1 The link between modern town planning and public health is long established, as both disciplines arose from the same spur, that of the appalling sanitary conditions and drastically low life expectancy of urban dwellers of the 19th Century. Both were concerned with improving the health, life expectancy and living conditions of people living within industrialised towns and cities. However, over time the two disciplines became less interconnected. The relationship has become stronger again by the recognition and understanding of the linkage between health and the built and natural environment. This was reflected in Local Government becoming statutorily responsible for Public Health in 2013.

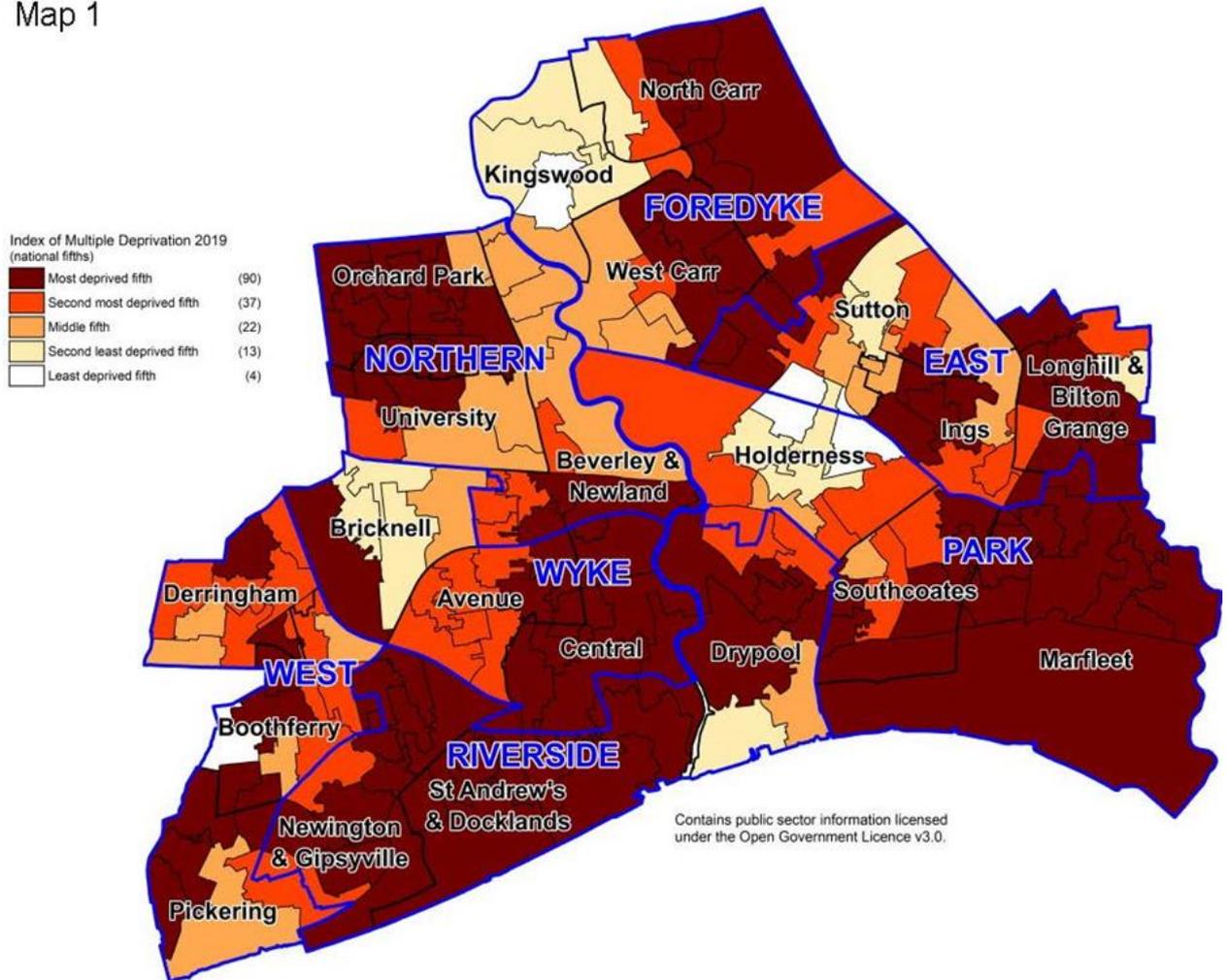
Hull's Health context

2.2 Hull's citizens and communities are its greatest asset. It is a place that has a history of welcoming and supporting the most vulnerable, including those seeking refuge from other countries. Like many other cities, there are deprived areas within the city but unlike most other cities, its boundaries are so tightly drawn they exclude the more affluent 'leafy suburbs'. This has a tendency to exacerbate local health statistics which otherwise may be dissipated through more positive statistics on the other side of the administrative boundary. Despite the fact that overall people are far healthier than they were in the past, health inequalities across population groups and localities still exist. In Hull, like many places in England, improvements in life expectancy have stalled, and the city is witnessing a worsening picture in terms of healthy life expectancy (years someone might live in a healthy state). Poverty and deprivation have a huge impact on Hull's population, and this is mirrored in inequalities in health. For those who live in the city's most disadvantaged communities there is a double jeopardy of inequalities in health: far shorter lives spent in far poorer health.

2.3 The two maps below show deprivation levels in Hull, with the darkest areas having the highest levels of deprivation (Index of Multiple Deprivation 2019).

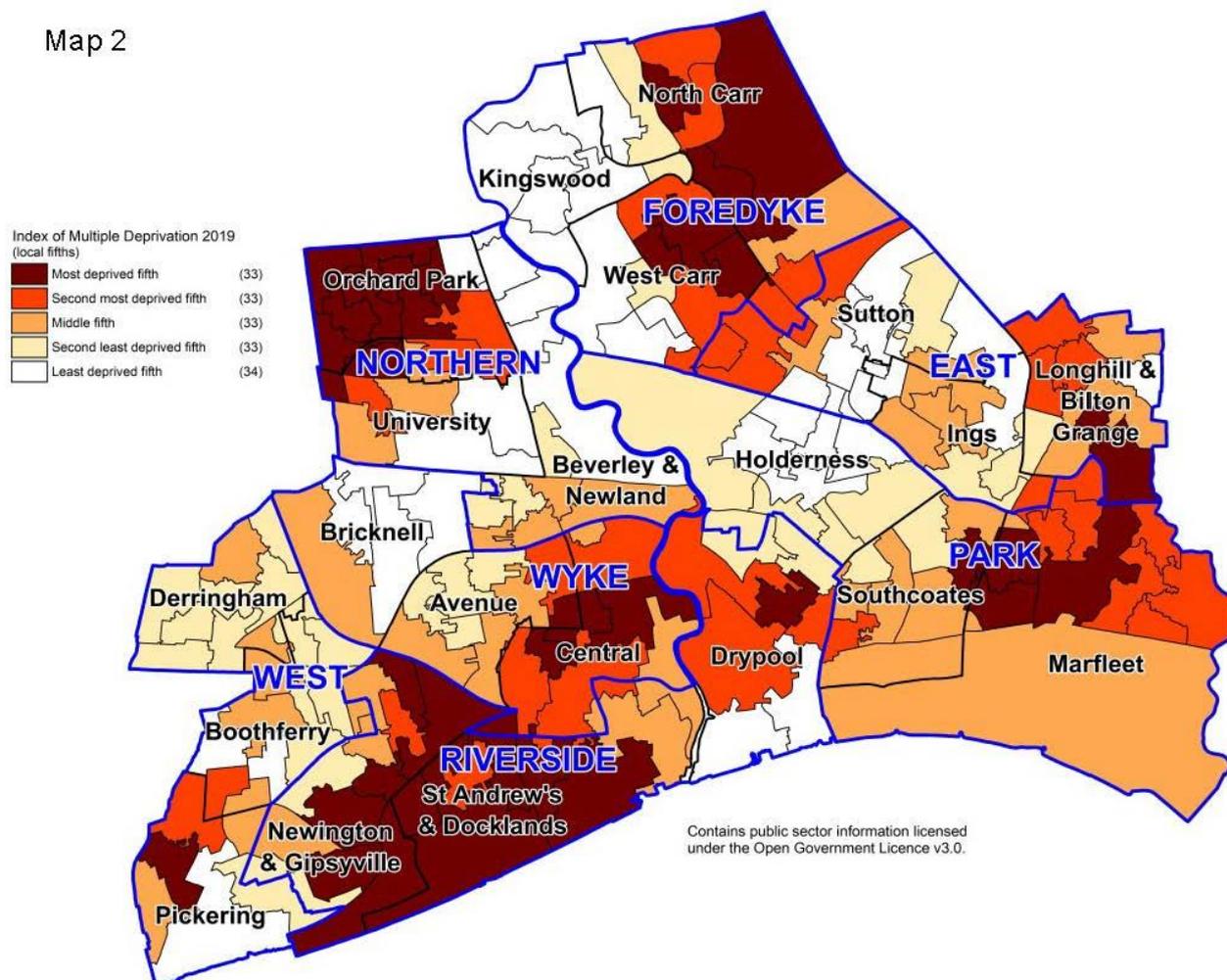
2.4 **Map 1** shows deprivation relative to England (more than half of Hull's areas are in the most deprived 20% of areas in England).

Map 1

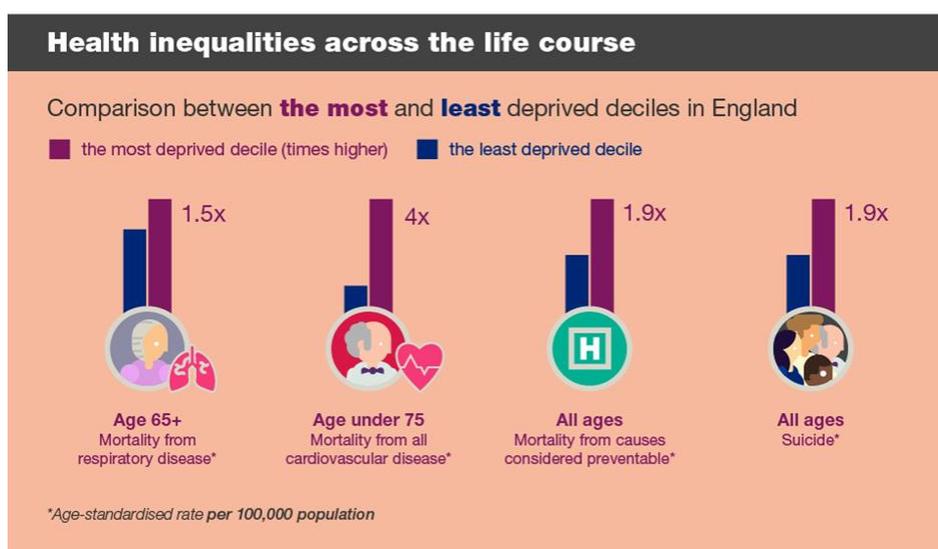
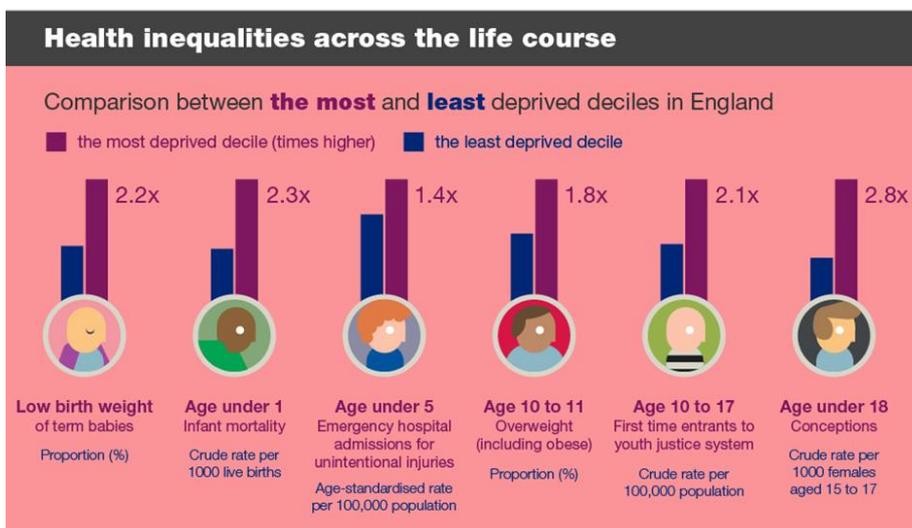


2.5 **Map 2** shows the deprivation levels relative to Hull itself (this maps highlights areas within Hull which have the highest and lowest levels of deprivation).

Map 2



2.6 Social inequalities create inequalities in health. These inequalities are unjust, unfair and unnecessary. Everyone benefits from a more equal society, socially, economically and in terms of health and wellbeing outcomes. Health inequalities affect both children and adults as illustrated below.



2.7 In response to these continued health inequalities Hull Public Health produces a Joint Strategic Needs Assessment (JSNA). This document accurately assesses the health needs of people in Hull, in order to improve the physical and mental health of individuals and communities. See <http://www.hullcc.gov.uk/pls/hullpublichealth/jsna.html> for more information.

- 2.8 From this analysis of need, the following priorities have been identified:
- Sustainable neighbourhood design
 - Local economy and employment
 - Housing and homelessness
 - Air quality
 - Food and healthy choices
 - Active lifestyles/active travel
 - Quality open spaces, natural environment and climate emergency
 - Community spaces
- 2.9 Section 4 of this document focusses on these priorities and the extent to which policies in the Hull Local Plan can positively contribute to creating healthier places and people.

3. National planning policy context

- 3.1 The planning system has an increasingly important role to play in helping to make Hull a healthier place. The National Planning Policy Framework (NPPF) is the primary document informing local plan policies and development management decisions and it explicitly sets out the social role of planning as supporting ‘strong, vibrant and healthy communities’. Section 8 of the NPPF states that the planning system should aim to achieve healthy, inclusive and safe places which:

- promote social interaction;
- are safe and accessible; and
- enable and support healthy lifestyles.

In addition paragraph 92 of this section highlights that ‘to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

- guard against the unnecessary loss of valued facilities and services;
- ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

3.2 The NPPF is supported by additional health and wellbeing guidance set out in the National Planning Practice Guidance (NPPG) which explains how the planning system can play an important role in creating healthy communities and living environments that can prevent ill health and support the reduction of health inequalities. To achieve this, collaboration and engagement between planners, Public Health teams and other health organisations is firmly encouraged.

3.3 The NPPG describes a healthy place as one that:

- supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. Provides the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing; and
- meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.

4. Local planning policy

4.1 Local planning policy for Hull is contained in the Hull Local Plan 2016 to 2032. The principle of incorporating health and wellbeing in planning policy in Hull is embedded throughout this plan, but this section of the SPD will highlight policies based on the health and wellbeing priorities raised in paragraph 2.8. The Local Plan can be viewed:

<http://www.hull.gov.uk/council-and-democracy/policies-and-plans/local-plan>

- 4.2 The following text highlights relevant policies that contribute directly to addressing the health priorities referred to above. Each policy is set out in full in Appendix 1 of this document.
- 4.3 Developers, planning officers and other stakeholders are encouraged to use this document and the policies it includes to maximise the health promoting potential from all planning applications and developments within Hull.

Sustainable neighbourhood design

The JSNA highlights that new, well-designed developments offer numerous opportunities to improve the health and wellbeing of people who live and work in them. Adding value to people's lives requires good design policies that promote opportunities for walking, cycling and social and economic interactions.

- 4.4 Good design principles recommended in 'Creating healthy places' (part of by The Healthy New Towns programme) include creating compact and connected places and designing street layouts and multi-functional green spaces that maximise physical activity amongst local residents. For further information about The Healthy New Towns programme visit:
<https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/>
- 4.5 Local Plan Policy 14 - Design, sets out how proposed development should support the delivery of high quality environments in Hull. Good quality design should take into account the history, character and unique features of the built form surrounding the proposed site and add value to people's lives by promoting opportunities for walking, cycling and social interaction. And Local Plan Policy 21 - Designing for housing, contains specific requirements that successful developments are expected to meet when designing attractive, safe, and desirable homes, including Building for Life standards, housing density standards and Building Regulation M4 (2) and M4 (3) standards (both of these, require developments to provide accessible and adaptable, and wheelchair user dwellings).
- 4.6 Residential design guidance is important for improved health and wellbeing,

as this has the potential to improve the quality, efficiency and maintenance costs of dwellings and ultimately the living experience of those who live in the dwelling.

- 4.7 The Local Plan recognises that investing in and protecting design quality of residential developments can improve the effectiveness of the planning system. Many of the problems encountered at the application stage of the planning process, which hold up proposals, or lead to them being refused, can be resolved through design solutions, and/or avoided altogether with upfront investment in design skills. To this end, the Council has produced two supplementary planning documents (SPD's) - see **SPD 7 - Residential Design Guide** and **SPD 13 - City Centre Design Guide** (available on the Council's website at [Supplementary planning documents | Hull City Council](#)).
- 4.8 This SPD outlines the process, considerations, qualities, and opportunities that will help to deliver high quality residential development in Hull. And it aims to give a clear understanding of the design approaches to all elements of residential design that is likely to be deemed acceptable.
- 4.9 To contribute towards addressing this health priority and in respect of Local Plan Policy 14 the Council will expect applicants to demonstrate that the proposed development is:-
- accessible, safe and inclusive for all ages;
 - provides local access to shops, employment opportunities, medical facilities, education facilities, community and social facilities, and leisure and cultural facilities;
 - provides safe, well-maintained open space, green and blue infrastructure, green spaces, amenity spaces, and allotments and other food growing spaces;
 - increases social connections through mixed use communities and public spaces that provide accessible facilities such as public toilets, benches for people to rest and talk, secure cycle parking, dog waste bins and recycling bins and water fountains;
 - improves infrastructure to support walking and cycling; and
 - creates physical environments that work well for all current and future

residents including more vulnerable members of the community such as toddlers, children, older people, those with cognitive, physical and mobility impairments, and refugees.

Local economy and jobs

The JSNA indicates that increasing secure employment is a key strategic need, as unemployment, the lack of qualifications and low incomes are amongst the major causes of Hull's high levels of both poverty and deprivation. Unemployment and poor quality work also severely impacts mental health and wellbeing, financial resilience and affects the entire family. Hull is making its self into the UK's hub for renewable energy industries due to its location on the Humber, so it is necessary to ensure that local residents have the health, skills, education and training required to take up these opportunities.

- 4.10 The City Plan seeks to provide job opportunities across the city and included an initial target of creating 7,500 new jobs during the plan's lifetime and to support local residents in being ready to take up these jobs. The health of the workforce is critical to them accessing these jobs and the SPD will help support people into employment by helping to raise the standards of their physical and mental health.
- 4.11 Local Plan Policy 1 - Economic growth, sets out the future employment land requirements for Hull and identifies a wide portfolio of land within defined market areas, including the Port of Hull to facilitate the economic development needs in the city. The policy also indicates what future uses will and will not be allowed within designated employment areas and on allocated employment sites, that office development should be located in first instance in the city centre, and that, subject to the appropriate planning considerations being met, extensions of existing employment properties will be supported.
- 4.12 To contribute towards addressing these health priorities and in respect of Local Plan Policy 1, the Council will expect applicants to demonstrate

that the proposed development:-

- has a layout that maximises employment opportunities, but avoids any adverse impacts on employees health and wellbeing from traffic and noise, and provides a safe environment for those working outdoors and travelling to and from work at night;
- provides diverse job opportunities and training for local residents;
- is located where it is easy to get to via public transport, walking or cycling;
- provides facilities that support sustainable transport, i.e. provides secure cycling parking, shower facilities and changing rooms for example; and
- provides workplace gyms, other sporting and leisure activities, board games, jigsaws, etc., and other break out areas, if appropriate.

Housing and homelessness

The relationship between poor housing and ill health is complex but evidence suggests that living in poor housing can lead to an increased risk of cardiovascular and respiratory disease as well as contributing to a person's anxiety and depression. Likewise, the JSNA highlights that physical health problems and mental health needs, as well as the prevalence of behavioural and lifestyle risk factors such as smoking, poor diet, use of drugs and alcohol of people who are homeless is much worse and higher than the general population, and they attend A&E much more frequently. Coupled with this, homelessness is also increasing in all local authorities. The JSNA identifies that there is a need to improve the quality and energy efficiency of homes, increase the provision of affordable homes (including affordable housing for groups with specific needs), reduce fuel poverty (where individuals cannot afford to heat their own homes), ensure there is stability in the housing market so people are not forced to move frequently, reduce overcrowding and where appropriate, ensure provision of specialist housing (including extra care, wheelchair user dwellings, care homes, and student accommodation) and accessible and adaptable housing that is fit for purpose. As

in most other geographical areas, it is projected that the percentage of older people and very old people will increase over time. So whilst specialist and adapted housing is essential, it is also very important to consider future-proofing housing to accommodate the aging population to help older people live in their own homes for as long as they can.

- 4.13 The Council needs to create attractive, well-designed homes for market and affordable housing and deliver a wide choice of high quality homes that are built in the right places and are the right type, are energy efficient and are part of sustainable, inclusive and mixed communities.
- 4.14 Local Plan Policy 5 - Type and mix of housing, strives to re-balance the housing stock of the city, recognising the need for affordable one and two bedroomed homes, while also identifying the demand for larger family housing on major residential and market developments. The policy also states that balanced communities should be achieved by mixing affordable housing into market housing developments, and that specialist housing should be located with regard to minimising flood risk and the likely need of its residents to access relevant services and facilities.
- 4.15 Local Plan Policy 6 - Housing space standards, sets out these standards relating to where the proposed housing site is located, in terms of Map 5.2 of the Local Plan - Housing Market Value Zones. The size, layout and design of housing and related garden space can have a direct bearing on the health and wellbeing of residents. For example adequate (and thermally comfortable) space for children to do their homework can have a significant impact not only on their health and wellbeing but also on their educational attainment and future job prospects.
- 4.16 Affordable housing is particularly important in Hull, for although house prices are relatively low, incomes are also low and consequently people often cannot easily access market housing. Hull's Preventing Homeless Strategy has two key priorities: 1) improving access to housing and preventing homelessness, and 2) relieving homelessness and preventing rough sleeping. To help achieve these priorities the Local Plan requires

developers to provide a proportion of affordable housing in housing developments (although this can be subject to viability).

- 4.17 The Council has produced a SPD - see **SPD 15 Affordable Housing** (available on the Council's website at [Supplementary planning documents | Hull City Council](#)) to explain this Local Plan policy further.
- 4.18 This SPD provides additional guidance on implementing Policy 5: 'Type and Mix of Housing' and 'Affordable Housing'. It provides advice on when affordable housing is required, how much should be provided, how it should be provided, and the mix required, and appropriate design.
- 4.19 To contribute towards addressing these health priorities and in respect of Local Plan Policies 5 and 6 the Council will encourage applicants to demonstrate that the proposed development:-
- complies with nationally described space standards (as set out in the Local Plan) and seeks to achieve standards ensured through third-party certification such as the BRE Home Quality Mark, which considers a further range of quality and sustainable measures;
 - provides desirable quality affordable and diverse housing for all, including affordable homes for specific vulnerable groups and carers, the homeless and people living with chronic conditions;
 - considers using new and modern methods of construction (including the use of timber and offsite construction) in order to reduce house-building carbon output;
 - considers the need to incorporate specialist supported housing and appropriate community facilities within the development;
 - designs housing which ensures that all parts of a home have access to natural daylight, are well insulated, are quiet and energy efficient;
 - considers incorporating 'Building for Life Standards' in new housing;
 - considers the adaptability of new housing having regard to the needs of residents as they age and bearing in mind particular needs such as those living with dementia;
 - has internal spaces for internal movement, including a dining space which can accommodate a table to encourage families to eat together,

space to sort, prepare and cook home-made food, and sufficient cupboard and storage space for other items such as bikes and scooters, and space for children to do their homework;

- provides private or partially private quality outside space, incorporating tree planting and other biodiversity measures; and
- reduces flood risk to new homes.

COVID-19: The current coronavirus crisis has highlighted the importance of matters such as, where families are restricted to living in their own homes for prolonged periods of times and, where garden space is limited or not available at all, there is a reliance on public open space elsewhere. The Hull Local Plan recognises that there can be a challenge in pushing for larger houses in certain parts of the city due to viability and, also for example, in the city centre where inevitably property sizes will generally be smaller with limited opportunities for outdoor space.

Air quality

The JSNA emphasises that air pollution and poor air quality are known to have a detrimental impact on human health and a damaging effect on ecosystems. Air pollution has shown to reduce life expectancy as well as increase hospital admissions for respiratory and cardiovascular disease. There is a need to reduce levels of pollution across Hull and raise awareness of the health and financial implications of poor air quality, which in turn could encourage less polluting lifestyle choices.

4.20 The quality of the physical environment is vitally important for human health. Therefore the aim to reduce levels of pollution across Hull is a key strategic need for the city.

4.21 Local Plan Policy 47 - Atmospheric Pollution, sets out whether or not a

planning application needs an air quality assessment. Whether it will or will not, is largely depend on what the development is and where it is located. For example, as the highest concentrations of potentially harmful pollutants are found along the A63/A1033 Truck Road, any application for residential development there will require an assessment of air quality to be submitted with the application. In addition to the location of new development, the type, function and size of a development can influence whether an application will need to be accompanied by an air quality assessment. Therefore, when considering applications for major development (major development meaning a residential development of 10 or more dwellings or 500 sqm or more of new floorspace) the policy lists criteria which triggers the need to produce an assessment. In addition to the requirement to provide an air quality assessment, Policy 47 also requires that all applications for major development located near to the Humber Estuary address conservation advice for this site, as the Humber Estuary is a designated Special Area of Conservation (SAC).

- 4.22 The Council has produced an SPD which offers further guidance on good air quality management - see **SPD 3 Environmental Quality** (available on the Council's website at [Supplementary planning documents | Hull City Council](#)).
- 4.23 This SPD has been prepared to guide applicants through the planning process to ensure that Hull's physical environment is not harmed by a planning proposal and that any significant adverse impacts of a development scheme are addressed at the most appropriate stage of the planning process.
- 4.24 To contribute towards addressing this health priority and in respect of Local Plan Policy 47 the Council will expect applicants to demonstrate that the proposed development:-
- uses residential design principles that minimise public exposure to pollution sources, for example, by not siting habitable rooms near roadsides, directing combustion generating pollutants through well sited vents or chimney stacks, avoiding the creation of street and

building configurations (such as 'street canyons' - streets flanked by buildings on both sides) that encourage pollution to build up where people spend time, and using landscaping features such as trees and vegetation in open spaces;

- uses green infrastructure, in particular trees, to absorb dust and other pollutants;
- provides electric vehicle charging points (having regard to Policy 26) or if appropriate other alternative fuel sources, including the installation of low NOx boilers;
- uses travel planning measures to discourage high emission vehicle usage and encourages modal shift to public transport, cycling and walking; and
- uses any other measures within the Local Air Quality Action Plan and Air Quality Strategy relevant to the development.

COVID-19: For air quality, the coronavirus pandemic has seen travel patterns transformed overnight, the school run and commute to work has been altered dramatically. With many people working from home, others furloughed and school attendance greatly reduced there has been a significant downturn in traffic levels within the city and a corresponding drop in pollution levels. To capitalise on this, the Council's Recovery Plan aims to support businesses in achieving economic recovery but in a low carbon, cleaner air way, particularly by reducing congestion and promoting active travel.

Food and healthy choices

The JSNA identifies that a poor diet, high in saturated fat, salt and sugar and too high in calories can raise cholesterol and blood pressure, and increase the risk of obesity, heart disease, stroke, diabetes, and some cancers. Excess weight, as well as increasing these health risks can reduce a person's prospects in life, affecting their ability to get and hold down work, their self-esteem and their underlying mental health. Children's dietary behaviour is shaped early in life, with

behaviours predominantly learnt from parents, and these behaviours often extend into their adult lives. Improving diet and giving people the opportunity to make healthier choices requires a whole systems approach and needs to involve whole families. From providing an accessible healthy food and drink environment, to increasing physical activity and decreasing sedentary behaviours, to a life course approach which includes increasing life skills, such as learning to cook healthy meals on a budget.

- 4.25 The need to create healthier food and drink environments and lessen the opportunity for people to make problematic choices which could lead to harmful health and wellbeing impacts is a complex issue and the planning system has a role to play in meeting this need by supporting opportunities for communities to access a wider range of healthier food production sources (such as local food growing spaces and allotments) and make better consumption and consumer choices. In planning terms, Local Plan policies can limit the over-proliferation of certain use classes (for example unhealthy uses such as hot food takeaways) in specific areas, when a change of use planning application is required and give communities the opportunity to grow their own food.
- 4.26 There is also a growing body of evidence identifying the link between the number, and ease of access to, hot food takeaways and the increasing levels of obesity in society. The availability of calorie-rich food makes it harder for individuals to maintain healthy lifestyles and the hardest of all for people in the most deprived areas of the country. The availability of calorie-rich food makes it harder for individuals to maintain healthy lifestyles and the hardest of all for people in the most deprived areas of the country. The highest density of hot takeaways is often in areas of highest deprivation. This is true for Hull, in that, the city has both a high density rate for existing A5 premises and high levels of deprivation. Recent government initiatives have recognised that local authorities are well placed to take action to combat obesity and that the planning system is one area in which local government can act, although it is acknowledged that planning alone, cannot tackle the

issue of weight gain in the population. However local planning authorities can influence the location of new hot food takeaway outlets. This includes restricting new hot food takeaway development in places where older school children and young adults can routinely access poorer food choices.

- 4.27 Local Plan Policy 12 - District, Local and Neighbourhood Centres, aims to protect the sustainability, vitality and viability of shopping centres across Hull and seeks to maintain active frontages in the main shopping core of all designated centres. It also recognises that, while non-retail uses can add to the vibrancy of a centre by providing a wider and more diverse local offer, it also acknowledges that an over-concentration of certain non-A1 units (specifically, food and drink, drinking establishments and hot food takeaways) can have a detrimental impact on the ability of local residents to access basic day-to-day provisions (including fresh fruit and vegetables) and regular services. The policy also tries to address the need to retain local corner shops and convenience stores in areas that could otherwise be in deficit. This policy also puts constraints on where and when new hot food takeaways can be developed.
- 4.28 Local Plan Policy 46 - Local food growing, supports giving people the opportunity to grow their own food, including on new allotment land or community orchards, as temporary use on vacant land, on amenity green spaces within housing estates and other suitable open spaces.
- 4.29 The Council is committed to supporting residents to access a diverse range of food outlets selling healthy food options and spaces where residents can grow their own food. This could restrict the over-proliferation of potentially detrimental food and service use outlets. To achieve these aims, the LPA will expect applicants to consider the following:-
- increasing the opportunities for Hull residents to grow their own food, for example by providing allotments plots or community growing spaces;
 - providing adequate garden space in new homes to allow small scale domestic food production;
 - plant trees including fruit trees, where appropriate, in open spaces;
 - providing water fountains in public spaces to encourage the

consuming of non-sweet/carbonated drinks and the use of reusable drinking containers;

- providing adequate internal space within homes to allow for food preparation;
- incorporating areas into a development where local food outlets could be sited to meet the needs of local communities;
- encouraging retail outlets that sell healthier foods; and
- decreasing local community's exposure to unhealthy food and drink environments, such as hot food takeaways.

COVID-19: The COVID-19 emergency has initiated a change to planning regulations relating to the use of existing restaurants and cafes and public houses. Under the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2020 from March 2020 (for a 12 month period only). The above uses (A3, A4 and mixed A3/A4 uses) are granted permitted development rights for a change of use to operate as a hot food takeaway and delivery service. This means that any restaurant/public house etc. can re-open as a temporary takeaway, without applying for planning permission, a business only has to notify the local authority that they intend to operate as such, and no policy restrictions can be applied. This loosening of planning control is intended to ensure that the public and those self-isolating have access to food and to enable businesses to continue trading in these challenging times. These regulations are valid until 23rd March 2021 after which businesses must revert back to their previous use. Another permanent change to the planning system in the wake of the COVID-19 crisis is the Town And Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which comes into effect on the 1st September 2020. It aims to create vibrant, mixed use town centres by allowing businesses and landlord's greater freedom to change to a broader range of compatible uses which communities now expect to find on modern high street. For healthy food environments the key changes are that cafes and restaurants have moved into a general 'main town centre uses' category E which also includes uses such as A1-shops, financial services, betting shops, leisure facilities, and offices). This means that changes from one of these uses to another can happen without needing planning permission. Hot food

takeaways and drinking establishment still will have to apply for planning permission and Local Plan policies still apply'.

Active lifestyles

The JSNA states that there is plenty of evidence to show that being physically active can help people lead healthier and happier lives. Increasingly, scientific evidence shows that physical inactivity is a major and independent risk factor for increasing the risk of circulatory disease, diabetes, dementia, Alzheimer's disease, stroke, and some cancers. There is also strong evidence that physical activity promotes mental wellbeing, boosts self-esteem, mood, sleep quality and energy, as well as easing stress and anxiety. Because of these factors, the need to create an environment that promotes physical activity and active transport in everyday settings, for all ages, is a strategic need for Hull.

- 4.30 The ambition of the Council, contained in 'Towards an Active Hull - 2018 to 2028', is to make Hull a place where people choose to be more active as part of their everyday lives. Building upon Sport England's 'Active Design' strategy which aims to create environments that make being active the easy and attractive choice for people and communities, the 'Active Hull' document sets out a Strategic Framework for Action involving four themes, these are: 1) Active Design; 2) Active Recreation; 3) Sports and Volunteering; and 4) Active Travel.
- 4.31 In planning policy terms, themes 1) and 4) are most closely addressed in the Hull Local Plan by Policy 14 - Design, Policy 25 - Sustainable travel, Policy 26 - Location and layout of development, Policy 27 - Transport appraisals, and Policy 36 - Walking and cycling.
- 4.32 The above policies focus on increasing people's physical activity through walking and cycling, reducing the need to travel in general, giving priority to pedestrians, cyclists and public transport users and allowing equitable, safe and easy access to employment opportunities, shops, amenities

and services, and public transport nodes. The movement of people across the city is critical to the city's economic and social wellbeing and the ability for people to choose active means of transport (cycling and walking) are critical to addressing both the physical and mental health of people as well as leading to improvements in air quality. It is essential, measures to enable more active modes of transport are supported even in the recognition this may cause some inconvenience for private motorised vehicles.

4.33 The Council's ambition is to make Hull a place where people can be more active. As part of this ambition it has prepared a Local Transport Plan refresh (2020) which aspires to reduce congestion, increase options for sustainable travel and support the sustainable economic growth of the city. Alongside this, Hull's Local Cycling and Walking Infrastructure Plan is intended as a strategy which identifies key routes and corridors where walking and cycling infrastructure improvements should be prioritised in order to make walking and cycling the natural choice for shorter journeys or as part of longer journeys.

4.34 In planning terms, when a development is submitted to the LPA the proposal should seek to show that the development has considered providing:-

- designs that utilise street layouts (including planting street trees) and other amenity spaces to encourage and enable physical activity, including the creation of enjoyable, friendly, safe, well-lit, well-maintained (including providing waste/recycling bins along route) walking and cycling infrastructure;
- places and spaces which encourage and support both formal and informal physical activity, for example by using Mile Markers in large open spaces such as parks;
- spaces that prioritise pedestrian and cycling over other vehicle modes, for example, using traffic calming measures, re-allocating of road space to support walking and cycling, joining up cycling paths/routes, limiting traffic speeds, restricting motor vehicle access, protected bike

- lanes and creating safer routes to schools;
- travel plans which maximise sustainable and active travel, lessen traffic generation and its detrimental impacts, improve road safety and reducing the need for new development to provide for new roads;
 - development that encourages the use of public transport and ensures accessibility to bus stops; and
 - easy access to leisure and recreational spaces, parks and open spaces.

COVID-19: The COVID-19 route to recovery is particularly relevant to ‘Active lifestyles’ as it has brought to the forefront an increasing emphasis, both locally and nationally, on encouraging as many people as possible to engage in some sort of active travel. Hull’s Towards An Active Hull Strategy aims to persuade more people to look to alternative ways to travel, especially enabling them to walk or cycle for their commute to work, to get to school or go to exercise.

To coincide with this, the Government has launched an updated ‘Cycling and Walking Investment Strategy’ which has the ambition to double cycling rates in all settings and increase walking by 2025. The Council following this national goal, is also introducing more protected spaces for cycling and walking, safer junctions and cycle-only corridors on some of the city’s main routes into the city centre.

Climate change, quality open spaces and the natural environment

The JSNA refers to the fact that climate change is one of the greatest threats currently faced by humans. It will affect the frequency and intensity of extreme weather events such as flooding, storms and heatwaves. The warmest years since records began have all been in the period since 2000. Residents who are vulnerable, due to age, long-term life limiting illnesses and poverty are least able to be resilient to the impacts of climate change and are more adversely affected than the average resident. As over 90% of Hull is located in areas of high flood risk having regard to environmental considerations, such as flood risk in

planning applications is particularly important. With regard to open spaces and the natural environment, the JSNA highlights that Hull's built environment needs to support people taking part in physical activity and to enable a culture where people of all ages, choose to be active as part of their day to day lives. To achieve this the Council needs to protect and enhance existing open spaces and support the development of quality new ones. The natural environment is equally important to the city, as biodiversity is essential to sustain our society and economy. As urban areas such as Hull become more urbanised and congested their biodiversity becomes increasingly degraded. Therefore enhancing biodiversity by greening the landscape, particularly by planting more trees, is integral to the city's sustainable development. Enhancing biodiversity involves first avoiding and, where that is not possible, minimising biodiversity loss as far as possible and then achieving measurable net gains that contribute towards local biodiversity priorities.

- 4.35 The importance of climate change was confirmed in March 2019 when Hull City Council joined 76 other UK councils in declaring a climate emergency. The Council has committed to tackling the 'climate emergency' and making the city carbon neutral by 2030. It is therefore imperative that the city reduces its carbon emissions and initiates adaption and mitigation activity to prepare for this radical change.
- 4.36 Hull as a city is uniquely placed in the UK given its risk from fluvial, tidal, pluvial and groundwater flooding. Hull is also an authority that has a very tight urban area meaning how the greenspace and ecology of the area is managed is critical to the health and wellbeing of the city. For this reason the City in partnership with the East Riding of Yorkshire Council, Environment Agency and Yorkshire Water formed the Living with Water Partnership and, Hull is an International Water Resilient City. It is essential access to quality and public accessible greenspace occurs and that the council's land holdings are used to plant trees given the low level of tree coverage that exists across the city. The importance of tree planting to the health of the city is recognised through the existence of the Community Woodland (HEYWoods).

- 4.37 The use of Sustainable Urban Drainage Schemes (SuDS) protecting open spaces, green infrastructure and the city's natural environment, ensuring biodiversity net gain from development and planting trees for their cooling effect on the environment are examples of how the planning system can contribute to the actions required to prepare for the inevitable consequences of climate change.
- 4.38 Local Plan Policy 39 - Sustainable Drainage, aims to assist developers in ensuring that new development is drained in the most sustainable way possible and does not increase flood risk to residents in the city. In particular, the policy indicates that all major development applications submit a Drainage Impact Assessment, showing how the development will achieve the required rates of surface water discharge.
- 4.39 Local Plan Policy 42 - Open space, identifies a wide range of open spaces across the city (including a number of new open spaces), how and why we need to protect these and how the Council can ensure that new housing developments provides the appropriate amount of open space and sport and recreation facilities within them.
- 4.40 Local Plan Policy 44 - Biodiversity and wildlife, sets out the Local Plan's approach for achieving positive gains for nature, with a minimum standard of 'no net loss' within development sites. This is achieved by encouraging green and blue spaces within developments, including trees, parks, sustainable drainage features and a network of open green space along linear features such as watercourses and dismantled railway lines. It aims to ensure that the built environment makes space for nature.
- 4.41 Local Plan Policy 45 - Trees, provides advice on how tree protection and the planting of new trees should be addressed in new development and makes developers aware of their responsibilities in regard to trees before, during and after such development.
- 4.42 With regards to SuDS, the Council has produced agreed design principles which should be followed to create acceptable development,

these include:-

- SUDs should be considered as an integral part of site design at the earliest stages possible;
- the principle of SUDs and living with water should be seen as a positive to sell the development. The promotion of water management through signage and information packs with new homes/commercial buildings should be provided;
- SUDs features must provide the required level of storage as calculated in line with the DIA requirements;
- existing watercourses should be retained as part of the development with culverting not accepted and the re-opening of existing culverts where possible;
- the use of water butts or grey water recycling measures in private gardens can be considered;
- proposed housing schemes should make a 10% allowance for “urban creep”; and
- all SuDS or surface water storage systems must be designed with future maintenance in mind.

4.43 In terms of open space, trees and biodiversity when a development is submitted to the LPA the proposal should seek to show that the development has considered providing:-

- outdoor sports facilities (where a deficit exists), including community tennis courts, bowling greens and areas of green space that allows people to engage in physical activity such as jogging and local health walks;
- allotments, community gardens, city farms and land used for permaculture;
- provision for children and teenagers, including adventure playgrounds, skate parks and basketball courts;
- pocket parks;
- landscape areas around buildings, including street trees;
- urban vegetation, including border trees and scrubs to reduce air and

noise pollution, and relieve flood risk;

- blue spaces near to or adjacent to water features including artificial features such as fountains and paddling pools; and
- green spaces for the therapeutic use of contact with nature to relieve mental and physical illness.

4.44 The Council has produced several supplementary planning documents relevant to the topic of climate change, open spaces and the natural environment. These are: - **SPD 4 Living with water - Approach to Surface Water Drainage**, **SPD 10 - Trees**, **SPD 11 - Protecting existing and new open space** and **SPD 12 - Ecology and biodiversity**. These are available on the Council's website at [Supplementary planning documents | Hull City Council](#)) and they provide further guidance on how the above Local Plans policies will be applied.

4.45 The planning system can play an important part in achieving climate emergency ambitions by engaging with developers to deliver well-designed sustainable and high-quality local environments suitable for low-carbon living. To this end when determining planning applications the LPA will encourage that proposed new development:-

- avoids adding to the vulnerability of existing or other proposed developments to impacts arising from climate change;
- maximises the opportunities of new development to enhance resilience by, for example, reducing the causes of flooding;
- uses landform, layout, building orientation, tree planting, massing and landscaping to reduce likely consumption and increase resilience to increased temperatures and using the layout, density and mix of development to support opportunities for decentralised energy;
- encourages the use of green roofs on new buildings or when an existing roof on commercial buildings, houses, garages and sheds need to be replaced, for their potential in helping with flood storage, cooling and enhancing biodiversity;
- provides public or private open space so that an accessible choice of shade and shelter is offered;

- supports sustainable waste management by providing space for recycling and composting; and
- increases the proportion of trips in the local area made by sustainable modes to reduce greenhouse gas emissions, implementing travel plans, managing the provision of car parking, improve the provision of electric vehicle charging infrastructure and public transport.

COVID-19: The risk of coronavirus being passed on to others outdoors is considered to be low as long as people maintain social distancing, so enjoying being outdoors has and will continue to be an essential part of Hull's and the country's route to recovery, especially in regard to maintaining peoples positive mental health and wellbeing.

Providing, protecting and maintaining the city's open spaces and ensuring it has enough safe places for social distancing, walking, cycling, exercising and playing will be crucial in Hull's recovery from COVID-19.

The Government has produced advice on using green spaces and protecting yourself and others from coronavirus. This advice is available online at:

<https://www.gov.uk/guidance/coronavirus-covid-19-advice-on-accessing-green-spaces-safely>

Community spaces

Improving community cohesion, social capital and community development are identified in the JSNA as key determinants for positive health and wellbeing for people living within Hull. Community cohesion and social capital are defined as the way groups of people, within a community, get on with each other, understand and support each other, how they feel about their community, civic engagement, neighbourliness, social networks and social support. Social isolation and feelings of being unsafe in the community can have a large impact on wellbeing, but can also influence physical health.

4.46 Community spaces and facilities (also known as social and community

infrastructure) play a vital part of vibrant neighbourhoods. Strong communities require strong, accessible, adaptable and welcoming community facilities. Which in turn play an important role in supporting health and wellbeing, as well as ensuring a good quality of life for Hull residents.

- 4.47 In terms of planning and physical facilities, the range of community facilities could include:- health and social care facilities (including GP surgeries, NHS walk-in centres and local care centres); community centres or meeting halls; libraries, museums, heritage assets, theatres, cinemas and art galleries; public spaces and green infrastructure; places of worship and schools and other places of learning.
- 4.48 Local planning policy in respect to community facilities, is contained within Local Plan Policy 13 - Education, health and community facilities.
- 4.49 Policy 13 aims to ensure that all Hull's residents have good access to high quality schools and health resources. In terms of the development of new community facilities, the policy intends to locate such uses towards the city's established centres, as they are already functioning as community hubs and combine shopping trips with essential public services and other social activities. The majority of these centres already have a diversity of community uses within their locality which have proven to be accessible to the surrounding local neighbourhood. With regard to the protection of existing community facilities this policy will not usually allow the loss of significant community facilities, subject to certain caveats.
- 4.50 Supporting local strategies for health, social and cultural wellbeing is a core principle of the planning system. The planning system should ensure that all sections of the community enjoy equal access to a wide range of facilities that support and enhance sustainable and vibrant neighbourhoods.
- 4.51 This list is not exhaustive and local needs can change over time, but the LPA and delivery partners should work together to integrate a range of

these facilities into developments to support healthy lifestyles and strengthen community cohesion. To achieve this, when a major development is submitted to the LPA the proposal should consider that:-

- social, community and cultural facilities are planned for early in new development proposals;
- social, community and cultural facilities are co-located where possible;
- social, community and cultural facilities are readily accessible to surrounding communities and all age groups, are well-signposted and easy to get to on foot, by bike or by public transport;
- flexible, durable, high quality and well-signposted public spaces for community events have been created to aid social interaction and social bonding between neighbours, including using notice and information boards, resting places and public/social art spaces;
- welcoming, well-designed, safe (perceived and actual), well-lit public realm that promotes use, is provided;
- community spaces that offer a diverse range of facilities that can be accessed by all are provided, such as for example, leisure activities for teenagers and young people, indoor play spaces for younger children and welcoming stopping and sitting places for people to rest; and
- technology could provide better access to social infrastructure and help increase the use of neighbourhood spaces for physical activity.

5. Achieving better health and wellbeing through the planning application process

5.1 This document has focused on providing guidance on how to achieve better health outcomes through the application of a range of different policies in the existing Local Plan. It is not possible to 'require' developers/applicants to do more than is set out in the Local Plan, hence the focus on useful guidance on each of these policies.

5.2 When the Council comes to review the Local Plan it will consider the extent to which health outcomes have been achieved and whether or not a greater emphasis on such matters is required. This will go through due

process in terms of public consultation and formal examination.

- 5.3 In the meantime applicants/developers will be encouraged to produce a Health Impact Assessment (HIA) when submitting a planning application. HIAs are a well-evidenced method of systematically optimising the health benefits and minimising adverse health impacts from developments. Developers are strongly encouraged to consider the use of such an approach in developing their plans and applications.
- 5.4 To further increase the likelihood of achieving positive health outcomes in the short term, the LPA will consult the Public Health team on the following proposals:-
- development proposals for ten or more dwellings;
 - commercial developments of 750 sqm and above (Gross Internal Area);
 - proposals involving major infrastructure projects;
 - proposals involving the loss of open space (sites of 0.1 hectare and above);
 - proposals involving community facilities (including hospitals, walk-in centres, GP surgeries and community pharmacies); and
 - proposals for, or change of use to: hot food takeaways, restaurants and cafes, drinking establishments, betting shops, pay day loan companies, adult gaming centres and 'selling by hire purchase agreement' stores.
- 5.5 Responses made will be closely monitored and reported on through the Annual Monitoring report.

Appendix 1: Local Plan Policies

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. Within designated employment areas and on allocated employment sites, development of uses outside classes B1, B2 and B8 will not be allowed unless:
 - 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
 - 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
 - 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.

Such development will not be allowed if the proposed use would result in bad neighbour issues leading to restrictions being placed on neighbouring businesses.

Office development

5. 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.

Extension of existing properties

6. 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.

Safeguarding minerals infrastructure

7. Existing, planned and potential infrastructure supporting the minerals industry will be safeguarded from inappropriate development. This includes railheads, rail links, wharf-age and associated storage, handing 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 5

Type and mix of housing Size of homes

1. Housing development should contribute to re-balancing the housing stock in Hull in the following ways:
 - a. at least 70% of new affordable housing should contain no more than 2 bedrooms;
 - 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.

Affordable housing

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:
 - 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.
3. Affordable housing should be provided on-site and fully integrated into the development.
4. In exceptional circumstances, where on-site provision is not suitable or feasible, off-site provision or payment in lieu will be accepted.

Custom and self-build housing

5. Development of custom and self-build housing will be supported where demand has been established.
6. 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.

Specialist housing

7. Development of specialist housing for older persons, people with disabilities, and other vulnerable people, will be supported.
8. Specialist housing should be located and designed with particular regard to:
 - a. access to services and facilities;
 - b. access to public transport;
 - c. the impact of flood risk; and
 - d. the needs of the intended residents, in particular their safety.

Policy 6

Housing space standards

1. In Housing Market Value Zone 1, housing development is not required to meet the national minimum space standards.
2. In Housing Market Value Zone 2, housing development should meet 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.
3. In Housing Market Value Zones 3, 4 and 5, housing development should meet the national minimum internal space standards.
4. Conversion of a dwelling house into self-contained flats will only be allowed if the property has a minimum internal floorspace of at least 110 sqm before conversion.

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 test

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; or
 - 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.

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.

Education and schools

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.

Health

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.

Encouraging and protecting new and existing community facilities

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.

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 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. 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.

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.

Policy 25

Sustainable travel

1. Development, including transport improvements, should promote sustainable transport objectives. It should have minimal impact on the environment and public health and should, where possible:
 - a. include provision for walking, cycling and public transport and reduce the need to travel;
 - b. reduce congestion and give priority to public transport, pedestrians and cyclists;
 - c. provide convenient access to jobs, homes, shops, public transport and services, education, health care, open space and recreation facilities;
 - d. improve air quality; and
 - e. improve the journey time reliability of public transport.

Provision, including retrofitting, for the use of alternative fuel sources and smart transport solutions will be supported.

Policy 26

Location and layout of development

Development should:

1. provide all user modes of transport with safe, convenient, and direct access, where relevant, to:
 - i. the road network;
 - ii. bus transport (e.g. bus stops) (maximum walking distance 400m);
 - iii. rail and water transport;
 - iv. pedestrian routes;
 - v. cycle routes;
 - vi. public rights of way; and
 - vii. local services and facilities (maximum walking distance 400m);
- b. provide within the site, where practicable:
 - i. public transport facilities;
 - ii. cycle and walking facilities (including secure covered cycle parking areas);
 - iii. initiatives to reduce congestion and air pollution;
 - iv. layouts to assist accessibility for mobility impaired;
 - v. adequate parking provision for cars and powered two-wheelers;
 - vi. a choice of travel, encouraging modes of transport which conserve energy and reduce pollution impact on human and environmental receptors; and
 - vii. provision or retrofitting of electric charging points or other alternative fuel sources. Parking standards for electric charging points are given in Appendix C for residential and non-residential development.
- c. deliver, where relevant:
 - i. proposals that are acceptable in terms of traffic generation and road safety;
 - ii. proposals that, in terms of traffic generation and road safety impact, do not compromise the delivery of allocated development sites shown on the Policies Map;
 - iii. proposals, in terms of the A63/ A1033 (Strategic Road Network), that can be accommodated within the existing capacity of a section (link or junction), or they do not increase demand for use of a section that is already at full capacity unless it can be demonstrated that mitigation measures can be introduced to address the projected impact;
 - iv. new cycle, pedestrian routes, public transport facilities which serve the site; and
 - v. cycle and pedestrian access to and along rivers and waterways.

Policy 27

Transport appraisals

Development should demonstrate an understanding of the travel requirements and resultant impacts by providing:

- a. a satisfactory design and layout giving priority to those on foot, cycle or using public transport;
- b. a transport appraisal (e.g. Transport Statement (TS)/ Transport Assessment (TA)/ Travel Plan (TP)) and Construction Management Plan where applicable. Appendix B identifies the threshold at which a TS/ TA/ TP is required to be produced in support of a development proposal; and
- c. measures to improve transport infrastructure and services to encourage travel by walking, cycling and public transport within the catchment area of the development.

Policy 36

Walking, cycling and powered two-wheeled vehicles

1. Improving facilities for cyclists and pedestrians will be supported and must take into account:
 - a. cycle and pedestrian access and personal safety;
 - b. the needs of the mobility impaired;
 - c. the need for appropriate signposting/ way marking;
 - d. appropriate materials and landscaping;
 - e. the amenity and security of adjacent areas, in particular housing; and
 - f. the impact on wildlife and adjacent agricultural land. In particular, proposals should not encourage dog walking that would have an adverse impact on the integrity of The Humber Estuary International Site as shown on the Policies Map.
2. Extending or improving pedestrian areas in shopping centres and housing areas will be supported. New commercial and housing developments should, where feasible, include convenient and safe pedestrian/ cycle links to existing areas and amenities. Where appropriate, consideration should also be given to the need for signposting/ way marking/ designated areas and access for recreational users such as horse riders and dog walkers.
3. The provision of covered and secure cycle and powered two-wheeler (PTW) parking facilities will be supported, especially in the case of employment development. Cycle and PTW parking standards for new development are given in Appendix C: Parking Standards and Guidelines.
4. Proposed or existing key footpath (including public rights of way) and cycle track routes including:
 - a. those identified on the Hull Cycle Map and/ or in the Hull Local Transport Plan;
 - b. the National Cycle Network;
 - c. the Trans-Pennine Trail; and
 - d. public rights of way;will be safeguarded from development that would have an adverse impact on the route/s. Where the opportunity exists, development should connect with any disjointed parts of the existing footpath and/ or cycle track network.
5. The future route of the National Trail in Hull which will form part of the England Coast Path will be protected from development that would have an adverse impact on the facility.
6. Development involving footpath or cycle track route diversions will be required to demonstrate that:
 - a. the diversion is necessary to facilitate the development;
 - b. an alternative route is to be provided of a good standard and appearance; and
 - c. benefits outweigh any disadvantages of the proposed diversion to users of the route as well as nearby residents.
7. The proposed A63 Castle Street foot/ cycle bridge is supported and is identified on the Policies Map.

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 42

Open space

Open space sites

1. The Policies Map shows the following sites:-
 - a. Existing open space sites that are 0.1 hectares or greater; these are listed in Table 12.4.
 - b. New open space allocation site 1. Schemes which encourage people to visit, view and engage with the scheduled monument (South Blockhouse) will be supported but such schemes should consider the South Blockhouse as an importance archaeological feature. Designs for public open space in this area should aim to incorporate the archaeological findings and present them in an accessible way.
 - c. New and existing green space in the Kingswood area. The detailed allocations are made within the Kingswood Area Action Plan.
 - d. The design/layout of new open spaces should give consideration where appropriate, to the provision of facilities for dog walkers but not where this recreational activity on the site would have an adverse impact on the integrity of the Humber Estuary International Site.

Open space standards

2. Schemes that increase open space provision, particularly in order to rectify identified deficits, will be supported.

Existing open space protection, including all open spaces that meet the criteria for open space contained in Table 12.1

3. Open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - a. An assessment has been undertaken which has clearly shown the buildings or land to be surplus to requirements, including consideration of population growth over the plan period, its amenity value, and its strategic function. The assessment should fully consider the potential to re-use the site to address deficits for all types of open space in the area; or
 - b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

On-site open space requirements

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.
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.
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.

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)

3. 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)

4. 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)

5. 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.
6. 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.

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 arboriculture 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 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.

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.