



Hull Local Plan: 2016 to 2032

SPD19 Business opportunity and investment sites guide

Supplementary Planning Document 19

Consultation Statement

October 2021
Revised January 2022

1. Background

- 1.1 In preparing Supplementary Planning Documents (SPDs) the Council is required to follow the procedures laid down in the Town and Country Planning (Local Planning) (England) Regulation 2012.
- 1.2 Regulation 12 states that before adoption of a SPD the local planning authority must prepare a statement setting out:
 - the persons that the local authority consulted with when preparing the SPD;
 - a summary of the main issues raised by those persons; and
 - how those issues have been addressed in the SPD.
- 1.3 This Consultation Statement provides details of feedback which relates to guidance that supplements a range of policies of the Hull Local Plan: 2016 to 2032, which was adopted on the 23rd November 2017.

2. Consultation

- 2.1 Preparation of the draft SPD was undertaken with input from officers from Economic Development, Transport and Sustainability sections. The draft SPD has been through the Council's committee regime and elected members have had the opportunity to comment on the draft document. At Planning Committee on 20 July 2021 and Cabinet on 26th July 2021 Members agreed to approve the draft SPD for consultation purposes subject to any subsequent minor changes being agreed by the Head of Planning Services.
- 2.2 The draft SPD was made available for public consultation for a two stage process, with the first being to check whether land owners objected to showing their details (none did) as part of the document, between 16th July and 20th August and then a second round that ended

1st October 2021. A public notice to publicise this event was published in the Hull Daily Mail on 26th July 2021.

- 2.3 The draft SPD and associated documentation was made available for inspection on the Council's website. In addition, over 30 potentially interested parties, including land owners were emailed or written to directly with details of the consultation. Details about viability work relating to site constraints were also requested.
- 2.4 A further re-consultation period occurred over the period 23 November to 23 December 2021, including notifying previous consultees in writing.

3. Consultation responses and main issues

- 3.1 The Council received representations from only four respondents. Representations received and the Council's responses are set out in Appendix 1.
- 3.2 Main issues raised during the consultation included:
- the guidance is not supplementary to any specific policy on the Local Plan and does not lend itself to giving any useful information in helping support the planning process;
 - the guidance for certain sites is not valued as it does not enable re-development for uses within the new Class E of the Use Classes Order either at St Andrew's Dock where viability involving the re-use of the Lord Line building is called into question, or at Neptune Street where housing re-development should be considered as part of the mix of uses with a view to the wider regeneration of the waterfront; and
 - sites allocated at Kingswood for employment use should be used for housing as there is limited demand for business type uses and there already is a significant supply so removing these should not be harmful to meeting future long term needs.

3.3 The re-consultation event in November - December 2021 resulted in one further comment on the Neptune Street site. Comments were raised about the investment potential of this land looking to the long term and that in the short term the site should be removed from the SPD as it is not currently available on the open market.

4. Main changes to the SPD

4.1 The responses to the consultation have been considered in preparing the final SPD and the main changes made are summarised below:

- Reference is made to new Class E of the Use Classes Order given the change to this from previous Class B employment type uses

4.2 The representation largely dealt with certain allocations made in the adopted Local Plan. These will shortly be reviewed so the SPD simply follows these provisions and seeks the realisation of the allocation. Details are provided about site constraints and there is a degree of prescription in showing how the sites could be developed, that could include sustainability measures such as use of photo-voltaic cells in roof expanses on south facing elevations or small wind turbines, provided these do not harm residential amenity.

4.3 The Neptune Street site currently has planning permission as storage use but this does not detract from the potential of it being used for employment purposes in the future, and its allocation is already made in the Local Plan.

Appendix 1: Representations to SPD19 Consultation

| Respondent | Site reference | Summary of representation | Council response to this |
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| ELG Planning consultants on behalf of Manor Property Group | St Andrew's Dock and Lord Line building | That the Lord Line building cannot be viably redeveloped for the uses to which the site as a whole is allocated for uses within Class E of the current Use Classes Order. | The purpose of the SPD is to take forward certain allocations in the Local Plan of which this site forms one on many. The Local Plan makes the land use allocation and not the SPD but both will be amended to reflect the clarity of uses within Class E sought in these locations. Action – To amend the SPD to reflect the reference to UCO Class E. |
| Barton Wilmore consultants for Central Land Holdings PLC | Kingswood – Riverbank site | That the allocations made and design guidance is not necessary as they should be de-allocated and used for housing, on the basis there is significant employment land to meet future intended needs. | <p>The purpose of the SPD is to take forward certain allocations in the Local Plan/Area Action Plan of which this site forms one on many. Any potential retention for employment purposes or re-allocation will be an issue that will be dealt with separately through the process of reviewing these allocations and not through an SPD.</p> <p>Action – To consider amending the Local Plan site allocation once evidence bases on business and housing needs have been reviewed.</p> |
| DPP planning consultants for A Marr International Plc | Neptune Street | Objects to the document as it does not provide more detailed advice or guidance on any of the Local Plan policies or does not aid the planning process, so should not be regarded as an SPD. Nor does the site have outline planning consent for 12 units. The site should be re-allocated for housing | The purpose of the SPD is to take forward certain allocations in the Local Plan of which this site forms one on many. The SPD provides details concerning constraints that may need to be overcome in seeking planning consent along with details of what would be required in addressing such matters as BREEAM and potential flooding. Planning also has a role in promoting sites for |

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| | | (although employment users could be of short term occupancy would be of interest to the land owner) given the need for such provision and wider regeneration potential of the Humber Waterfront. | development and in realising the allocations made. Any potential retention for employment purposes or re-allocation will be an issue that will be dealt with separately through the process of reviewing these allocations and not through an SPD. Action – To consider amending the Local Plan site allocation once evidence bases on business and housing needs have been reviewed. There was an outline planning application for business units but this was never determined, so the reference will be deleted from page 16. |
| Reckitt Benckiser Healthcare International Ltd | Chapman Street | RB are working on a site development plan and as such are not looking to sell on this land at the moment. | Position is noted and no further action regards the SPD is proposed. |
| A Marr International and AMI Coldstores | Neptune Street | The SPD serves more as a marketing document. It is currently being used for temporary storage and has potential for other uses looking to the longer term, so should be removed from the SPD. | From a planning perspective it is normally the case that until there are buildings on land, sites remains available for development, notwithstanding the current open storage use (which tend to be temporary in nature) and any future intentions for the site. The SPD should not therefore be amended or site removed, unless this comes through the review of the Local Plan allocation, currently taking place (early 2022). |