

Newington Neighbourhood Plan

STATEMENT OF COMMUNITY CONSULTATION

Prepared on behalf of Newington Neighbourhood Forum

**PREPARED BY INTEGREAT PLUS
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NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

Contents

1.	Introduction	Page 3
2.	Engagement Process	Pages 4 - 8
3.	Developing the Plan	Pages 9 - 11
4.	Engagement Summary	Page 12 - 55
	4.1 Engagement Survey	Pages 12 -35
	4.2 Drop-In Summary	Pages 36 - 41
	4.3 West Park Workshop Summary	Pages 42 - 55
	4.4 Regulation 14 Consultation	Pages 56 – 66
	4.5 Post Regulation 14 Consultation	Pages 67 - 71
5.	Appendices	
	5.11 – 5.17 Publicity and Promotional Materials	Pages 72 – 79
	5.2 Newington & Gipsyville News Newsletter	Page 80, 81
	5.3 West Park Palace Business Plan	Pages 82 - 97

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

1. INTRODUCTION

1.1 Neighbourhood Planning enables communities to develop planning policies and supporting design guidance to help shape and influence development in their area. Once the plan is made it will be adopted by the Local Planning Authority, in this case, Hull City Council, as part of their Local Development Framework. A key part of the production of a plan is the process of community engagement. This is to ensure that local people have had the opportunity to help inform the content of the plan and that the plan is a genuine reflection of local aspirations and addresses key issues.

1.2 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (b) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (c) Explains how they were consulted;
- (d) Summarises the main issues and concerns raised by the persons consulted;
- (e) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

2. ENGAGEMENT PROCESS

2.11 The Neighbourhood Plan is the result of an extensive process involving project group meetings, engagement exercises, workshops and surveys. These activities have been undertaken to ensure the plan properly reflects the aims and aspirations of the local community and is a genuine response to identified local issues.

2.12 The Newington Neighbourhood Forum was set up with 21 members in line with its constitutional requirements on the 14th January 2015. Members included a mix of residents, Ward Councillors and key stakeholders involved in the running of local community organisations.

Over the several years the Forum met membership did change so that there were 45 Forum members attending meetings in total, the majority being residents of the Newington Neighbourhood.

2.13 The Newington Neighbourhood Plan Forum and boundary was formally approved by Hull City Council in July 2015. The Pre-Submission Consultation period ran for six weeks from 2 September 2019 to 14 October 2019 with the Examination and Referendum initially scheduled for mid-2020 however, following the national lock down in April 2020 there were some important changes to neighbourhood planning which meant that no elections or referendums could take place until 6 May 2021.

Since the Forum had by this point existed for longer than the prescribed five years subsequently re-designation of the Forum was achieved in November 2021.

2.14 In total there were 26 Forum meetings as follows:

14.01.2015	30.09.2017
21.01.2015	30.10.2017
14.05.2015	27.11.2017
30.06.2015	22.01.2018
21.06.2015	05.03.2018
09.09.2015	23.03.2022
14.10.2015	14.09.2022
13.01.2016	
30.03.2016	
27.04.2016	
11.05.2016	
14.05.2016	
06.07.2016	
20.03.2017	
24.04.2017	
12.06.2017	
24.07.2017	
24.08.2017	
25.09.2017	

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

2. ENGAGEMENT PROCESS

2.15 In addition to Forum meetings engagement exercises, sub group project meetings, and open public meetings were undertaken to develop an understanding of the key issues facing the area and local people. These were promoted through the use of leaflets distributed to local householders, public events, online channels such as the Newington Neighbourhood Plan website and Facebook page, through reports in the local press, through posters and notices shared around the plan area and on West Hull Community Radio. Examples of the marketing materials are included in the appendices.

2.16 An initial open day was held at the Lonsdale Community Centre on 26th November 2015 to promote the project, recruit and co-opt members onto the Forum, inform residents about the project and its aspirations and to seek representations as to what topics and themes should be considered.

2.17 In early 2016 two final year Youth & Social Work students from Hull University on placement with the Lonsdale community centre devised a questionnaire and an online survey and set up a permanent wall chart with a map of the neighbourhood and suggestion board within the centre. Additionally, the students set up a Facebook Page and went out to engage with local people and organisations to promote the plan and created a publicity leaflet which was circulated to all of the households within the neighbourhood boundary. The purpose of these efforts being to engage with local people to gain a deeper understanding of the key issues and aspirations to help inform the scope and content of the Plan. There were 50 completed questionnaires and 33 responses to the online survey, comments were also received on the display board in the Lonsdale Community Centre. A summary report of these findings was produced in July 2016 (pages 12 to 35 of this document) and placed on the Newington Neighbourhood Forum Website.

The key findings were that local people would like:

- Greater use of the railway triangle area of West Park
- Better maintenance and upkeep throughout the plan area
- New facilities for leisure, entertainment and recreation, including in West Park
- More small-scale green spaces and better management of existing spaces
- Improved quality of existing housing stock
- Reduced number of takeaways and encourage a greater variety shops
- Reduced traffic and congestion
- Improve pedestrian and cycle infrastructure, including crossings

2.18 On the 24th February 2016 a drop-in event was held to engage with members of the community, it was attended by 20 people. Comments were received and conversations were held with participants around the issues important to them in Newington. A summary report of the session was produced (pages 36 to 41 of this document) and placed on the Newington Neighbourhood Forum Website.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

2. ENGAGEMENT PROCESS

The key outcomes of this session were:

- Seek new uses for vacant land / premises including pop-up uses
- Encourage micro-scale food production and pocket parks etc
- Improve appearance of shopfronts
- Encourage new uses for car parks
- Seek ways to encourage natural and environmental enhancements
- Encourage better drainage through use of SuDS
- Encourage business start-ups, increase local employment opportunities
- Encourage better maintenance of residential properties

2.19 From June 2016 until December 2016 several project groups were created comprised of Forum members and interested members of the public who were resident in the neighbourhood to consider specific topics. Several of these groups were facilitated by our consultants and took place at various venues in the neighbourhood including the Lonsdale community centre, Carnegie Heritage Centre and at the MKM Stadium.

There were five different Project Groups each tasked to consider in more detail the specific topics the Forum had identified.

1. Traffic & Parking
2. Culture & Community
3. The Local Economy
4. Leisure & Open Space
5. The Built Environment

In total there were four Project Group meeting dates with all five sub-groups meeting at various venues on each of these dates as follows:

07.06.2016
28.06.2016
24.08.2016
24.10.2016

An Open Day to review the issues arising from the emergent plan was held at the Lonsdale community centre on Thursday 4 August 2016 and this was followed by a Project Group Feedback Drop-in Event held on 9 December 2016 also at the Lonsdale community centre.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

2. ENGAGEMENT PROCESS

2.20 On the 21st January 2017 a workshop was held with key stakeholders around current state and future ambitions for West Park. A group site visit was undertaken and three separate parts of the park were assessed. The outcome of the session was a series of concept statements and visions which outline how local stakeholders would like to see the park develop in the future. A summary report of the session was produced (pages 45 to 52 of this document) and was posted on the Newington Neighbourhood Forum Website.

The key outcomes of the session were support for:

- Refurbishment and reuse of vacant pavilions in West Park
- Additional tree planting
- Better maintenance of lighting and street furniture
- Improved surface treatments including SuDS to manage surface water and drainage issues
- Encourage new uses on the area of hardstanding used for the Hull Fair
- Encourage greater participation in decision making by wider number of local groups
- Provide new facilities where possible
- Greater use of railway triangle area with uses including foraging and food growing

2.21 Community Feedback Process

Throughout 2017 a series of community consultation events were held at various venues to gain feedback on the initial findings. These included holding a stall at the Humber Car Show at the MKM Stadium and running an information stall at the Sure Start Centre Open Day both in August 2017. A presentation of the findings was made at the Lonsdale community centre Annual General Meeting in November, followed by an information stall presenting a summary of the findings at the Lonsdale community centre Christmas Fayre in December 2017. Additionally, in early 2018 a Spring Fayre event was held in West Park in collaboration with the Carnegie Heritage Centre in order to further present the findings for comment and feedback. Examples of the marketing materials used for several of these events are included in the appendices.

2.22 Formal Consultation

SEA & HRA screening opinions were sought from Natural England, Historic England and the Environment Agency in May 2019. All 3 statutory bodies agreed with the conclusion of the SEA/HRA report that the plan is unlikely to lead to any likely significant environmental effects.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

2. ENGAGEMENT PROCESS

Regulation 14 consultation was undertaken in 2019. Only one response was received, from Hull City Council. The response was extensive and the comments received were reflected on and amendments to the plan were then made, taking the points raised into account. The full comments received are included at the end **Section 4.4 Regulation 14 Consultation** (from pages 60 to 66 of this document).

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

3. DEVELOPING THE PLAN

3.1 The engagement activities provided a reasonable amount of topic areas and suggestions to help inform the overall direction and vision for the plan. A vision was agreed and from that some basic aims and objectives were developed. The Forum and Project Group meetings enabled the discussion of various issues thematically in greater detail which then led to the drafting of policies.

3.2 VISION

By 2032 the Newington area of Hull will be recognised as one of the social, economic and cultural centres of the City. It will have a diverse and vibrant economy, providing good quality jobs, and offer a wide range of shops, services, recreational facilities and high-quality cultural events and activities for all sectors of the local community. By 2032- but ideally much sooner - local people will feel they belong to a safe, healthy, and well-integrated community, offering equality of opportunity, good quality housing, and a strong sense of community well-being. Physically, the area will have been transformed into a desirable place to live, work and play, with safe and tidy streets that are not dominated by vehicular traffic, and with a variety of high quality and accessible public open spaces.

3.3 AIMS & OBJECTIVES

1. To promote genuine opportunities for bottom up rather than top down decision making where the community voice is taken into proper consideration.
2. To create and promote a positive image for the area.
3. To help create a cleaner, healthier, and safer environment.
4. To protect the heritage of the area in order to preserve the character and distinctiveness of the neighbourhood and to promote a sense of belonging and community pride.
5. To improve existing open spaces and create new green areas in order to encourage their use for social, recreational and economic purposes.
6. To safeguard, maintain and improve existing public footpaths and cycle routes and promote the provision of additional facilities.
7. To enhance civic pride and local identity by the provision of public art design principles and commissions driven by local people.
8. To improve the appearance of poorly maintained land and buildings and bring vacant sites and buildings back into viable and beneficial use.
9. To encourage the provision of new and refurbished housing in the right places, of the right type, and at affordable prices.
10. To develop educational and employment initiatives and programmes that facilitate and encourage job creation in the area.
11. To encourage and improve the visitor experience for the benefit of the community.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

12. To develop the relationship between the community and the public, private and voluntary organisations working in the area, including the local business sector and especially the MKM Stadium Management Company (SMS) to the benefit of the local community.
13. To Develop the organisational capacity of the local community and voluntary sector by developing creative partnerships leading to the delivery of sustainable projects and initiatives.

3.4 HOW AIMS AND OBJECTIVES TRANSLATE INTO POLICY

AIM / OBJECTIVE NO.	POLICY / POLICIES
1. To promote genuine opportunities for bottom up rather than top down decision making where the community voice is taken into proper consideration.	GP4, GP5, GP6. GP7, GP10, GP11, GP12, GP13, GP14, GP15, WP1, AR1
2. To create and promote a positive image for the area.	GP1, GP2, GP3, GP9, GP10
3. To help create a cleaner, healthier, and safer environment.	GP1, GP3, GP9,GP12,GP14, AR1
4. To protect the heritage of the area in order to preserve the character and distinctiveness of the neighbourhood and to promote a sense of belonging and community pride.	GP1, GP2, GP3, GP6, GP10, GP15
5. To improve existing open spaces and create new green areas in order to encourage their use for social, recreational and economic purposes.	GP9, GP11, GP12, WP1, WP2, WP4
6. To safeguard, maintain and improve existing public footpaths and cycle routes and promote the provision of additional facilities.	GP2,GP10, GP12, GP14, WP1
7. To enhance civic pride and local identify by the provision of public art design principles and commissions driven by local people.	GP1, GP2, GP6, GP15
8. To improve the appearance of poorly maintained land and buildings and bring vacant sites and buildings back into viable and beneficial use.	GP1, GP2, GP3, GP9, WP1, WP4, WP5
9. To encourage the provision of new and refurbished housing in the right places, of the right type, and at affordable prices.	GP1, GP4, GP5, GP7, GP8, GP11
10 To develop educational and employment initiatives and programmes that facilitate and encourage job creation in the area.	GP13

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

11. To encourage and improve the visitor experience for the benefit of the community.	GP1, GP2, GP3, GP9, GP10, GP15, WP4
12. To develop the relationship between the community and the public, private and voluntary organisations working in the area, including the local business sector and especially the MKM Stadium Management Company (SMS) to the benefit of the local community.	GP7, GP11, WP1, WP2, WP4, WP5, AR1, CH2
13. To develop the organisational capacity of the local community and voluntary sector by developing creative partnerships leading to the delivery of sustainable projects and initiatives.	GP9, GP13, GP15, WP1, WP5, AR2, CH2

4.1 ENGAGEMENT SURVEY SUMMARY

Newington Neighbourhood Plan

Initial Findings - July 2016

The following initial findings represent information received from 50 completed questionnaires, 33 respondents from mini online surveys, comments received from 3 open meetings and comments placed on display boards within Lonsdale community centre and finally from the existing options for the area taken from the Newington & St. Andrew's Area Action Plan. (AAP)

Demographics

Gender

Male	22
Female	22

Age

Under 15	0
16-19	1
20-24	1
25-34	5
35-44	7
45-54	6
55-64	10
65-74	5
75-84	0
84+	0

Resident Status

Local resident	27
Work in the area	8
Business owner	1
Landlord	0

Employment Status

Employed full-time (30 hours plus per week)	4
Employed part-time (less than 30 hours per week)	1
Self-employed full or part time	3
Retired	7
At school, college or university	0
Other training	0
Unemployed	18
Carer/Home Maker	4
Disabled/ESA	4

Which of these describes your household sizes best?

Single occupant	12
Two or more adults	10
Single parent with children living at home	7
Two or more adults with children living at home	8
Shared	2

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

In which of these ways does your household occupy your current accommodation?

Owned outright	9
Buying on mortgage	6
Rent from housing association/trust	9
Rented from private landlord	15
Council	1

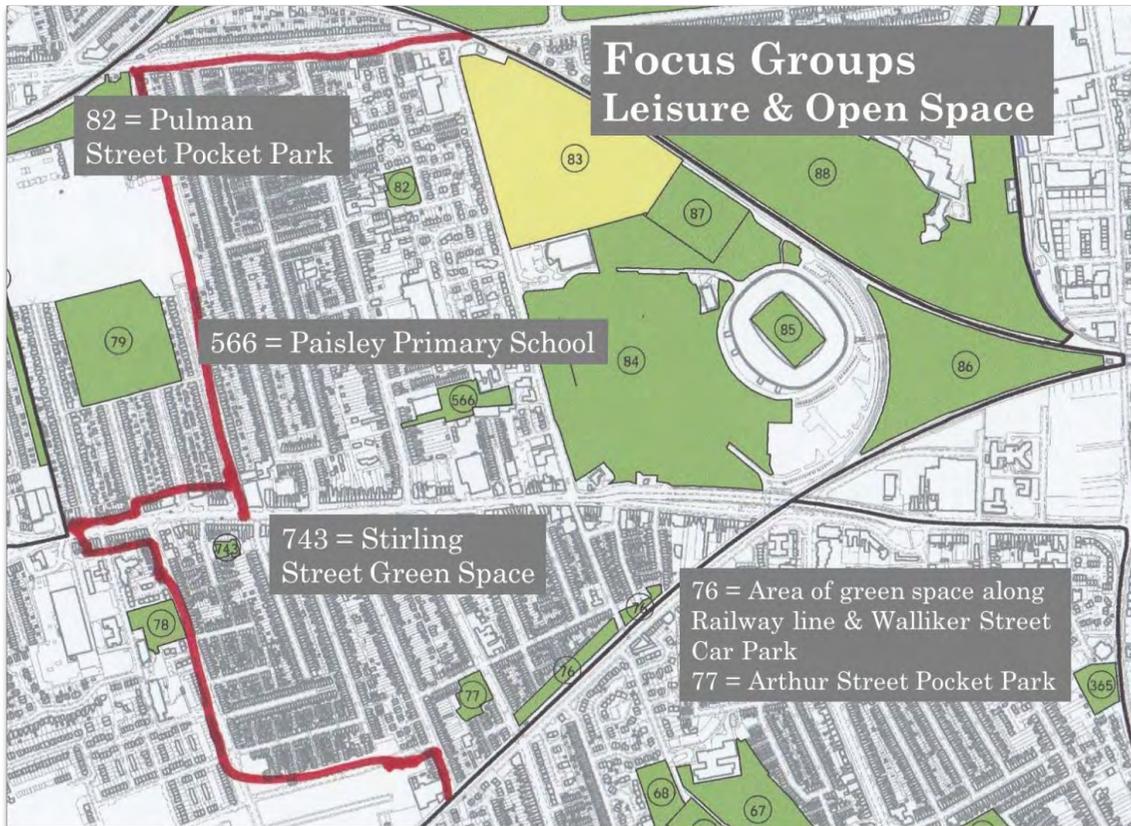
N.B. Four people preferred not to disclose demographic information on the questionnaires and several were not fully completed

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

Leisure & Open Space



(N.B. The numbers on the above map relate to the schedule of open spaces for the Newington ward within the Hull Local Plan)

West Park:

Within the existing Area Action Plan it is stated that *“The Park appears under-invested with signage, lighting, furniture and facilities all giving a tired impression. Additionally, the attractions seem fragmented and uncoordinated”* Our initial findings strongly emphasise this statement and many people noted that there is a need for better integration of provision and for improved coordination of events & attractions in West Park. The words *“Needs to be more like East Park”* were repeatedly spoken and when asked to elaborate people stated they would like to see a yearly programme of events/activities, in the park, better management of the park in general and in particular improvements to the flower beds, the provision of multi-use green areas with picnic areas and some wheel chair friendly green spaces.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

As far as we have been able to establish neither the Bowls groups or the Model Railway Club (open air theatre site) pay any rent to Hull City Council for use of the facilities they occupy and there appears to be no contracts in place other than verbal gentleman's agreements made in the distant past.

None of these groups seem open to shared usage of space and Pet Respect who train and run a therapy dog service currently using one of the pavilions one evening per week are the only group paying any rent to the Council. Pet Respect themselves are campaigning to occupy the vacant animal enclosure unit and are now represented on the forum.

The need for more youth clubs is one of the key findings we have uncovered so far and this was also mirrored in the responses about the park and green spaces in general with many people wishing to see youth activities actually placed in West Park with an emphasis on more exciting activities like go-karting, paint-balling, laser quest, motor bikes, boxing clubs an outdoor pool and adventure park

etc., and provided at key times such as during summer holidays. Likewise, local people felt there should be more free events or activities in the park that would attract families and the wider community thereby bringing local people together.

Otherwise there was a call for the renovation of the derelict open-air theatre, (which was also a feature within the Area Action Plan), and local conservation group 'Action for Hull' are campaigning to bring the site back into use which has been a consistent community aspiration over the years.

A café or sports bar perhaps situated in the renovated open-air theatre or within the Carnegie Heritage Centre was also a popular proposal.



NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

The Railway Triangle

The development of the Railway triangle which was a proposed eco-park with interpenetration of wetland, scrub, meadows and woodland within the Area Action Plan also figured prominently and suggestions from our consultation so far have included a wildlife ecology park, a wild flower meadow, community allotments/community farm, a water feature, fruit trees, a herb/sensory garden, and the provision of high quality public art in this area. The area is currently being used by homeless people and we have received reports that there are up to 11 rough sleepers using the site.

Hull City Supporters Trust are seeking to commission a piece of public art on the pathway from Argyle Street to the stadium which cuts through the railway triangle with the intention of commemorating the original Hull City football ground which once occupied part of this space. The remaining ruins of the ground can be seen below. We have met with this group and they are keen to be involved in any consultation and future meetings.



Site of the original Hull City AFC football ground established in 1904 shown above in the 1930's immediately behind the Cricket Circle. The site is now within The Railway Triangle.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

Key points about West Park as it is now

- The Railway triangle has restricted access is under used and gives a poor impression of the park & stadium. On the positive side it has good views to the city centre and could be actively managed as an 'eco' park.
- Art Deco 'open air theatre' is derelict
- Benches, bins and lighting need improving
- Vehicles in the park are in conflict with pedestrians and children playing
- Hull fair parking damages the park
- Few flowers and gardens
- Limited wildlife in park (animal enclosure and aviary have unused potential, animal enclosure currently unused)
- Model railway needs long term home
- Large bowling pavilion has poor facilities
- Older pavilion is deteriorating
- No signage and information signs at entrances
- No historic details or interpretation
- Signage relates mostly to the stadium

Feedback from Questionnaires

What would you like to see in West Park?	
Railway Triangle redeveloped	30
Improved management	26
Café/Sports bar	18
More free events/activities/festivals for the local community	17
Youth clubs	14
Improved animal enclosures (Pet Respect?)	13
Open Air Theatre redeveloped	13
More varied sports (Basketball, cricket, baseball, tennis)	13
More Seating	6
Better lighting	2

MKM Stadium

Many people expressed the opinion that the Stadium did not give anything back to the local community and it was strongly felt that residents suffered from the noise, litter, nuisance and traffic congestion as a consequence of events held at the Stadium with an especial grievance being parking down side streets in the area particularly in the light of newly introduced charges for residents parking permits. On a positive note what was suggested were more local artists appearing at Stadium events perhaps in support of celebrity performers and again more focus on activities for young people in the area. Several people suggested that a public gym could benefit local people and may be an economically profitable venture for the SMC particularly if it was used and endorsed by Hull City AFC & Hull FC players.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

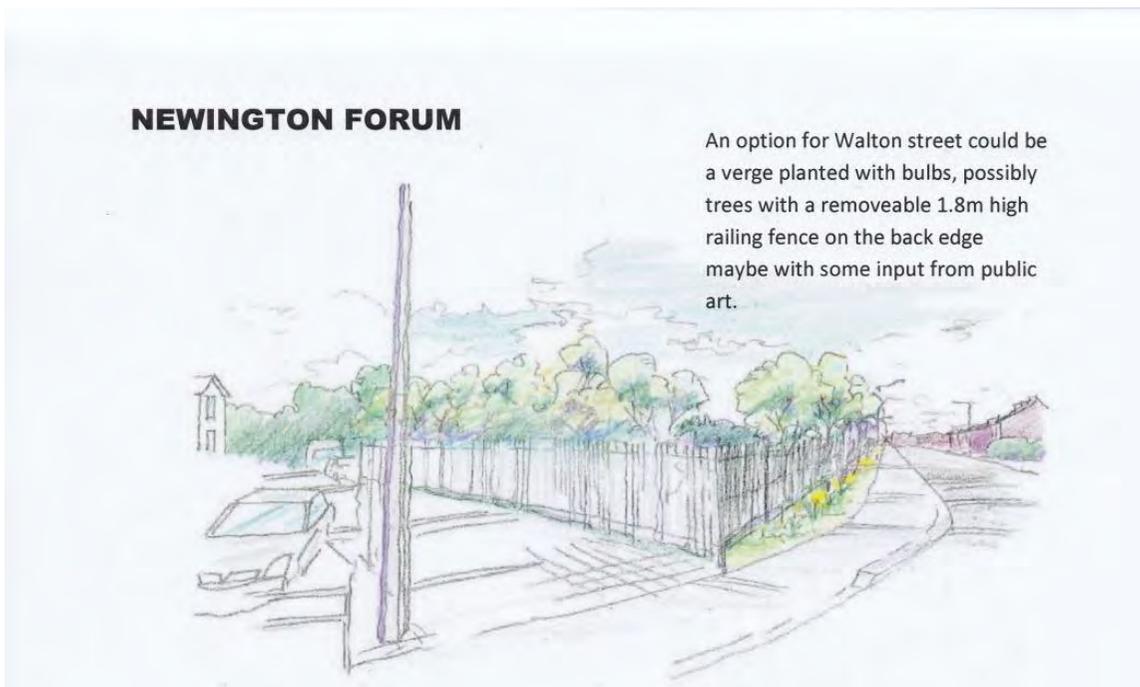
4.1 ENGAGEMENT SURVEY SUMMARY

Do you believe that the MKM Stadium should take a more active role within the Newington area?

More concerts (<i>especially featuring local talent</i>)	10
More & more varied sports events	8
Youth clubs/activities for young people	7
Sporting facilities and events are too expensive	7
Airco arena should be used for more varied groups	5
Public Gym	5
Poor advertising/signage	4
Something for disabled people, keep fit for wheelchair users	4
Football tournaments for local people	2

Ideas for West Park & Walton Street

- Walton Street improved with addition of tree avenues
- Animal enclosure and aviary improvements with events and activities promoted
- New wild flower meadow/wildlife park, or community orchard in railway triangle
- New park benches, litter bins, dog bins, and bollards
- New garden areas with scented flowers
- Vehicle access in park restricted to maintenance emergencies and access
- Planned use of sculpture and public art
- Possible conservation area?



NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

Other Green Spaces

One of the most consistent calls across the area was for a widespread clean-up with the provision of more litter bins and for more and improved green spaces and public seating. Suggestions included the provision of more street planters in the area, hanging baskets, initiatives like the Todmorden 'Incredible Edible' project, the better use of ten foots with the provision of planters, and greenery.

Specific sites identified were Walton Street Car Park, and the green space alongside the railway on St. George's Road including Walliker Street & Perry Street car parks. This land was intended to be an eco-park within the Area Action Plan and there is an interest by St. George's Primary school to improve and maintain the space as a community garden/allotment perhaps including the Walliker /Perry Street car parks, however residents living near the car parks would prefer the land to be used for infill housing since they report they are too insecure for use by residents as car parks and are only used on match days and during Hull Fair; there is also a problem with anti-social behaviour taking place within and around them. Several people suggested improvements to Walton Street could include resurfacing the tarmac, the provision of planters, hanging baskets, trees and public art. Within the design plans originally created by LDA Design as part of the former regeneration initiative the proposal was to plant trees within Walton Street car park.

What issues are with other Green Spaces in the area?

More & Improved green spaces in the area	18
Walton Street Car Park improved	16
Improve green space alongside the railway on St. George's Road	8
Improve Stirling Street green area	2

Next Steps

- We still need to engage fully with several of the stakeholder groups using facilities in West Park and a proposed meeting solely to look at issues within West Park for all stakeholder groups facilitated by our consultants has been proposed and is likely to be the best way forward with this.
- We need to meet further with the Hull City supporters club and Hull FC supporters' group to explore their involvement in the Railway triangle.
- More consultation is required about the potential for the Walliker Street/Perry Street car parks to be used for infill housing or developed as green space.
- We need to meet with St. George's Primary school regarding the schools proposed use of the green space alongside the railway.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY



Map from the Newington & St. Andrew's Area Action Plan illustrating West Park, the railway triangle and at '10' bottom left the land from St. Georges Road alongside the railway. Walliker & Perry Street car parks are number '4' bottom left.

□

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY



*Above: Walliker Street Car Park
The land around the car park near the bridge is a hot spot for anti-social
behaviour*



*Rubbish on green
space between
Walliker Street & St.
George's Road*

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

Culture & Community

People within the area are predominantly of white British ethnicity and this group makes up approximately 85% of the local population. The second highest ethnic group of around 7% are from other European countries with 3.5% being Polish. There are 2.8% people from Asian or Middle Eastern ethnic groups with the majority 1.7% being Indian or Pakistani; there is also a small Sikh community and a Sikh temple in the area. Of the remaining population 2.1% are from black ethnic groups with a small proportion being Congolese refugees that were resettled in the area in 2007/8 with the remainder being from mixed or Chinese ethnic groups. There is one ethnic minority support organisation in the area the Hull Ethnic Minorities Community Centre and one Community Centre the Lonsdale Community Centre which hosts an English for Speakers of other Languages (ESOL) group and a Lithuanian support group as well as numerous social and recreational activities open to people of all ethnic groups, ages and abilities. There is also a local branch of the National Autistic Society based in the area.

From the results of our initial findings it is clear that improved community services and facilities are a key priority within the area and this comes as no surprise since the Newington area is one of the most deprived areas in the country. Hull is the 3rd most deprived local authority in England, while Newington is the 8th most deprived ward in Hull. (IMD 2015). The two biggest challenges facing us are the combined problems of unemployment and poor health which are symptomatic of deprived urban areas. Illustrative of this is the fact that the life expectancy of men and women in Newington is five years lower than the national average. Prevalent risk factors being the high proportion of people that smoke, drink to excess, get insufficient exercise and are overweight or obese. *(Source Hull 2014 Prevalence Survey: Newington Ward).*

The cluster of Takeaways along Anlaby Road both near to local Primary schools is certainly a factor affecting the health of local people as is the high number of premises where alcohol is readily available, with several remaining open until the early hours of the morning selling cheap and high strength beer.

“The growing concentration of takeaway outlets in poorer areas might be reinforcing inequalities in diet and obesity, with unhealthy neighbourhoods making it more difficult to make healthy food choices” –

Dr Pablo Monsivais,

University of Cambridge Centre for Diet and Activity Research.

Promoting the alternative use of empty premises and perhaps limiting the number of takeaways along Anlaby Road is something we can possibly achieve.

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY



The new 'Papa Johns' takeaway at 374 Anlaby Road

The principal viewpoint expressed by local people in the initial findings is that there is a lack of high quality social and cultural activities generally. It is recognised that the area has a poor image and that there is a lack of lively and 'upmarket' pubs, clubs and restaurants that are family friendly and would appeal to and attract people from outside the area. There is little variety in the local shops, no live music venues, cinemas, permanent exhibition spaces and very little in respect of local events, gigs, or shows. It is widely perceived that there needs to be much better provision in particular for children, young people, and for families. Of compelling concern is that there are no youth clubs in the area and that there are very limited affordable opportunities for children and young people in school holiday periods. Favoured activities mentioned are for more exciting options such as go-karting, paint-balling, motor biking and adventure parks or for more sporting opportunities such as boxing clubs, and local football tournaments etc.

Feedback from Questionnaires

What Facilities/Activities are lacking inside the Newington area?

Cultural Activities/Nightlife/More Entertainment	42
Youth Clubs/Kids play areas	29
More exciting activities	17
Summer holiday activities	15
Free events/festivals/activities for the local community	11
Meeting facilities for the elderly	4
Public library/children's Library	4
Gyms	3
Public toilets	3
Ethnic minority support groups	2
Dog walking areas	2
Activities for Disabled people	2

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

Do you feel there is a good community spirit inside the Newington area?

Better integration needed between different age and ethnic groups	6
Lack of positive image & identity	4
Lack of activities to bring people together	4
Stop alcohol consumption in public	3

What do you believe is missing from the Newington community?

Tackling anti-social behaviour	7
Community policing	3

Priorities

- Improving the image of the area & creating a positive identity
- Youth Clubs
- Increased cultural activities and events locally, especially within West Park
- Improved access to green spaces
- Development of community based educational initiatives

Next Steps

- Because there are no youth clubs or secondary schools in the area we have not adequately engaged with young people and therefore either street-based engagement, or targeted sessions at the Boulevard Academy and youth providers outside the area is a priority.
- Similarly, consultation with the local ethnic community is a priority especially the east European community who form a high percentage of the ethnic resident group.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

The Built Environment

Information from the Office for National Statistics about Newington reveals that the plan area (which comprises only part of the Newington ward) contains around 3,400 households totalling 7,400 people. The majority of the housing stock is terraced (64%) which is high in comparison with figures of 49% for Hull and 24% for England. Property tenure is somewhat mixed including 28% with a mortgage, 20% outright owners, and 38% renting from a landlord or agency. These figures compare with 30%, 20% and 19% respectively for Hull.

Accommodation Type - Households

Source: Office for National Statistics 30 January 2013

	Newington Hull	
All Households		
Unshared Dwelling; Total	4,742	112,596
Unshared Dwelling; Whole House or Bungalow; Total	4,708	112,398
Unshared Dwelling; Whole House or Bungalow; Detached	4,049	94,208
Unshared Dwelling; Whole House or Bungalow; Semi-Detached	233	8,043
Unshared Dwelling; Whole House or Bungalow; Terraced (Including End-Terrace)	1,012	30853
Unshared Dwelling; Flat, Maisonette or Apartment; Total	2,804	55,312
Unshared Dwelling; Flat, Maisonette or Apartment; Purpose-Built Block of Flats or Tenement	656	18,114
Unshared Dwelling; Flat, Maisonette or Apartment; Part of a Converted or Shared House (Including Bed-Sits)	330	13,882
Unshared Dwelling; Flat, Maisonette or Apartment; In Commercial Building	255	3,073
	71	1,159
Unshared Dwelling; Caravan or Other Mobile or Temporary Structure Shared Dwelling	3	76
	34	198

Tenure - People

Source: Office for National Statistics 30 January 2013

	Newington Hull	
All Usual Residents in Households	11,043	252,748
Owned; Total	5,444	132,208
Owned; Owned Outright	1,620	42,407
Owned; Owned with a Mortgage or Loan	3,824	89,801
Shared Ownership (Part Owned and Part Rented)	45	993
Social Rented; Total	2,040	65,842
Social Rented; Rented from Council (Local Authority)	1,462	51,846
Social Rented; Other Social Rented	578	13,996
Private Rented; Total	3,410	51,021
Private Rented; Private Landlord or Letting Agency	3,278	47,575
Private Rented; Employer of a Household Member	5	153
Private Rented; Relative or Friend of Household Member	113	2,452
Private Rented; Other	14	841
Living Rent Free	104	2,684

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

Listed Buildings

There are four listed buildings in the area, these are:

1. The former Carnegie Public Library
2. Two K6 telephone kiosks 15 metres south of Carnegie Heritage Centre
3. City of Hull police fire box number 6, and gates at south entrance to West Park
4. St George's primary school and boundary wall

Additionally, there are several locally listed buildings the Council have a responsibility to protect as a heritage asset. These are:

- The George Public House, 549 Spring Bank West
- Gas lamp column next to entrance to gents' toilets at The George Public House, 549 Spring Bank West
- Former Cottage Baths, Albert Avenue
- Mecca Bingo, Former Carlton Theatre, Anlaby Road □ The New Griffin Public House, 501 Anlaby Road
- Three Crowns Public House, Former Hull Savings Bank, 499 Anlaby Road
- Premiere Bar, Former West Park Picture Palace, 419-21 Anlaby Road

Vacant Land and Buildings

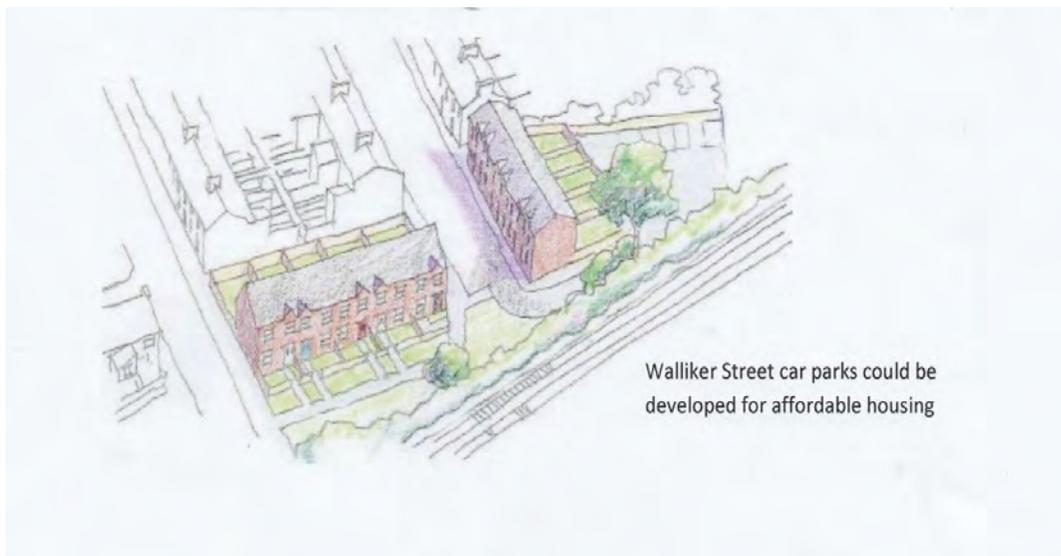
- Railway Triangle (*Conservation site?*)
- Premiere Bar (*Possible Community Asset?*)
- Charleston Club (*Demolition considered inevitable, possible in fill housing?*)
- Open air theatre (*Possible Community Asset?*)
- 16 vacant shops along Anlaby Road (*Possibilities to convert back to housing?*)

Potential New Housing Sites

- Land to rear of 41-45 Albert Avenue (*Potential housing allocation within Local Plan*)
- West Park Hotel (*Possible conversion into 17 self-contained flats?*)
- 374 Anlaby Road (*Possible conversion into self-contained flats?*)
- Carlton Theatre (*Recently acquired by developer, formerly had planning permission for conversion into flats*)
- Use of upper floors over shops on Anlaby Road for housing?
- 'Quick Clutch' on Albert Avenue?
- Wenlock Barracks (*Identified in Area Action Plan as possible in fill housing site*) □ Under-used car-parks on Perry St and Walliker Street?
- 'Loran House' care home at 106a Albert Avenue?

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY



Feedback from Questionnaires

Are there any issues with the type of housing available to rent or buy?

Disrepair/derelict/unsecure properties/lack of maintenance	30
Renovate existing housing	9
More flats/properties available for young people	5
Not enough available rented houses	3
Not many 4 bed houses	3
Rent and bonds are too high	3
Too many multi occupancy houses (shared houses)	3
Buying is too difficult	2
No regulation or strategy for rented properties	2

What sites or buildings within the Newington area could be redeveloped?

Improvements to West Park including Railway Triangle	23
Anlaby Road Shops <i>(Pop-up use where local artists/crafters can sell their produce)</i>	21
Mecca/Carlton Bingo <i>(Theatre/Cinema/Music venue, add a car park, flats for single people)</i>	16
Premiere Bar <i>(Pub, theatre, cinema, live acts, music venue for local bands, performing arts, dance clubs)</i>	15
Open Air Theatre <i>(Multi-functional space, performing arts, plays areas, small cinema, café, school plays)</i>	12
Walton Street Car Park <i>(Resurface it, planters, trees, hanging baskets, statues, public art)</i>	12
Charleston Club <i>(Snooker place, Supporters club for Hull FC)</i>	8
Walliker Street Car Park <i>(Infill Housing or green space?)</i>	3
Granville Street/Walliker Street/Perry Street	3
Alliance Ave/De La Pole/Albert Ave	3
Wenlock Barracks MoD Territorial Army site <i>(Infill housing site in AAP)</i>	0

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

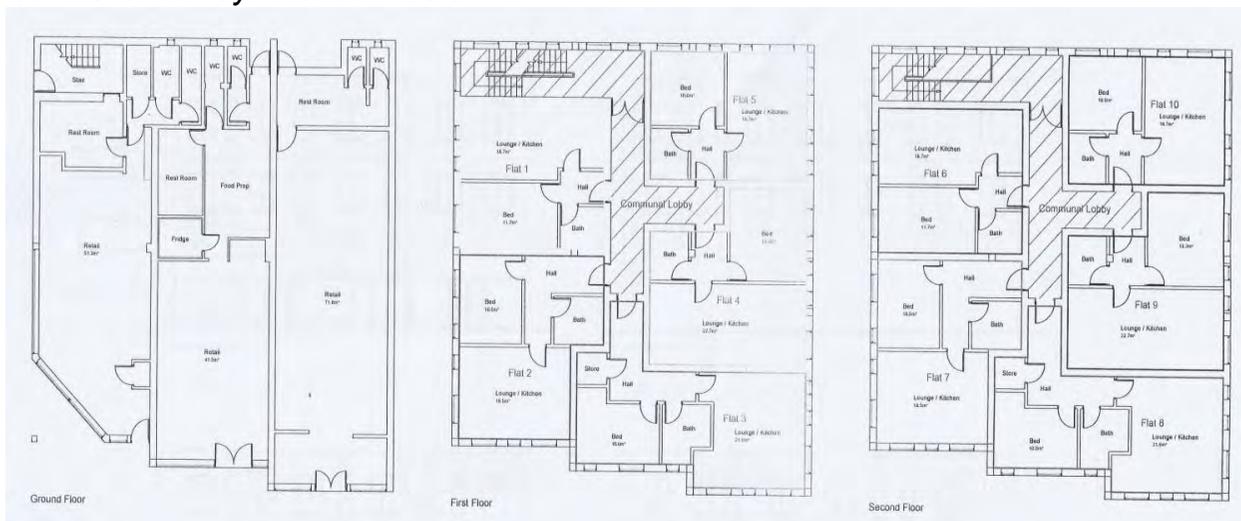


There was a draft proposal to agree planning permission for the Carlton Theatre in 2009 for the conversion of the building into 43 self-contained flats. This was originally refused on the grounds that the development made inadequate provision for off street parking however this application has now expired so the developer who acquired the building recently would have to resubmit anyway.

Since the building is locally listed we could promote retention of the frontage should redevelopment become forthcoming.

There are two care homes in the area West Dene at 15/19 Alliance Avenue and 'Loran House' at 106a Albert Avenue which is pending planning permission for conversion into 16 self-contained flats. Considering the possible conversion of the former West Park Hotel into 17 self-contained flats and the two upper stories of 374 Anlaby Road also pending planning permission into flats, and finally the potential of the Carlton Theatre to be converted into flats too it may seem design guidance or a design code for self-contained flats is something the plan needs to take into consideration.

374 Anlaby Road planned two-story flat conversion above the planned Papa John's takeaway illustrated below.



NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY



Apparently NPS are seeking to bundle the Hull City Council owned former Premiere Bar, Charleston Club, and vacant land opposite the Premiere Bar into a larger development site. If as seems likely the Charleston Club is demolished this would work against our aspirations to acquire the Premiere Bar as a commercially viable community asset featuring a possible music/cinema/arts and cultural venue.

In what way do you believe the urban design of Newington area could be improved?

Clean the area <i>(provide more bins including dog mess bins & children’s fun bins)</i>	39
Street furniture on Anlaby Road <i>(bins, seats, signage etc.)</i>	14
Reduce fly tipping/Improve waste disposal	8
Improved CCTV & Security	2
Improved signage/public noticeboards	2

Do you believe that Newington area has lost its heritage?

Too many empty/derelict old properties	10
Protect the older buildings <i>(Wenlock Barracks, Premiere bar, Mecca Bingo)</i>	6

Next Steps

- We need to consult with residents on Walliker & Perry Streets regarding the use of the car parks as possible infill housing sites.
- Should West Park & the Railway triangle be designated as a Conservation Area? We will need to consult widely and consider this as a possible option.
- It has been suggested that the area needs a landlords and tenant’s organisation to ensure there is a local source of advice and support particularly in relation to dispute resolution. This perhaps requires further community consultation and investigation.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

The Local Economy

Shops & Commercial/Public Premises

- 22 Takeaways (19 on Anlaby Road)
- 16 Vacant Shops
- 16 Hairdressers
- 13 Pubs
- 13 Convenience Stores
- 11 premises where alcohol is available

Education & Employment in Newington

- Over a quarter of local people (28.2%) have no qualifications
- The number of unemployed people within the Newington ward (15.6%) is over twice the national average.
- 18% of working age males in Newington are unemployed.
- Of those in employment nearly half are in low paid, unskilled or low skilled jobs.
- Almost half (49.7%) of women in Newington are in part time employment which typically consists of agency work and limited/zero-hour contracts.

Local Plan

Within the Local Plan Anlaby Road is identified as a Local Centre as a preferred option. Additionally, Hull City Council own The Premiere Bar, the former Charleston Club and much of the shop frontage space on Anlaby Road.

Internet & Broadband

Several public and community venues benefit from the KCOM Lightstream broadband service which offers fast high-speed internet connectivity including the Lonsdale community centre and Carnegie Heritage centre, however this service is not due to be rolled out to the general public until 2017 at the earliest. 'Pure' broadband based on Anlaby Road offer an alternative and competitively priced wireless broadband service which does not require a landline.

Feedback from Questionnaires

What shops would you like to see in the Newington area?

Too many takeaways	11
Clothes/shoe shops	9
Pubs with better family facilities	9
Quality restaurants/bars	9
Pop-up galleries in empty shops	6
Art /Craft/Antique/Curio shops	4
Subway / Farm foods	3
Rent of shops too high	2
Fruit and Veg shops	2
Health food shops	2
Too many pubs	2

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

Pop up shops in Hull

Pop-up shops have been suggested as a means to set up short term commercial businesses or ventures from vacant shops on Anlaby Road permitting the chance to experiment and innovate with limited risk. Currently Pop up shops are available in the city centre from around £60 per day and there have been numerous successful examples of pop up shops being utilised successfully in Hull over the past several years. For example:

Princes Quay Shopping Centre

The 'POP' (Pride Of Place) Arts Space on the Harbour Deck of Princess Quay Shopping Centre in the city centre. POP Is run by the Creative & Cultural Company a not for profit arts development that manages art spaces, galleries, studios, stages, theatre spaces & rehearsal rooms. The space hosts a gallery for local artists and next door is the HIP (Hull International Photography) Gallery.

Prospect Shopping Centre

In 2014 to celebrate the annual Hull BID Fashion Week, the Prospect Shopping Centre handed over one of its units to post graduate students from the Hull School of Art and Design, to give them the chance to run their own Pop Up fashion shop.

Union Mash Up, Princes Avenue

Popular restaurant and cultural venue 'Union Mash Up' began selling vintage furniture and home wares, clothing and accessories including vintage jewellery in 2012, offering an array of items from a number of different sellers. Though no longer running the venture did demonstrate the possibilities of temporary pop up shops locally.

Pop-up possibilities along Anlaby Road could include:

Women & Children's Clothes

From sales within the two local charity shops on Anlaby Road and from feedback from our questionnaires we know that there is a high demand for shops selling recycled or cheaply priced shoes and clothing particularly for women and children, so this is another option.

Used Furniture Shop

A second-hand furniture shop would benefit the community directly by providing affordable furniture and could conceivably provide voluntary and training opportunities for making or renovating furniture including garden furniture and for upcycling, repainting and 'shabby chic-ing'.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

A Community run 'LETS' - Local Exchange Trading Scheme

- LETS - Local Exchange Trading Schemes - are local community-based mutual aid networks in which people exchange all kinds of goods and services with one another, without the need for money.
- LETS offer equal opportunities to all - whether employed or unemployed, financially secure or on low income, black or white, able or disabled.
- LETS use a system of community credits, so that direct exchanges do not have to be made. People earn LETS credits by providing a service, and can then spend the credits on whatever is offered by others on the scheme: for example childcare, transport, food, home repairs or the hire of tools and equipment.
- LETS members are able to conduct their activities without reference to the benefits authorities.

Community Bicycle Shop

Giroscope currently have as tenants 'R-evolution' an organisation that provide offenders, exoffenders and their families with skills, employment and resettlement support. R-evolution activity has been focussed on the development of a cycle initiative, which brings unwanted and recovered bikes back into use. These cycles are delivered to HMP Humber prison, where they are repaired by offenders in a dedicated workshop and then made available to the local community at affordable prices through local retail outlets. A community bicycle shop on Anlaby Road could offer reclaimed and renovated bike sales, bike repairs, cycle proficiency training for the two local Primary schools and possibly a bike loan/hire service featuring distinctively painted and customised bikes.

Heathy Living Centre

This is a proposed green grocers/health food shop featuring produce from local businesses based at Giroscope's Arthur Street premises.

- Chilli Devil Sauces
- The Feast Rising Bakery
- Arthur Street Trading Company - (*organic fruit and vegetables*)

Prior to the recession a health food shop operated on Anlaby Road (What Comes Naturally) and at one point hosted two alternative health practitioners - a herbalist and stress management specialist, so conceivably it may be possible to combine health food shop sales on the ground level with a collective of therapists operating from upper floors who may also be able to offer talks and lectures as well as personal services. This would have the added benefit of ameliorating to some extent the cluster of takeaways and access to fast food. Feast Rising already runs training courses in bread making and Arthur Street Traders offer voluntary work opportunities so there is potential to develop this further.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

Next Steps

- We have not yet adequately engaged with shop keepers in the area particularly those on Anlaby Road so this is a key priority.
- The above examples of potential specialist pop-up shops are simply ideas to kick start the process and start to look at options we will need to consider in much more depth.
- We also have not adequately investigated the possibilities and opportunities for cultural pop-up activities in the area particularly options presented by the acquisition of the former Premiere Bar.

Traffic & Parking



The most significant development recently in respect of traffic has been the campaign led by St. George's Road Primary school for a level crossing outside the school. After having campaigned actively for a crossing and featured within the Hull Daily Mail, the school gained much popular support ending with the Council quickly responding by recruiting a new lollipop school crossing patrol officer.

Within the Area Action Plan several crossings were planned for Anlaby Road as well as the proposed 'Super crossing' linking West Park to a new shopping development on Anlaby Road, however it may be the case that a crossing here may possibly still be an option? Other than this the Stadium Management Company have approached the Council to reopen discussions regarding traffic congestion surrounding event days.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.1 ENGAGEMENT SURVEY SUMMARY

One of SMC's key concerns is that any new crossings would negatively affect traffic flow at peak times on the main road network. One of the main issues therefore is to improve connectivity by addressing key transport bottlenecks particularly those which impede access to and from Walton Street and the stadium.

There has been some positive response to suggestions to improve cycle lanes in the area and it is noted that this measure could have a positive effect upon people's health and fitness levels.

Within the Area Action Plan the Park & Ride site in Walton Street Car Park was to be protected with Anlaby Road being identified as a Bus Priority Corridor. However, the park and ride bus site operating from Walton Street car park and offering a service to and from the city centre closed in 2011 notwithstanding that this was the oldest route in the city. East Yorkshire Motor Services (EYMS) at the time reported that the company had been hit by a "triple whammy" of rising fuel prices, increased fuel duty and a loss of concessionary fare payments – all at once, and that the site had never made any money. In the current climate of austerity its reintroduction therefore seems highly unlikely.

The other recent change has been the unpopular introduction of an annual £20 fee for residents parking permits within the stadium zone area. Even though it is the case that those residents with an existing permit the year beforehand were exempt from the £20 fee, anyone else without an existing permit for example those moving into the area or acquiring a car thereafter are now subject to the charge.

Additionally, two annual visitors' permits which were previously free to residents now cost £20 each, and limited exemption for visitors is only available by purchasing scratch cards at 75p each per day. Up to 10 cards may be purchased each month for use by visitors and trades people and act as a parking permit for one day only. Proof of residency is required when purchasing a scratch card. This causes problems for residents living in multiple occupancy properties divided into flats and other visitors including carers.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

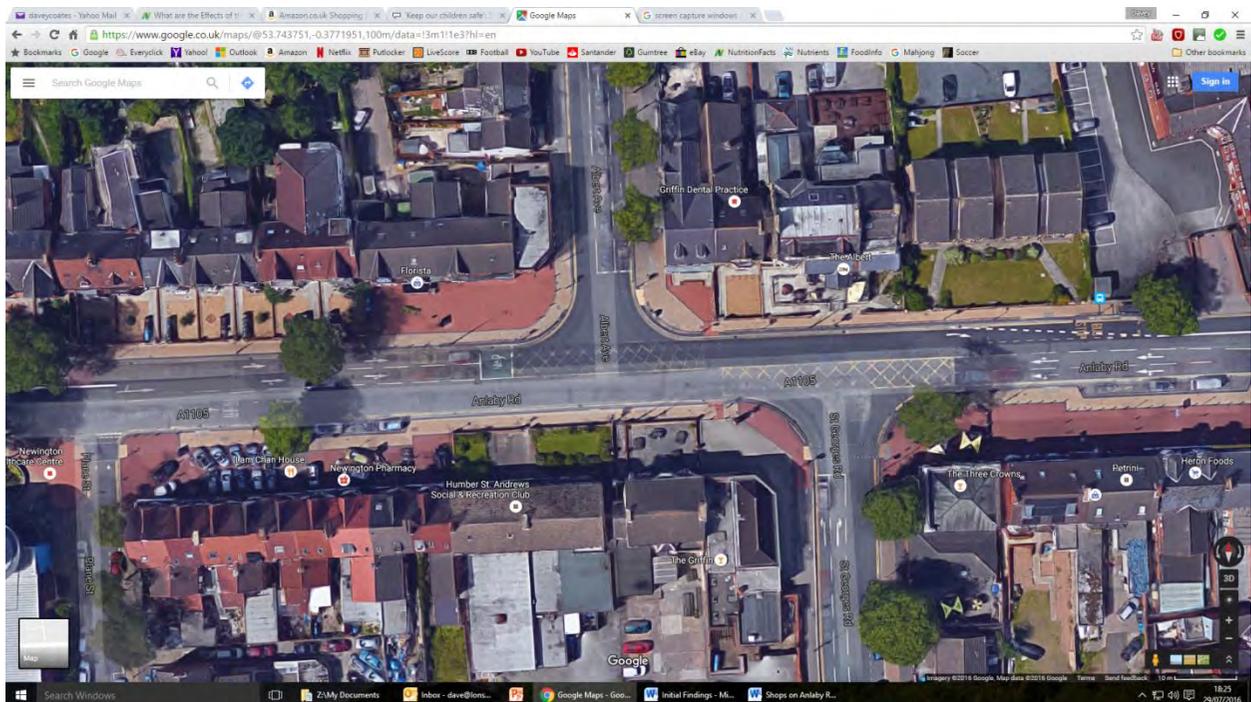
4.1 ENGAGEMENT SURVEY SUMMARY

Feedback from Questionnaires

Do you have any concerns about transport within Newington area?

Reduce traffic congestion (<i>particularly on match/event days</i>)	18
Need more crossings	12
Cycle lanes improved, more cycle racks (AAP)	9
More restriction on parking for non-residents	8
Improved parking permits for residents	7
Improve car parks & reduce parking on side streets	7
Buses more often including Sundays	4
Need the park and ride back on	4
Active parking patrols	3
Roads need repairing	2
Anlaby Road/Walton Street Improved junction layout (AAP)	1
More crossings on Anlaby Road (AAP)	

Apart from the campaign for a crossing on St. Georges Road the other site identified as needing a crossing and considered potentially hazardous to pedestrians is the junction between Anlaby Road and Albert Avenue. The proposal would be to put a crossing on Albert Avenue bridging the Anlaby Road pavement.



Next Steps

It is proposed to commission an assessment of traffic issues and the preparation of a report from a consultant with relevant experience and qualifications.

The initial findings presented above are intended to serve as a reference guide for continuing consultation and community engagement. Ongoing contributions by forum and community members are actively sought and appreciated.

4.2 SUMMARY OF DROP-IN EVENT

Newington Neighbourhood Plan (NNP)

Report from Community Drop-in
Session held in The Lonsdale Centre on
Wednesday 24th February 2016

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.2 SUMMARY OF DROP-IN EVENT

A “drop-in” session was held between 2.30 and 4.30 pm on Wednesday 24th February 2016, at The Lonsdale Centre, to promote and progress the Newington Neighbourhood Plan process and receive ideas and comments from local residents.

The event was publicized in The Hull Daily Mail and by means of posters on notice boards and in local shop windows.

Unfortunately, attendance at the event was modest, with a total of around 20 people attending.

Notwithstanding the disappointing attendance, some good ideas were put forward and valuable discussions took place, which, when combined with the “Options for Change” document produced by Keith Griffiths of Hull City Council’s Planning Services Department, could form a reasonable basis for moving the project on to the next stage (see below).

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.2 SUMMARY OF DROP-IN EVENT

Ideas emerging from the drop-in session: **Broad**

Topic Areas:

West Park, including “The Triangle”, Hull Fair / Market / Park ‘n’ Ride site, and The KC Stadium; Seek better maintenance (e.g. litter) and secure environmental improvements, whilst retaining existing uses.

Anlaby Road: Concern over the impact and number of takeaways; seek new uses for vacant properties; promote street art; improve the range and appearance of shops; secure more parking for shops; and define a local role for the “Trade-Ex” site.

Traffic, transport, and parking: Including alternative uses for under-used car-parks, (e.g. Walliker Street), better traffic management, (bus lanes and traffic lights), and improved public transport, especially for older people.

Vacant Properties: Seek to secure new uses and improvements to vacant properties including iconic building such as The Premiere Bar, The Carlton, West Park Hotel, and The Carnegie Building(s) as well as to houses and other smaller properties. This should also explore Pop-up / Meanwhile and temporary uses to stimulate interest.

The Natural Environment: Seek ways to encourage / promote improvements to the natural environment including wildlife, trees and hedgerows, and foraging; Drainage (SuDS).

Recreation: Encourage a wider range of uses on West Park and The Triangle, including allotments; retain existing facilities; use vacant buildings for recreational, cultural and social purposes.

The Local Economy: Encourage business start-ups, retain / increase local employment opportunities, encourage “meanwhile” uses in vacant shops and other commercial properties.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.2 SUMMARY OF DROP-IN EVENT

Discussion

Much of the discussion that took place focused on how the NNP could promote the area in order to encourage inward investment. Positively worded, welcoming, and pro-active planning policies that do not scare off potential investors could assist in this respect. Although some of the topic areas discussed with respondents do not lend themselves directly to planning policies they can, nevertheless, feed into the Neighbourhood Plan – either through aspirational statements (as opposed to formal policies) or indirectly through land-use policies on related topics.

Whilst non-land-use statements and aspirations, (for instance concerning traffic management issues, litter, or the condition of privately rented properties), will never have the force of a formally adopted planning policy they can, nevertheless, often be persuasive in seeking to achieve land-use related aims and objectives when planning applications are considered and should, therefore, be considered as part of the NNP – albeit without the weight of a formally adopted policy behind them. For instance, new shop units can be asked to provide litter bins or contribute to street art as part of redevelopment / improvement proposals.

The inclusion of policies in the NNP to provide greater control over new takeaway food shops, the sub-division of dwellings into flats or HMOs, and shopfront design (including an element of design guidance) were also discussed with general agreement that they could be included as formal policies.

In addition, other more traditional, topics such as surface water drainage (SuDS), highway safety, layout, density and design, better facilities for pedestrians and cyclists, protecting residential amenity, the provision of infrastructure and community facilities, street furniture, tree and hedgerow provision and protection, etc, can also be promoted if necessary, through the NNP.

There is a level of concern over traffic and parking in the area, with on-street parking, and traffic flows along Anlaby Road providing the most frequent comment. Several respondents considered that better traffic management measures could, and should, be adopted along Anlaby Road. Disused car-parks, for instance on Walliker Street, were identified as potential redevelopment sites, given the reluctance of local people to use them for security reasons.

Although the “Trade-Ex” site lies just outside the NNP boundary, it will have an effect on trading and traffic conditions along Anlaby Road and should, therefore, be taken into consideration when policies for Anlaby Road are formulated. Promotion of the Trade-Ex site as a form of “gateway” to Hull City Centre, along Anlaby Road, is one possible approach that could have beneficial effects within the NNP area.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.2 SUMMARY OF DROP-IN EVENT

The West Park area, (all the land east of Walton Street and north of Anlaby Road), should be treated as a separate policy area within the NNP, focusing on recreational uses and environmental improvements – and the Stadium Company should be encouraged to participate in future discussions.

Whilst acknowledging the importance of the Hull Fair / Market site to the City, it is for much of the time, an open, unused, and unattractive area which affects the daily lives of Newington residents and there is a strong body of opinion locally to the effect that this should be acknowledged by the City Council through a commitment to environmental improvements.

The “Triangle” site to the east of the KC Stadium is completely surrounded by railway lines and has no vehicular access to it – but is, nevertheless a visually important area, especially to the many visitors to the Stadium on match days, and consequently it will, undoubtedly, be the subject of much discussion in the NNP.

At the present stage, no firm ideas have emerged for this visually important area of land, but it does seem clear that there will inevitably be an emphasis on the natural environment rather than on any significant built form of development. Perhaps a combination of community woodland, allotments and other food growing based initiatives could be developed here as a local amenity and urban lung?

Although there are no large housing or employment allocations in the NNP area identified in either the current or the emerging Hull City Local Plan, there are a few smaller housing sites that need to be properly integrated into the area – and other potential “infill” sites for which some relatively simple design guidance could be adopted in the NNP.

However, discussions suggested that the NNP should remain as flexible as possible with regard to new developments, both in terms of the uses to be allowed and detailed design requirements, in order not to discourage inward investment in the area. Once again, a welcoming, helpful, “can do” approach was seen to be the best style to adopt in the NNP.

Vacant buildings give cause for concern in the NNP area – in particular the “iconic” buildings, of local interest and prominence that are currently unused and falling into disrepair (e.g. the Premiere Bar, West Park Hotel, and Carlton Hall). Positively worded and flexible land-use planning policies to encourage new uses, with aspirational statements designed to encourage business start-ups, and flexible funding sources, would help to attract new users to these buildings.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.2 SUMMARY OF DROP-IN EVENT

Work to be Progressed

- Need to address low demand and support investment in the area - a plan would help this;
- Concern about low aspiration and low involvement of people in regeneration investigate and shape community engagement with culture at its core. Engaging with local and City partners to more integrate the area with the City of Culture 2017
- Provide precedence report providing ideas for the development of an ecology park including involvement of local and external partners;
- Explore opportunities to encourage and stimulate positive approaches to address loss of residential character and minimize the negative impact that is perceived by the growth of shared houses in the area;
- Need for business growth in the area to help underpin population growth - potential new uses of the St Matthews Church, although this is outside the plan area;
- Explore signage and lighting to enhance welcome and improved business and living environments
- Develop a Newington 'prospectus' to communicate the vision and opportunities for change and building confidence and realizing opportunities via a variety of economic, social, environmental development initiatives aided through grant and loan support and exemplar development.

4.3 SUMMARY OF WEST PARK WORKSHOP

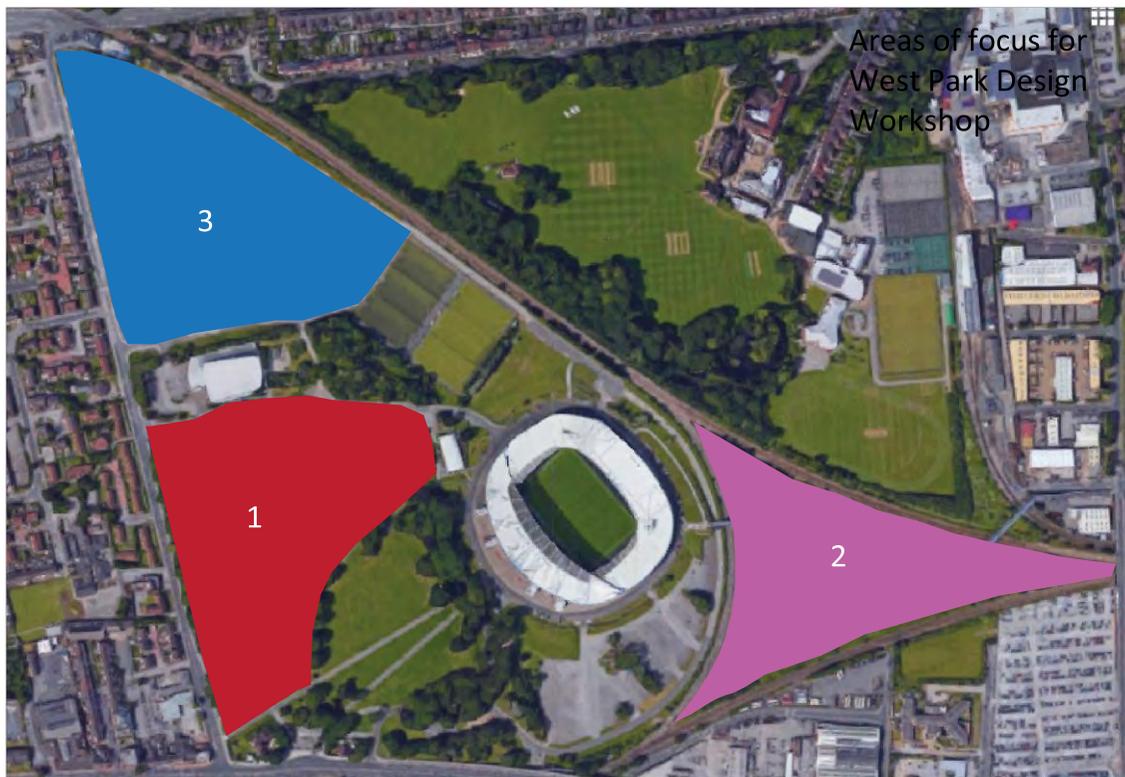
Newington Neighbourhood Plan

West Park Design Workshop

On the 21st Jan 2017 a community design workshop was held focussing on the West Park area of Newington. Three areas of the park were appraised, the multi-use area (1), the railway triangle (2) and the market area (3). See map below.

The scope of the session was to assess the current state and provision of facilities in the park and to collaboratively design how these spaces may be developed and evolve in the future to meet the needs and aspirations of the local community.

The attendees split into groups and spent an hour visiting and assessing each area of the park, taking photos and discussing positives, negatives and the potential for each area. The attendees included a local PCSO, members from the Miniature Railway group, members of the steering group and other local residents.



4.3 SUMMARY OF WEST PARK WORKSHOP

1. Multi-use area

The multi-use area of West Park currently contains a new skate plaza, an outdoor gym, 3 bowling greens, a miniature railway, an aviary, a child's playground, an outdoor paddling pool and 5-a-side goalposts. There are 3 pavilions, 1 of which is currently unused. The 2 pavilions in use are used by several local groups, despite being in poor condition. Included in the area used by the miniature railway group is a historic bandstand which has remained fire damaged for close to 10 years and sits unused.

Positives

- Boulevard style tree-lined walkways
- Mixture of new and historic facilities
- Several age groups and interests catered for
- Interesting variety of facilities and activities

Negatives

- Unused and under-used structures such as pavilions and the old bandstand
- No cafe facilities
- Lacks adequate seating and furniture
- Toilet access is ad-hoc
- Lighting at entrance doesn't work
- Fair often prioritised over other uses
- Conflict of uses with on-site parking which fragments park
- Grass damaged by parking and the fair

Potential

- Retain and refurbish pavilions with pavilion at south west entrance used as a youth facility
- Refurbish the bandstand and work cooperatively with the miniature railway group for positive solutions regarding access and alternative uses
- Better integration between the miniature railway, the rest of the park and the wider community leading to greater overall use of the space
- Add new seating and furniture along the pathways
- Repair lighting at southern entrance of park
- Develop cafe with toilet facilities in between play area and aviary
- Replace tarmac parking strip with sustainable, green and permeable shared surface
- Under-used pavilions and space within the aviary complex could support projects such as men in sheds
- Better collaborative working with the West Park Management Company

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.3 SUMMARY OF WEST PARK WORKSHOP

- Retain as much green and open space as possible



Under-used pavilion



Fire-damaged bandstand



Unused pavilion



Tree-lined path



Outdoor gym



Skate plaza



Miniature railway

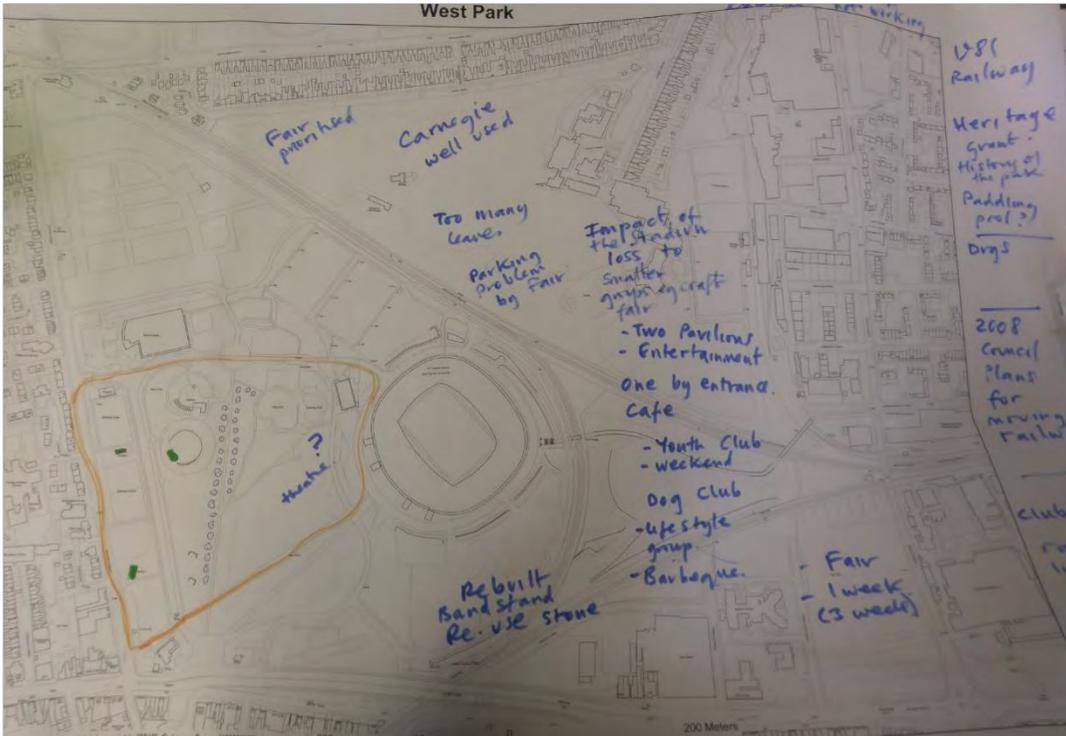


Miniature railway

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.3 SUMMARY OF WEST PARK WORKSHOP

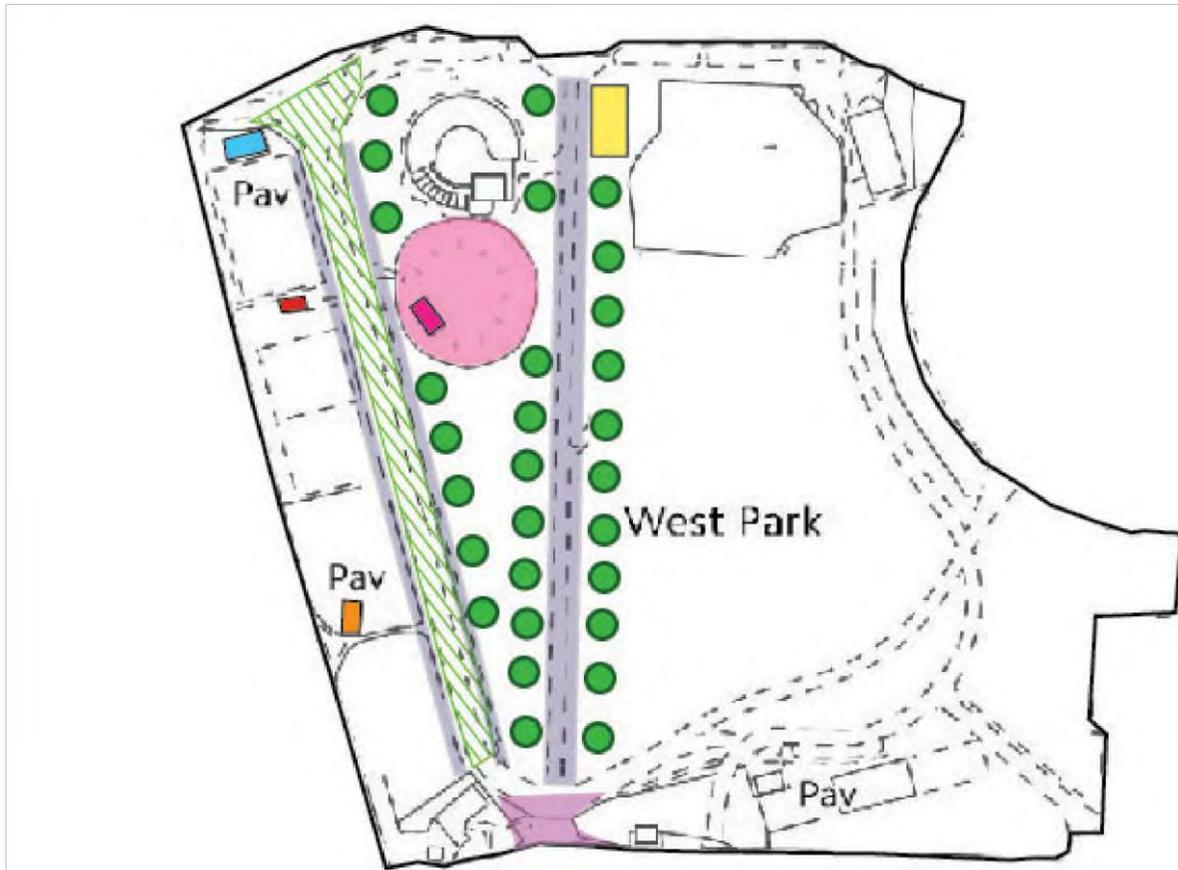
Community mapping exercise



NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.3 SUMMARY OF WEST PARK WORKSHOP

Example Vision



- | | | | |
|---|--|---|--|
|  | Refurbished pavilion with new uses sought |  | Furniture corridors |
|  | Pavilion refurbished as youth centre |  | Sustainable Urban Drainage / Shared Surface |
|  | Open-air theatre refurbished and alternative uses sought |  | Greater access & use of miniature railway site |
|  | Refurbished Pavilion |  | Repair lighting at Southern entrance |
|  | Proposed Café |  | Existing trees |

4.3 SUMMARY OF WEST PARK WORKSHOP

2. Railway triangle

The railway triangle comprises of an enclosed green space to the east of the stadium. Access is currently gained via a footbridge from east to west and the site is bordered by train tracks on all sides. The vegetation is mainly overgrown and contains giant hog weed around the edges of the site. There are horses grazing on the land and the site experiences level changes. The former football ground was located on the site and remnants are still visible.

Positives

- Secluded green space
- Views towards city
- Variety of vegetation and planting
- Large site

Negatives

- Heavily littered
- Accessibility issues
- Reasonably isolated and unsupervised
- Growth of difficult to manage weeds (hog weed and knot weed)
- Not actively managed

Potential

- Lots of scope for planting and growing (wildflower, food growing etc) to encourage future use for foraging and food initiatives
- Could be developed as a sculpture garden
- Level changes could assist in 'zoning' of uses on site
- Planting around edges could help hide railway
- More bins to reduce litter
- A space for people to explore
- Potential to develop as an ecological and wildlife area

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.3 SUMMARY OF WEST PARK WORKSHOP



Triangle from footbridge



Litter in the triangle



Old structure



Level change



Views towards church



Views towards stadium



Level ground



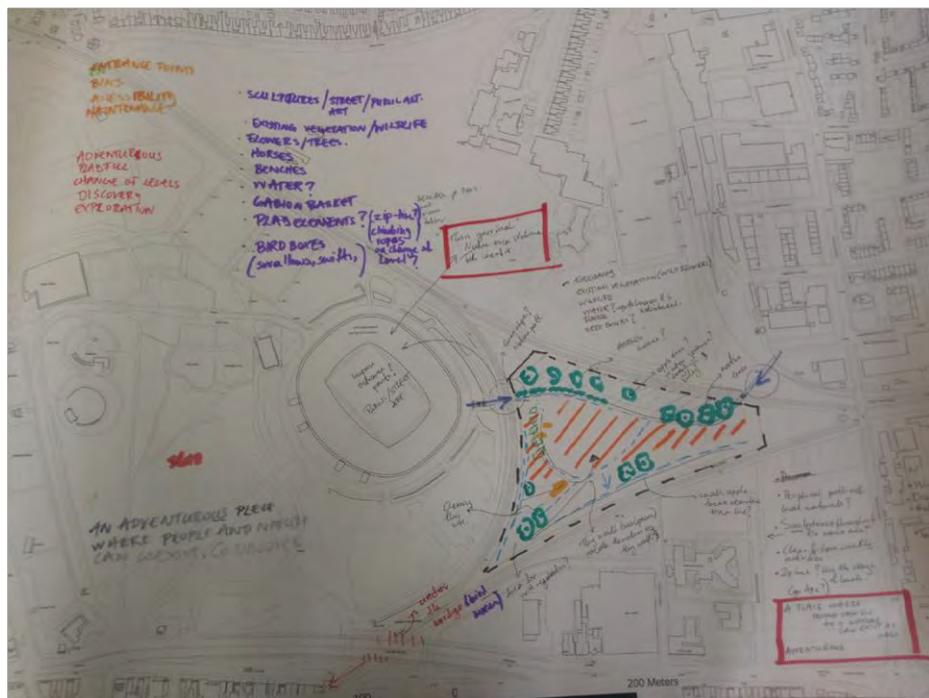
Vegetation

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

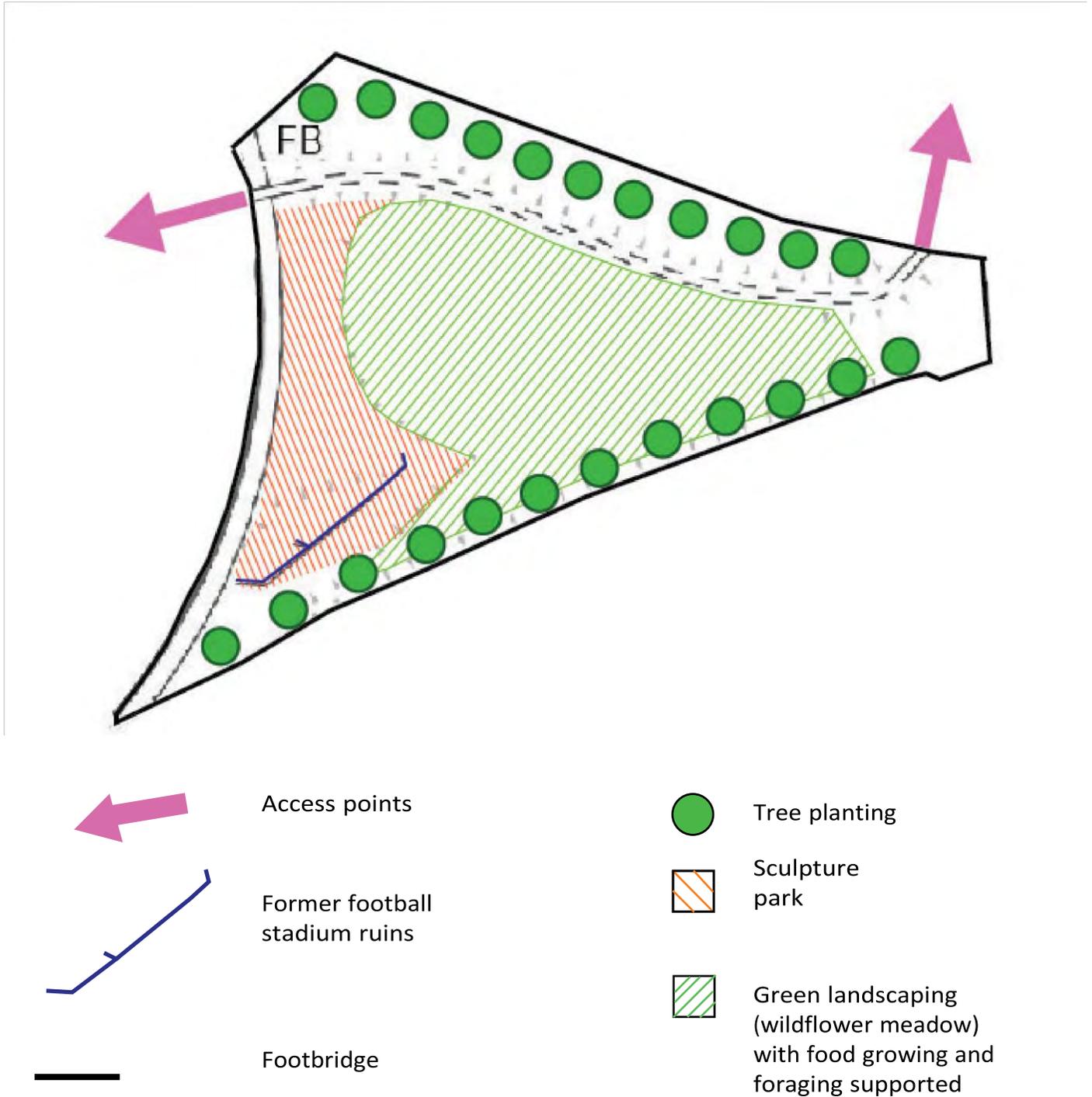
4.3 SUMMARY OF WEST PARK WORKSHOP

Community mapping exercise



4.3 SUMMARY OF WEST PARK WORKSHOP

Example vision



4.3 SUMMARY OF WEST PARK WORKSHOP

3. Market area

The space to the north-west of the site is predominantly used for the twice-weekly markets, match-day car parking and for the yearly fair. Besides these activities the space goes unused the majority of the time.

Positives

- Could support variety of mixed, flexible, meanwhile and pop-up activities
- Easy access from several points and pedestrian access to the park
- Large space

Negatives

- Under-used
- Predominantly concrete
- Featureless
- Poor surface treatments and drainage leads to large amounts of standing water

Potential

- Variety of meanwhile and pop-up uses which could work around current activities
- Resurface site with SUDS to prevent flooding and standing water
- Tree planting to link with existing boulevard and additional planting to improve experience
- Potential uses include: food markets, driving/cycle/motorcycle lessons, drone flying lessons, remote control car races, car boot sales etc
- It must be explored how the market and the fair may work with a redeveloped site and any new proposal must be flexibly designed to accommodate a mixture of events.
- The market site has huge potential to support a variety of activities and could positively contribute to the local area and surrounding communities if addressed

NEWINGTON NEIGHBOURHOOD PLAN STATEMENT OF COMMUNITY CONSULTATION

4.3 SUMMARY OF WEST PARK WORKSHOP



1



2



3



4



5



6 - match day parking



7

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.3 SUMMARY OF WEST PARK WORKSHOP

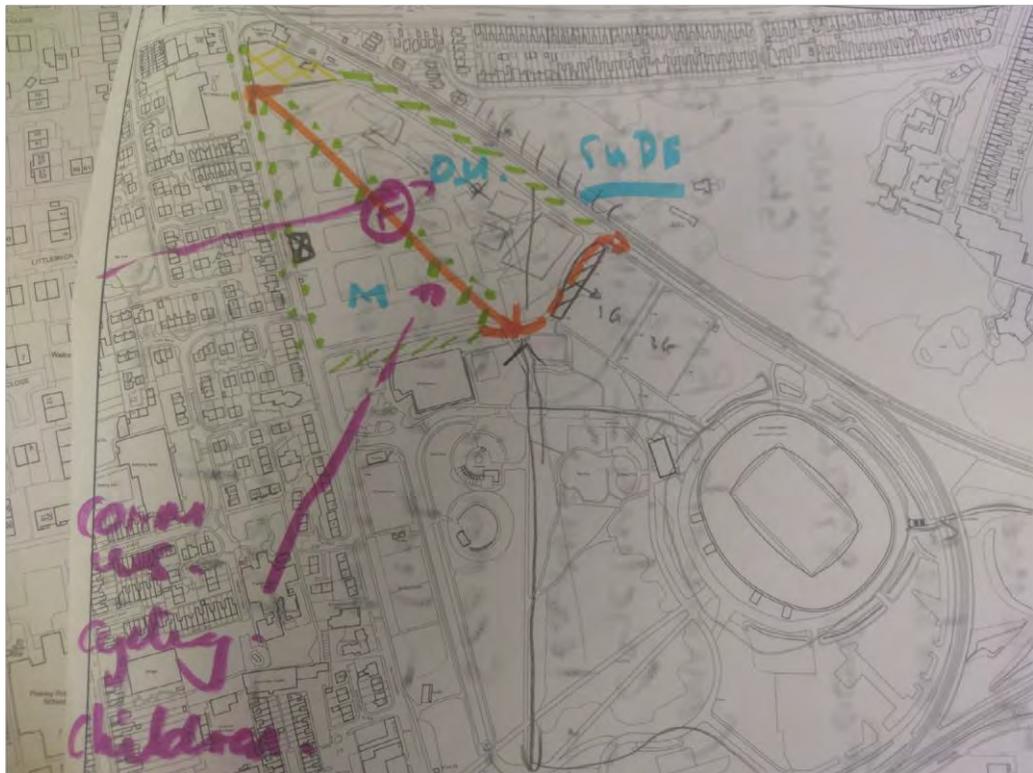
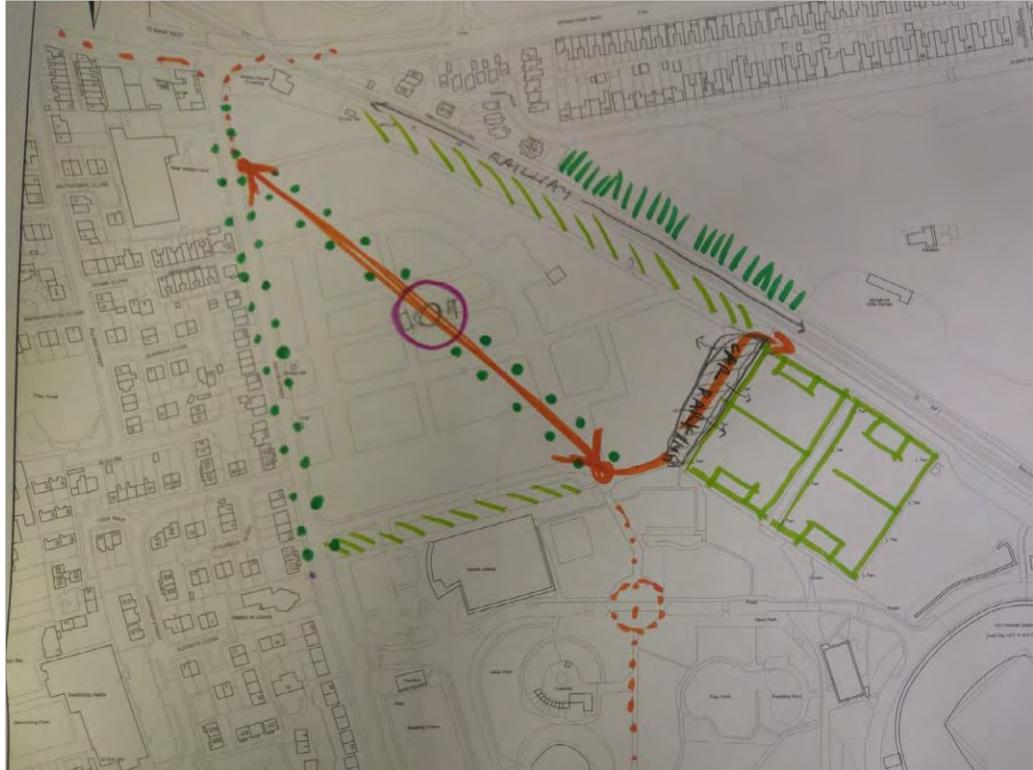
Site visit on market day



NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

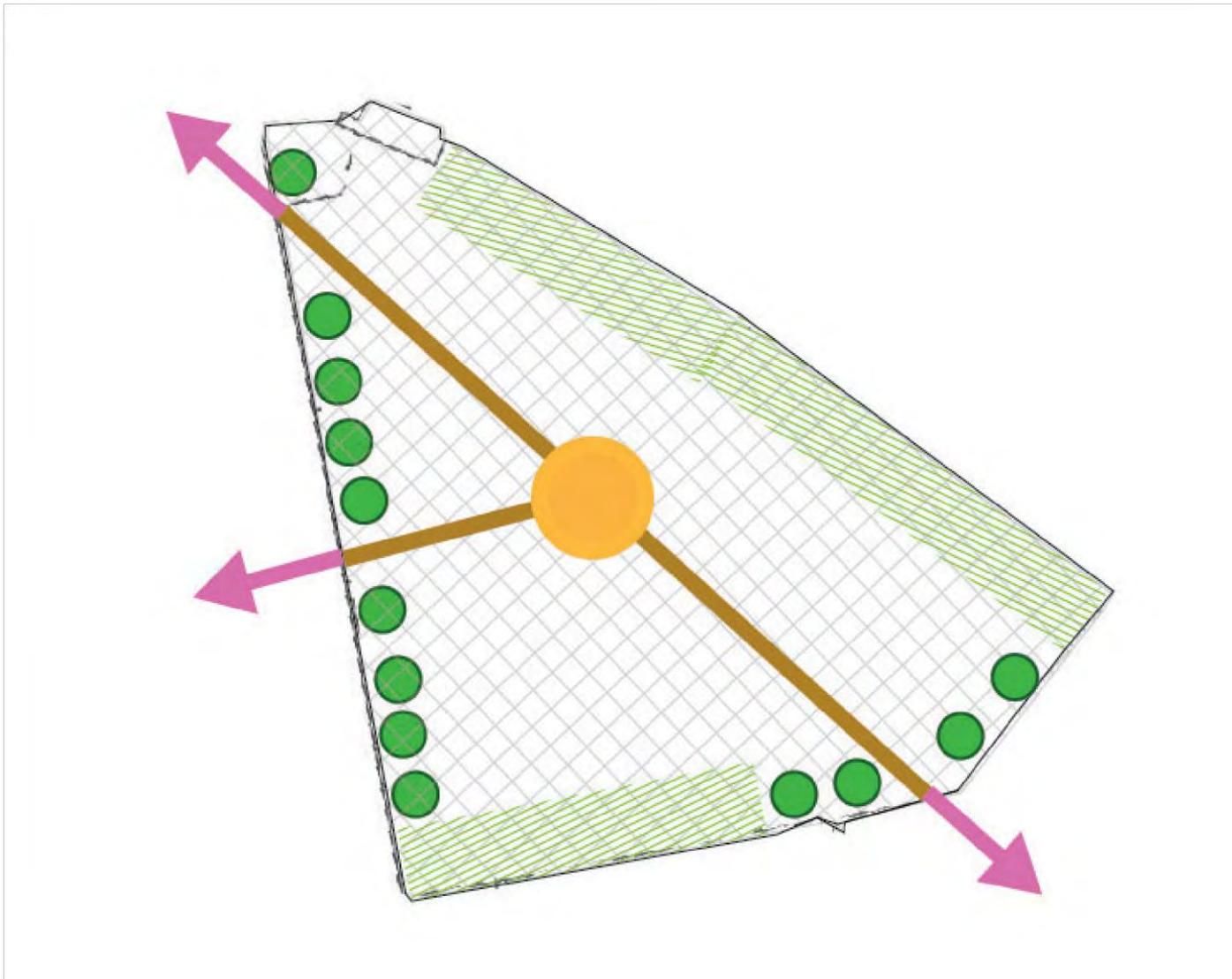
4.3 SUMMARY OF WEST PARK WORKSHOP

Community mapping exercise



4.3 SUMMARY OF WEST PARK WORKSHOP

Example vision



-  Central node
-  Access points
-  Walkway with different surface treatments
-  Tree planting
-  Sustainable Urban Drainage
-  Green Landscaping

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.4 REGULATION 14 CONSULTATION

4.4 REGULATION 14 CONSULTATION

The Pre-Submission Consultation period ran for six weeks from 2 September 2019 to 14 October 2019. The following email was sent to around 130 local stakeholders at the beginning of the consultation period including community groups and organisations, local businesses, residents, members of the steering group, various local authority departments, statutory consultees, local councillors, local educational facilities, local training enterprises and health providers.

Hi all,

Notification of Newington Neighbourhood Plan Pre-Submission Consultation Draft Statutory Consultees - Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 We are consulting on the pre-submission draft of the Newington Neighbourhood Development Plan.

We are hereby seeking your views on the draft Plan.

The full version of the draft plan can be viewed and downloaded here.

The draft plan is also on the front page of the Lonsdale community centre website www.lonsdalecc.org.uk and the Newington Neighbourhood Plan website <http://thenewingtonplan.co.uk>

Physical copies of the plan and response forms are on display at the Lonsdale community centre, 8 Lonsdale Street, Hull HU3 6PA

The pre-submission consultation period runs for six weeks from Monday 2nd September 2019. Your comments and representations should be returned to us by Monday 14th October 2019. Representations can be emailed to office@lonsdalecc.org.uk

Dave Coates

Chairperson - Newington Neighbourhood Forum

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.4 REGULATION 14 CONSULTATION

List of people / groups consulted as part of Regulation 14 consultation

Residents

George Baynes
Steve Carter
Dave Coates
Alla Coburn
John Coburn
Pat Davies
Lucy Kelly
Earl Greenwood
Andy Lee
Fiona Lee
Joan Lily Moughton
Dave Longden
Christeen McNeil
Mike Smith
Karen Tozer
Julie Smith
Dave Cook
Lee Ann Williams
Louise Hill
Jack Falkner Keith Smith

Community Organisations

Giroscope
Hull Ethnic Minorities Community Centre
Pickering & Ferens
Creative Projects
Walton Street Community & Leisure Centre
Carnegie Heritage Centre Ltd
Glencoe Street Neighbourhood Watch
Jubilee Church Hull
Kingston Kayak Club
West Park Family Roller Disco
Pet Respect
West Hull Under 14's Rugby Club
Sikh Community Centre
Virtual Riders
Gipsyville Multipurpose Centre
Hessle Road Network
TJ Training & Consultancy (ESOL)
Timebank Hull & East Yorkshire
Transition Hull
Hull Homeless & Rootless Project

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.4 REGULATION 14 CONSULTATION

Goodwin Development Trust
The Rainbow Centre, Wheeler Children's Centre
Streetwize
Hull Scrapstore
Fertility Group Hull & East Riding
Age UK Hull
Tigers Trust
Mencap
NAS Hull & East Riding Branch
Recycling Unlimited
Hull CVS
The Vineyard Project
Hull City AFC Supporters Trust
Forum (North Bank Forum) Hull Connect Well

Community Centres (Trustees) Lonsdale Community Centre

Paul Taylor (Finance Officer)
Ailsa Oliver (Chair)
Trish Brownhill (Vice Chair)
Betty Burton
John Benson Pete Dawson

Primary Schools

Paisley Primary School
St Georges Primary School
Eastfield Primary School
Francis Askew Primary School
Newington Primary School

Hull City Council

Newington Ward Councillors

Councillor Lynn Petrini
Councillor Gill Kennet
Councillor Peter Allen

Hull City Council Planning

Florence Liber
Keith Griffiths

Council Officers

Laila Lapse Berger (Health Trainer)
Jennifer Woolin (Ecologist)
Michelle Kidd (Events)
Joanne Smith (Riverside Neighbourhood Team)
Simon Blood (NPS)

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.4 REGULATION 14 CONSULTATION

Stewart Kenny (Parks Area Manager)
Stuart Carmichael (West Park Manager)
Andrew Wilson (Parks & Gardens)
Albert Avenue Pools
Sports Development
Julie Edge (Voluntary & Community Services)

Local Businesses

Steve Coultas
Stadium Management Company (SMC)

Other Stakeholders

Mark McGovern SSA Planning
Emma Kelly, Jessica Lake,
Christine Ebeltoft, Kelvin Dixon
NHS Hull CCG
Hull College

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.4 REGULATION 14 CONSULTATION

Unfortunately, only one response was received which is included below.

Name	Page / Section	Comment	Action / response
Keith Griffiths (Hull CC)	p.2	<ul style="list-style-type: none"> Need to reference the saved policies of this as explained in the LP page 307, including NASA1, parts of NASA2, NASA3 that includes reference to improving West Park and figure 3.1, parts of NASA4 and NASA7 (that references improvements to existing green spaces), NASA11 (that references design guidance in annex A covering street design, West Park Plan including the railway triangle and Hull Fair area, and other open space design, and boundary treatments) and NASA13 - 17 about proposals reflecting the historic urban form, public realm to meet the design guide, walking and cycling improvements linked to figure 11.1, maintenance arrangements for open spaces linked to development proposals, and planning obligations used to fund projects. These still exist as part of the LP so there is a need to outline the context here and write 'should there be a conflict then the most recent policy takes precedence. 	Saved policies referenced
Keith Griffiths (Hull CC)	p.5 proposals map	<ul style="list-style-type: none"> Some of this area includes the stadium car park so is not within the Recreational Area. Only 2 Key buildings referenced here. 	map redrawn, other key buildings added
Keith Griffiths (Hull CC)	p6 section 2.6	<ul style="list-style-type: none"> Outline the headline messages as a consequence of this work here. 	added
Keith Griffiths (Hull CC)	p.7 section 2.9	<ul style="list-style-type: none"> Outline the headline issues as a consequence of this work here. 	added
Keith Griffiths (Hull CC)	p.9 section 3.5	<ul style="list-style-type: none"> How does this correspond to the NASA AAP vision? 	referenced NASA vision
Keith Griffiths (Hull CC)	GP1	<ul style="list-style-type: none"> Design guide in AAP still exists so need to reference this here. 	added
Keith Griffiths (Hull CC)	GP2	<ul style="list-style-type: none"> 'no adverse effects' not right - re-word to 'no undue adverse effects' Need to explain how repair/re-use of buildings this will be supported. 	reworded, explanation added

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.4 REGULATION 14 CONSULTATION

Name	Page / Section / Policy	Comment	Action / response
Keith Griffiths (Hull CC)	GP6	<ul style="list-style-type: none"> there are only 2 shown as key buildings on the map not 6 listed here. why are these buildings so special that they require a policy? 	other 4 added, explanation added
Keith Griffiths (Hull CC)	GP3	<ul style="list-style-type: none"> give examples here. 	added
Keith Griffiths (Hull CC)	GP12	<ul style="list-style-type: none"> specify D use 	specified
Keith Griffiths (Hull CC)	GP4	<ul style="list-style-type: none"> reference to these on the Policies Map and estimated numbers for each. Albert Avenue already allocated site 296 in LP?? Walliker Street and Perry Street should not involve urban greenspace site 76 in the LP, 	added
Keith Griffiths (Hull CC)	GP5	<ul style="list-style-type: none"> does this apply to policy GP5 allocations or all allocations across the plan area. policy is very open ended in that the decision taker does not know the split or scale in any way. LP Policy 5 applies across the city so if you are saying its not relevant then you must say why. 	clarified
Keith Griffiths (Hull CC)	GP7	<ul style="list-style-type: none"> first part duplicates LP Policy 6.4. so may be just need second part to GP8? Is it just flats? What about HIMOs covered in LP Policy 7? 	clarified
Keith Griffiths (Hull CC)	GP11	<ul style="list-style-type: none"> Need to reference LP Policy 42.3 to prevent a policy conflict 	referenced
Keith Griffiths (Hull CC)	GP9	<ul style="list-style-type: none"> Repeats LP Policy 42.2 to a large extent but without the qualification about how much is needed or where. Suggest revision as 'Provision of new or improvements to existing green spaces and landscaping/planting, that improves local amenity, will be encouraged.' Are there any examples of this nature that could be usefully referenced in terms of providing a steer for officers in securing funding to deliver on this 'encouragement'. Could the policy go further than 'encouragement'? 	suggested text added examples added

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.4 REGULATION 14 CONSULTATION

Keith Griffiths (Hull CC)	GP15	<ul style="list-style-type: none"> • ‘no adverse effects’? need to add ‘no undue adverse effects’ otherwise the policy will not work. Clumsy wording so may be better to say ‘Development resulting in a highways or public safety impact, will only be accepted when there are no undue adverse effects or these impacts can be mitigated to an acceptable degree, perhaps through developer contributions.’ • Should add value to LP Policy 26.c.i and 29. 	<p>suggested text added</p> <p>policy ref. added</p>
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Name	Page / Section / Policy	Comment	Action / response
Keith Griffiths (Hull CC)	GP8	<ul style="list-style-type: none"> • The first part to this repeats LP Policy 32.1 but perhaps should reference Appendix C in the LP more closely. • I don’t follow the second part to this policy? Is it saying development will be allowed should on-street parking be made? or, is it more about ‘development that results in on-street parking will be accepted provided the parking spaces forms an integral part of the street scene and it does not unduly impact highway safety or free flowing traffic.’? 	Reference added policy reworded

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.4 REGULATION 14 CONSULTATION

Keith Griffiths (Hull CC)	GP14	<ul style="list-style-type: none"> • Which are these, by use class - presumably just B uses? • This policy seeks to protect existing businesses, but without specifying the use in land use terms. So it could be a shop (that goes into administration), then conversion to housing would be ruled out? • The policy does not explain why this is needed, but presumably it is to protect existing jobs and businesses? Perhaps it would be better to say something like 'The policy supports existing employment (B-type uses) outlined in Local Plan Policy 1 and 2 but goes further in supporting the retention of existing businesses within the neighbourhood. These businesses include X .list the most important ones? These are needed to sustain local jobs and activity. Uses that might undermine these imperatives will be resisted if this leads to the gradual erosion of the local economy and supporting activity that helps sustain local quality of life. In deterring such losses it is suggested that applications for none - B type uses, be accompanied by a rationale that explains why B type uses are no longer appropriate, or viable and why there are no reasonable prospects of employment use continuing.' • Still not convinced by this as businesses will come and go regardless of the policy. Also slightly concerned that 'home working' businesses might legitimize bad neighbour uses through this policy approach eg. back street garages in residential areas, resulting in adverse noise and asb etc. 	<p>use classes clarified</p> <p>policy reworded as suggested</p>
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Name	Page / Section / Policy	Comment	Response / action
Keith Griffiths (Hull CC)	GP14 (Policy now deleted)	<ul style="list-style-type: none"> • I am not sure what a Housing Action Area is because the AAP policies have largely been deleted. However, LP Policy 4 refers to Newington and St Andrews as a priority area for housing regeneration where housing stock is to be renovated, and improvements to frontages and/or boundaries will be supported. Does GP14 duplicate LP Policy 4 or in what way does it add to this? 	Policy deleted

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.4 REGULATION 14 CONSULTATION

Keith Griffiths (Hull CC)	GP13	<ul style="list-style-type: none"> Are there any suggested on the PM? There is a LP Policy 36 to reference here plus the retained NASA15 that illustrates the detail in figure 11.1. define 'formalised' in this context? There is a route to the city centre that goes down Londesborough Street with routes that connect it from West Park. DO you want to make suggestions about new or improved routes that differ from those in figure 11.1? 	suggested routes and improvements added on policies map
Keith Griffiths (Hull CC)	WP1	<ul style="list-style-type: none"> Railway triangle is already allocated as urban greenspace in the LP under Policy 42.1, so a reference is needed. NASA3 also refers that references figure 3.1 and proposals contained on this. Policy 42 also deals with rules for development on urban greenspaces involving assessments about its loss, replacement provisions and alternative uses outweighing loss. Is the final part to the policy WP1 (in effect) an additional requirement, although I am not sure what the qualifying criteria actually means or how this might be interpreted? Is there some assessment of the relative values of this site in these terms then? I think its value is more to do with its openness and as an approach to the stadium. It appears to have some ecological value as its listed in table 12.4 of the LP but is mainly grassland with some planting and there are remnants of the former football ground, but I wonder how much this should be used as a context for seeking further change? I would refer this part of the text onto the draft proposals/ figure shown later on but how much does this marry up to figure 3.1 proposals? 	reference added wording revised

Name	Page / Section / Policy	Comment	Action / response
Keith Griffiths (Hull CC)	WP2	<ul style="list-style-type: none"> The policy and reasoning seem at odds. Should the policy say: 'The Fairground Site as shown on the PM, will be retained for a variety of uses including parking, open market sales and Hull Fair or other uses that are compatible with the open nature of the site.' The site is also in the LP Policy 42 site 83 and NASA3 figure 3.1 (but only street scape improvements along Walton Street). 	suggested wording added

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

4.4 REGULATION 14 CONSULTATION

Keith Griffiths (Hull CC)	WP3	<ul style="list-style-type: none"> Need to re-phrase this policy as previous attempts to extend the stadium (for office and hotel) use have been resisted because of impacts, so last part should read 'will be supported subject to Local Plan policies including Policy 9, in addition to there being sufficient vehicle parking/servicing space to provide for current and future uses'. 	suggested wording added
Keith Griffiths (Hull CC)	WP4	<ul style="list-style-type: none"> Just checking about the application of maintenance costs associated with new landscaped areas on the boundary to the Fairground site. How likely is this going to be based on a s106/conditions allied to proposals on this site only, or could it be extended to cover other parts of the neighbourhood/plan area? add 'as outlined in figure 3.1 under Policy NASA3 and further detailed on page x to this plan'. 	suggested wording added
Keith Griffiths (Hull CC)	WP5	<ul style="list-style-type: none"> May be re-word the policy 'Proposals that involve improvements to existing buildings and spaces within the Public Recreation Area, as designated on the PM, will be encouraged and supported.' Need to explain the intended purpose of a management structure/body? In what way will existing buildings be encouraged and/or supported? Need to link to next section I think. 	suggested wording added purpose added
Keith Griffiths (Hull CC)	6 (6.2)	<ul style="list-style-type: none"> re-word I think -policies for the area contained in the Local Plan. The intention is to supplement these policies in a way that provides additional support for initiatives or development proposals or is used because greater intent is needed than is covered in the Local Plan.' 	suggested wording added
Name	Page / Section / Policy	Comment	Action / response

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.4 REGULATION 14 CONSULTATION

Keith Griffiths (Hull CC)	AR1	<p>It will be important to outline the state of hft's in the local centre and why a more restrictive approach, than outlined in the LP, is needed. It will be interesting to see the evidence that supports this in addition to an outline of the current state of play along Anlaby Road, that should be included in the reasoned justification. How does this approach influence the current state of play on Anlaby Road?</p> <p>Suggested wording 'There is a growing concern about the rise of hft's in the city and particularly within its local centres. Anlaby Road LC has a total of x A5 hft's with many concentrated near the Stadium end of the centre. In these locations, there are x units within a string of 20 properties. 10 or more hft's in a string of 20 properties (50%) is considered an over concentration.</p> <p>This is considered a more refined approach than the Hull LP Policy 12.13 that refers to 20% threshold of all units, but this measurement is taken for the whole of the centre.</p>	<p>context added</p> <p>rewording added</p>
Keith Griffiths (Hull CC)	AR2	<ul style="list-style-type: none"> • add ' and in line with LP Policy 32' after 'acceptable standard' • add the words 'not unduly affected' rather than 'not adversely affected' because there will always be an adverse effect - number of cars and activity/ movements that are out of the ordinary - its question of fact and degree - but there is a limit. 	<ul style="list-style-type: none"> • line added • suggested wording added
Keith Griffiths (Hull CC)	AR3	<ul style="list-style-type: none"> • in line with LP Policy 32. • This is ostensibly the same as Policy GP5, and covers the 'preferred uses' for Carlton. Same goes for Prem Bar in AR4. So some repetition. I would merge all these into one policy 'Use of the following sites: X, Y and Z will be supported provided vehicle parking/servicing is in line with the standards set out in LP Policy 32, in addition to these not unduly affecting nearby residential or visual amenities.' 	<ul style="list-style-type: none"> • LP policy 32 added • AR3 & AR4 merged

Despite only one respondent at the Regulation 14 consultation, the comments received by this individual were extensive and were extremely helpful in resolving and clarifying the sections of the plan and its policies. Amendments were made to the majority of comments received to ensure the Plan aligns with these comments and HCC policy. It is worth noting that some policy numbers have since changed during reformatting of the Plan.

4.5. POST REGULATION 14 CONSULTATION

4.51 Former Premiere Bar Consultation & Progression

Prior to the Covid 19 Pandemic work had already begun on progressing one of the Plans Legacy Projects the former Premiere Bar on Analby Road. In mid-October 2019 a public display board was set up in the Lonsdale community centre and leaflets and questionnaires circulated locally to request feedback from the community on the potential re-use of the building which was one of the identified 'Locally Important Buildings' in the area with potential for redevelopment for the benefit of the local community. The vision for the building was as a vibrant multiuse complex with a focus on creative media, hospitality, training and employment venue with a strong social inclusion and youth emphasis.

On Wednesday 13 November 2019 a consultation open meeting was held at the Lonsdale community centre specifically to consider the communities viewpoint. The event was reported on in the Hull Daily Mail and in view of the overwhelmingly positive feedback received prior to, at and following the meeting, Giroscope a local housing charity strongly represented on the Forum, along with its partners Lonsdale Community Centre and the Vulcan Learning Centre met at length to develop the feasibility of renovating the building as a multi-use entertainment, training and hospitality venue and to this end authored a business plan which was submitted to NPS Humber, Hull City Council's Property Development Partnership. A copy of the business plan is included in the appendices.

Example Feedback Posts Received

"Personally, I prefer to go to see local bands rather than nationally known ones, and I think this is a fantastic idea that could reignite Analby Road"

"This could be really good for everybody and especially the kids"

"I think this is a great idea and the building definitely needs saving, it could be a real asset to the community in difficult times"

"Really, really good idea, this could massively impact positively on social isolation and offer a source of friendship and support. This is an extremely valuable idea"

"About time!"

On July 14 2020 a 150-year lease of the premises was agreed between the NPS Group and Giroscope subject to a programme of works to improve the building under a phased plan of renovation.

4.52 Newington & Gipsyville News Newsletter

In early 2020 the Forum was working closely with Hull City Council and our Ward Councillors towards scheduling the Examination and Referendum and in preparation for this the regular Newington & Gipsyville Newsletter circulated by Hull City Council to all households in the neighbourhood carried a major article about the plan which is included within the appendices.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.5. POST REGULATION 14 CONSULTATION

4.53 Post Pandemic Consultation

Following the national lock down due to the Covid-19 pandemic in April 2020 there were some important changes to neighbourhood planning embodied in the [Regulations linked to the Coronavirus Act 2020](#) which meant that **no elections or referendums could take place until 6 May 2021**.

Over the duration of the lockdown although no further Forum or Project Group meetings were able to take place, the Forum Chair, our consultants and several Forum members kept in touch via 'Zoom' meetings and when permissible small focus group meetings to advance ideas on the Legacy Projects, specifically the former Premiere bar.

In September 2021 working with other local organisations several Forum members gained the keys from Hull City Council to the land within the gated Open-Air Theatre in West Park and viewed the premises to assess the feasibility of reopening the theatre initially by projecting film shows onto the exterior of the building and also in September 2021 Integreat Plus produced a feasibility report on the Premiere bar.

Due to the fact that the Forum had been in existence for longer than the prescribed five years it was additionally necessary for Hull City Council to re-designate the Forum which was achieved at a meeting of the Riverside Area Committee held in September 2021. Furthermore, at this meeting there was a request from members to ensure the Forum adequately consulted with different nationalities and minority groups as at point (c) below:

- (a) That the Riverside Area Committee support the re-designation of the Newington Neighbourhood Plan Forum;
- (b) that Members receive further confirmation of the designated area to be covered by the Newington Neighbourhood Plan so Members may be reassured that the scope has not been amended;
- (c) that Members seek further reassurance and evidence as to how the Forum intend to engage with residents of different nationalities and minority groups within the designated area, and assurance that any literature will be made available in other languages to ensure that the consultation is fully inclusive.

Subsequently on Monday 18 October 2021 the Forum Chair met with all three Newington Ward Councillors at the Guildhall in order to discuss the issue of consultation with ethnic groups within the neighbourhood. Another issue discussed at this meeting were proposals from NPS Humber to remove the car parks at the foot of Walliker, Ruskin & Perry Streets and provide greenspace improvements consisting of the provision of an urban garden area and a consultation event for this proposal was planned.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.5. POST REGULATION 14 CONSULTATION

4.54 Ethic Minority Group Consultation

As a result of the request to undertake further consultation with the local ethnic community from October 2021 until May 2022 a series of fortnightly focus group meetings and consultations took place at the Lonsdale community centre targeting groups and individuals from different nationalities. To this end we worked with two local consultants from an organisation called '3 Stages of Succession' who had broad contacts with a variety of ethnic minority groups as they themselves were of different ethnicity. These meetings were facilitated by Anna & Aviv our two local consultants and artists who invited numerous other people particularly those from different ethnic backgrounds to attend and they included individuals from two women's groups, an ESOL tutor, and representatives from numerous local organisations including the Hull Sikh Temple, a local Nigerian group, two Lithuanian groups (who host regular meetings at the Lonsdale community centre and hire the venue for private parties and craft fairs), individual artists, tutors and craftspeople and people from African, Polish, Indian and Filipino backgrounds. Representatives from the Sikh Temple on Anlaby Road (which is within the neighbourhood boundary) were especially keen to be involved and as a result of this we began an active collaboration with them and they ran several spin-off events at the Lonsdale community centre. These consisted of a Sikh New Year event held in April 2022, two events for women, a 'Pamper Day' held in July 2022 and a 'Teeyan Da Mela' traditional Indian women's Festival in September 2022. Additionally, a Nigerian food event was hosted at the Lonsdale community centre on 3 July 2022.



Women's
'Pamper Day'
July 2022

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.5. POST REGULATION 14 CONSULTATION

In view of the fact that many young people from different ethnic backgrounds congregate at the Skate Park in West Park and there have been issues of anti-social behaviour from young people in the park where the Police have been involved a meeting was held at the Lonsdale community centre on Tuesday 8 March 2022 to consider the re-use of the pavilion nearest to the Skate Park identified in the Plan as a potential youth club. The Forum Chair met with representatives from the Vulcan Learning Centre, the Tigers Trust, a Hull City Council Councillor and portfolio holder, two local PCSO's and the Police & Crime Commissioner for Humberside to discuss the potential of running activities from within the pavilion and it is intended to hold further consultation and discussion to pursue this possibility in the future.

The ideas for the Legacy Projects and particularly an Annual Festival in West Park and cultural strategy arose from the local consultant facilitated meetings and was enthusiastically supported by all the individuals from various ethnic backgrounds who attended as a means to bring about community cohesion. Culture has been described as the 'glue that holds us all together' and since cultural activities are a means to encourage understanding between indigenous people and ethnic minority groups, both an annual festival inclusive of all such groups within the neighbourhood and the idea of a 'neighbourhood of culture' and developing a cultural strategy were enthusiastically supported. It was recognised that food and music are the two things that universally bring people together and animated discussions and idea generation took place at these meetings with the Sikh group especially enthused about running Bhangra dance events and rickshaw races at the West Park Festival. It was further recognised that such initiatives were needed more than ever following the pandemic when people were isolated and unable to meet and socialise.

The time is now right to start building on these new relationships created within neighbourhoods to work together to tackle some of the more pressing issues such as disconnected communities, mental health issues (including social isolation and loneliness), lack of social cohesion, growth of insecure and precarious employment, an aging population and of course ...any future pandemics.

Richard Motley - Integreat Plus

These meetings were very informal and took a different slant by stimulating a creative 'blue sky thinking' approach through the use of art, drawings, maps and interactive activities to enable participation by people whose first language was not English. However, they did address several issues identified within the previous findings such as anti-social behaviour experienced from young people in West Park and particularly worked to develop and extend the potential ideas for improvements identified at the West Park Workshop. Specifically, these meetings led to the inclusion of Legacy Project 3 'Cultural Strategy Neighbourhood of Culture' and its Vision and Aims and Legacy Project 4 'West Park Festival' which it was envisaged would be a multi-cultural event and would directly involve young people in helping to plan, run and manage music and cultural activities in the park aiming to inspire and motivate them to positively channel their creative energies.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

4.5. POST REGULATION 14 CONSULTATION

‘Throughout the consultation process Ward Elected Members have been consulted on the proposals for the neighbourhood starting with their direct involvement in the beginning with the selection of the designated area and acceptance of the Forum. And more recently elected members have been instrumental in raising awareness about the plan including advising about the production of a newsletter distributed to each household in the plan area. They have also led the production of ideas/proposals surrounding a number of key development sites in the area and involved the Area Team to help further community engagement. This included proposals to green the existing car parks at the foot of Walliker, Perry and Ruskin streets along with proposals to review the rail crossing to Selby Street.

To this end they wrote to around 600 residents living in these and surrounding streets inviting them to two consultation events which ran from 10am to 2pm on Tuesday 7 December 2021 and from 2pm to 6.30pm on Wednesday 8 December 2021 at the Lonsdale community centre. At these events detailed displays illustrating the proposed ‘greening’ of the car parks was illustrated and feedback gained.

Support has also been given in terms of their future involvement via a working draft Memorandum of Understanding, in delivering elements of the plan and related projects.

4.55 Premiere Bar (West Park Palace) Design Workshop

A design workshop to consider the feasibility report and architectural drawings produced by Integreat Plus for the former Premiere bar building was held on Friday 17 June 2022 and included representatives from Hull City Council’s Art Unit, Hull Independent Cinema and several other organisations with an interest in the building.

Further meetings and development of this project including additional community consultation are scheduled for the future.

**NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION**

5. APPENDICES

**5.10 PUBLICITY MATERIALS USED TO PROMOTE ENGAGEMENT ACTIVITIES
HULL DAILY MAIL ARTICLE 5 FEBRUARY 2014**

5th February 2014

Plan could restore confidence in area

New approach would give residents say in developments

InShort
A new neighbourhood plan could be established to help breathe new life into the Newington and St Andrews area.

by **James Campbell**
j.campbell@mailnewsmedia.co.uk

NEWINGTON and St Andrews is the first area in Hull to put together a neighbourhood plan, which could shape how the area is developed.

The new approach will give residents more of a say regarding issues such as housing and economic development.

The plan will become a recognised policy in planning law and will have to be taken into account by developers.

Dave Coates, of Lonsdale Community Centre, is spearheading the move.

He said: "Essentially, this neighbourhood plan will replace the Gateway Pathfinder plan, which was due to regenerate the area before the Government pulled the plug on funding.

"At the moment, there are still a lot of empty properties in the area.

"We want to bring these back into use and encourage more development.

"We also want to boost trade in areas like Hessele Road and Anlaby Road, which have suffered recently and are full of takeaways and off-licences.

"There is a need to attract more diverse businesses and provide incentives for small businesses to come to the area."

For a neighbourhood plan to get off the ground, it needs to create a forum with 21 members. So far, Newington and St Andrews has 18 after a meeting was held a couple of weeks ago.

Mr Coates said: "We are

viewonvideo
Watch this story on our website at hulldailymail.co.uk



ENCOURAGING: The Newington and St Andrews Neighbourhood Forum has been set up. Dave Coates, chairman of the forum, with, from left, Natalie Hallows, Martin Newman and Caroline Gore-Booth in Arthur Street, Hull.
Picture: Jack Harland

trying to get a number of groups and people involved so we can look at these issues collectively.

"The idea is to create an identifiable brand, which has happened in Princess Avenue and Newland Avenue.

"We want a positive image and to take advantage of the UK City of Culture 2017.

"Hopefully, we will create a cohesive view of how to move forward over the next ten to 15 years."

Regeneration group Urban Vision Enterprise is helping residents form the neighbourhood plan, which is part of a Government initiative.

Hannah Barter, of the group, said: "Under the process, areas can apply for a grant of up to £7,000 or get direct support.

"Newington and St Andrews successfully bid for direct support, which we are giving.

"There is the difficult task of bringing together 21 people across the community to provide different community programmes.

"The idea is to transform the issues of a community into a planning policy, which can help determine future planning applications."

The next task for those behind the plan is to raise awareness and get feedback from residents.

Ms Barter said: "We will have to hold a series of community events over the coming months to gauge what issues need addressing.

"The community round here has been left in limbo after the regeneration funding was pulled and now, we need to restore confidence.

"This neighbourhood plan has teeth and has legal weight in planning law."

Major housing and job issues remain

The issues that were set to be addressed by the Gateway regeneration funding still remain.

I welcome this move. Those behind this have asked me to be on the steering group.

There are still major housing issues and a need for more jobs.

There has already been some major improvements more but is needed.

In your words



Local ward councillor Daren Hale

This neighbourhood plan is a step in the right direction. Having a plan means we can channel any findings more effectively.

Follow us on Twitter
[@HullDailyMail](https://twitter.com/HullDailyMail)

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

5.11 PUBLICITY MATERIALS USED TO PROMOTE ENGAGEMENT ACTIVITIES
OPEN MEETING 26 NOVEMBER 2015

**Newington
Neighbourhood Plan**

Open Meeting

The **Newington Neighbourhood Plan** is a plan for the Anlaby Road area which will enable the local community to have more say in the development of the neighbourhood.
Why not find out how you can get
Involved?

At Lonsdale Community Centre
Thursday 26th November 2015
From 12 noon to 3.00pm
Free Buffet at 12.30pm!

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

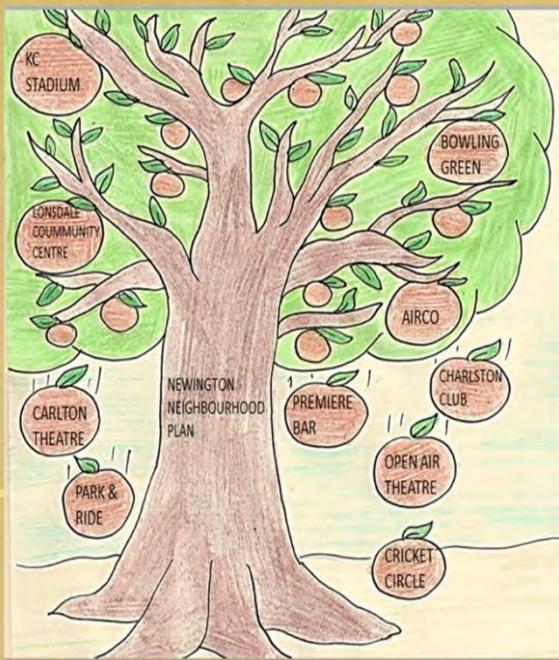
5. APPENDICES

5.12 PUBLICITY MATERIALS USED TO PROMOTE ENGAGEMENT ACTIVITIES
LEAFLET DISTRIBUTED TO ALL HOUSEHOLDS WITHIN THE
NEIGHBOURHOOD 2016

Newington Neighbourhood Plan Consultation



www.thenewingtonplan.co.uk Telephone: 564691



Can we use the land behind the Stadium for a community garden?

Do we need a crossing near St George's Primary School?

How can we revive trade on Anlaby Road?

Can we save and develop the former Premiere Bar?

Lonsdale Community Centre, 8 Lonsdale Street, Hull, HU3 6PA

The Newington Neighbourhood Forum is consulting with the local community to gather the issues and concerns which will be used to create the Newington Neighbourhood Plan putting in place planning policies for the next 15 years.

Support your local community join the forum!
Local issues need local people to speak up for them!

NEWINGTON NEIGHBOURHOOD PLAN
STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

5.13 PUBLICITY MATERIALS USED TO PROMOTE ENGAGEMENT ACTIVITIES
PUBLIC MEETING & WORKSHOP 24 FEBRUARY 2016

**A Plan for your
Neighbourhood?**



We are creating a plan for the Newington area for the next 15 years or more. (See the map above) The plan will contain your ideas and your priorities - so you need to tell us what you think, what you're concerned about, and how you'd like to see our neighbourhood develop.

**Newington Neighbourhood Plan
Public Meeting & Workshop**

**At Lonsdale Community Centre on Wednesday
24 February from 1.30 pm, to 5.30 pm**

A neighbourhood plan is a community led framework for guiding the future development, regeneration, and conservation of an area, it may contain planning policies, proposals for improving the area, providing new facilities, or allocation of key sites for specific kinds of development.

Come along & have your say!

5. APPENDICES

5.14 PUBLICITY MATERIALS USED TO PROMOTE ENGAGEMENT ACTIVITIES
HULL DAILY MAIL ARTICLE 24 FEBRUARY 2016

February 24 2016 hu

OUR STREET Today we're in **Hessle Road** TOMORROW

BRIEF

sted during searches

st stop and searches Hessle Road area show searched. Police stopped and people on the same ectan Close, just off were suspected of ut nothing was e searched in a the same day and d for drug searched in Benedict suspected of fence and he was ww.police.uk to view ch map.

ess open day

being held for the out the services ity to support the support service for g people, is hosting it will be beneficial an interest in the s situation in Hull. be held today, from n at William Booth Road.

EN FOR BUSINESS



VOCAL LOCALS: From left, Dave Coates, Darren Gordon and Natalie in West Park. Picture: Jerome Ellerby

Have say on how area should be developed

Ploughing ahead with city's first Neighbourhood Plan scheme

By James Campbell
j.campbell@hulldailynews.co.uk

PROPOSALS to allow residents in the St Andrew's ward more say on how it should be developed will be revived in the spring. Community stalwart Tracey Henry has been pushing the neighbourhood plan, but the process has been put on hold for personal reasons. Meanwhile, residents are now having their say on how the Newington area should be developed. Hull City Council cabinet approved the development of the Newington Neighbourhood Plan, which is set to become the first in the city, covering the area around Anlaby Road. The plans in both areas will become a recognised policy in planning law and will have to be taken into account by developers. Ms Henry is looking to plough ahead with the St Andrew's Neighbourhood plan shortly. But residents need to convince Hull City Council, which says St Andrew's Dock is too industrialised, to be part of the plan. Ms Henry said: "The plan has been put on the back burner for a while due to personal reasons, but we are still determined to move forward. "Our next step is to produce a 25-man forum committee, which we hope to do in April, in time to make the most of the funding streams available in the summer. "We are very keen to make this happen and we are determined to include the docks." Hull City Council's cabinet rejected a previous plan, which combined St Andrew's and Newington, insisting the area was too large. A decision was taken to split the neighbourhood plan into the two wards. Those behind the Newington Neighbourhood plan, which includes West Park, are further forward with public consultation under way. A public meeting and workshop will take place today so residents can have their say. Dave Coates, of the Lonsdale Centre, is spearheading the plan. He said: "The area forum has been designated and now we have reached the consultation stage. "The plan will involve the whole community and provide a means of inspiring people to come together to make a real positive difference to our community. "We envisage the plan will produce real tangible benefits, such as improving the urban design of the area, making green spaces more suitable for community use, reviving trade and in creating new community enterprises." Regeneration group Urban Vision Enterprise has been helping residents form the neighbourhood plan, which is part of a government initiative. Under the process, areas can apply for a grant of up to £7,000 or get direct support. The meeting on the Newington Neighbourhood Plan today will be held at the Lonsdale Community Centre, from 1.30pm to 5.30pm, and anyone is welcome.

5. APPENDICES

5.15 PUBLICITY MATERIALS USED TO PROMOTE ENGAGEMENT ACTIVITIES
OPEN DAY AUGUST 2016



**You are invited to come along to the
Lonsdale Community Centre Open Day!**

**Why not come along & find out
about:**

- ☺ How we can help you into work!
- ☺ What training courses we can offer you!
- ☺ How you can get involved in exciting new proposals for the area!
- ☺ What new activities we are planning!

Thursday 4 August from 11am to 2pm

All Welcome!



Lonsdale Community Centre, 8 Lonsdale Street, Hull, HU3 6PA, Telephone 564691
Email: office@lonsdalecc.org.uk Web: www.lonsdalecc.org.uk

5. APPENDICES

5.16 PUBLICITY MATERIALS USED TO PROMOTE ENGAGEMENT ACTIVITIES
WEST PARK SPRING FAYRE MAY 2018



- * Skateboarding Lessons & Tuition *
- * Assault Courses * Face Painting *
- * ScrapStore Creative Workshops *
- * Humberside Police *
- * Humberside Fire & Rescue Service *
- Childrens Activities * Craft & Bric-A-Brac Stalls *

At West Park

(Skate Park & Carnegie Heritage Centre Area)

Wednesday 30th May 2018

11.00 am to 2.00 pm

Newington Neighbourhood Forum 2018

5. APPENDICES

5.17 PUBLICITY MATERIALS USED TO PROMOTE ENGAGEMENT ACTIVITIES
OPEN DAY NOVEMBER 2019



You are invited to come along to the
Lonsdale Community Centre Open Day!

We are consulting about local issues and a new
proposal to take on the former Premiere Bar as a
community resource

Come along to find out!

- ☺ How you can get involved
- ☺ What new free training courses we can offer you!
- ☺ What new activities we are planning!

⚙️ **Craft Stalls** ⚙️ **Plant Sale** ⚙️

⚙️ **Buffet** ⚙️ **Tombola** ⚙️

⚙️ **Fun & Games** ⚙️

Wednesday 13th November 2019

From 11am to 1pm

Lonsdale Community Centre, 8 Lonsdale Street, Hull, HU3 6PA, Telephone 564691
Email: office@lonsdalecc.org.uk Web: www.lonsdalecc.org.uk

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

5.2 PUBLICITY MATERIALS USED TO PROMOTE ENGAGEMENT ACTIVITIES NEWINGTON & GIPSYVILLE NEWS NEWSLETTER MARCH 2020

This newsletter was circulated to all households in the Newington & Gipsyville Ward.

The full text included in the article is as below:



'Newington seeks to get its own plan in place with local Referendum'

Newington area is set to break a record for the first Neighbourhood Plan in the city to be adopted but a few hurdles remain. This includes an examination of the plan likely to be in May 2020 followed by a local Referendum of local people. Cards will be posted to every household in the area of concern to enable residents to vote in favour of the plan or to reject it, so plenty of advance notice is being given. Proposals in the plan include protecting valuable open spaces and bringing landmark buildings back into use such as the Premiere Bar and the former Carlton Theatre. The number of take-aways and houses in multiple occupation are also to be addressed. It is not too late to see what is involved and make sure you are happy with the proposals before you vote on it. The plan has been devised over a long period of time involving a Forum of 21 local people and has sought to engage the community through a community run web site, special events and meetings, newsletters and press coverage. A number of documents are available to be viewed on the Lonsdale web site (just type Newington Plan into search) but also at the community centre and service centres. Should the plan be endorsed by the community it will provide a good basis for bidding for funds to support local projects outlined in the plan.

The plan is led by the Lonsdale Community Centre and Giroscope but is written by planning experts, and its development is supported by the City Council. The City Council's role is to advise about plan production and organise the examination and Referendum. It also has a duty to ensure it complies with the city-wide Local Plan although should it be adopted it will be important in steering development to the right locations within Newington. Unlike the Thornton Plan which was rejected in September 2018 it is hoped that more people will vote in favour of it because of the importance to getting funds and investment into the area.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

Policies map included within the Hull City Council 'Newington & Gipsyville News' newsletter article.

POLICIES MAP



5. APPENDICES

5.3 THE WEST PARK PALACE BUSINESS PLAN

THE WEST PARK PALACE

A Proposal



Giroscope
69 Coltman Street
Hull
HU3 2SJ

01482 576374
info@giroscope.org.uk

5. APPENDICES

Contents

1. Executive Summary

- 1.1 The Partnership
- 1.2 Brief Proposed Use
- 1.3 Funding & Investment
- 1.4 Proposed Timeline

2. The 'West Park Palace' - Details of Proposed Use

3. Development of the Building

- 3.1 Inspection Visits
- 3.2 Car Parking

4. Community Consultation / Evidence of Need

- 4.1 Newington Neighbourhood Plan

5. Market Research

- 5.1 Café INDIEpendent - A useful model
- 5.2 Other Similar Provision

6. The Partnership

- 6.1 Giroscope
- 6.2 Lonsdale Community Centre
- 6.3 Vulcan Learning Centre

7. Appendices

- 7.1 Appendix 1 - Background and History of the Building
- 7.2 Appendix 2 - Project Management Structure
- 7.3 Appendix 3 - Planning, Licencing and Security

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

1. Executive Summary

Giroscope, along with its partners Lonsdale Community Centre and Vulcan Learning Centre have undertaken considerable research and community consultation to bring back into use the former Premiere Bar building on Anlaby Road as a vital community asset. Supported by a social enterprise CIQ Agency, trading as Integreat Plus (an architectural, planning and economic development agency) the partnership has considered at length the feasibility of renovating the building and believe it has the passion, the means and popular support to bring it back into use as a multi-use entertainment, training and hospitality venue, while restoring the building to its former glory as an iconic local landmark.

1.1 The Partnership

Giroscope, Vulcan and Lonsdale all have a good track record of raising funds to deliver high quality, effective services. Between them they successfully manage a range of buildings that contribute to the overall improvement of the local environment. They all have excellent working relationships with Hull City Council, other local community and voluntary organisations. Lonsdale community centre were the lead partners in the development of the Newington Neighbourhood Plan and Giroscope recently acquired the former St. Matthews church on Boulevard and have already undertaken the necessary repairs to the fabric of the Church to bring it back into use to host market stalls and other community activities.

1.2 Brief Proposed Use

We envisage turning the building into a vibrant multiuse complex with a focus on creative media, hospitality, training and employment with a strong social inclusion and youth emphasis. The potential uses we have identified are briefly as follows:

- **Live Music, Arts, Comedy and Dance Performance Space**
- **Cinema for arthouse and independent films**
- **Community Radio Station**
- **Upmarket Café/bar**
- **Training and Employability project for local people**
(i.e. Music Production, Graphic Design, Video & Radio Production, Event Management, Marketing & Design, Catering & Hospitality)
- **Production Offices, co-working spaces and training rooms**
- **A Function venue available for private hire**
(Children's parties, Wedding receptions, anniversary events)

1.3 Funding and Investment

The building has been vacant for over ten years, and has fallen into serious state of disrepair representing a major blight to the area. Taking into consideration the extensive capital works required to bring it back into use and the potential cost of its demolition, which in our

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

estimation would be very similar to the potential value of the cleared land, we are advocating that the building would be best dealt with as a Community Asset Transfer.

A Community Asset Transfer is the transfer of management and/or ownership of public land and buildings from its owner (usually a local authority) to a community organisation (such as a Development Trust, a Community Interest Company or a social enterprise) for less than market value – to achieve a local social, economic or environmental benefit.

By this means the building would be renovated to a high standard and in the short term Giroscope would undertake to begin the first phase of works, which would enable the building to quickly be operational delivering a range of ‘meanwhile use projects’ prior to the major renovation works which will immediately benefit the area.

Supported by CIQ Agency the partners have access to practicable knowledge and expertise in achieving cultural led regeneration. The CIQ Agency led a successful stakeholder partnership to deliver the regeneration and economic development of Sheffield’s highly regarded Cultural Industries Quarter(CIQ). Through this the partners will gain insight and capacity to draw down the required social investment funding which will be sought from Power to Change, The Reach Fund, Key Fund and other social investors supporting community led businesses and social enterprises working to achieve positive social impact deliver sustainable, inclusive economic development and growth.

It is important to stress that from an investment point of view Giroscope would only be interested in owning the building as raising finance from large funders or banks is not viable without outright ownership of the building.

1.4 Proposed Timeline

The intention would be to bring the building back into use within six months to a year and to have the renovation works completed and the building fully operational within three years.

- Acquire Building
- Giroscope to take on preliminary works to enable the building to run ‘meanwhile’ use activities.
- Secure funding and development finance
- Major Building Renovation
- Start delivering activities from the building

5. APPENDICES

2. The 'West Park Palace' - Details of Proposed Use

We are keen to bring back the original name for the building: 'The West Park Palace'. This name has historic cultural significance, and from a branding point of view has a memorable and distinctive ring, which defines it in terms of place and aspiration.

We believe that the partnership can give the building a new lease of life as an adaptable multipurpose music and arts venue, that will be open to, and accessible by the local community and which will not only provide a valuable community resource but which will help transform both the day and night time economy of the area.

The intention is that the venue would serve as a space for community arts activities catering for all ages and abilities and provide access to resources and opportunities that are currently unavailable in the area. Involvement of local people is key to this strategy and we would seek to develop 'ownership' of the new facility as a public space for creativity. This approach will link the educational and training opportunities with community action which would further the development of a sense of place within the Newington area and contribute towards enhancing the local image.

- **Live Music, Arts, Comedy and Dance Performance Space**

The venue would include a performance space for live music, dance, comedy and spoken word performances. Rehearsal and recording space would also be available to hire and would enable support for young people with ambitions to perform and kick start a career into the creative arts industry.

- **Cinema for Arthouse and Independent Films**

As a multi-function venue and considering the building's history as a cinema we are keen to incorporate space for screening films which will add a new dimension to the provision of local popular entertainment opportunities. Videos, short documentaries and news pieces produced at training courses in the venue could be screened on a big screen enabling local issues, narratives and stories to be developed and shared generating involvement, feedback and raising awareness.

- **Community Radio Station**

This would be based in the building and would have a strong emphasis on creating local stories and news from the Newington area. Training in radio production would be provided for local people.

- **Upmarket Café/Bar**

We would open the building as a café serving high quality teas & coffees, cakes and food through the day. This would add a new dynamic to Anlaby Road and provide valuable volunteer and work experience placements for young people which would equip them with Catering & Hospitality training qualifications and support into employment, including support for local people with learning or physical disabilities. The premises would also be licensed with a bar providing alcoholic beverages for gigs, events and performances. Professional Rugby League and Football matches at

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

the KCOM Stadium present an opportunity to provide food and drink to stadium goers on at least 38 occasions per year. Similarly, Hull Fair provides scope for a further 8 days annually.

- **Training and Employability project for local people**

The overall emphasis here would be to provide a key employment initiative aiming to teach people skills in the creative industries through customised workshops and training courses. For example, training could be provided on Recording and Performing skills, Photography, Film-making, Radio production, Promotions, Graphic Design, Marketing and Event Management.

Training will also be available for other local organisations wishing to learn media skills to more effectively promote their work such as how to create content for and set up a YouTube video channel.

Additionally, specific training activities will also target delivering creative opportunities for children and young people within school holiday times.

- **Production Offices, co-working spaces and training rooms**

Hire of office space, training rooms, and the use of the venues recording facilities would enable us to gain valuable earned income.

- **A Function venue available for private hire**

(Children's parties, Wedding receptions, engagements, birthdays and other anniversary events)

There is a lack of suitable local venues that are attractive and versatile enough to cater for the multiple needs of private hire events. (a role once played by the now demolished Charleston Club). By being able to cater to this market and offer a full service providing DJ's, live music, entertainment and catering facilities this would draw in valuable earned income while providing an important local facility.

Another use of the building could be for dedicated events such as book and record fairs.

The Newington area is identified as a deprived area according to the English Indices of deprivation 2019. However, hardship and deprivation do not stop creativity.

The Many Benefits of Participatory Arts

- Public music, art and culture are a proven means to stimulate interest and promote involvement.
- Participating in as opposed to consuming art and music contributes towards greater accessibility of the arts.
- Creative activities can be accessible to people with mental health problems, the unemployed, people with long term health problems, older people, and people from different ethnic backgrounds.
- Participatory arts and music activities have a proven positive impact on mental health.
- Creative activity is exciting, uplifting, and nourishing and reduces stress and anxiety.
- Promotes creative and lateral thinking and transferable problem-solving skills.
- Reduces isolation and combats social exclusion.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

- Brings people together and increases dialogue between people from all social backgrounds.

3. Development of the Building

3.1 Inspection Visits

The partners have undertaken several inspection visits (including going onto the roof) to take measurements, sketch out a floorplan, and have the eye of professional construction workers look over the extent of works needed to obtain a feel for how the building could be used. At this point we have not had any professional surveys carried out, but will do so should our proposal be acceptable. As result of the inspection visits we have been able to ascertain a good idea of the works needed to bring the building back into use.

We would like to use the building in a very similar configuration to its current layout with development centred on the existing auditorium and having a more usable balcony (former circle). We intend to make good use of the backstage area and the warren of smaller rooms to the first and second floors.



Giroscope will work with its construction arm, *Giroscope Services* and other subcontractors, working alongside volunteers, to carry out a full programme of external and internal renovation of the building to enable it to be brought back into use. We will work closely with an approved architect and relevant people in Hull City Council/NPS to ensure the renovation is sympathetic to the history and design of the building and the needs of the local area.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

Among the works being programmed are:

- Remove unsightly vegetation to the outside of the building and ensure it is wind and weather resistant.
- Repair and replace all doors, fire escapes, windows, guttering and shutters
- Repaint the façade and install tasteful, appropriate signage
- Undertake a full rewiring of the building (as most of the electrics have been removed)
- Reconfigure the stairs to the circle and back stage upper parts, extend flooring to the circle and fit railings and handrails.
- Make good the main room ceiling, upstairs front and rear rooms and install toilets and washing facilities as appropriate.
- Remove the DJ booth and servery and reconfigure the backstage room to accommodate a kitchen, cellar and dressing rooms.
- Install efficient heating systems, alarm and emergency lighting throughout, affix safety signage
- Build a serving area and bar,
- Install cinema projection equipment, a PA system and lighting for live entertainment and a sound system for back ground music
- Tastefully furnish and decorate throughout
- We will also look at the possibility of installing windows to the west elevation to let light into the building and to open it up to the street environment.

3.2 Car Parking

The Premiere Bar has no parking of its own. As the building sits on a corner there are double yellow lines directly outside. The nearby on-street parking on Anlaby Road can be dominated by the Gilbert Baitson Auction House along the street, while the nearby streets are residential. There are restrictions for evening and weekend parking due to the close proximity of the KCOM Stadium, which restrict parking to one hour, with no return for 2 hours.

Overall the building would benefit from access to a small amount of dedicated car parking. The land formerly occupied by The Charleston Club could accommodate this, if HCC find no other use for it.

We would also be keen to acquire the land adjacent to the Premiere Bar to bring it back into use and relieve HCC of the maintenance costs. A small strip of this land could potentially be used for parking; possibly disabled parking only. We would look to develop the rest of the land into a landscaped garden that could be incorporated into the development and uses of the building. Currently the land is an unsightly 'vacant lot' and does nothing to enhance the street scene of Anlaby Road. The challenge will be to create an attractive and usable asset that does not just become another 'hang out' for street drinkers or attract ASB.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

4. Community Consultation / Evidence of Need

4.1 Newington Neighbourhood Plan

Lonsdale Community centre initiated and led on the process of the Newington Neighbourhood Plan. The Newington Neighbourhood plan provides an opportunity for local residents, organisations and elected representatives to steer how the area will develop over the next 15 years. This proposal directly arose from the key findings that emerged from the Neighbourhood Planning community engagement and consultation process.

Key aims of the plan are to create and promote a positive image for the area, to protect the areas community heritage and preserve local distinctiveness to reflect the life, identity and aspirations of its people. Key findings that emerged from the plan were the significance of sport, leisure and a culture of artisan small industries to the Newington area that defined its unique identity. Furthermore, local people identified public art is an important and powerful means to develop and promote a sense of belonging and community pride reconnecting them with the neighbourhoods' heritage and historic narrative.

Specific gaps in provision that were identified were the lack of activities and services for young people particularly within school holiday periods, the lack of live music and local cultural activities and events and the lack of 'family friendly' venues.

The lack of youth provision is of particular local concern following recent violent incidents of anti-social behaviour from young people within West Park. The fact that this is directly opposite the 'Palace' is of primary significance; and demonstrates the need for youth provision within easy reach of West Park.



NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

Following feedback from the Newington Neighbourhood Plan website and posts about the prospect of renovating the former Premiere bar on the Lonsdale community centre and 'Love Newington' Facebook pages all the feedback has been extremely supportive and positive. This was further vindicated at a recent open day at Lonsdale Community Centre where community consultation specifically about this proposal was undertaken and feedback was overwhelmingly positive. (held on Wednesday 13th November 2019).

This event was reported on in the Hull Daily Mail and received similarly positive feedback.

Example Feedback Posts

"Personally I prefer to go to see local bands rather than nationally known ones, and I think this is a fantastic idea that could reignite Anlaby Road"

"This could be really good for everybody and especially the kids"

"I think this is a great idea and the building definitely needs saving, it could be a real asset to the community in difficult times"

Really, really good idea, this could massively impact positively on social isolation and offer a source of friendship and support. This is an extremely valuable idea"

We have also spoken to other projects delivering arts activities locally, and they report that they would welcome having a music and arts venue locally since they would most likely be able to work with us. This includes Musical Truths a grassroots music project for people with experience of addiction/recovery and mental health issues, a local music promotor, and 'Bite the Biscuit' Boulevard Community Radio.

Through developing a spatial plan for the Newington area, a parallel set of community economic development aspirations are emerging centred on a number of regeneration and economic development opportunities which the community is keen to realise of which this proposal is one. These parallel economic ambitions compliment the neighbourhood plan consultation results and signals a growing appetite for 'bottom up' employment and enterprise initiatives to the area.

The Newington neighbourhood plan, once made, will set the spatial planning context for this community inspired and led economic inclusion, regeneration and enterprise aspirations into the future.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

5. Market Research

5.1 Café INDIEpendent - A useful model

Café INDIEpendent is a successful not-for-profit organisation operating a similar type of building in Scunthorpe, since 2013. It combines a young peoples' support and employability project with a coffee house and music venue in a building which has a comparable layout. We have had several meetings and discussions with them about some of the development and operating issues that have arisen and they have given us access to their financial models so that we can accurately predict some of our own costs.

The Café INDIEpendent project offers a relaxed café area with a small children's play area to provide a family friendly environment, which we would be keen to replicate in some of our proposed uses. It spends part of the day operating as a café, with drinks and food, while in the evening it converts into a concert or dance venue with a licenced bar available. It is also occasionally used for other types of events, such as conferences and exhibitions. We feel this flexible swift change of use option and the capacity to run training courses and activities in smaller upstairs rooms parallel to the café and event space is a viable model on which to base our proposed internal set up.



Above: The multi-use space idea as developed by the Café INDIEpendent

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

5.2 Other Similar Provision

We are aware that there are several projects and venues that to some extent provide similar facilities and activities however the crucial point is that none of these are in the Newington area. This is the key distinguishing feature of this proposal because location is everything and there is an absolute lack of a multi-functional music and arts venue that can also deliver on community arts initiatives in the local area.

The Warren – Youth Project

The Warren is a very successful youth project that has its own recording studio and has traditionally led on creative youth provision in the city. The main difference is they are exclusively a youth project, and only work with people up to the age of 25 years.

Hull Independent Cinema

This is largely an organisation that facilitates a programme of independent films to be screened at several Hull cinemas. They do not produce content of their own however, and do not work in local communities.

Artlink Hull

Artlink Hull supports the creation and exploration of art within and about communities. In particular, they work with individuals and communities experiencing disadvantage to increase the diversity of voices in the arts through art commissions, projects, exhibitions, events, learning programmes, and forums. Our proposal while providing some similar activities to theirs, is in a different area and has more of an emphasis on music and live performance.

There are of course numerous music venues in the city but none in Newington and none with the same community and training emphasis as ours.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

6. The Partnership

The Premiere Bar proposal is being developed by three local charitable organisations that have a deep-rooted commitment to providing opportunities for disadvantaged members of the community to develop and fulfil their potential and play an active role in improving the neighbourhood for the benefit of everyone in the area. They have developed a close working relationship with each other and are very keen to work together to bring the proposal into being.

6.1 Giroscope

Giroscope has for the past 34 years specialised in bringing empty properties back into use while helping people to develop skills and improve their employability, contributing to the regeneration of the local area. It currently owns and manages over 100 buildings in West Hull, which provide 126 homes. Furthermore, Giroscope provides premises and support to 17 small businesses and voluntary organisations through two small business parks, a corner shop, a café and its' Coltman Street Headquarters.



Over the years Giroscope has worked closely with Hull City Council to help develop the Accredited Landlord Scheme and contributed to the Housing Strategy in the city through the Housing Strategy Focus Group and St Andrews and Newington Neighbourhood Plans. It has acquired, renovated and brought back into use 10 long-term empty residential properties which Hull City Council owned as a legacy of former regeneration projects. It has also purchased 69 Coltman Street, a long term empty council office building which it has turned into its headquarters and support and training centre.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

St Matthews - Giroscope

The project will bring the empty St. Matthews Church back into use as a community enterprise incubator. Giroscope recently acquired this building and has started to undertake necessary repairs to the fabric of the Church to encourage temporary uses ahead of a full planning application. Over the course of the project Giroscope intends to build 8-16 “community enterprise spaces” while removing the pews from the Nave to open up the ground floor as a multi-function community environment.

Giroscope will rent space within the church to community enterprises and other users, and through its partner Humberside CDA, provide specialist community enterprise support to tenants and users of the space, building on a successful model which has been used at Giroscope’s Coltman Street, Selby Street and Arthur Street enterprise spaces.

As an incubator space the expectation is that tenants will be start-ups and will stay in the Church for no more than 2-3 years before moving to larger premises.

6.2 Lonsdale Community Centre

Lonsdale Community Centre is a well-established community centre which opened in the early 1980’s to meet the needs of local residents. It receives a modest amount of funding from the Local Authority and the bulk of its income is either earned from a range of social enterprises or by renting out space. It has a focus on addressing the problems of poor health and unemployment.

Activities taking place in the centre include a community café, a community shop, a wide variety of educational and recreational activities and a range of training courses. Many community groups use the centre including a drama group, an art group and several regular dance groups. There are also projects to support local unemployed people into work, including work experience placements and a full programme of work-related training courses. Additionally, Lonsdale is the lead partner in the creation of a Neighbourhood Plan for the Newington area of Anlaby Road, the community-led framework for guiding the future development, regeneration and conservation of an area.

6.3 Vulcan Learning Centre

The Vulcan Boxing Club is a registered charity established in 2012. It is based at the former Hull Fishtrades Boxing Club on Heron Street, off Selby Street adjacent to the Newington Ward. It is a training, education, support and sports club for children and young people from 6 to 24 years of age. The Vulcan Learning Centre successfully provides a range of activities which include: employability training, mentoring support, nightly youth activities and youth clubs, alternative education for excluded children from 4 schools in the area, girls and women fitness classes and the boxing club. Every week over 100 children and young people receive support through the centre. It has close working partnerships with Hull University, Social Services, Probation, Humberside Police, Youth Offending Team, The Warren, Street Games and Corner House.

While most income is derived from Service Level Agreements and Sport England and other grants it also generates funds from boxing shows which regularly attract over 250 paying customers. Vulcan plays an active role in the community and enjoys a strong working relationship with the local authority.

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

7. Appendices

7.1 Appendix 1 - Background and History of the Building



The building opened in November 1914 as *The West Hull Palace*, a popular 742 seat cinema. Its first film was *The Adventures of Miss Tomboy*, with people paying between 3d and 9d for a seat. Over the years there were name changes to *The West Hull Picture House* and *West Park Theatre*, while it was known locally as *West Park Cinema*. After a decline in the fortunes of cinemas generally, largely brought about by the popularity and availability of television, it closed its doors for the last time in January 1959.

For the next 30 years, it operated as a social club and snooker hall under various names including the *Charleston Club*, *Granada* and *West Park Club* before closing again in 1989.

Following refurbishment, it reopened in 1995 as the *Steam Tavern*, a popular bar characterised by a peculiarly low ceiling. At this time, it was well known as a *Sports Bar* showing live football, rugby and boxing to its enthusiastic customers.

A change of ownership brought another major internal refit and refurbishment to turn into the *Premiere Bar* in 2004, in attempt to capitalise on the potential trade generated by people attending the *KC Stadium* and *Hull Fair*. It finally closed its doors in 2007.

The building is currently owned by *Hull City Council*. It was bought by the Council as part of the aborted *Gateway Regeneration* programme which was ended by the *Tory Coalition Government* in 2010. Since then it has been on the market as part of a package of buildings in the immediate neighbourhood, with the *Charleston Club* site, land adjacent to the *Premiere*

NEWINGTON NEIGHBOURHOOD PLAN

STATEMENT OF COMMUNITY CONSULTATION

5. APPENDICES

Bar and the Garage on Walliker Street forming the whole package. The sale is being handled by NPS and is open to offers, with no specific price listed.

7.2 Appendix 2 - Project Management Structure

The Management and ownership structure for the former Premiere Bar under this proposal would be as follows:

- Giroscope own the building
- Giroscope project manage building works
- A steering committee comprising representatives Giroscope, Lonsdale and Vulcan together with members of the local community will be formed to oversee the development and running of the building
- The steering committee will appoint a Manager is appointed to look after the day to day operation, development, staffing and finance.
- Initially the manager will be on the Giroscope payroll.

7.3 Appendix 3 - Planning, Licencing and Security

The Premiere Bar currently is in Use Class **A4 - Drinking establishments** (Public houses, wine bars or other drinking establishments (but not night clubs)). However, most of the potential uses seem to point to the building falling into Use Class **D2 - Assembly and leisure** (Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used)). We will talk to Planning at the earliest opportunity about relevant change of use.

In setting up the building for public performance, music and dancing, sporting events and the sale of food and alcoholic beverages we make appropriate applications for building use, performing rights, alcohol and food standards licences at the appropriate time.

We envisage that the building will rarely require door security but have factored it in to planning and budget for events such as football matches, popular music events and other appropriate events. We would work with a Hull City Council registered agency to provide appropriate door and internal security to ensure that the buildings users and the community as whole have a positive and safe experience.