



NEWINGTON NEIGHBOURHOOD PLAN 2022 -2032

FOREWORD

When we began the journey towards creating the Newington Neighbourhood Plan several years ago little did we realise how long and arduous the journey would be to bring the plan to completion and quite frankly it has been a huge and at times challenging task which has been fraught with many difficulties along the way.

Part of these difficulties arose from the fact that there were few clearly demarked and agreed boundaries and it was extremely hard to define it as a distinct neighbourhood in the first place. This meant we had to start from scratch both in recruiting a neighbourhood forum of local people and in determining the boundary lines of the neighbourhood. Originally the community wished to preserve the boundary defined by the governments Gateway Pathfinder Regeneration scheme which though at the time defunct had set the precedent of merging the two Council wards of Newington and St. Andrews; however it was far from a unanimous decision to define the boundaries along these lines and the first major hurdle came when the application to designate the area was refused by the Riverside Area Committee. Following this a new Newington Forum was quickly established and a new area boundary determined, only then for the inclusion of West Park to be challenged by the Area Committee.

Eventually with the support of our ward councillors we were able to include West Park within the area and subsequently led on a successful challenge to the Boundary Commissions proposals to dispense with the Newington ward altogether and include it within an extended Myton ward. Most recently the intended date for the referendum to bring the plan into force coincided with the onset of the Covid 19 pandemic pushing the defined life of the forum over the maximum period of five years for which it could legally exist. This meant we had to re-convene the forum and once again apply for designation from Hull City Council.

Despite these and other challenges our intention has always been to be as inclusive as possible and to genuinely represent the views of the local people who live and work in the area and towards that end we have striven to focus on what local people may themselves achieve through delivery of the plan. Key findings that emerged from the consultation were the significance of sport, leisure and a culture of artisan small industries to the Newington area that defined its unique identity. And building on the key aims to create and promote a positive image for the area, to protect the areas community heritage and preserve local distinctiveness, Culture and public art were identified as an important and powerful means to develop and promote a sense of belonging and community pride reconnecting people with the neighbourhoods' heritage and historic narrative. This I believe provides us with a direction and means whereby we may set up a virtuous cycle of participation and engagement from which other projects and initiatives in Newington will arise.

I would like to express my appreciation to everyone that played a part in producing the Newington Neighbourhood Plan by taking part in surveys, attending events, open days and meetings and in particular I would like to thank my fellow forum members and the organisations that played a key role in the development of the plan, especially Martin Newman and Caroline Gore-Booth from Giroscope. I would also like to thank our local ward councillors and Hull City Council planners for their invaluable support at difficult times and our consultants Dave Hickling and Jamie Wilde from Integreat Plus. Finally I am extremely grateful to the trustees of Lonsdale community centre for having the belief and commitment to support the plan from the outset and to the Tudor Trust who were willing to experiment and put their neck out to support the community led aspirations of the plan.

CONTENTS

0.0 Executive Summary

1.0 Introduction

Newington Neighbourhood Plan Area Map
Introduction - The Newington Area

2.0 Process

Process & Structure
Engagement Summary

3.0 Vision

Vision
Topic Area Themes
Aims & Principles

4.0 General Policies

GP1 Design Guidance
GP2 Encouraging Maintenance & Repair
GP3 Improving Security
GP4 New Housing Sites
GP5 House Type & Tenure
GP6 Locally Important Buildings
GP7 Discourage Further Sub-Division
GP8 Parking Provision at New Premises
GP9 Small Scale Green Spaces & Planting
GP10 Retention of Existing Open Spaces
GP11 Mixed Use Sites - Housing and / or Commercial
GP12 Encouraging Walking & Cycling Routes or Facilities
GP13 Retain Existing & Encourage New Employment Opportunities
GP14 Road Safety & Traffic Management
GP15 Legacy Project: Public Art

5.0 West Park Policies

WP1 Railway Triangle
WP2 Mixed-Use Area
WP3 Parking & Access
WP4 Planting & Landscaping
WP5 Existing Buildings & Management

6.0 Anlaby Road Policies

AR1 Hot Food Takeaways
AR2 Reuse Of Buildings
AR3 Accommodation Above Shops

7.0 Community Hub Policy Area

CH1 Goathland Close Car Park
CH2 Walton Street Leisure Centre

8.0 Legacy Projects

9.0 Design Guidance

10.0 Monitoring & Delivery

1.0

INTRODUCTION

1.0 INTRODUCTION

1.1 The Newington Neighbourhood Forum was formally established in 2015 in accordance with The Localism Act, 2011, the Neighbourhood Planning [General] Regulations and policy guidance contained within the national Planning Policy Framework [NPPF] and Planning Policy Guidance [PPG].

1.2 Subsequently, the Neighbourhood Plan area was approved by Kingston-upon-Hull City Council in July 2015 with work commencing on the plan soon afterwards.

1.3 In 2016, Kingston-upon-Hull City Council published a Draft Local Plan for the city as a replacement for the Hull City Plan.

1.4 The Local Plan was adopted in November 2017 but is currently being reviewed. Any revisions are not anticipated to be confirmed until 2024, meaning the NDP may have to be reviewed and refreshed.

1.5 The Neighbourhood Plan takes the Local Plan as providing the strategic planning context for its own policies and proposals - the intention being not to conflict with any of the Local Plan proposals to any significant extent or degree.

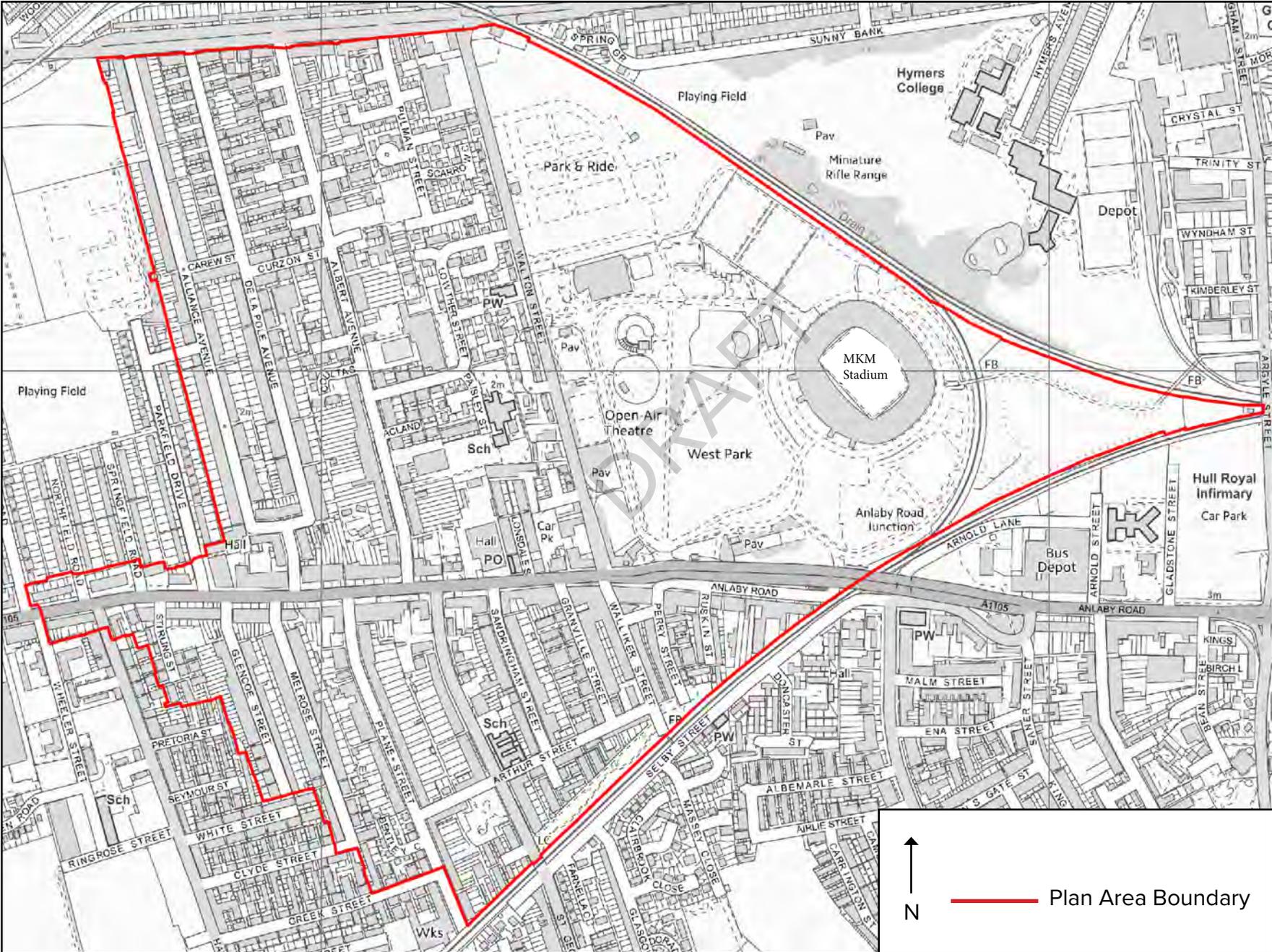
1.6 The Neighbourhood Plan builds upon the Newington and St Andrews Area Action Plan (NASA) which was adopted by the City Council in February 2010 and utilizes some of the information, views and opinions collected as part of the planning process associated with it.

1.7 The Hull City Council's adopted Local Plan includes saved policies from the NASA Action Plan. These are outlined on pages 307 & 308 of the Local Plan. The saved policies are listed below:

- NASA 1 - Vision
- NASA 2 - Hawthorne Avenue (Part retained)
- NASA 3 - West Park (Part retained)
- NASA 7 - Albert Avenue (Part retained)
- NASA 11 - Design of new development (Part retained)
- NASA 13 - Heritage
- NASA 14 - Public Realm
- NASA 15 - Walking & Cycling
- NASA 16 - Maintenance
- NASA 17 - Planning obligations

1.8 Should there be any conflict between planning policies the most recent policy takes precedence.

NEWINGTON NEIGHBOURHOOD PLAN AREA



1.0 INTRODUCTION

THE NEWINGTON AREA

1.9 Historically, the Newington and St Andrews area of the City of Hull grew as a mainly residential suburb in the 19th and early 20th centuries, along with the construction of railway lines to the west and north, spreading outwards from the city centre along the radial routes of Spring Bank and Anlaby Road, and rapidly surrounding the former Botanic Gardens (now the site of Hymers School), and West Park.

1.10 Subsequently, Anlaby Road was taken over by predominantly commercial uses while the original West Park was expanded northwards through the addition of the fairground site, and eastwards, onto the original home site of Hull City Football Club, following its move to Boothferry Park.

1.11 The Newington and Gipsyville ward is one of the most deprived areas in the country. Hull is the 4th most deprived local authority in England, while Newington and Gipsyville is the 8th most deprived ward in Hull (IMD 2019). Life expectancy in Newington is over five years below the national average. Within the ward, over a quarter (28.2%) of local people have no educational qualifications and the unemployment rate - at 15.6% - is over twice the national average. Of those in work, nearly half are in low paid or low skilled jobs.

1.12 In 2020 it was estimated that there were 14,747 usually resident in the Newington and Gipsyville ward split 50.3% male and 49.7% female of which 66.6% were of working age (16 to 64), 11.9% pensionable (+65) and 21.5% aged 0 to 15 (ONS 2020)

1.13 Current population projections suggest that the number of 65+ year-old residents will increase significantly from around 1,300 in 2013 to nearly 2000 by 2035.

1.14 The dwelling stock within the Neighbourhood Plan area comprises predominantly smaller terraced and semi-detached housing and flats with 81% of properties falling within Council Tax Band A (compared with a sub-regional average of 47% and a national average of 25%). With a further 17% of the dwelling stock falling within Band B, only 2% of properties fall within Bands C to H (£52,001 and above) compared with a national average of around 56%.

1.15 The Newington Neighbourhood Plan area is located to the west of Hull City Centre straddling Anlaby Road, a main arterial road leading into the city centre from the western suburbs of the city, and bordering mainline railways leading westwards to York and Doncaster, and northwards, to Beverley and Scarborough.

1.16 Although Hull does not have a large ethnic population in comparison to other similar sized U.K. cities, this does not mean that issues arising from ethnic mix can be ignored or forgotten. While 85% of the resident population in Newington and Gipsyville ward describe themselves as “White British”, 7% originate from within the European Community and nearly 3% are of Asian or Middle Eastern origin. This represents a slightly more diverse local population than the city as a whole, where 89% of residents describe themselves as “White British”.

1.17 The Neighbourhood Plan area also includes West Park, The MKM Stadium - home to the City’s Football League and one of its two Rugby League teams - the Hull Fairground and Open Market site, and the Anlaby Road local shopping centre, which, together with extensive areas of mainly terraced housing and a range of commercial and community facilities, provides the area with a varied physical, social and economic character within which the Neighbourhood Plan seeks to build a positive, equitable, and ambitious planning policy framework for the benefit of the local community.



CARNEGIE

Carnegie Heritage Centre

Carnegie Heritage Centre

2.0 PROCESS

2.0 PROCESS & STRUCTURE

2.1 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 and concerns. This section of the Plan sets out a timeline of activities and exercises that have been undertaken to date.

2.2 The Newington Neighbourhood Forum was set up with 21 members in line with its constitutional requirements on the 21st January 2015 and subsequent redesignation in November 2021. Members include a mix of residents, local workers and key stakeholders involved in the running of community enterprises.

2.3 The Newington Neighbourhood Plan boundary was formally approved by Hull City Council in July 2015.

2.4 In total there were 26 Forum meetings with members of the Forum, appointed planning consultants and representatives from Hull City Council. The minutes from all meetings are available to view and download on the Newington Neighbourhood Forum website. For more in depth analysis of engagement please see the statement of community consultation.

2.4 The dates of the Forum meetings were as follows:

1.	14.01.2015	10.	27.04.2016	19.	25.09.2017
2.	21.01.2015	11.	11.05.2016	20.	30.09.2017
3.	14.05.2015	12.	14.05.2016	21.	30.10.2017
4.	30.06.2015	13.	06.07.2016	22.	27.11.2017
5.	21.06.2015	14.	20.03.2017	23.	22.01.2018
6.	09.09.2015	15.	24.04.2017	24.	05.03.2018
7.	14.10.2015	16.	12.06.2017	25.	23.03.2022
8.	13.01.2016	17.	24.07.2017	26.	14.09.2022
9.	30.03.2016	18.	24.08.2017		

2.5 In addition to Forum meetings engagement activities were undertaken to develop an understanding of the key issues facing the area and local people. Between 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 planning 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

2.6 An open day was held at the Lonsdale Community Centre on 26th November 2015 to promote the project, co-opt members, inform residents about the project and to seek representations as to what topics and themes should be considered. The headlines from this were that people would like to see improved community services and leisure opportunities and improvements to the public realm and Anlaby Road.

2.0 PROCESS - ENGAGEMENT SUMMARY

2.7 In early 2016 a questionnaire, an online survey and a comments were produced. The purpose of these were 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. The main outcomes from this were that people would like to see:

- Improved cultural activities, nightlife and entertainment opportunities
- Generally clean the area and provide more bins
- Improved quality of housing stock (Address disrepair/dereliction/unsecure properties & lack of maintenance issues)
- More recreational activities for children and young people
- Redevelopment of the 'Railway Triangle'

2.8 On the 24th February 2016 a drop-in event was held to help to engage with members of the community. 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 and can be found on the Newington Neighbourhood Forum Website and are included as an appendix to the formal Plan submission. The main issues raised at the session were:

- People would like to see pedestrian and cycle infrastructure improvements, including crossings
- New facilities or amenities for leisure, entertainment and recreation, including inside West Park

2.9 There were 50 completed questionnaires, 33 responses to the online survey, comments were also received on the display board in the Lonsdale Centre and at the 3 open meetings. A summary report of these can be found on the Newington Neighbourhood Forum Website and are included as an appendix to the formal Plan submission.

2.10 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. This is contained in section 5.0 of the Plan. A summary report of the session was produced and can be found on the Newington Neighbourhood Forum Website and are included as an appendix to the formal Plan submission.

2.11 At the end of the Regulation 14 consultation 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 former Premiere Bar one of the identified 'Locally Important Buildings'. The positive feedback received led to the production of a business plan and a proposal from local housing charity Giroscope to lease the building which was achieved in July 2020.

2.12 Following the national lockdown due to the Covid-19 pandemic in April 2020 although no further Forum or Project Group meetings were able to take place, the Forum Chair and several Forum members kept in touch via a series of 'Zoom' meetings and when permissible small focus group meetings to advance ideas on the Legacy Projects and specifically the former Premiere bar. From July 2021 to December 2021 a series of fortnightly focus group meetings and consultations took place at the Lonsdale community centre to further develop and refine these ideas. (Further details are contained within the Consultation Statement).

3.0 VISION

3.0 VISION

3.1 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.

3.2 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.

3.3 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.

3.4 The following topic areas have been formed as a response to the issues highlighted throughout community engagement and steering group meetings.

3.5 The vision for Newington responds well to, and builds on the Newington and St. Andrews Action Plan vision.

3.6 The NASA Action Plan vision can be summarised as:

- Boast the best in modern design whilst retaining traditional qualities of the area
- Provide additional housing and improve the current stock of housing
- Secure green spaces, gardens and public spaces
- Provision of exciting public artworks and the preservation of historic features and century-old heritage
- Improve the pedestrian environment and public realm
- Promote a diverse range of shops and amenities on Anlaby Road
- Improvements to parks, planted walkways and spaces for socialisation, leisure and recreation
- Retain and improve the offer for employment opportunities, training and education
- The area begins to attract new residents due to the high quality environment and level of local services, amenities and leisure opportunities.

3.0 VISION

TOPIC AREAS AND THEMES

TRAFFIC AND PARKING:

- Through traffic
- Road safety & pedestrian crossings
- Parking

CULTURE AND COMMUNITY:

- Health
- Events
- Integration and cohesion
- City of Culture legacy
- Education

THE LOCAL ECONOMY:

- Employment related development
- Internet and broadband
- Shops, pubs and take-aways
- Vitality and viability

LEISURE AND OPEN SPACE:

- West park and the MKM stadium
- The Railway Triangle
- The Hull Fair / Market site
- Other open spaces / allotments

THE BUILT ENVIRONMENT:

- Vacant land and buildings
- New housing sites
- Housing tenure, mix, and affordability
- Design issues
- Shop fronts
- Listed buildings / heritage issues

AIMS AND PRINCIPLES

- 3.5 To help achieve this vision, the Newington Neighbourhood Plan has adopted the following aims/principles/priorities: -
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
 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

4.0 GENERAL POLICIES

POLICY GP1: DESIGN GUIDANCE:

All new development should be carried out in accordance with the principles set out in the Design Guidance contained within both the Neighbourhood Plan and adopted Hull City Local Plan, taking full account of the social, historic, and cultural characteristics of the area.

This policy formalises the role of Design Guidance contained within the Newington Neighbourhood Plan and Hull City Local Plan policy 14. Design guidance for the NASA AAP should also be referenced.

Supports HCLP Policy 14 and NASA saved policies 2, 3, 7, & 11, 13, 14, & 15.

POLICY GP2: ENCOURAGING MAINTENANCE AND REPAIR:

The repair and / or re-use (including temporary use), of vacant properties, and other properties having an adverse effect on the visual or residential amenities of the surrounding area, will be encouraged and supported provided that any proposed uses have no undue adverse effects on highway or public safety, public health, or the residential amenities of the area.

This policy encourages and supports the maintenance and beneficial use of vacant and under-used properties within the Neighbourhood Plan area. This could be achieved through either Local Authority initiatives, private investment of landowners and landlords or through other local schemes aimed at rejuvenating the local area. This was raised as an issue during the engagement process by members of the local community.

4.0

GENERAL POLICIES

4.0 GENERAL POLICIES

POLICY GP3: IMPROVING SECURITY

The provision of suitably-designed and located security gates, fences, walls, lighting, and CCTV equipment will be supported where the need for such facilities can be established (by applicants) and local residents and/or businesses are not inconvenienced to any significant extent.

There is no equivalent policy in the Hull City Local Plan and recent schemes to improve security provisions within the Neighbourhood Plan area have proved popular and successful. Examples of this include recent improvements to the gated ten-foots in residential areas.

POLICY GP4: NEW HOUSING SITES:

Residential development will be supported on the following sites within the Neighbourhood Plan area. Sites (a) and (b) should retain Urban Green space allocation 76 in the Local Plan.

- (a) Walliker Street Car Park
0.0285 hectare
Indicative capacity - 1 dwelling
- (b) Perry Street Car Park
0.0195 hectare
Indicative capacity - 1 dwelling
- (c) 48-50 Lees Walk
0.0390 hectare
Indicative capacity 2 dwellings

All three sites have emerged at the suggestion of the local community. The two car-park sites, at Walliker Street and Perry Street, are under-used, due to the threat of vandalism to cars parked overnight and have become unsightly and a gathering place for rubbish and anti-social elements. Though funding has recently been secured to landscape the car parks it is considered that they will still represent a security risk and therefore support for residential development of both sites remains in place.

Sites are not included in the Hull City Local Plan (Policy 3 and Table 5.9) but are in line with the Local Plan policy 4 relating to the development of brownfield (previously developed) land.

Redevelopment of the sites for residential purposes will make effective use of the land and eliminate the negative effects that are presently being experienced on and around these two sites.

The site at Lees Walk is a natural infill housing site that has already received planning permission for residential development that has not been implemented to date.

4.0 GENERAL POLICIES

POLICY GP5: HOUSE TYPE & TENURE

Residential developments are encouraged to provide a range of dwelling types and tenures including single-storey dwellings and single-person accommodation. The provision of plots for custom and self-build housing will be encouraged and supported.

This policy refines and adds detail to Local Plan policy 5 by demonstrating preference in terms of dwelling types. Local Plan policy 5 states that on sites of more than 100 dwellings outside of the city centre, 60% of market housing should be 3 or more bedrooms.

This policy aims to secure a mix of house types to support the diverse needs of the community whilst not being too prescriptive in giving exact splits of type or tenure.

POLICY GP6: LOCALLY IMPORTANT BUILDINGS

The preservation, maintenance, and re-use for appropriate purposes of the following Local important buildings as identified on the Policies Map, will be encouraged and supported: -

- (i) The former Carlton Cinema, Anlaby Road;
- (ii) The former Premiere Bar, Anlaby Road;
- (iii) The Carnegie Building, West Park;
- (iv) The Open Air Theatre (plus curtilage) West Park;
- (v) Walton Street Leisure Centre, Goathland Close

These five buildings contribute to the character of the area and are valued by local residents. Their retention and reuse would help to safeguard these local assets which are important to the history and heritage of the area.

In 2021 building on considerable research and community consultation a partnership of local organisations was formed to bring back into use the former Premiere Bar building as a vital community asset. A feasibility study was undertaken to renovate the building and turn it into a multi-use entertainment, training and hospitality venue while restoring it to its former glory as an iconic local landmark. This resulted in local housing charity Giroscope taking on the lease of the building from October 2021.

This policy supports and adds detail to HCLP policies 15 & 16 and will help to ensure that buildings are retained and re-used for purposes that are deemed to support the vision, aims and principles of the Neighbourhood Plan. Both the former Carlton Cinema and former Premiere Bar are locally listed and the Carnegie building is Grade II listed.

4.0 GENERAL POLICIES

POLICY GP7: DISCOURAGE FURTHER SUB- DIVISION

The sub-division of existing dwellings into two or more separate residential units will only be allowed where it can be shown that such development would have no undue adverse effects on the residential or visual amenities of the locality and that adequate car-parking, private open space, and refuse disposal facilities can be provided.

This policy adds detail to Local Plan policy 4, 5 & 6 reflecting concerns expressed by local residents about the conversion of dwellings to flats without the provision of adequate facilities and proper consideration of amenity issues.

POLICY GP8: PARKING PROVISION AT NEW PREMISES:

New developments, including conversions, will be required to make provision for off-street parking in accordance with Hull City Council's adopted guidance. Should there be on-street parking the consequence of on-site provision not being fully met, then the proposal will only be allowed where any residual parking forms an integral part of the street scene as outlined in the design guidance and does not unduly impact highway safety or the free flow of traffic.

This policy adds to Local Plan policy 32.1 by ensuring that proposals not only meet the required parking provision but also cause no additional impact on the flow of traffic or integrity of the street scene.

Respondents to the engagement exercises and during steering group meetings cited issues with parking and traffic. High numbers of cars parked on-street has led to incidents of illegal parking practices and obstructions to the pedestrian environment including pavements and drop kerbs.

POLICY GP9: SMALL-SCALE GREEN SPACES, PLANTING & PUBLIC REALM:

The provision of additional green spaces, planting and public realm improvements will be supported on both public and privately-owned land where such provision will have no significant adverse effects on highway or public safety.

This policy encourages the provision of small-scale green spaces, street planting and public realm improvements either free-standing projects or in conjunction with larger scale schemes. The Hull City Local Plan has no equivalent provision to the policy which is designed to improve the visual appearance of the area by making effective use of small areas that might otherwise be left unused and have adverse effects on the area.

The Neighbourhood Plan deliberately does not seek to define 'small-scale' in the context of this policy leaving such considerations to be dealt with on a case by case basis in the light of local circumstances.

Examples of similar projects include Incredible Edible (Todmorden) and Grey to Green (Sheffield).

4.0 GENERAL POLICIES

POLICY GP10: RETENTION OF EXISTING OPEN SPACES:

Open spaces identified on the NP Policies Map including West Park will be protected from development. Total or partial loss will only be allowed if it is evidenced there would be no undue open space shortfall within the plan area, in accordance with the Local Plan standards in terms of quantity and type of open space affected.

This policy is similar to Local Plan Policy 13 (8) but it refers specifically to open spaces opposed to the more widely drawn phrase 'community facilities' used in the Local Plan. The Neighbourhood Plan Policies Map identifies the areas of concern in an effort to improve protection against redevelopment in the future. This adds to Local Plan Policy 42.3 by including additional small-scale green spaces at the local level.

POLICY GP11: MIXED USE SITES - HOUSING AND / OR COMMERCIAL

Re-use of the former Carlton Cinema building involving one or more uses from within Use Classes C3, E(a), E(b), E(d), E(g)i will be encouraged and supported and the same should apply to the former Premiere Bar building subject to the sequential approach outlined in Local Plan Policy 12.3 and 12.4. Similar uses on the site of the former Charleston Club and the land off Carnegie/Perry Streets would also be acceptable'

Residents were keen to see these buildings retained and reused due to their local importance as they contribute to the history and heritage of the plan area.

This policy adds detail and supports Local Plan policies 1,2 & 3.



Reimagining the Premiere Bar produced by AECOM

4.0 GENERAL POLICIES

POLICY GP12:

ENCOURAGE WALKING & CYCLING - ROUTES OR FACILITIES:

The provision of additional routes, crossings and facilities for cyclists and pedestrians, and improvements to, and better maintenance and safeguarding of the existing provision will be encouraged and supported within the Neighbourhood Plan area.

The Neighbourhood Plan is keen to promote improvements to sustainable transport infrastructure and improve community health through enhanced walking and cycling provision.

This policy builds on Hull Local Plan Policy 36 and retained NaSA Policy 15 by illustrating preferred routes to be improved suggested by the local community and supports the addition of these to the Public Rights of Way listings. There is scope to improve provision but consideration needs to be given to the value of maintaining public access and the associated costs involved.

The Neighbourhood Plan seeks to improve access to West Park both from within the Neighbourhood Plan area, including promoting continued access to the footbridge and from other parts of the city, and from there, into the City Centre, by means of cycling and walking.

The precise form and routes for all the future pedestrian and cycle-way routes have not been designated in the Neighbourhood Plan as they form part of the retained NaSA Policy 15 in the Hull Local Plan. Various options exist to improve local walking and cycling but where a clear preference was expressed by the local community it is indicated on the Policies Map.

The Neighbourhood Plan does not seek to identify how and by whom the proposed cycle and footway system will be provided thereby leaving all options open: Options range from a wholly publicly funded scheme (or schemes) through public / private partnerships, for instance in conjunction with the MKM Stadium, to a wholly privately funded scheme as part of large-scale redevelopment proposals that may or may not take place in the plan area in the near future.

POLICY GP13:

RETAIN EXISTING & ENCOURAGE NEW EMPLOYMENT OPPORTUNITIES:

There will be a strong presumption against the loss of commercial premises or land which provide employment and are of demonstrable benefit to the local community. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that the commercial premises or land in question have not been in active use for at least 6 months; and there is little or no prospect of the premises or land being reoccupied by an employment generating user. This should be proven through an independent sustained marketing campaign lasting for a continuous period of at least 6 months.

This policy seeks to retain employment-generating commercial premises or land unless it can be demonstrated it is no longer viable. This is required to sustain local jobs and help maintain the local quality of life.

This policy supports Local Plan Policies 1 and 2 but goes further by supporting the retention of existing businesses within the Plan Area recognising their importance to the local economy and local amenity.

4.0 GENERAL POLICIES

POLICY GP14: ROAD SAFETY & TRAFFIC MANAGEMENT:

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.

Highway mitigation works could potentially be resourced through developer contributions.

This policy adds value to Local Plan policy 26.c.i and Local Plan Policy 29.

POLICY GP15: LEGACY PROJECTS - PUBLIC ART

Proposals for temporary and permanent public art works and installations within the plan area will be supported, providing the proposals lead to no undue negative effects on visual amenity or compromise highway safety.

Local people feel that public art and innovation in cultural developments are an important and powerful means to develop and promote a sense of belonging and community pride within the area and of reconnecting people with the neighbourhood's heritage and public narrative. There are opportunities to provide both temporary and permanent pieces of public art throughout the plan area and local community groups are keen to initiate commissions of artists and artisans that facilitate public community participation and may further the development of the local creative economy and infrastructure.

5.0 WEST PARK POLICY AREA

5.1 West Park forms an important part of the Neighbourhood Plan Area, providing a strategic focus for recreational and leisure activities in the western part of the City as well as an important local facility for residents.

5.2 Whilst acknowledging that the MKM Stadium represents an asset of regional significance in terms of sport and leisure facilities, local residents feel that it provides little benefit to them bearing in mind the impact that its presence has on the quality of life experienced by them.

5.3 Similarly, whilst use of the Mixed-Use Area for markets, and Hull Fair may be of some economic and social benefit, its physical presence as an open featureless space for the majority of the year has a negative effect on local amenities and quality of life.

5.4 In an attempt to redress the imbalance of negative effects, the Neighbourhood Plan seeks environmental improvements on The Mixed-Use Area the establishment of a Community Greenspace on the vacant area known as The Railway Triangle, and increased community use of the facilities available in the remaining areas of West Park (identified on the Policies Map as “The Recreational Area”).

5.5 Whilst not seeking to establish community-based uses within the MKM. Stadium itself, and supporting appropriate forms of development associated with the stadium, the Neighbourhood Plan seeks to encourage a greater degree of community involvement by stadium users - for instance through community projects and initiatives- as well as a wider and more efficient use of existing facilities within the Recreational Area for community purposes.

5.6 One way of achieving greater community representation in these matters - which it is acknowledged are not land-use planning issues - would be to establish a formal management structure, including local community representatives as well as the various leisure and commercial interests, for The West Park Area.

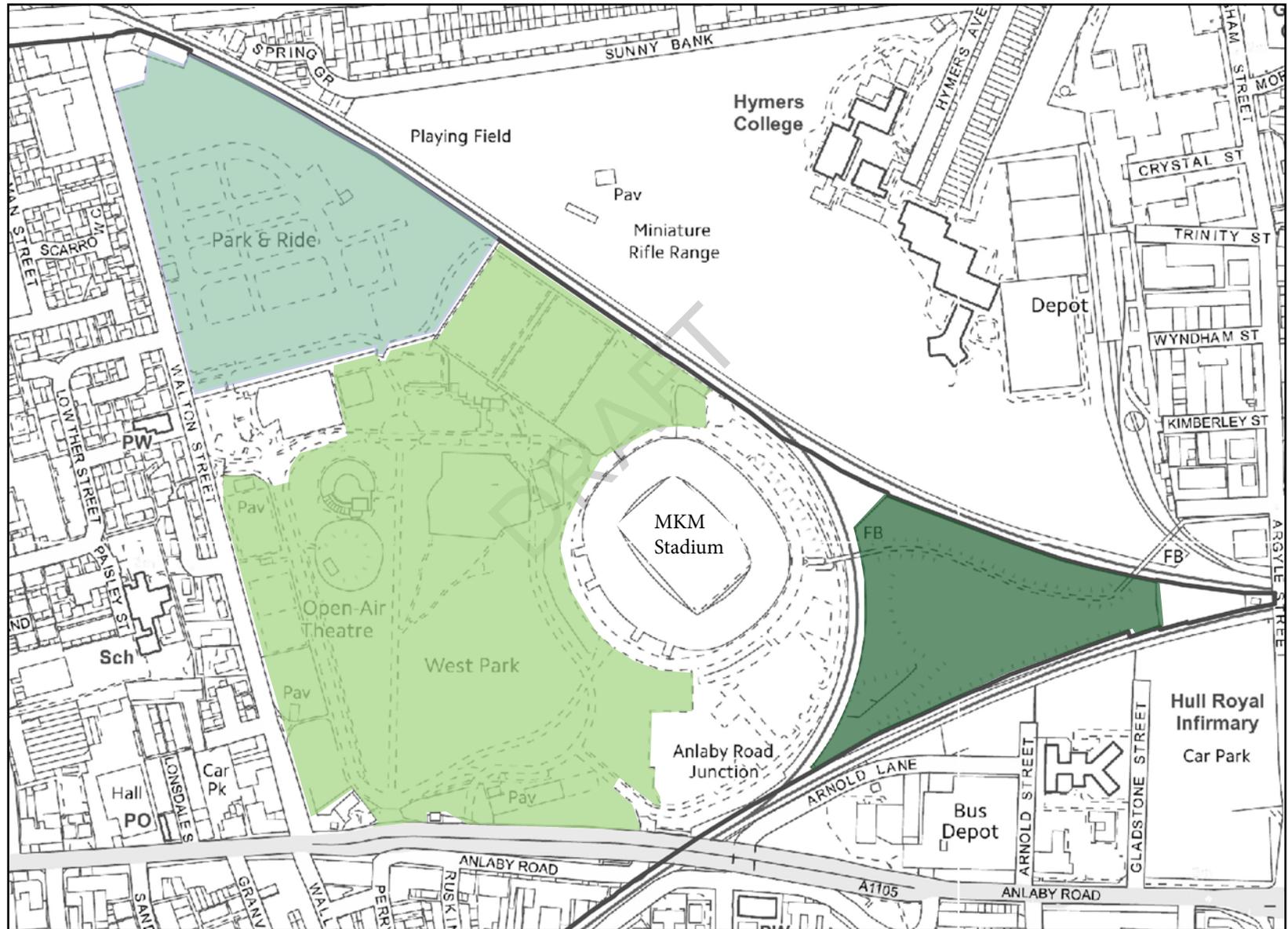
5.7 A workshop was held on 21st January 2017 with key stakeholders to think about how the park may be developed in the future to better respond to community aspirations. The outcomes of this sessions are summarised in section 2.10 and again later in section 5.1, 5.2, & 5.3.

5.0

WEST PARK POLICY AREA

5.0 WEST PARK POLICY AREA

- Mixed-Use Area
- Recreational Area
- Railway Triangle



5.0 WEST PARK POLICY AREA

POLICY WP1:

RAILWAY TRIANGLE

Proposals within the area defined on the Policies Map as the 'Railway Triangle' that would contribute to improving and increasing biodiversity, wildlife, ecology, food growing opportunities and public art, such as the sculpture park indicated on the West Park vision, will be supported. Opportunities to conserve or enhance the remnants of the former Hull City FC ground will also be supported.

There is a high level of interest within the local community in the future use of this area of land for community purposes with a focus on open 'green' uses.

In addition, the historical associations with Hull City FC, physical remnants of which remain within the area concerned, should also be retained and exploited.

In the Hull Local Plan (Table 12.4, site 86) the site is designated as natural / semi-natural open space.

This policy supports and adds to Local Plan policies 42, 43, 44 and 46 and retained NaSA policy 3.

POLICY WP2:

MIXED-USE AREA

The area indicated on the Policies Map as "The Mixed-Use Area" will be retained for a variety of uses including car parking, open market sales, and Hull Fair. Other temporary uses that are compatible with and complementary to the open nature of the site are encouraged to increase the site's usage and contribution to the local area.

The Neighbourhood Plan seeks to encourage new uses on this site to complement its existing uses and to maximise the site's offer. The Mixed-Use Area could support a variety of activities and has potential to add vibrancy and vitality to an under-utilised space. Examples of temporary uses include, but are not limited to:

food markets, driving, cycle or motorcycle lessons, drone flying lessons, remote control car races, and car boot sales.

The site is listed as a 'Civic Space' in Local Plan Policy 42 (table 12.4, site 83). This policy builds on this policy by encouraging greater uses of the space to benefit the community.

POLICY WP3:

PARKING & ACCESS

Development associated with existing use(s) within the area indicated on the Policies Map as "The MKM Stadium" 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.

This policy offers conditional support for development proposals associated with the MKM Stadium, acknowledging that current or future owners may wish to extend commercial operations on the site.

DRAFT



West Park gym

5.0 WEST PARK POLICY AREA

POLICY WP4:

PLANTING & LANDSCAPING

The provision of planted / landscaped areas within the 'Mixed-Use Area' as shown on the Policies Map, will be encouraged and supported where such provision would not prejudice existing or future uses of the land and suitable ongoing maintenance provisions are put in place as part of the development proposals.

The Neighbourhood Plan does not seek to restrict current uses of the Mixed-Use Area or to significantly reduce the area available to large-scale uses such as Hull fair of the markets held on Wednesday and Sunday. Indeed, it encourages other appropriate uses of the site subject to all material planning considerations.

However, for much of the time the site is not used at all and remains a flat featureless, and somewhat uninspiring area within the heart of the local community that would benefit greatly from some tree and shrub planting, particularly around the perimeter of the site along the Walton Street frontage as detailed in retained NaSA Policy 3 and illustrated in NaSA figure 3.1

This policy seeks to achieve landscape and visual improvements to the Mixed-Use Area either in conjunction with future development proposals relating to the land, or elsewhere within the Plan Area, e.g through planning conditions and / or section 106 agreements, or as independent free-standing schemes, e.g. through grant-aided schemes initiated by the local community or the City Council.

POLICY WP5:

EXISTING BUILDINGS & MANAGEMENT

Proposals that involve improvements to existing buildings and spaces for the benefit of the general public within the 'Recreational Area', as designated on the Policies Map, will be encouraged and supported.

This may include the development of indicative projects identified in the community vision in pages 28 and 29.

In addition to the formal policies set out above, the Neighbourhood Plan also advocates the establishment of a Management Structure for the area to include representatives of the local community, leisure groups, and MKM Stadium users as well as from the City Council, who are the owners of the site. This aims to give greater representation from key stakeholders in the delivery and management of the area.

This policy seeks to encourage and support wider, and more beneficial use of the existing buildings and facilities within the 'Recreational Area' to make West Park more attractive to a wider range of users thereby improving social and community based activities in the area.

This policy supports Local Plan Policy 42.

DRAFT



West Park and the MKM Stadium

5.1 WEST PARK VISION: RECREATIONAL AREA

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 open-air theatre
- 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 to be used as a youth facility
- Refurbish the open air theatre and work cooperatively with the miniature railway group for positive solutions regarding access and alternative uses
- Better integration between the miniature railway, the park and the wider community leading to greater overall use of the space

- Add new seating and along the pathways
- Repair lighting at southern entrance
- Develop cafe with toilet facilities in between play area and aviary
- Replace tarmac parking strip with sustainable permeable shared surface
- Better collaboration working with Hull City Council and the Stadium Management Company (SMS).
- Retain as much green and open space as possible



Fire-damaged open air theatre



Outdoor gym



Under-used pavilion

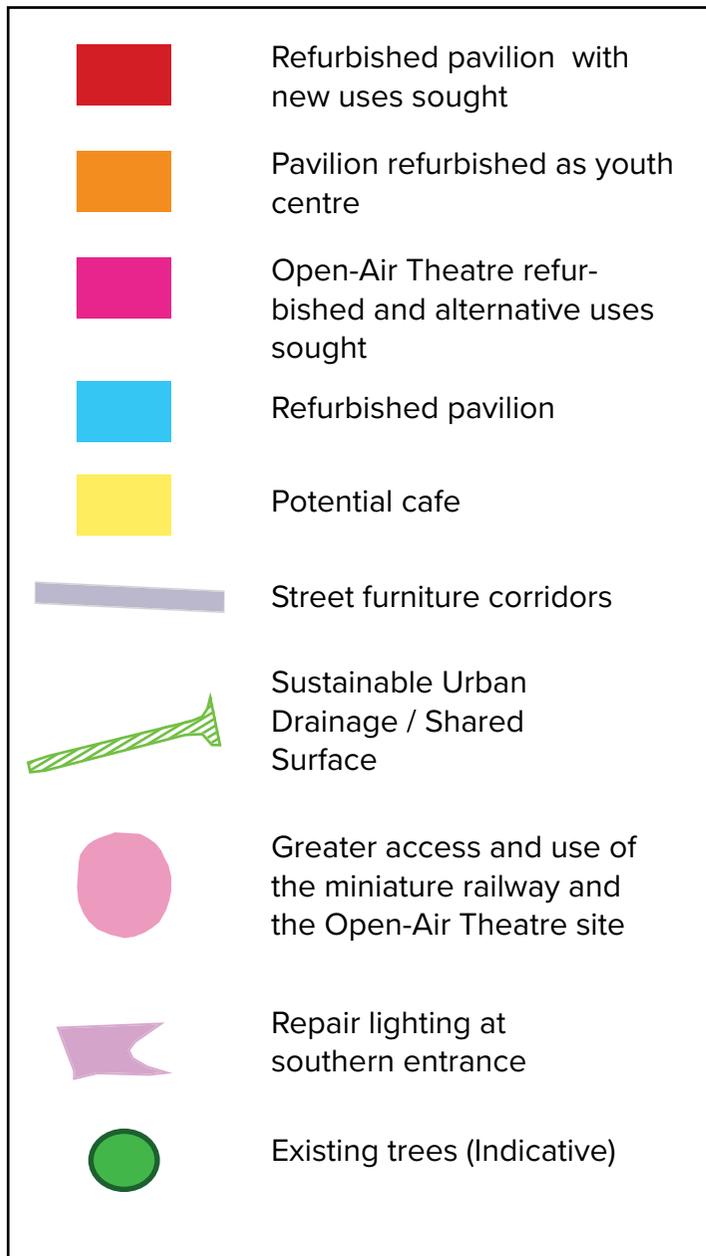


Tree-lined path



Unused pavilion

5.1 WEST PARK VISION: RECREATIONAL AREA



5.2: WEST PARK VISION: MIXED-USE AREA

POSITIVES

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

NEGATIVES

- Under-used
- Predominantly concrete
- Featureless
- Poor surface treatment 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, arts and music festivals and events, craft fairs, car boot sales driving/cycle/motorcycle lessons, drone flying lessons, and remote-control car races.

- 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.



Market day



Mixed Use Area



Market day

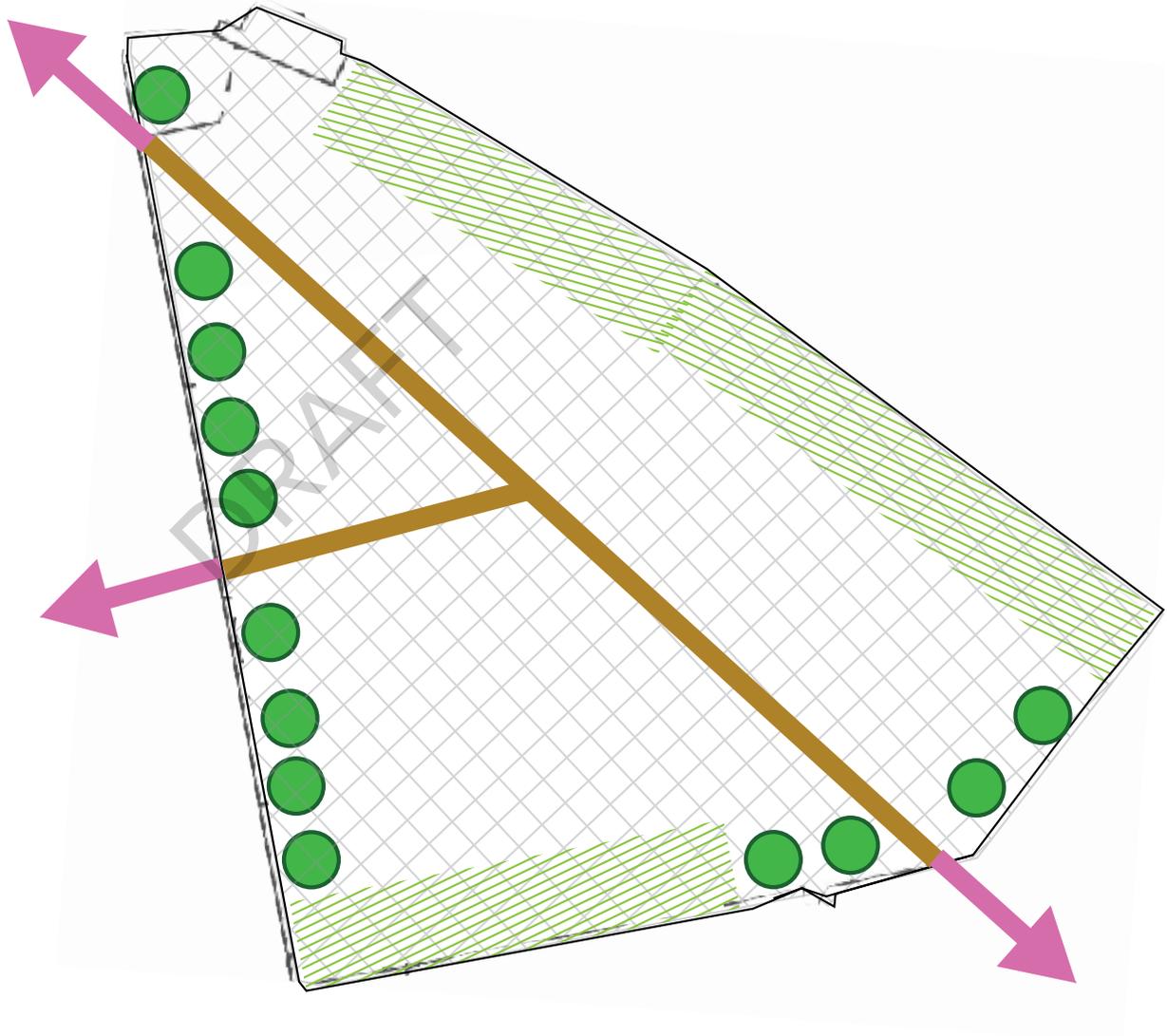
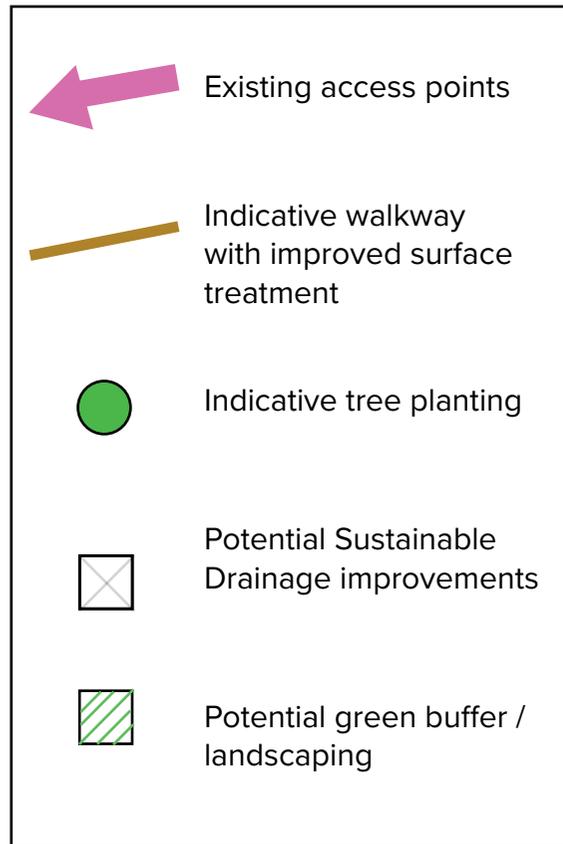


Mixed Use Area



Mixed Use Area

5.2: WEST PARK VISION: MIXED-USE AREA



5.3: WEST PARK VISION: RAILWAY TRIANGLE

POSITIVES

- Secluded green space
- Views towards city
- Variety of vegetation and planting, some of which can be foraged
- 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 safety issues
- Bordered by train lines

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



Railway Triangle



Footbridge towards MKM stadium



Litter



Railway Triangle

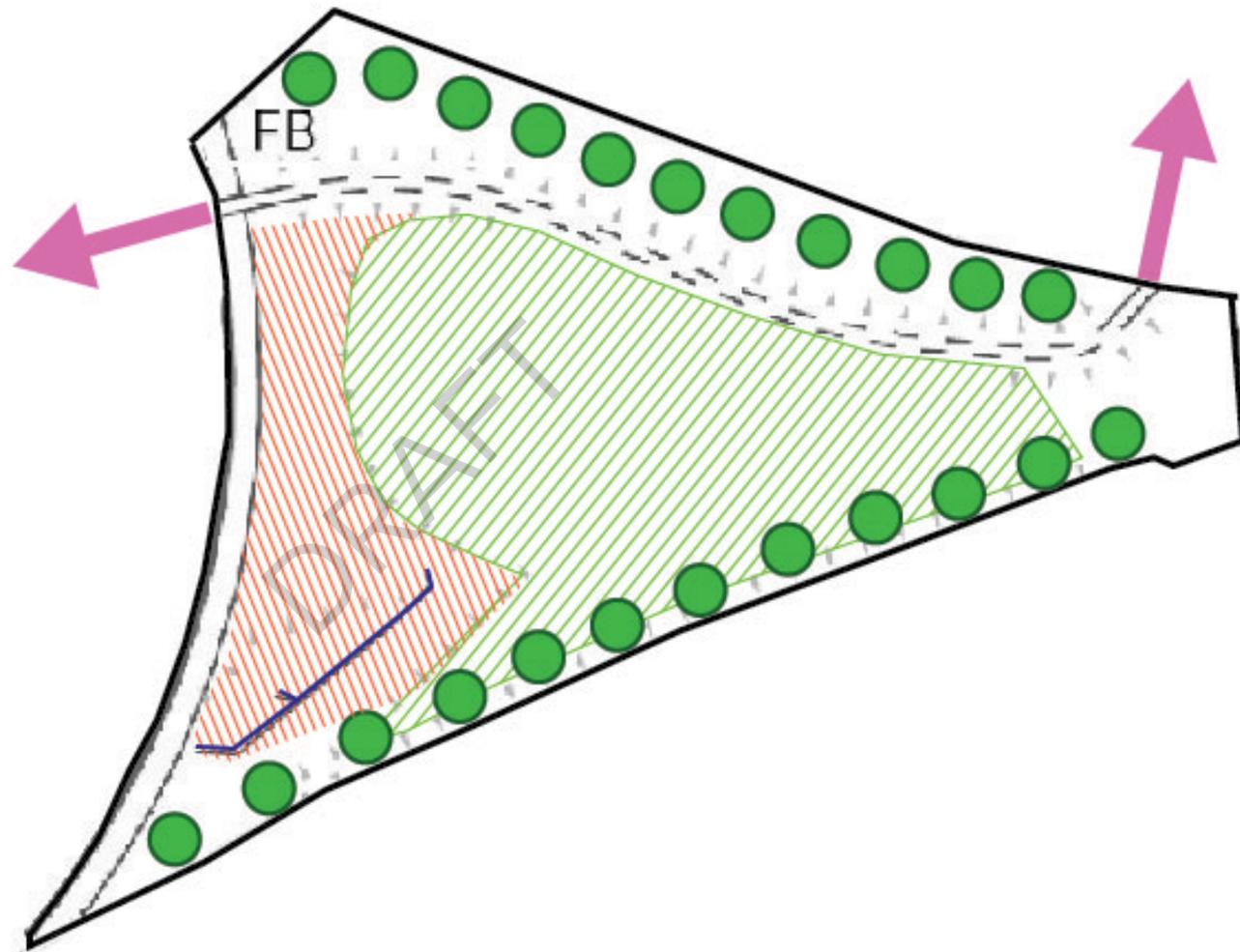
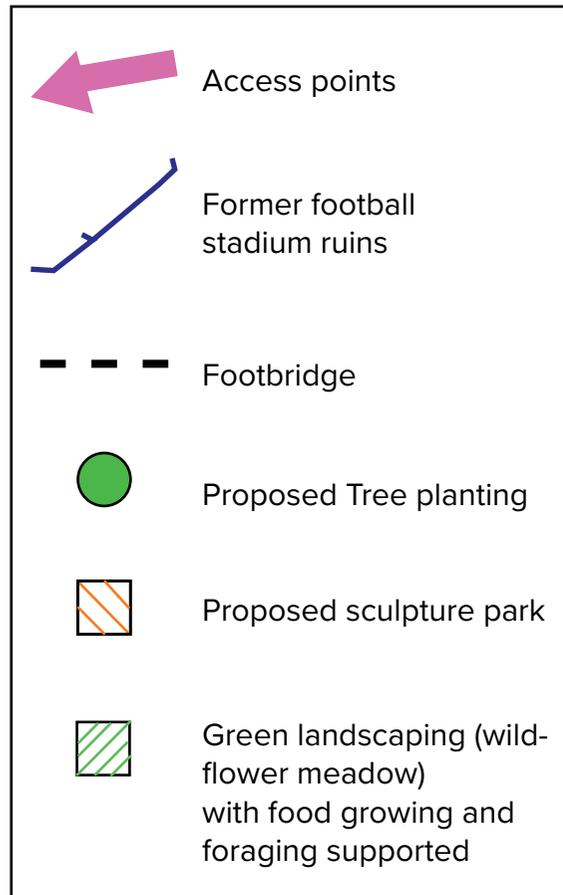


Railway Triangle



Railway Triangle

5.3: WEST PARK VISION: RAILWAY TRIANGLE



6.0 ANLABY ROAD POLICY AREA

6.1 To avoid any confusion the Anlaby Road Policy Area corresponds exactly with that part of the Anlaby Road Local Centre defined in Policy 11 of the Hull City Local Plan (LC6) lying within the Neighbourhood Plan Area.

6.2 The 3 policies set out in the Neighbourhood Plan for the Anlaby Road Area are designed to add value and detail to existing 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.

6.3 Design Guidance covering shop frontages, public realm improvements and street furniture is applicable to the Anlaby Road Policy Area and is included in section 8 of the Neighbourhood Plan.

6.4 Anlaby Road is a key east-west route into Hull city centre and is an important asset locally which provides a variety of local amenities and services. A number of design-led interventions could create a more attractive and dynamic environment, especially for local residents. This could include public realm improvements such as additional street planting and street furniture and public art commissions working towards creating a better pedestrian environment.

6.5 Whilst there is a general mix of land uses on Anlaby Road there is a reasonably high proportion of hot food takeaways. This negatively impacts vibrancy and vitality of the street scene in the day time and contributes to litter and anti-social behaviour in the evenings.

6.6 There are several poor quality public car parking spaces which would benefit from improvements such as additional security measures, planting and permeable green surfaces.

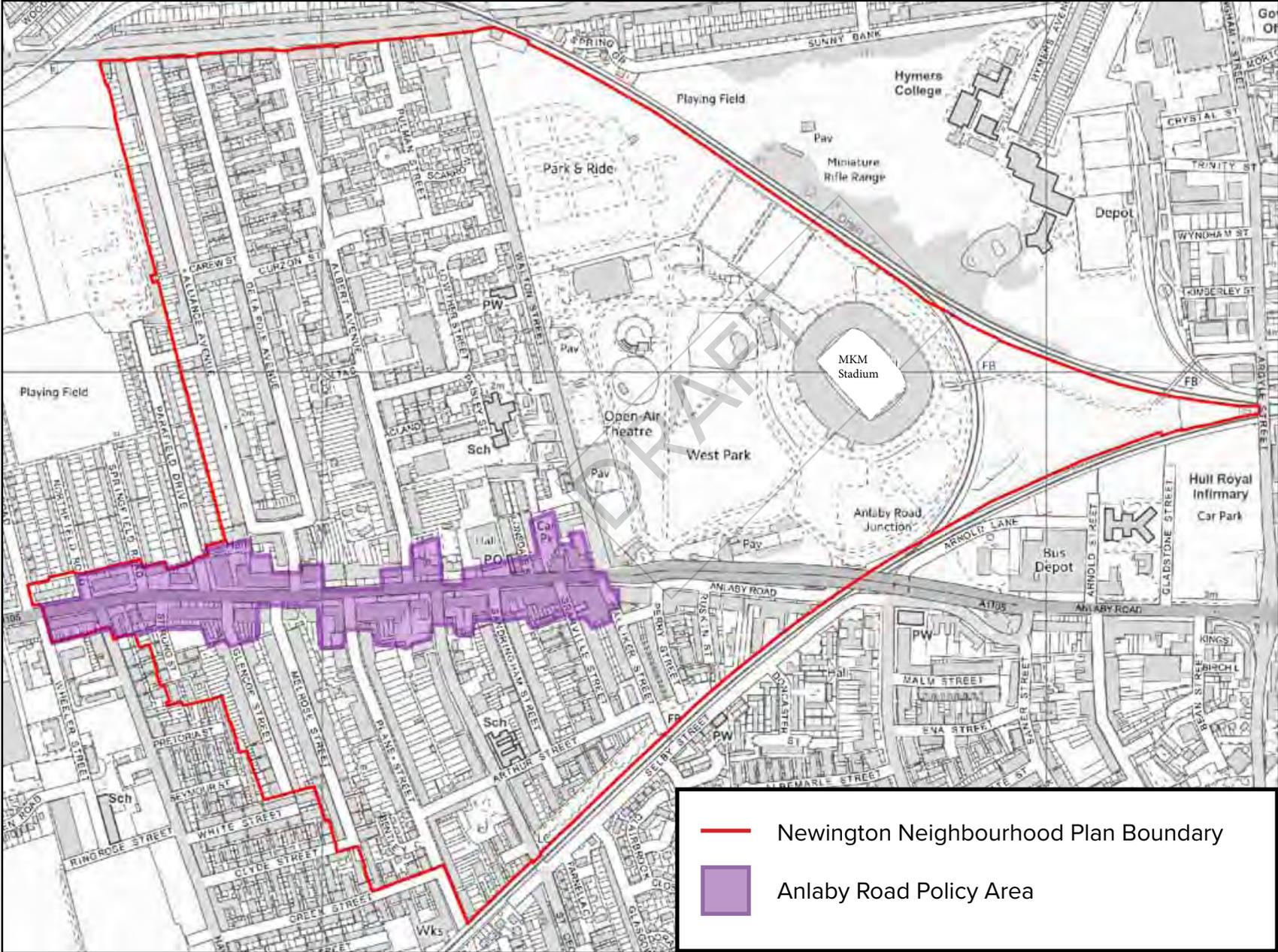
6.0

ANLABY ROAD POLICY AREA



Anlaby Road

6: ANLABY ROAD POLICY AREA



6.0 ANLABY ROAD POLICY AREA

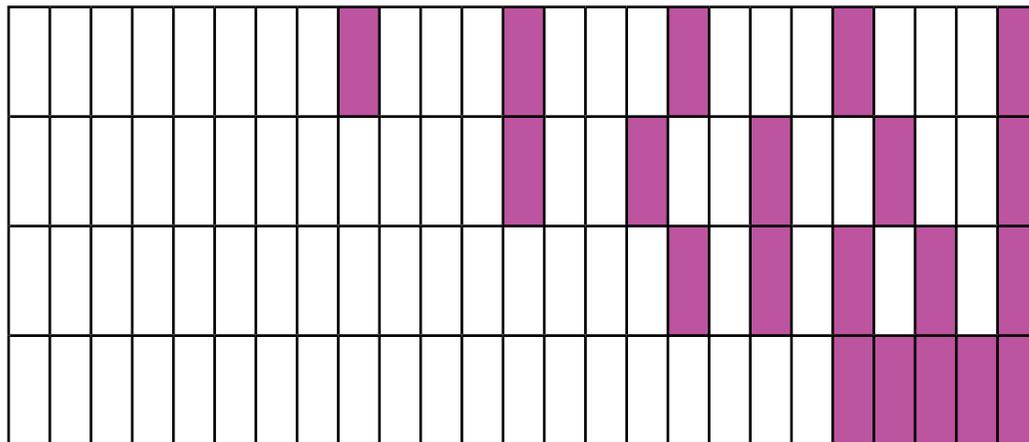
POLICY AR1:

HOT FOOD TAKE-AWAYS

Within the Anlaby Road Local Centre, as defined on the Policies Map, applications for Hot Food Takeaways (Use Class Sui Generis) will only be allowed providing the threshold of 20% of Hot Food Takeaways is not exceeded and there is a minimum of three non-Hot Food Takeaway units next to and between the proposed Hot Food Takeaway and any existing Hot Food Takeaway.

There is an over-concentration of Hot Food Takeaway outlets clustered on the eastern side of the Anlaby Road Local Centre and the NNP seeks to promote better management of this issue. At the time of the last assessment in 2021 there was 21 hot food takeaways within the Anlaby Road Local Centre, making it the highest use class in the plan area and the highest proportion hot food takeaway outlets in any Local Centre in the whole city of Hull. This impacts not only on the health and wellbeing of local people but the lack of daytime activity negatively impacts the vitality and vibrancy of the high street and contributes to anti-social behaviour and littering in the evening. There are also two primary schools in close proximity to Anlaby Road. This additional control is necessary to prevent further over-concentration of Hot Food Takeaway outlets in the area. This will encourage healthy eating and avoid clustering of facilities that have an adverse effect on both the visual and residential amenities of the immediate area.

This policy refines and adds local detail to Hull City Local Plan policy 12 (parts 12, 13 & 14) by adding additional constraint on Hot Food Takeaway outlets to ensure their rise and over-concentration does not continue.



A

The diagram to the left demonstrates how the application of Policy AR1 would help to reduce clustering of Hot Food Takeaways (HFTs)

B

In row A the minimum of three non-HFTs separate the five HFTs to reduce clustering whilst still being at the maximum threshold of 20% HFT uses.

C

Rows B, C and D show how reducing or removing the non-HFT units between HFTs can lead to clustering whilst still at the same 20% threshold of HFTs within the Local Centre.

D