

Hull Strategic Housing Land Availability Assessment (SHLAA) 2025

Part 1 of 2 - SHLAA 2025: Report

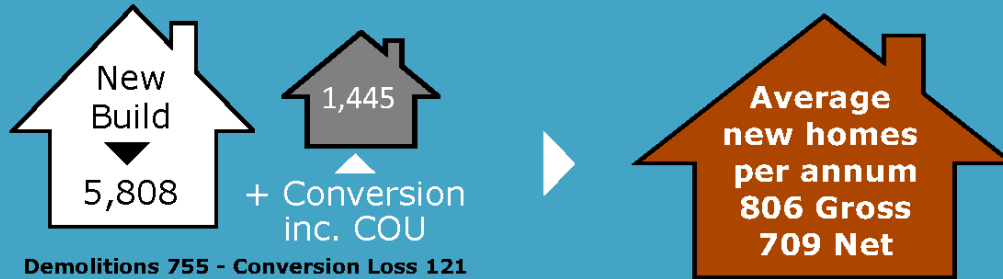
See also Part 2 of 2 - SHLAA 2025: Citywide map



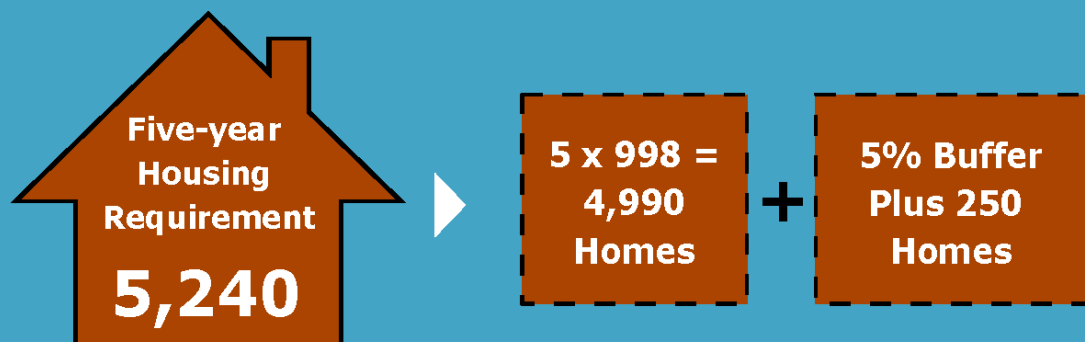
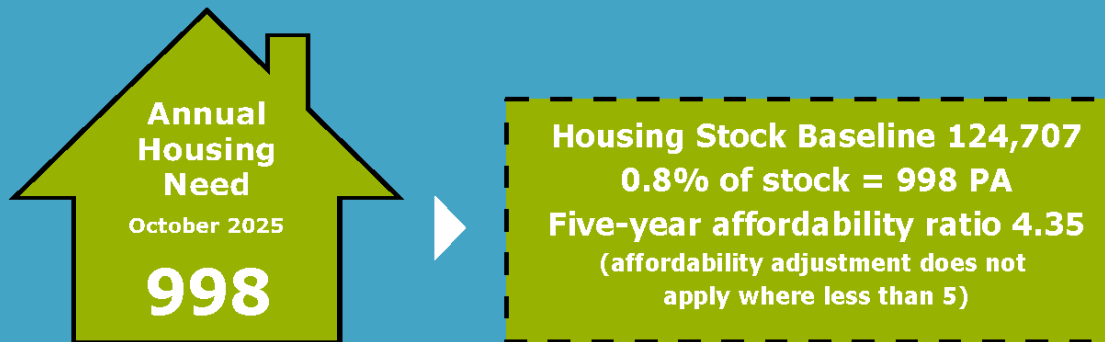
September 2025

SHLAA 2025 Infographic

Housing Delivery 2016 to 2025



Local Housing Need & Five-year Supply 2025



Part 1 of 2: SHLAA 2025: Report

Infographic

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1. Introduction.

- 1.1 The National Planning Policy Framework (NPPF) identifies that the purpose of the planning system is to contribute to the achievement of sustainable development; this includes supporting the Government's objective of significantly boosting the supply of homes. It is important that a sufficient amount and variety of housing land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.
- 1.2 The base date of the 2025 SHLAA is 1st April 2025. Sites introduced after this date are not included within this assessment.

National planning policy framework and Guidance.

- 1.3 The NPPF states the council should identify and update annually a supply of specific deliverable sites, sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period).
- 1.4 The NPPF also states Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
 - a) specific, deliverable sites for five years following the intended date of adoption; and
 - b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.
- 1.5 To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test (HDT) indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, policy consequences should apply.
- 1.6 National Planning Practice Guidance identifies that an assessment should:
 - identify sites and broad locations with potential for development;
 - assess site development potential; and
 - assess site suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.7 The SHLAA 2025 has been produced in conformity with the NPPF and National Planning Practice Guidance (NPPG), including:
 - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- <https://www.gov.uk/guidance/housing-supply-and-delivery>
- <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>
- <https://www.gov.uk/guidance/viability>

Hull Local Plan Housing Requirement and Local Housing Need.

- 1.8 The Hull Local Plan 2016 to 2032 was adopted November 2017. Local Plan Policy 3(1), Housing Requirement, identified a net minimum housing requirement of 9,920 homes for the plan period 2016 to 2032, an annualised net housing requirement of 620 homes. The Hull Local Plan is now more than 5 years old, and a decision has been made on a timetable to replace it <https://www.hull.gov.uk/planning-applications/local-development-scheme> .
- 1.9 To establish the level of housing need, to calculate a five-year supply within the 2025 SHLAA, the standard method for calculating Local Housing Need (LHN) outlined in Planning Practice Guidance (PPG) Housing and economic land availability assessment¹ is used.
- 1.10 The component variables for calculating Hull’s LHN are:
- Hull’s five-year average median workplace-based affordability ratio
4.35 Published March 2025; and
 - Hull’s most recent housing stock
124,707 Published June 2025.

Please note, while the baseline for SHLAA site data remains 1st April 2025, the latest data available for LHN has been used to avoid any doubt when calculating the level of five-year supply.

- 1.11 Paragraph 78 of the NPPF states “The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) ”, for the SHLAA 2025 a 5% buffer is added to the level of housing need when calculating five-year supply.
- 1.12 The LHN buffer is determined by the level of delivery recorded with the Housing Delivery Test (HDT)². The Housing Delivery Test: 2023 measurement was published December 2024.
- 1.13 When calculating Local Housing Need the standard method returns a minimum LHN requirement in 2025 for Hull of 998 dwellings per annum. The five-year housing requirement within the SHLAA 2025 is 998 x 5 years, 4990 dwellings with an additional 5% buffer, a total of 5,240 (rounded).

¹ [Housing and economic needs assessment - GOV.UK](#)

² [Housing Delivery Test: 2023 measurement - GOV.UK](#)

SHLAA Methodology.

- 1.14 The SHLAA methodology, available as a separate reference document online, sets out how the Council collects and assesses site information. The SHLAA uses the previous year's SHLAA 'data set' as the starting point for this year's assessment, it reviews housing potential, lead-in times and delivery rates for individual SHLAA sites using the latest intelligence available at 1st April.
- 1.15 The Local Plan includes a trajectory illustrating the expected rate of housing delivery over the plan period. This SHLAA provides a 2025 update to the Hull Local Plan trajectory. The trajectory for 2025 onwards is set against the current LHN. Previous historic LHN are shown as appropriate
- 1.16 The SHLAA 2025 considers the policies, allocations and designations within the Hull Local Plan 2016 to 2032³ and all other relevant development plan documents, including:
- Kingswood Area Action Plan;
 - Newington Neighbourhood Plan 2023.
- 1.17 Please note:
- the housing allocations within the Newington Neighbourhood Plan do not meet the minimum size or capacity to be considered within the SHLAA;
 - All SHLAA sites are shown on a citywide map which forms Part 2 of the SHLAA;
 - The information in the SHLAA is subject to the disclaimers set out in Appendix C of this report.

³ Including saved policies within the Holderness Road Corridor Area Action Plan and the Newington and St Andrew's Area Action Plan.

SHLAA Call for sites.

- 1.18 Hull City Council accepts site details for consideration for housing within its Strategic Housing Land Availability Assessment (SHLAA) and its Brownfield Land Register (BLR) all year round. The cut-off date for a site to be considered within the SHLAA 2025 Assessments was 31st March 2025. Information returned after that date will be considered in the following year's review. The form for proposal of a site within the SHLAA and/or BLR are available on request - email localplan@hullcc.gov.uk
- 1.19 The limited number of sites proposed through the call for sites process, since the adoption of the Local Plan, reflects the clarity the Local Plan had provided to housing development within the city. The majority of newly proposed windfall sites have been brought to the attention of the SHLAA process via developer contact with the development management process.
- 1.20 One 'call for sites' submission was made to the SHLAA 2025. The site, referenced: 2501 - Land at County Road North HU5 4HJ, was considered not suitable for housing use within the SHLAA period 2025 to 2036, when considered in relation to the current Development Plan.
- 1.21 We are currently in the process of writing a new Local Plan. A Local Plan 'call for sites' will soon be undertaken (late 2025) and this will offer potential for proposed sites to be considered alongside new potential strategic options for meeting a new Hull Local Plan housing requirement.
- 1.22 During the recent consultation period of the Hull 'new' Local Plan Launch Document (3rd March to 28th April) a number of sites were submitted (outside the SHLAA timescales) to the Council for consideration in the drafting of the new Local Plan. These sites will be considered within the SHLAA 2026 and appropriate future stages of the new Local Plan. This will include the assessing of suitability of a range of uses within any future proposed site selection process, this may require additional information to be submitted for sites to be validated as part of the site selection process.
- 1.23 We do not exclude any site from the potential to submit for planning permission for chosen uses through the Development Control process. Please reference the disclaimer within Appendix C.

2. Housing delivery - Hull Local Plan 2016 to 2032.

Net housing delivery within the Hull Local Plan Years 2016 to 2025.

2.1 Housing delivery within the Hull Local Plan period, 2016 to 2025 (see Table 2.1):

- gross housing delivery, 7,253 dwellings (806 dwellings per annum (DPA));
- loss of dwellings from change of use/conversion, 121 dwellings;
- the demolition of housing, 755 dwellings;
- net housing delivery, 6,377 dwellings (709 DPA).

Table 2.1: Net Housing delivery for the period April 2016 to March 2024.

Year	a. Gross new build completions	b. Gross change of use to dwellings and conversion to dwellings	c. Gross Additions (a+b)	d. Gross change of use from dwellings and conversion from dwellings	e. Demolitions	f. Net Additions (d-e-f)
2016 - 2017	723	91	814	14	176	624
2017 - 2018	1,280	226	1,506	24	141	1,341
2018 - 2019	734	184	918	9	225	684
2019 - 2020	852	163	1015	23	198	794
2020 - 2021	364	246	610	23	6	581
2021 - 2022	528	108	636	10	5	621
2022 - 2023	433	202	635	8	4	623
2023 - 2024	393	150	543	6	0	537
2024 to 2025	501	75	576	4	0	572
2016 to 2025	5,808	1,445	7,253	121	755	6,377

Source: Hull Planning Enforcement and Policy Implementation.

Detail of net additional dwellings (published by MHCLG annually in November) can be downloaded at <https://www.gov.uk/government/collections/net-supply-of-housing>

Housing Delivery Test (HDT)

- 2.2 The Housing Delivery Test (HDT) is a government annual measurement of housing delivery. The Housing Delivery Test is currently published annually by the Department for Levelling Up, Housing & Communities. The level of housing delivery (percentage) is used to determine the buffer applied to five-year supply to ensure choice and competition in the market for land.
- 2.3 The first HDT 2018 was published in February 2019. The latest HDT, 2023 was published 12th December 2024. The 2023 results represent the housing delivery and housing requirement figures for the three-year period April 2020 to March 2023.
- 2.4 The Housing Delivery Test is a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for an area covered by the Housing Delivery Test, over a rolling three-year period. Housing Delivery Test results are shown in Table 2.2. The number of homes required for some HDT component years have been adjusted for impacts of the Covid19 Pandemic on delivery. Greater details of this adjustment can be accessed at the links below.

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

Table 2.2: Housing Delivery Test Results 2018 to 2024

Housing Delivery Test	Total net Homes delivered		Homes required	
<i>Housing Delivery Test Year 2018 - 165 %</i>	<i>Total net Homes delivered (2015 to 2018)</i>	2,514	<i>Homes required (2015 to 2018)</i>	1,523
<i>Housing Delivery Test Year 2019 - 194 %</i>	<i>Total net Homes delivered (2016 to 2019)</i>	2,649	<i>Homes required (2016 to 2019)</i>	1,362
<i>Housing Delivery Test Year 2020 – 241 %</i>	<i>Total net Homes delivered (2017 to 2020)</i>	2,819	<i>Homes required (2017 to 2020)</i>	1,172
<i>Housing Delivery Test Year 2021 – 198 %</i>	<i>Total net Homes delivered (2018 to 2021)</i>	2,059	<i>Homes required (2018 to 2021)</i>	1,039
<i>Housing Delivery Test Year 2022 – 195 %</i>	<i>Total net Homes delivered (2019 to 2022)</i>	2,002	<i>Homes required (2019 to 2022)</i>	1,025
Housing Delivery Test Year 2023 – 139 %	Total net Homes delivered (2020 to 2023)	1,845	Homes required (2020 to 2023)	1,332

Source: Department for Levelling Up, Housing & Communities

<https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

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

3. Housing Supply.

Housing supply identified within the SHLAA 2025.

3.1 Housing supply identified within the SHLAA 2025 (Appendix A) includes a:

- five years' supply of specific deliverable sites (2025 to 2030);
- supply of specific developable sites or broad locations for growth for years 6 to 10 (2030 to 2035); and where possible
- supply of specific developable sites or broad locations for growth for years 11 plus (2035 plus).

3.2 Hull Local Plan 2016 to 2032 contained a trajectory (Hull Local Plan page 56, figure 5.1) illustrating the expected rate of housing delivery over the Local Plan period. The trajectory represented the supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against the housing requirement in the Local Plan and more recently LHN.

3.3 For the SHLAA 2025 an updated level of supply of deliverable housing sites is set out within Table 3.1. The table also shows the five-year housing need (5 years x 988 plus 5% buffer). The 5% buffer conforms to the requirements of the NPPF and reflects Hull's strong performance in relation to the Government's housing delivery test.

3.4 The outputs shown have been produced with the engagement of those landowners/developers with an impact on delivery as appropriate.

3.5 The sites in the SHLAA were assessed in accordance with the SHLAA methodology (available on request - email Localplan@hulcc.gov.uk). The distribution of potential housing on SHLAA sites, over the period 2025 to 2036, is set out in table 3.2. The estimated annual trajectory of each individual SHLAA 2025 site (identified as suitable, available and developable) is shown in Appendix A.

3.6 The potential developable housing supply 2025 to 2036 is distributed across 142 SHLAA sites (where sites are 5 plus dwellings original gross site capacity).

3.9 The five years' housing supply of deliverable housing, 3,307 dwellings including small site windfall, contains supply from the following sources:

- Large housing sites with Planning Permission (implemented⁴) (Development Plan housing allocation) 1,374 dwellings (41.55%);

⁴ A planning permission is implemented when a material operation, authorised by the permission, is carried out (or in the case of a material change of use, when the change of use is initiated). Please note implemented sites will not automatically be included within the five-year supply. Inclusion will be considered on a site-by-site basis.

- Large housing sites with Planning Permission (not implemented)
(Development Plan housing allocation) 318 dwellings (9.62%);
- Large housing sites without Planning Permission
(Development Plan housing allocations) 306 dwellings (9.25%)
H254: Land surrounding Wath Grove 26 Dwellings
H805: Minehead Road 150 dwellings
MU9: Land at Tower Street East bank of the River Hull South 130 dwellings
- Large housing sites with Planning Permission (implemented)
(windfall - not Development Plan housing allocation) 687 dwellings (20.77%);
- Large housing sites with Planning Permission (not implemented)
(windfall - not Development Plan housing allocation) 372 dwellings (11.25%);
- Local Plan small sites windfall allowance (2024 to 2028) 250 dwellings (7.56%).

3.10 The five-year housing supply contains:

- 59 large sites with extant Planning Permission
- supply 2,751 dwellings (83.19%);
- 31 large sites where Planning Permission has been implemented²
- supply 2,061 dwellings (62.32%).
- Known sites without permission programmed to be completed within five-year supply (9.25%)
H254: Land surrounding Wath Grove 26 Dwellings
H805: Minehead Road 150 dwellings
MU9: Land at Tower Street East bank of the River Hull South 130 dwellings

3.11 Supply of specific developable sites or broad locations for growth for years 6 to 10 (2030 to 2035) is 4,153 dwellings (excluding small site windfall allowance) - see Appendix A.

3.12 Supply of specific developable sites or broad locations for growth for years 11 plus is 378 dwellings - see Appendix A.

Windfall (small sites) allowance within the Hull Local Plan.

3.13 The NPPF identifies, where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

3.14 The adopted Hull Local Plan 2016 to 2032 contains an allowance for small site windfall housing supply (sites with fewer than 5 dwellings) of 50 dwellings per annum. It is considered realistic to assume that a windfall supply from small new build sites, conversions and changes of use will continue to come forward at this rate over the plan period. An

average of around 50 dwellings, for the period 2016 to 2025, have been delivered per annum.

Large housing sites with extant Planning Permission, not allocated in the Local Plan.

3.15 Not all housing within the plan period will be delivered within Local Plan housing/mixed use allocations and small windfall sites. The potential contribution of large windfall housing sites to the housing trajectory is identified within Table 3.2 and detailed in Appendix A.

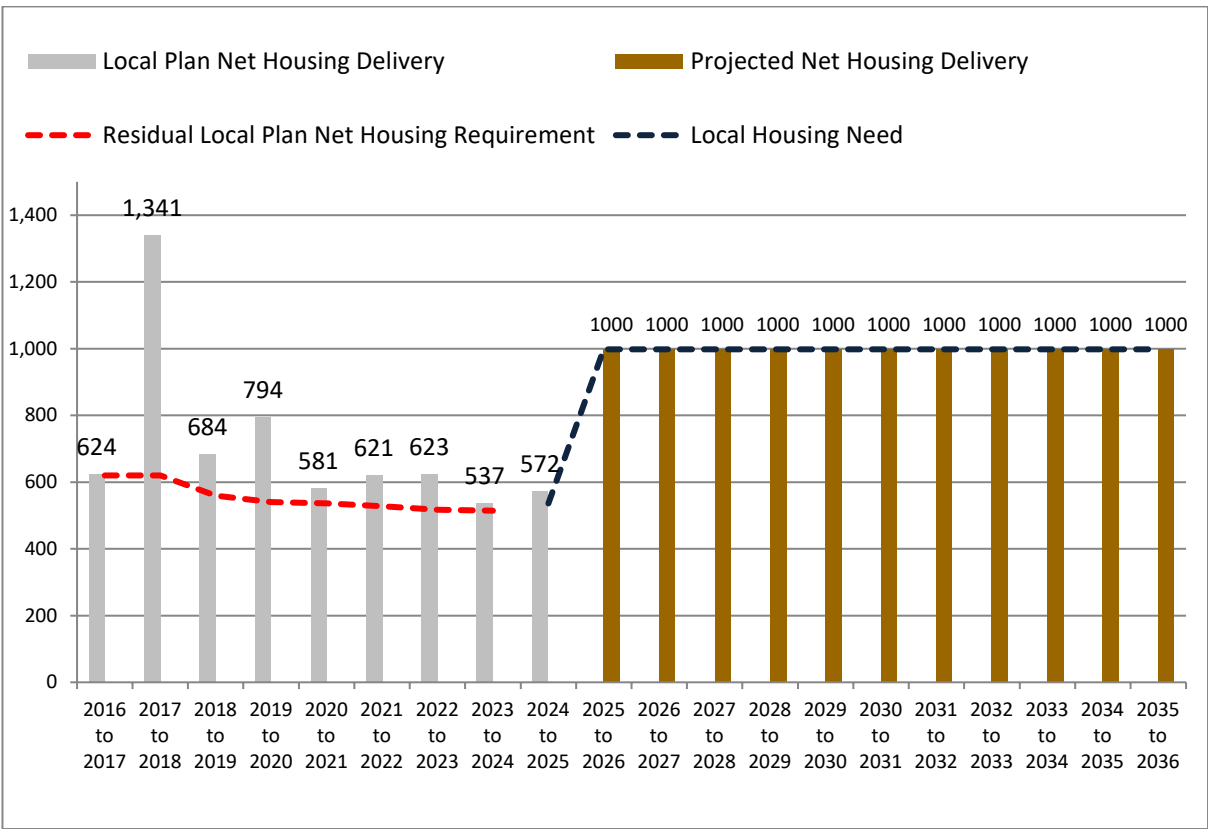
Housing trajectory 2016 to 2036.

3.16 Figure 3.1 shows the net housing delivery for the period 2016 to 2025 and a projected net housing delivery for the period 2025 to 2036.

Demolition

3.17 Demolitions and net housing supply are monitored within Hull’s Annual Monitoring Report (AMR). They are also published annually by the department for Levelling Up, Housing and Communities (DLUHC), within Housing supply: net additional dwellings. Zero demolitions have been recorded for 2024 to 2025.

Figure 3.1: Net housing delivery trajectory.



Source: Hull City Council

Five Year Supply 2025 to 2030

Table 3.1: Five Year Supply 2025 to 2030 as at 1st April 2025

a. LP Net Housing Requirement, in Dwellings, 2016 to 2032 (16 years) <i>No longer applicable - The Hull Local Plan is now more than 5 years old, and a decision has been made on a timetable to replace it. Please note the housing requirement identified in the Hull Local Plan 2016 to 2032 has been replaced by the Local Housing Need identified through the Standard Methodology detailed in outlined in Planning Practice Guidance (PPG) Housing and economic land availability assessment.</i>	<u>9,920</u>
b. Annual Housing Need 2025 <i>To establish the level of housing need, the standard method for calculating Local Housing Need (LHN) outlined in Planning Practice Guidance (PPG) Housing and economic land availability assessment will be used.</i> The Standard Method for calculating Housing Need - 998 Dwellings Per Annum.	998
c. Five-year Housing Need (b * 5) <i>This figure has been superseded by the Standard Method for calculating Housing Need: 998 Dwellings Per Annum x 5 years.</i>	4,990
d. Under-supply within plan period <i>Not applicable - new Standard Methodology for Housing Need calculation. takes account of this.</i>	Not applicable
e. Buffer A percentage buffer of the five-year Housing Need to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. Buffer set at 5 %	250
f. Five-year housing requirement including any under-supply and buffer (c+e)	5,240
g. Five-year supply (including Local Plan windfall: 50 dwellings per annum) <i>Hull City Council updates and publishes annually its Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identifies the five-year supply of housing sites that are suitable, available and deliverable.</i>	3,307
h. Five-year supply ((g/f) * 5) <i>Five year supply expressed in years.</i>	3.16 years

Table 3.2 Citywide distribution of potential Housing Supply Trajectory 2025 to 2036

Supply	2025 to 2030	2030 to 2035	2035 to 2036	Total Dwellings
City Centre housing allocations (Hull Local Plan 2016 to 2032 Table 5.7*).	0	1,113	0	1,113
City Centre mixed use allocations with housing element (Hull Local Plan 2016 to 2032 Table 5.8*).	130	701	236	1,067
Newington and St Andrew's Area Action Plan housing allocations (Hull Local Plan 2016 to 2032 Table 5.9*).	0	165	0	165
Holderness Road Corridor Area Action Plan housing allocations (Hull Local Plan 2016 to 2032 Table 5.10*).	757	24	0	781
Kingswood Area Action Plan housing allocations (Hull Local Plan 2016 to 2032 Table 5.11*).	161	250	0	911
Other West Hull housing allocations (Hull Local Plan 2016 to 2032 Table 5.12*).	240	208	0	448
Other East Hull housing allocations (Hull Local Plan 2016 to 2032 Table 5.13*).	210	969	142	1,321
Windfall sites allowance (Small sites - 50 dwellings per annum – 2016 to 2032*)	250	100	0	350
Large windfall sites with extant planning permission (not allocated for housing within Adopted Local Plan).	1,059	151	0	1,210
Large windfall sites without extant planning permission (not allocated for housing within Adopted Local Plan).	0	334	0	334
Call for sites (not permissioned).	0	12	0	12
Total - Citywide Housing Supply	3,307	4,027	378	7,712
*Hull Local Plan 2016 to 2032.				

4. Brownfield Land Register (BLR).

4.1 The Housing and Planning Act (May 2016) asked local authorities to prepare, maintain and publish a Brownfield Land Register. The register should show previously developed sites in Hull that have been assessed as being suitable, available and achievable for residential development. Brownfield Land Register Regulations came into force in April 2017 and initially required all Councils to prepare their brownfield land register by the end of December 2017. A BLR is a database of brownfield sites which are believed to be ready for housing-led development in the near future.

4.2 The BLR is kept in 2 parts -

- Part one is for sites categorised as previously developed land which are suitable, available and achievable for residential development.
- Part two allows Local Planning Authorities to select sites from Part 1 and grant permission in principle for housing led development. Permission in principle will establish the fundamental principles of development in terms of the use, location and amount of development. However, planning permission is not granted until Technical Details Consent is applied for and approved.

The Council's BLR does not have any sites on Part 2 of the BLR. Appropriate consultation will take place, should any sites be considered for inclusion on part 2 of the register in the future.

4.3 The SHLAA and the BLR are reviewed annually to assess the status of sites within the city. The BLR is a subset of the SHLAA. The BLR status of SHLAA sites is shown within housing trajectory table, Appendix A. The complete BLR dataset also contains archived BLR sites, this is a requirement of BLR legislation. For example, these sites may have been implemented, delivered or now not considered suitable for inclusion within (Part 1 or 2 of) the BLR. The full BLR (including the status of archived sites) is published on the council websites annually. The BLR is published to a format in accordance with BLR legislation.

4.4 The BLR dataset contains 46 sites, of which 36 are shown (tick) within Appendix A, the following sites archived in the BLR 2025 are shown below, these sites may still be shown as within the SLAA in Appendix A (whilst archived in BLR).

- Site 43: 48 Pearson Park, **not available**, archived within BLR/SHLAA;
- Site 428: Carroll Place / Trippet Street, HU2 8AE, **not available** developed for other (Energy Centre), archived within BLR/SHLAA.
- Site 1001: Land at Convent Lane, **not available**, archived within BLR/SHLAA;
- Site 1029: 52-54 George Street, **not available**, archived within BLR/SHLAA;
- Site 1084: 204 Chamberlain Road, **not available** developed for other, archived within BLR/SHLAA.
- Site 190: Hollywell Close, implemented **not available**, archived within BLR. **Remains within SHLAA 2025 housing supply**
- Site 1022: 1-7 George Street, implemented **not available**, archived within BLR. **Remains within SHLAA 2025 housing supply**
- Site 1099: 40-42 Dover Street, implemented and **completed**, archived within BLR
- Site 1121: 458-464 Holderness Road, implemented and **completed**, archived within BLR
- Site 1131: 374-376 Willerby Road, implemented and **completed**, archived within BLR.

Appendix A:

SHLAA 2025 - sites showing housing trajectory 2025 to 2036.

Appendix A: SHLAA2025 Housing Supply (2025 to 2040) - All Sites Suitable, Available, Developable as at 1/4/2025 (Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
Local Plan Table 5.7: City Centre housing allocations.														
2	Egginton Street	0	24	0	0	0	0	0	0	24	0	No	No	☒
6	13 - 25 George Street	0	7	0	0	0	0	0	0	7	0	No	No	☐
7	41 - 65 George Street (Upper Floors)	0	6	0	0	0	0	0	0	6	0	No	No	☒
8	25 - 27 Dock Street	0	9	0	0	0	0	0	0	9	0	Yes	Yes	☐
313	Baker Street Garage	0	55	0	0	0	0	0	0	55	0	No	No	☒
318	31-53 Ferensway H318	0	100	0	0	0	0	0	0	100	0	No	No	☒
373	Humber Quays.	0	200	0	0	0	0	0	0	200	0	No	No	☒
376	63-71 High Street - City Centre.	0	100	0	0	0	0	0	0	100	0	No	No	☒
385	Land to the west of Spring Street Ferensway.	0	150	0	0	0	0	0	0	150	0	No	No	☐
398	High Street East of Blaydes Staith.	0	64	0	0	0	0	0	0	64	0	No	No	☒
399	2-5 High Street.	0	33	0	0	0	0	0	0	33	0	Yes	Yes	☐
400	Land at Blaydes Dock - Part Allocation H400	0	32	0	0	0	0	0	0	32	0	No	No	☐
418	25-30 Albion Street	0	34	0	0	0	0	0	0	34	0	Yes	Yes	☐
429	Land To The West Of Burnett House Castle Street.	0	17	0	0	0	0	0	0	17	0	No	No	☒
450	84-102 Anlaby Road - Park Street.	0	82	0	0	0	0	0	0	82	0	No	No	☐
503	Land to the east of Wincolmlee fronting the River Hull	0	200	0	0	0	0	0	0	200	0	Yes	Yes	☐
Totals				0	0	0	0	0	0	1113	0			

Appendix A: SHLAA2025 Housing Supply (2025 to 2040) - All Sites Suitable, Available, Developable as at 1/4/2025 (Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
Local Plan Table 5.8: City Centre mixed use allocations with housing element.														
194	Fruit Market Site A - LP Mixed Use Site 4	0	34	0	0	0	0	0	0	34	0	No	No	☐
196	Fruit Market Site C - LP Mixed Use Site 5	0	40	0	0	0	0	0	0	40	0	No	No	☐
198	Fruit Market Site D - Mixed Use Site 7 (residual)	0	18	0	0	0	0	0	0	18	0	No	No	☒
316	Albion Square, Mixed Use Site M1.	0	226	0	0	0	0	0	0	226	0	No	No	☐
319	Mixed Use M12, Former Circus Circus Public House	0	10	0	0	0	0	0	0	10	0	No	No	☒
403	Land to the South of George Street. Residual Land of Mixed Use Site M20	0	90	0	0	0	0	0	0	90	0	No	No	☐
784	Clarence Mills, Great Union Street St. Peter Street	0	176	0	0	0	0	0	0	40	136	No	No	☐
785	Land at Tower Street/St. Peter Street, East bank of the River Hull North	0	291	0	0	0	0	0	0	191	100	No	No	☐
787	Land at Tower Street St. Peter Street East bank of the River Hull South	0	397	0	0	40	40	50	130	267	0	No	No	☒
1980	61-63 Humber Street Part Mixed use site 7	0	11	0	0	0	0	0	0	11	0	Yes	Yes	☐
Totals				0	0	40	40	50	130	927	236			
Local Plan Table 5.9: Newington and St Andrew's Area Action Plan housing allocations.														
164	Land north of Anlaby Road between Gladstone Street and Argyle Street	0	160	0	0	0	0	0	0	160	0	No	No	☐
296	Land to rear or 41-45 Albert Avenue	0	5	0	0	0	0	0	0	5	0	No	No	☐
Totals				0	0	0	0	0	0	165	0			

Appendix A: SHLAA2025 Housing Supply (2025 to 2040) - All Sites Suitable, Available, Developable as at 1/4/2025 (Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
Local Plan Table 5.10: Holderness Road Corridor Area Action Plan housing allocations.														
17	Holderness House Holderness Road	0	15	0	0	0	0	0	0	15	0	No	No	☐
20	Land between Ryehill Grove Wyton Grove and Exeter Grove	0	65	0	30	35	0	0	65	0	0	Yes	Yes	☐
21	Land West of Craven Park and South of Preston Road	17	97	32	32	33	0	0	97	0	0	Yes	Yes	☐
22	Teddington Close - Balham Avenue	0	84	0	40	44	0	0	84	0	0	Yes	No	☐
170	106 to 108 Marfleet Avenue	0	9	0	0	0	0	0	0	9	0	No	No	☐
254	Land surrounding Wath Grove	0	26	0	0	26	0	0	26	0	0	No	No	☐
322	Land west of Middlesex Road	305	245	50	50	50	50	45	245	0	0	Yes	Yes	☐
336	Land South of Preston Road and East of Marfleet Lane	266	240	80	80	80	0	0	240	0	0	Yes	Yes	☐
Totals				162	232	268	50	45	757	24	0			
Local Plan Table 5.11: Kingswood Area Action Plan housing development capacity.														
2001	Kingswood Riverside Site North (Zone A)	0	214	0	50	50	50	50	200	14	0	Yes	No	☐
2002	Kingswood Riverside Site South (Zone B)	0	236	0	0	0	0	0	0	236	0	No	No	☐
2003	Kingswood Land parcel Wawne View Phase 2 (Sites 2020/21/22/23/24)	219	445	90	90	90	90	85	445	0	0	Yes	Yes	☐
2008	Kingswood Land parcel Wawne View Site D	88	16	16	0	0	0	0	16	0	0	Yes	Yes	☐
Totals				106	140	140	140	135	661	250	0			

Appendix A: SHLAA2025 Housing Supply (2025 to 2040) - All Sites Suitable, Available, Developable as at 1/4/2025 (Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
Local Plan Table 5.12: Other West Hull housing allocations.														
51	20-24 Lambert Street	0	9	0	0	0	0	0	0	9	0	No	No	☒
219	Land to rear of Goodfellowship Inn Pub Cottingham Road	0	8	0	0	0	0	0	0	8	0	No	No	☒
226	173 to 187 Cottingham Road	0	35	0	0	0	0	0	0	35	0	No	No	☒
234	Land west of Bishop Alcock Road (former William Gee School)	46	24	24	0	0	0	0	24	0	0	Yes	Yes	☐
364	Land between Stanley Street and Derringham Street - Spring Bank"	0	37	0	0	0	0	0	0	37	0	No	No	☒
447	109-111 Beverley Road - Upper floors	0	20	0	0	0	0	0	0	20	0	No	No	☒
482	Brunswick Avenue	0	14	0	0	0	0	0	0	14	0	No	No	☐
485	Former School of Architecture Building Brunswick Avenue	0	75	0	0	0	0	0	0	75	0	No	No	☐
561	Trinity House Grounds Calvert Lane.	83	83	36	36	11	0	0	83	0	0	Yes	Yes	☐
721	Land Former Dane Park Primary School Dane Park Road Orchard Park	0	99	52	47	0	0	0	99	0	0	Yes	Yes	☐
723	Land to East of Isledane, The Danes Residual of Hull Local Plan Housing Allocation H723	0	34	0	34	0	0	0	34	0	0	Yes	No	☐
927	Land at 103 8th Avenue	0	10	0	0	0	0	0	0	10	0	No	No	☒
Totals				112	117	11	0	0	240	208	0			

Appendix A: SHLAA2025 Housing Supply (2025 to 2040) - All Sites Suitable, Available, Developable as at 1/4/2025 (Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
Local Plan Table 5.13: Other East Hull housing allocations.														
42	Area of Change - North Bransholme	0	250	0	0	0	0	0	0	180	70	No	No	☐
47	Kinderscout Close North Bransholme	0	25	0	0	0	0	0	0	25	0	No	No	☐
65	Area at Leitholm Close, North Bransholme - Riverside Group Ltd	0	41	0	0	0	0	0	0	41	0	No	No	☐
102	Area North of Grassington Close North Bransholme	0	14	0	0	0	0	0	0	14	0	No	No	☐
106	Land North East of Highlands Health Centre, Cumbrian Way	0	45	0	0	0	0	0	0	45	0	No	No	☐
120	Land to the east of Stoneferry Road, south west of Foredyke Avenue	0	28	0	0	0	0	0	0	28	0	No	No	☒
137	Land north of Wansbeck Road East of Frome Road	0	15	15	0	0	0	0	15	0	0	Yes	Yes	☐
190	Hollywell Close	0	8	8	0	0	0	0	8	0	0	Yes	Yes	☐
192	Land north of Hopewell Road	0	10	10	0	0	0	0	10	0	0	Yes	Yes	☐
804	Land to the south west of James Reckitt Library Holderness Road	12	20	0	0	0	0	0	0	20	0	Yes	Yes	☐
805	Land at Minehead Road	0	150	0	0	50	50	50	150	0	0	No	No	☐
861	Land to north of Danby Close, Howdale Road Part 1	0	418	0	0	0	0	0	0	346	72	No	No	☐
862	Land to north of Danby Close, Howdale Road Part 2	0	270	0	0	0	0	0	0	270	0	No	No	☐
914	Gleneagles Centre, Gleneagles Park	0	27	27	0	0	0	0	27	0	0	Yes	Yes	☐
Totals				60	0	50	50	50	210	969	142			

Appendix A: SHLAA2025 Housing Supply (2025 to 2040) - All Sites Suitable, Available, Developable as at 1/4/2025 (Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
Large sites with extant planning permission, not allocated within Hull Local Plan.														
1007	Darley Arms William Street	0	18	0	0	18	0	0	18	0	0	Yes	No	☐
1014	807-809 Hessle Road	0	7	0	0	0	0	0	0	7	0	Yes	Yes	☐
1021	Perth Street Club 229 Perth Street West	0	9	0	0	0	0	0	0	9	0	Yes	Yes	☐
1022	1-7 George Street	0	46	46	0	0	0	0	46	0	0	Yes	Yes	☐
1030	Bedford Chambers 30 Scale Lane	7	15	0	0	0	0	0	0	15	0	Yes	Yes	☐
1035	10-12 School Street	0	11	0	11	0	0	0	11	0	0	Yes	No	☒
1042	High Flags Mills 192-200 Wincolmlee	22	21	0	0	0	0	0	0	21	0	Yes	Yes	☐
1062	Rawling Way	0	24	0	24	0	0	0	24	0	0	Yes	No	☒
1067	Wilberforce Court Alfred Gelder Street	0	97	0	40	40	17	0	97	0	0	Yes	Yes	☐
1069	2 3 4 5 And 6 Beech Grove and Land To Rear Of Beverley Road	0	49	0	0	0	0	0	0	49	0	Yes	Yes	☐
1083	The Schooner 172 Anlaby Park Road South	0	8	0	0	0	0	0	0	8	0	Yes	Yes	☒
1088	Netherhall Wawne Road	0	22	8	0	0	0	0	8	14	0	Yes	Yes	☐
1093	George House 67 - 73 George Street	8	39	39	0	0	0	0	39	0	0	Yes	Yes	☐
1094	Margaret Street Car Park	0	11	0	11	0	0	0	11	0	0	Yes	Yes	☐
1095	33 Lowgate & 14 Bishop Lane	1	14	14	0	0	0	0	14	0	0	Yes	Yes	☐
1100	Victoria House Park Street	0	128	0	60	0	68	0	128	0	0	Yes	Yes	☐
1115	9-11 Chapel Lane	0	36	36	0	0	0	0	36	0	0	Yes	Yes	☐
1116	Criterion House 75 - 81 George Street	6	41	41	0	0	0	0	41	0	0	Yes	Yes	☐

Appendix A: SHLAA2025 Housing Supply (2025 to 2040) - All Sites Suitable, Available, Developable as at 1/4/2025 (Deliverable sites have potential to start in years 1 to 5)

Ref.	Address	Completed on site	Remaining capacity	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
1119	Prospect House Prospect Street	0	45	0	45	0	0	0	45	0	0	Yes	No	☒
1124	Barnes Way Land To East Of	39	118	36	36	36	10	0	118	0	0	Yes	Yes	☐
1126	Bedford Street/Mount Pleasant	0	10	10	0	0	0	0	10	0	0	Yes	Yes	☐
1129	466 Beverley Road	0	8	0	8	0	0	0	8	0	0	Yes	No	☐
1130	Lindsey Place Anlaby Road	0	21	0	21	0	0	0	21	0	0	Yes	No	☐
1132	14 Albion Street	0	11	0	11	0	0	0	11	0	0	Yes	No	☐
1133	Silvester House - Silvester Street	14	11	11	0	0	0	0	11	0	0	Yes	Yes	☐
1134	Land To East Of Sutton House - Kingfisher Rise	0	11	0	11	0	0	0	11	0	0	Yes	No	☐
1135	Transport House - 19-21 James Reckitt Avenue	12	16	16	0	0	0	0	16	0	0	Yes	Yes	☐
1136	36 New Bridge Road	0	8	0	8	0	0	0	8	0	0	Yes	No	☒
1137	Ellerburn Avenue - Corner Of Orchard Park Road	0	25	0	25	0	0	0	25	0	0	Yes	No	☒
1138	Land Adjacent To No 46 Aberdeen Street	0	5	0	5	0	0	0	5	0	0	Yes	No	☒
1140	107 Falkland Road - Goat And Compass	0	14	14	0	0	0	0	14	0	0	Yes	Yes	☒
1142	77 - 79 South Bridge Road	0	12	0	12	0	0	0	12	0	0	Yes	No	☐
1143	61 Market Place	0	6	0	6	0	0	0	6	0	0	Yes	No	☐
1145	Burnett House Castle Street	0	30	0	30	0	0	0	30	0	0	Yes	No	☐
1146	466-468 Anlaby Road	0	6	6	0	0	0	0	6	0	0	Yes	Yes	☐
1147	Kingston Tavern 76 Paragon Street	0	13	0	13	0	0	0	13	0	0	Yes	No	☐
1149	Maritime House Kingston Street	0	20	0	20	0	0	0	20	0	0	Yes	No	☐

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Ref.	Address	Completed on site	Remaining capacity	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
1152	11 - 13 Baker Street	0	14	0	0	0	0	0	0	14	0	Yes	No	☐
1153	"40 Paragon Square, 90 And 88 Paragon Street, 32-40 Paragon Square, 95 Jameson Street"	0	14	0	0	0	0	0	0	14	0	Yes	No	☐
1154	1 Jarratt Street	0	6	6	0	0	0	0	6	0	0	Yes	Yes	☐
1155	Shirethorn Centre Prospect Street	0	76	0	76	0	0	0	76	0	0	Yes	Yes	☐
1156	Grosvenor House 100 - 102 Beverley Road	0	10	10	0	0	0	0	10	0	0	Yes	Yes	☐
1157	Lowgate House Lowgate	0	20	0	20	0	0	0	20	0	0	Yes	No	☐
1158	Ellerburn Avenue	0	5	0	5	0	0	0	5	0	0	Yes	No	☐
1159	Land at Campbell Court	0	17	0	17	0	0	0	17	0	0	Yes	No	☐
1160	Oriel Grove	0	20	0	20	0	0	0	20	0	0	Yes	No	☐
1161	1 Green Lane	0	6	0	6	0	0	0	6	0	0	Yes	No	☐
1162	Maple Leaf Ace Electric 116 - 118 Witham	0	9	0	9	0	0	0	9	0	0	Yes	No	☐
1163	52 Pearson Park	0	6	0	6	0	0	0	6	0	0	Yes	No	☐
1164	Cleveland Club 90 New Cleveland Street	0	10	0	10	0	0	0	10	0	0	Yes	No	☐
1165	Penrose Close	0	11	0	11	0	0	0	11	0	0	Yes	No	☐
Totals				293	577	94	95	0	1059	151	0			

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Ref.	Address	Completed on site	Remaining capacity	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
Large sites without extant planning permission, not allocated within Hull Local Plan.														
297	363 Anlaby Road	0	6	0	0	0	0	0	0	6	0	No	No	☒
377	Oriel House - 49 High Street.	0	33	0	0	0	0	0	0	33	0	No	No	☒
835	480 - 498 Beverley Road	0	22	0	0	0	0	0	0	22	0	No	No	☒
1004	Land at Former New York Hotel Anlaby Road	0	24	0	0	0	0	0	0	24	0	No	No	☒
1023	135-141 George Street	0	18	0	0	0	0	0	0	18	0	No	No	☒
1027	95 Spring Bank	0	5	0	0	0	0	0	0	5	0	No	No	☐
1031	54-56 King Edward Street 31-33 Waltham Street	0	6	0	0	0	0	0	0	6	0	No	No	☐
1036	121 - 123 Sharp Street	0	5	0	0	0	0	0	0	5	0	No	No	☒
1040	147-149 Beverley Road	0	6	0	0	0	0	0	0	6	0	No	No	☐
1050	Windmill Hotel 56 Witham	0	5	0	0	0	0	0	0	5	0	No	No	☐
1054	186-188 Hessle Road	0	6	0	0	0	0	0	0	6	0	No	No	☒
1057	22 Park Street	0	16	0	0	0	0	0	0	16	0	No	No	☒
1066	7 Wellington Street	0	7	0	0	0	0	0	0	7	0	No	No	☐
1070	East Hull Swimming Pool Holderness Road	0	24	0	0	0	0	0	0	24	0	No	No	☐
1071	36 George Street	0	5	0	0	0	0	0	0	5	0	No	No	☐
1073	Clarendon Hotel Public House 1-5 Londesborough Street	0	5	0	0	0	0	0	0	5	0	No	No	☐
1076	115 Grafton Street	0	9	0	0	0	0	0	0	9	0	No	No	☐
1077	30 Grey Street & Land Rear Of 32 Grey Street	0	7	0	0	0	0	0	0	7	0	No	No	☒

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Ref.	Address	Completed on site	Remaining capacity	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	Five Year Supply	6 to 10 Year Supply	11 to 15 Year Supply	Planning Permission	Started	Brownfield Land Register Part1
1098	497 Anlaby Road	0	5	0	0	0	0	0	0	5	0	No	No	☐
1103	125 - 129 Spring Bank	0	6	0	0	0	0	0	0	6	0	No	No	☐
1105	Amberdene Lodge 40 to 42 Boulevard	0	9	0	0	0	0	0	0	9	0	No	No	☐
1109	Bridlington House - 4 Bridlington Avenue	0	9	0	0	0	0	0	0	9	0	No	No	☒
1112	Anne Street/Osbourne Street	0	72	0	0	0	0	0	0	72	0	No	No	☐
1127	Land Adjacent Purple House - Preston Road	0	24	0	0	0	0	0	0	24	0	No	No	☐
Totals				0	0	0	0	0	0	334	0			
Sites proposed through 'Call For Sites' process.														
2401	Marvell House Cranbourne Street	0	12	0	0	0	0	0	0	12	0	No	No	☐
Totals				0	0	0	0	0	0	12	0			
SHLAA2025 Supply Totals				733	1066	603	375	280	3057	4153	378			

Appendix B:

SHLAA 2025 - sites not within 2025 to 2036 housing supply.

SHLAA 2025 - Sites not within 2025 to 2036 housing supply.

SHLAA Reference	Address	Suitable	Available	Achievable
32	Lambert Street Church	Yes	Yes	No
43	48 Pearson Park	Yes	No	No
173	St Bedes, Wivern Road	Yes	No	No
197	Brandsby Grove	Yes	No	No
212	Land South of Goddard Avenue, east of Chanterlands Avenue.	No	Yes	No
291	114 Blenheim Street	Yes	No	No
310	Surface car park North of Pryme Street	Yes	No	No
331	Land to East and West of Marfleet Avenue	Yes	No	No
365	Land between Stanley Street and Derringham Street, Spring Bank	Yes	No	No
497	Francis Street Car Park	No	No	No
522	40 Margaret Street	Yes	Yes	No
565	Dismantled railway junction, east of Calvert Lane.	No	No	No
606	Smith and Nephew Sports ground, Kendal Way.	No	Yes	No
703	Golf Links Road Nursery.	Yes	No	No
757	Haworth Park playing fields. Open Space 194.	No	Yes	No
1002	Great Thornton Street Gap Site A, HU3 2LY	No	Yes	No
1003	Great Thornton Street Gap Site B, HU3 2JH	No	Yes	No
1006	Myton Centre, Porter Street	Yes	No	No
1015	405-411 Anlaby Road (formerly West Park Hotel)	Yes	Yes	No
1043	The Basin St Andrews Dock	No	Yes	No
1044	Land to west of Gibson Street, east of Bridlington Avenue	No	Yes	No
1045	Cannon Street	No	Yes	No
1047	Former Birds Eye Factory, Hessle High Road	No	No	No
1052	City Temple, 161 Hessle Road	Yes	Yes	No
1118	Insurance Building St Andrews Dock	No	Yes	No
1128	Coronation Road North	Yes	Yes	No
2501	Land at County Road North, Hull, HU5 4HJ	No	Yes	Yes

Please note the sites within this table are considered against current suitability, availability and achievability. Future evidence provided may lead to a change in their assessment within either future versions of the SHLAA or when a site selection criteria is prepared for future stages of Local Plan production.

Appendix C:

Disclaimer.

The information in this SHLAA is subject to the disclaimers set out below. The following disclaimer applies without prejudice.

- The identification of sites, buildings or areas within this SHLAA does not mean that the Council will grant planning permission for residential development or allocate for housing development. The exclusion of sites from the SHLAA does not preclude their development for residential use.
- All planning applications, including those for residential development, will be determined in accordance with the development plan, unless material considerations indicate otherwise.
- The inclusion of sites within the SHLAA does not preclude use or development for other purposes.
- The boundaries shown are based on information available at the time of the preparation of the survey. They do not represent an absolute area for any future proposals.
- The SHLAA represents an estimate of when sites could come forward for development. It does not mean that applications which come forward at different times will be refused on that basis.
- The SHLAA uses the information that was available at the time of the study. The Council does not accept liability for any omissions or factual inaccuracies that may be contained within the SHLAA. Applicants for planning permission are advised to carry out their own assessments and analysis of any site and not rely on the information within the SHLAA.
- Where the site capacity identified in the SHLAA is based on the surrounding neighbourhood density, this should not be taken as the level of housing which will be most appropriate for the site. The density of any planning application will be assessed through the normal planning process and the SHLAA will not represent an over-riding justification for any particular density.
- The Council intends the SHLAA to be a 'living' document which is subject to annual review. Therefore, information may become out-of-date. Should the document require updating at a greater frequency the council reserves the right to do so.