



Hull Local Plan: 2016 to 2032

East Carr Masterplan

Supplementary Planning Document 6

Consultation Statement

Background

- 1.1 In preparing Supplementary Planning Documents (SPDs) the Council is required to follow the procedures laid down in the Town and Country Planning (Local Planning) (England) Regulation 2012.
- 1.2 Regulation 12 states that before adoption of an SPD the local planning authority must prepare a statement setting out:
 - the persons that the local authority consulted with when preparing the SPD;
 - a summary of the main issues raised by those persons; and
 - how those issues have been addressed in the SPD.
- 1.3 This Consultation Statement accompanies the Supplementary Planning Document 6. This document provides additional planning guidance on Policies of the Hull Local Plan: 2016 to 2032, which was adopted on the 23rd November 2017.

Consultation

- 2.1 Preparation of the draft SPD involved engagement with other relevant Council departments. The draft SPD has been through the Council's committee regime and elected members have had the opportunity to comment on the draft document.
- 2.2 The draft SPD was made available for public consultation for six weeks between Friday 10th August 2020 and Friday 21th September 2020. A public notice to publicise this event was published in the Hull Daily Mail on 10th August 2020. The consultation was also reported to East Area committee in July 2020, to Planning Committee on 3rd June 2020 and approved by Cabinet Committee on 27th July 2020.
- 2.3 The draft SPD and associated documentation was made available for inspection on the Council's website.
- 2.4 Given that the country was in the midst of the Covid 19 pandemic,

consultation arrangements were amended from those set out in the Council's Statement of Community Involvement. The key difference was that instead of a public meeting, two full day 'appointment only' surgeries were held at venue close to the site on 26th August and 9 September 2020. In total 53 people attended these sessions in individual appointments. Everyone that requested an appointment was invited to attend one and those who were not able to attend either day (or where there were no available slots left) were invited to meet separately. Other means of publicity included a public notice, site notices and hand delivered letters (to 500 addresses).

Consultation responses and main issues

- 3.1 The consultation exercise generated considerable levels of interest in local media and especially from the local community with the majority of the responses received highlighting concerns with the prospect of the site(s) being developed for housing. Full details of the responses received (anonymised in recognition of data protection requirements) are set out in Appendix B.
- 3.2 Comments were received from over 600 individuals / households plus a number of other organisations. In addition, two petitions were received the larger of which comprises just short of 2,500 signatures. The question posed in this petition is set out in Appendix C. The second (smaller) petition included specific comments which are set out in Appendix B.
- 3.3 In summary, the main issues raised relate to: Inappropriate scale and location for new housing; Inadequate consultation (Local Plan and SPD); Access roads not suitable for volume of traffic; Impact on surrounding highway network; Concern about flood risk / impact on drainage system; Loss of open space and related greenspace values; and Inadequacy of existing services and facilities to cope with

increased demand.

Main changes to the SPD

- 4.1 Whilst a number of changes have been made to the SPD in light of representations received, most have not resulted in a change being made. There are two reasons for this:
1. Many of the representations relate to the 'principle' of development. The principle has however already been established in the Local Plan. Consultation on the SPD is to gather views on the design and layout of the proposal and not on such matters as scale and location; and
 2. Many of the representations relate to detailed matters which can only be dealt with at the planning application stage. For example, the impact of traffic movement will only be fully known once a detailed transport assessment is produced. Likewise, in relation to the means of dealing with flood risk, this will only be fully known once a detailed flood risk assessment is produced. Such assessments, and indeed many other technical studies, will need to be produced to the satisfaction of the local planning authority as part of the process of determining a planning application.
- 4.2 Therefore, whilst it is acknowledged that many of the representations received during the consultation exercise are valid planning considerations, they are not of direct relevance to this particular document. It is however important to note that further (and more detailed) consultation will take place as and when a planning application is submitted for the site.
- 4.3 The following changes have however been made to the SPD;
- Text has been added to explain that the SPD will act as a

- 'framework' for future development of the site;
- A direct reference is made to the Local Plan and to the allocated sites;
 - An update is provided in relation to consultation that has been undertaken to this point in drafting the SPD;
 - Further detail is provided regarding flood risk and the need to mitigate and reduce risk;
 - A number of additional references have been added to highlight ecological/environmental values and the need for assessments of such value and necessary mitigation measures which may be required;
 - Greater reference to sustainable methods of construction;
 - Commitment to undertaking a transport assessment prior to a planning application being received.

SEE APPENDIX B FOR FULL LIST OF REPRESENTATIONS

Notes to accompany Appendix B

1. General comments received (and what changes if any are proposed) are set out in the first few pages of the report. These cover many of the more detailed matters subsequently highlighted by individual respondees. Cross reference back to this text is made throughout the rest of the document – this is supplemented with additional text where required i.e. to pick up on different / more detailed matters raised by individual respondees.
2. In many cases responses were received from a household to the original Council consultation and to separate (but related) ward member consultation. This table deals with such matters on a household basis i.e. text to the main consultation exercise is set out and responded to. Text provided to ward member consultation is also set out (unless a direct repeat of the main text) but responses / proposed changes are not repeated – unless additional comments are raised.
3. This table does not set out responses received to the separate EIA screening exercise as this did not form part of the consultation on the SPD. Notwithstanding this, the comments received to that exercise are generally covered in the main consultation exercise.

4. This table does not set out responses made to the separate consultation (by the Environment Agency) on the adjacent flood alleviation scheme. Comments relating to the flood alleviation scheme are however raised by a number of respondees and such matters are picked up where appropriate in the table.

5. In relation to the two petitions received, the main petition referred to above is not set out in the table (as there are no specific comments made – it is simply a list of names/households opposed to the development). The smaller petition included specific comments and as such these have been set out in the table.

Appendix B East Carr Petition

This petition has been signed by Families Neighbours and friend of residents in the Spring Cottage and Howdale Road areas. They all object strongly to the Proposed Green Field Development on East Carr. Objections raised relate to the effects on;

- The Environment, Wildlife and loss of Hulls remaining Countryside,
- Severely Increased Traffic and associated Road safety,
- Pollution and noise,
- Existing residents Privacy violation and changes to accustomed life in these areas
- Over stretched local Amenities,

A copy of the petition is available to view at #####