Briefing Paper to the
East Area Committee 11 March 2025
North Area Committee 27 March 2025
West Area Committee 17 March 2025

Wards: All

HULL LOCAL PLAN TO 2040 – BEGINNING THE CONVERSATION

Briefing Paper of the of Corporate Director for Regeneration – Chris Jackson

1. Purpose of the Paper and Summary

1.1. This paper presents a Local Plan Launch document, the purpose of which is to raise awareness and facilitate engagement and discussion about commencement of a process to create a new Local Plan to replace the adopted Hull Local Plan.

1.2. While the Local Plan was adopted in 2017 and has an end date of 2032, the Government is clear that Local Planning Authorities should consider the need to update their plans every 5 years from adoption. A review has established that there have been significant changes since 2017 and it has been decided to create a new plan. This is the first opportunity to engage widely and get views for what the new plan should look like

2. Background

2.1. The Local Plan will set out a vision, priorities, and policies for the future development of the city up to 2040. It will ensure that we are planning for the future of everyone in our communities.

2.2. The Local Plan will address the changing needs for new homes and jobs and the services and infrastructure to support them. In doing so, the Plan will also contain policies that help to protect and enhance the built and natural environment and contribute towards the creation of attractive places where people can live healthy and active lives.

2.3. Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 allows for considerable flexibility in how the initial stages of plan production is carried out. The Launch Document is therefore intended to start the conversation in making people aware that the Council is preparing a new Local Plan, to seek views and to encourage engagement in the wider process.

2.4. The Local Plan will directly affect the lives of everyone who live, work, visit and study in the area so it is important that we have an active and early open conversation with local

people, businesses, and stakeholders. This will help to create a wider sense of ownership of the Plan.

2.5. A Community Plan for the city was approved in 2023. The new Local Plan can enable delivery of the ambitions and commitments of the Hull Community Plan where this can happen through development and use of land and buildings.

3. Issues for Consideration

3.1. The current engagement is a first step towards seeking views on how we should create a new plan to replace the current Hull Local Plan 2016-2032. It outlines the key challenges and priorities that the new Local Plan will need to consider. It does not set out any detail of what new policies or amendments to existing policies may be necessary. This will be done in a future draft plan that will also be subject of engagement.

3.2. All the responses to this engagement will be thoroughly considered and used to shape the next, more detailed plans, including options for policies, allocations, and designations.

3.3. There are several factors that have emerged from review of the adopted Local Plan and other key drivers that indicate a general need for a new Local Plan as outlined in the following paragraphs:

Significant Events

3.4. The following events are seen as important context for the new Local Plan

- The formation of the Energy Estuary and Humber Freeport
- The Covid-19 pandemic (2020-2022) has had a significant impact on many aspects of our lives.
- The UK's departure from the European Union
- Hull City of Culture in 2017. Which gave the city a new profile as a vibrant cultural city – a profile that continues to develop.
- The Council declared climate and ecological emergencies in 2019 and 2021 which have set carbon reduction and biodiversity targets for the city.
- Hull became a global water resilient city.

Changes in the Law and National Policy

3.5. New and amended Acts of Parliament, and changes in national policy and guidance bring requirements for new or amended local policy.

3.6. National planning policy has changed several times since the Local Plan was adopted in 2017. The revised National Planning Policy Framework was published in December 2024. The new Government has set out radical changes to policy to stimulate economic growth and housing delivery. Key issues for the city are as follows:

3.7. To support the Government's objective of significantly boosting the supply of homes, radical changes have been made to the method of calculating local housing need – the

'Standard Method'. The Standard Method is the mechanism which identifies the minimum number of houses a local authority should plan for and is applicable immediately for decision making in areas without an up-to-date local plan. The application of the new formula results in housing need figure for Hull of 993 per annum. This is an increase of 373 dwellings per annum form the currently adopted Local Plan requirement.

3.8. It is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed. The overall aim should be to meet an area's identified housing need including affordable housing with an appropriate mix of housing types for the local community.

3.9. It is not clear within the new standard method how the needs of specific groups can be quantified, for example how much or what proportion should be to meet specific needs, including amount of affordable housing. Evidence prepared to support the global outputs of the previous standard method considered associated demographic change and affordable need was modelled. Such analysis may be required again to fully understand how these sector needs sit within the new global need figure.

3.10. The increased number of homes that the Plan will need to identify sites for will present a significant challenge, given the relatively constrained supply of available land within the tightly bound administrative area of the city. Making the most efficient use of land will be key to delivery, with limited options available there will be little if any choice as to where needs can be met in the city. The Government's Housing Minister has made clear that all options need to be exhausted to meet the mandatory housing needs.

<u>HEY Devolution</u>

3.11. Mayoral elections are planned for May 2025 so the linkages with the HEY Economic Strategy and Investment Plan will need to be considered as the Local Plan makes its way through its drafting stages to ensure alignment.

3.12. The revised NPPF states that effective strategic planning across local planning authority boundaries will play a vital and increasing role, particularly in terms of meeting housing needs and other strategic priorities. The Government has made clear in a recently published White Paper that it sees Mayoral Combined authorities are integral to delivering the 1.5m homes committed to in this Parliament. The Deputy Prime Minister has stated that all LPAs should produce a Spatial Development Strategy, with the intention that this policy change will result in more homes being built. This could be key if significant amounts of the city's housing need must be delivered in the neighbouring East Riding after all other options are exhausted in the city.

3.13. The Council is currently still bound by a Duty to Co-operate which requires the Council to engage constructively, actively and on an ongoing basis with neighbouring authorities, and to have regard to the activities of other prescribed bodies on planning for strategic matters that impact across local authority administrative boundaries. Processes are in place and will be maintained to ensure the Council continues to satisfy the requirements of the Duty. The Levelling Up and Regeneration Act (LURA) repeals the statutory duty to cooperate, and a new "Alignment Policy" is proposed to be brought in through

amendments to the NPPF. Where plans are being progressed under the old system the duty to cooperate will still apply.

3.14. Despite the uncertainty surrounding the new 'alignment policy', the Council remains committed to working closely with neighbouring authorities and others, as it did over many years prior to the Duty to Cooperate being introduced.

New or amended Local Strategies and Plans

3.15. There have been a number of Council and partner strategies and plans that have been published since the Local Plan was adopted. Where appropriate these will need to be given policy recognition and spatial expression in the new Local Plan

Supplementary Planning Documents

3.16. A number of Supplementary Planning Documents have been adopted by the Council since the current Local Plan was adopted. It will be appropriate to consider how these could inform the new Local Plan or new Design Codes.

Emerging Evidence

3.17. The Local Plan will have to be supported by evidence to justify the approach taken. Some new evidence has already been produced to inform future housing and employment development needs, although the recent publication of revised NPPF and government's mandatory housing targets supersede large parts of this. Further evidence will need to be produced to inform how we progress with other policies and allocations.

Lessons Learned

3.18. The Local Plan is subject to ongoing monitoring as reported through an annual Authority Monitoring Report (AMR). Lessons have been learnt through practical implementation of policies and how successful they have been.

Thematic changes

3.19. As well as these general drivers a series of challenges and priorities for the city are considered under the following themes to understand what could influence future policy and allocation changes. The themes reflect and seek to embed the ambitions set out in the Hull Community Plan:

- Climate Change and Nature Recovery
- Meeting Housing Needs
- Economic Growth
- Changing Roles for Town Centres
- Healthy Communities
- Connected Communities
- Achieving well-designed places
- Unlocking Development Opportunities
- Social Value

3.20. Together the drivers and themes present a whole range of changes and events that could shape the creation of the new the Local Plan. These are not necessarily exhaustive, but the intention of the Launch Document is to start the conversation to find out what people think should / could be included within our new Local Plan.

4. Next steps

4.1. A series of public engagement activities are taking place on the issues and challenges set out in engagement materials over a 8 week period that began 28 February.

4.2. The engagement is open to anyone to respond using a range of communication channels, letters / emails, press releases, announcements on the council's website, social media, briefings, webinars, questionnaires, and meetings. This includes using corporate tools such as the Engagement HQ system and a bespoke survey to capture people's views.

4.3. All comments and views received during the engagement will be reviewed and key issues will be identified and summarised. This will be reported back to members at the earliest opportunity. The feedback will inform the next stage of plan preparation, alongside new and emerging evidence base documents, Sustainability Appraisal and Habitats Regulations processes.

Corporate Director for Director of Regeneration – Chris Jackson

Contact Officer : Roger Gray Telephone No. : 612614

Officer Interests: None

Background Documents: - Appendix A – Local Plan Launch Document