HULL LOCAL PLAN TO 2040 - BEGINNING THE CONVERSATION

MARCH 2025

Hull City Council

What is the purpose of this document?

This document is a first step towards seeking views on how we should create a new Local Plan for Hull.

The Local Plan is at the heart of the how we plan for the future of everyone in our communities. Its purpose is to address the priorities for the development and use of land in the city. The new Local Plan will set out a vision and policies for the future development of the city up to 2040.

The new Local Plan will address the changing needs for new homes 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, active lives.

The policies set out in the new Local Plan will be key to creating strong and sustainable communities. Investment in supporting infrastructure will help to unlock the city's potential, enabling residents to enjoy a high quality of life in line with the council's declaration of climate and ecological emergencies.

This Launch document seeks to outline the challenges and priorities that the 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 take place in the next stages of the process and there will be opportunities for you to help shape these as well.

What is the current Local Plan?

The current Local Plan was adopted in 2017. It guides new development in the city over a period of 16 years from 2016 – 2032.

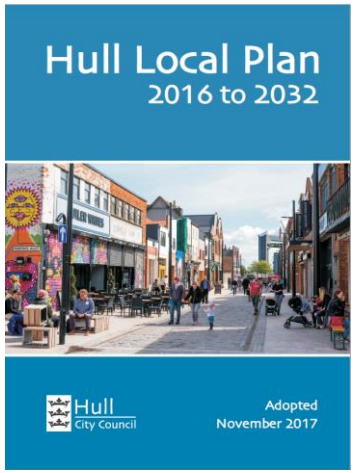
The Local Plan forms the main part of the wider Statutory Development Plan for the city which comprises:

- Hull Local Plan[1] Local Plan | Hull
- Kingswood Area Action Plan Adopted Kingswood Area Action Plan | Hull
- Newington Neighbourhood Plan Neighbourhood plans | Hull
- Hull and East Riding Joint Minerals Local Plan Joint Minerals Plan
- Hull and East Riding Joint Waste Plan Joint Waste Local Plan | Hull

There have been significant changes since the current plan was adopted and because of the scale of change the Council has determined that there is a need to create a new plan.

[1] Including saved policies of the Holderness Road Corridor (HRC) Area Action Plan and Newington and St Andrews (NaSA) Area Action Plan

To support creation of the new plan the Council is seeking views as to what the scope of the Plan should be.



Why should you get involved?

The Local Plan directly affects the lives of everyone in Hull and creation of a new plan gives an opportunity for you to shape its content.

We want to have an active and open conversation about the key issues and challenges that should be addressed and the policies that we need in place to address these. For example, how we the tackle the climate emergency, meet our diverse housing needs, support good health, and create opportunities for all.

This means involving the whole community. We would like your views on the approach we are taking in preparing the Local Plan. You can provide comments by visiting our engagement hub

Web: https://yoursay.hull.gov.uk/hub-page/hull-local-plan

Or scan this QR code:

All the responses received will be thoroughly considered and be used to shape the next, more detailed phase of engagement on options for policies, allocations, and designations.

If you have any enquiries about the process or how to be involved then email: Localplan@hullcc.gov.uk

Why a new plan?

The main changes since the Local Plan was adopted in 2017 that support the need to create a new plan are outlined under the following broad headings.

Major events

The formation of the Energy Estuary and the Humber Freeport has established the city as a world leading hub for renewable energy, clean growth, digital innovation, and advanced manufacturing.

The Covid-19 pandemic (2020-2022) had a significant impact on many aspects of our lives by changing the way people work, travel and shop.

The UKs departure from the European Union has brought change to the economy and to the legislative framework which governs planning and development in the United Kingdom.

Hull was the UK City of Culture in 2017. This was a world class cultural programme which told the story of “a city coming out of the shadows” from its image of a declining and deprived port city to a new profile as a vibrant cultural city. The cultural programme attracted millions, from local people to visitors across the UK and beyond, and the Local Plan now needs to help build on and sustain its legacy.

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 United Nations Tree City of the World in 2021, and one of the first Global Water Resilient Cities through an innovative approach to water management.

The UK cost-of-living crisis that has impacted since late 2021, has increased the cost of food and energy, resulting in the fall in disposable incomes.

Changes in the law and national policy

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

A 2019 amendment to the Climate Change Act 2008 introduced a legal requirement to reach net zero emissions nationally by 2050.

The Environment Act 2021 introduced a need to achieve Biodiversity Net Gain. This is a legal obligation for developers to ensure that the natural environment is left in a measurably better state than it was before any construction work took place.

The Government has published updated Building Regulations to take account of new standards and safety requirements. While these operate outside of the Planning legislation they can impact on the goals and ambitions for development, particularly around design. As mandatory requirements they can also impact on build

costs and economic viability of development.

The Levelling Up and Regeneration Act (LURA) 2023 makes provisions to change the plan making system. For local plans this will include limiting the content to locally specific matters with generic development management policies to be published nationally; and the introduction of design codes focussed on those areas of the city with greatest potential for change.

The National Planning Policy Framework (NPPF) has been subject to regular update since adoption of the Local Plan in 2017. A revised National Planning Policy Framework was published in December 2024. The Government sets out the big changes required to deliver the Government's commitment to achieving economic growth and build 1.5 million new homes.

The changes include a new approach to calculating housing need, changes to affordable housing requirements and more emphasis on design and climate change.

Hull and East Yorkshire Devolution

Mayoral elections will take place in May 2025. The Local Plan will need to align with the HEY Economic Strategy and Investment Plan. The Government has made clear that it sees Mayoral Combined authorities as integral to delivering the challenging housing targets committed to in this Parliament.

New or amended Local Strategies and Plans

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, the most significant of these being the Community Plan and the Council Plan,.

Supplementary Planning Documents

A number of Supplementary Planning Documents have been adopted by the Council since the current Local Plan was adopted. Their purpose includes advising on matters of detail such as policy implementation, and design guidance through documents such as the Hull Residential Design Guide. A design brief for the West Docklands area of the city and a Masterplan for the Hull Royal Infirmary site have also recently been produced. While not SPDs these are intended to inform the Local Plan update having themselves been subject to public consultation. The SPDs and other design documents could inform the Local Plan or new Design Codes.

New Conservation Area Character Appraisals and Management Plans are also being produced. While these will continue to sit outside of the Local Plan, they will be an important reference point for how future heritage and design policy is implemented.

Emerging evidence

The Local Plan will have to be supported by evidence to justify the approaches taken. Some new evidence has already been produced to inform future housing and employment development needs. Further evidence will be produced to

inform how we progress other policies and allocations.

Lessons Learned

The Local Plan is subject to ongoing monitoring as reported through an annual Authority Monitoring Report (AMR). The latest AMR is available at: https://www.hull.gov.uk/downloads/download/15/local-plan

Since adoption in 2017, planning applications and appeals against decisions have tested the practical implementation of policies, allocations and designations detailed within the current Local Plan. Lessons have been learnt, and consequent amendments will need to be made to assist with future decision-making.

Data on decision making and appeal performance is collected by the Ministry of Housing, Communities and Local Government (MHCLG) in: Live tables on planning application statistics - GOV.UK (www.gov.uk)

Where do we start?

The new Hull Community Plan 2024-2034[2] has been created through extensive engagement with residents and partner agencies. It has one key aim: to improve the lives and opportunities of everyone living, working, and doing business in our city.

The priorities and ambitions in the Community Plan will underpin everything we do as a Council over the next decade. With a focus on 'resident first', it seeks to ensure that residents are at the heart of decision-making.

We want to ensure that the Local Plan reflects the shared priorities and ambitions for the city set out in the Community Plan. The six ambitions represent what residents have said about their lives, streets and city, the improvements they would like to see, and their hopes and aspirations for the future. They set out what matters to the people who live, work and study in Hull:

The creation of a new Local Plan provides opportunity for ambitions and commitments of the Hull Community Plan to be embedded into the planning framework for the city and will enable their delivery where this can happen through development and use of land and buildings.

To complement the ambitions in the Community Plan, the Council has also published its Council Plan[3] which sets out the how the Council will contribute to implementing the Community Plan over the next four years.

It has also been developed based on feedback received from residents and partners, as well as existing local priorities, Council and partner strategies, and regional and national government policies.

[2] Hull Community Plan 2024 - 2034

[3] https://news.hull.gov.uk/23/09/2024/vision-for-hull-endorsed-by-cabinet/

Figure 1. Linkage between Community Plan Ambitions and Local Plan Themes.

Climate Change and Nature Recovery

We are facing a crisis that requires urgent action. Climate change will affect all our lives and those of future generations, with global changes having local impacts.

The Council has responded by:

- declaring a Climate Emergency setting an ambitious 2030 carbon neutral target for the city – the practice of balancing carbon output and offsetting with other actions – e.g. tree planting.
- setting a net zero target of 2045 for the city[4]. A net zero target is an absolute reduction in carbon emissions across all supply chains.
- declaring an Ecological Emergency

These declarations emphasise how crucial it is to change how we, live, work and travel in order to reduce carbon emissions and increase our ability to withstand climate change. The Local Plan can help do this by influencing the location, mix and design of development. Councils are legally required to ensure that planning policies support the mitigation of, and adaptation to climate change.

Responding to the climate and nature emergency by stopping the pollution causing climate change and protecting and increasing the space for nature, the city will be a place that is easy to travel around and where homes are energy efficient, and neighbourhoods are greener.

To address the Climate and Ecological Emergency and assist mitigation and adaptation efforts in the city, the Local Plan must incorporate the goals and ambitions of the Hull 2030 Carbon Neutral Strategy[5] and the conclusions of the Hull Carbon Pathway[6] study,

There are two types of response that can be made to climate change:

- Climate Change Mitigation – describes actions taken to lower greenhouse gas emissions.
- Climate Change Adaptation –our ability to anticipate and adapt to changes in the environments that sustain life, such as increase in global temperature.

[4] The Paris Agreement | UNFCCC
[5] Carbon Neutral Hull – An Environment and Climate Change Strategy for 2020-2030 (as far as it relates to what can be achieved through place making).
[6] https://www.hull.gov.uk/downloads/download/182/hull-2050-emissions-reduction-pathways-and-action-plan-summary

Mitigation

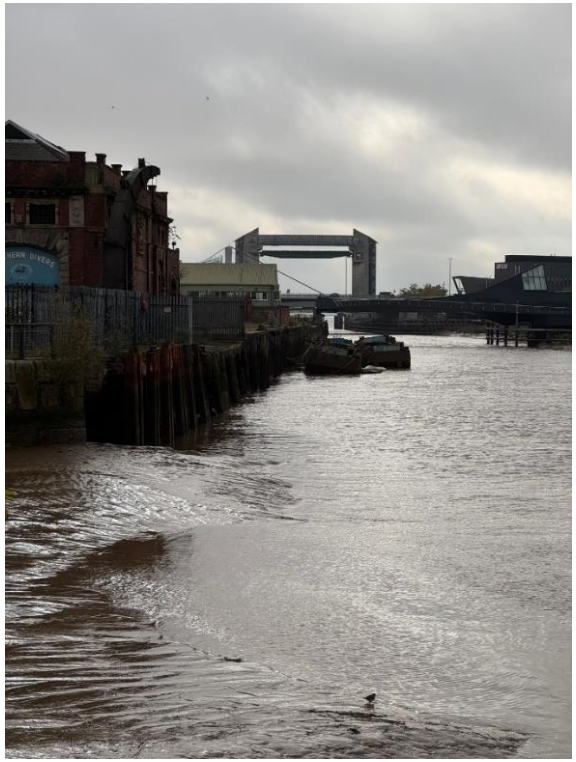
Buildings play a huge role in how we can address climate change. They can emit carbon dioxide at any stage of their existence, including during construction and demolition making them one of the largest contributors of carbon emissions in the UK. The layout of streets, buildings and open areas, as well as materials utilised can all have an impact on greenhouse gas emissions. They therefore influence our capacity to adjust to upcoming climate hazards like heatwaves and flooding.

All new development must be fit for its intended use to meet carbon reduction targets as cost effectively as possible. The Future Homes Standard[7] that comes into effect in 2025 brings national commitment to improving the energy efficiency of newly constructed homes. To maximise energy and carbon savings and limit building and operating costs, sustainable construction must be taken into account early in the design process

We can reduce carbon emissions by preserving, reusing, and adapting our existing homes and businesses wherever possible, including historic buildings. This can save needless embodied carbon emissions from the additional materials, transportation, and construction processes associated with demolition and new build in line with the principles of the circular economy. Retrofitting historic structures with sensitivity can also help to preserve and improve their heritage value by giving renewed purpose.

Adaptation

The Council is currently carrying out feasibility studies for a new district heating network. These networks allow users to benefit from heat technologies that only operate at scale and can deliver more dependable and environmentally friendly heating than traditional heating systems. This will assist lower energy costs for both new and existing usage, while also helping climate adaptation goals.



Hull has seen significant investments in defences against tidal and fluvial flooding. This will need to continue alongside innovative building design to

[7] The Future Homes Standard: changes to Part L and Part F of the Building Regulations for new dwellings - GOV.UK (www.gov.uk)

ensure that the city will be safe from future flooding or at least able to mitigate the impacts of flooding.

The Council has established the Living with Water Partnership with adjoining local authorities, the Environment Agency and Yorkshire Water to allow a strategic approach to investment.

Nature Recovery

Measures to reduce Hull's contribution to climate change and adapt to its effects can have multi-functional benefits, which is important with relatively limited space within the tightly defined administrative area of the city. For example, Green Infrastructure can enhance biodiversity, mental health and wellbeing, in addition to its benefits for climate resilience

Managing surface water and sewer flooding using blue (water) and green (vegetation) infrastructure is set out in the Blue Green Plan for Hull and Haltemprice.[8]

The Local Plan must address the loss of biodiversity in the city, protect important habitats and support nature recovery. A key tool for stopping and reversing the decrease in nature is the mandatory requirement for certain types or sizes of development to have a 10% Biodiversity Net Gain[9]

We will create more space for nature and biodiversity in our communities.

A Local Nature Recovery Strategy[10] is also being created for the Hull and East Riding area which will help characterise and map the most valuable areas for nature and determine priorities for where recovery activities should be targeted.

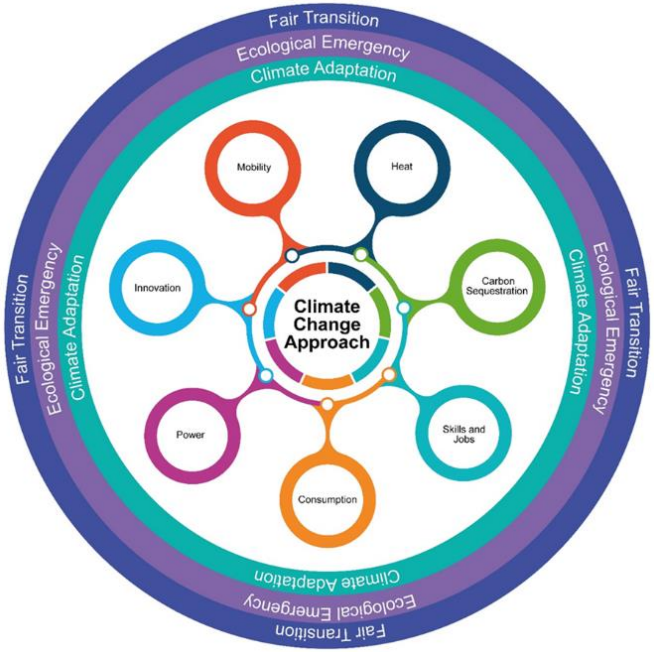


Figure 2. Hull City Council - Draft Climate and Nature Strategy 2025-2030

[8] Living With Water | Blue Green Plan
[9] Biodiversity net gain - GOV.UK (www.gov.uk)
[10] Local nature recovery strategies - GOV.UK (www.gov.uk)

Meeting Housing Needs

Every Hull resident should have access to good quality suitable housing. Access to good quality housing is one of the most important factors affecting quality of life and is a key determinant for health and wellbeing.

A key objective of the Local Plan is to ensure that the needs of different groups in the community are met in terms of the quantity, size, type, and tenure of new homes. Providing a range of house types, including opportunities for community-led housing and for those wishing to build their own homes is important in ensuring that Hull has an attractive and varied housing offer.

The government is committed to significantly boosting the supply of new homes. It is important that a sufficient amount and variety of land is made available and that land with planning permission is developed without unnecessary delay.

The approach to calculating housing need is now set nationally. This is a set formula which identifies the number of homes that the Local Plan will be expected to plan for. For Hull, the new formula results in a requirement to deliver 993 new homes each year. This is an increase of 373 new homes per year from the currently adopted Local Plan requirement.

The number of homes that the Plan will need to identify sites for presents 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 when considered against other strategic priorities The Government has made clear that all options need to be exhausted to meet the mandatory housing targets.

The National Planning Policy Framework suggests an element of identified need could be provided in neighbouring local authority areas when there is no other opportunity, but this could adversely affect developer confidence in the city and will depend on future approach to Strategic Plans by the Mayoral Combined Authority.

The levels of housing development set out by the new standard method have only once been achieved in the city and that on the back of significant public sector intervention. Significant market renewal has helped to balance the market and bring investor confidence. However there remain challenges to the delivery of the types of houses for different groups in the community. Meeting the new Standard Method figure will require a complete step change from trends that had up to now been considered a reflection of the successful achievement of renewal and growth ambitions for the city.

Affordable Homes

Hull's Housing Market mirrors the national picture, with high rent levels and low affordability. Hull has a solid track record of delivering affordable housing, but due to low wage growth and high levels of inflation, affordability remains a huge challenge for residents in the city.

Rent affordability is particularly stark in Hull where the average private rent is well above local housing allowance (means tested benefit paid to those who live in private rented housing who are claiming housing benefit). This means that there are often very few, or no private rented options for those relying on benefits. High mortgage rates continue to make homeownership unaffordable for many.

The Local Plan has a key role in enabling the delivery of affordable and social homes in Hull and helps support the case for funding where viability concerns threaten to halt delivery.

Provide good quality affordable homes in neighbourhoods where people are proud to live and are actively involved in decisions affecting their communities.

Evidence shows the need for affordable homes has more than doubled since the current plan was adopted. A high proportion of homes delivered will therefore need to be affordable/ social rent products.

Tenure types will include rental properties (social/affordable rent) and affordable home ownership properties. Community led housing can also deliver housing that is affordable locally and remains under the control of the community through land trusts or housing co-operatives.

Other Needs

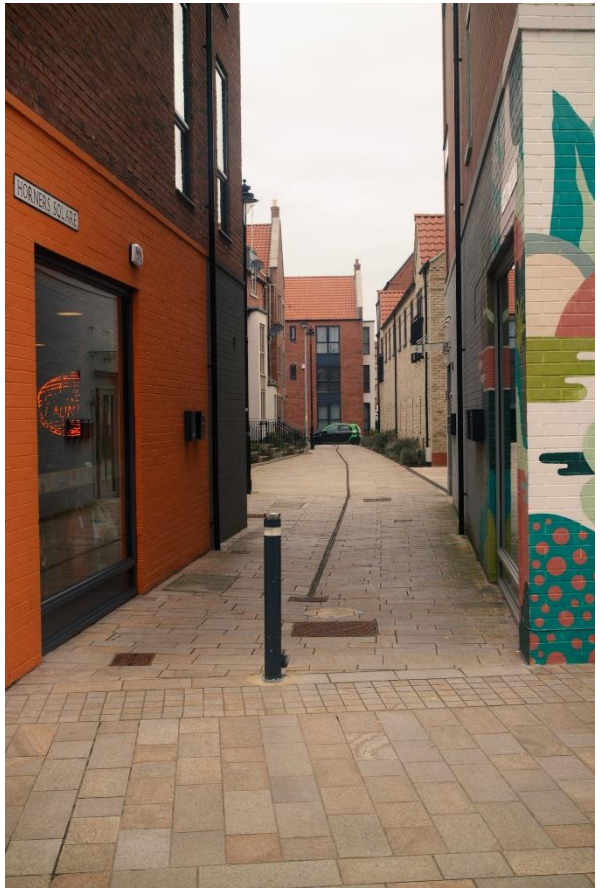
A range of groups, including young adults, families, older people, those with disabilities, students, looked after children and gypsies and travellers all have specific housing needs typically involve more specialist accommodation or site needs that have to be considered when making future allocations for housing.

We will create cleaner, greener more attractive neighbourhoods where all feel welcome.

Houses in Multiple Occupation (HMO)

HMOs contribute to the city's housing supply and provide affordable accommodation. They can meet a variety of needs for private rented housing ranging from young professional 'house shares' and students, as well as providing vital housing for people on lower incomes. HMOs are therefore an important part of the city's housing supply and demand is likely to increase.

HMOs need to be well managed. Concentrations can have a negative impact on the amenity of neighbourhoods and undermine the creation of mixed and balanced communities. Limited parking, a proliferation of refuse and recycling bins and potential for excessive noise and disturbance can have adverse impacts on the character and amenity of an area. The Local Plan can help manage the location and concentration of HMOs



Economic Growth

There are key economic challenges for the city as it continues to embrace the needs of existing and new industry, and the roles of our town centres change.

The impacts of the Covid-19 pandemic has led to more permanent restructuring of peoples work and leisure choices with consequences for future land use and development.

National planning policy requires local planning authorities to set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth.

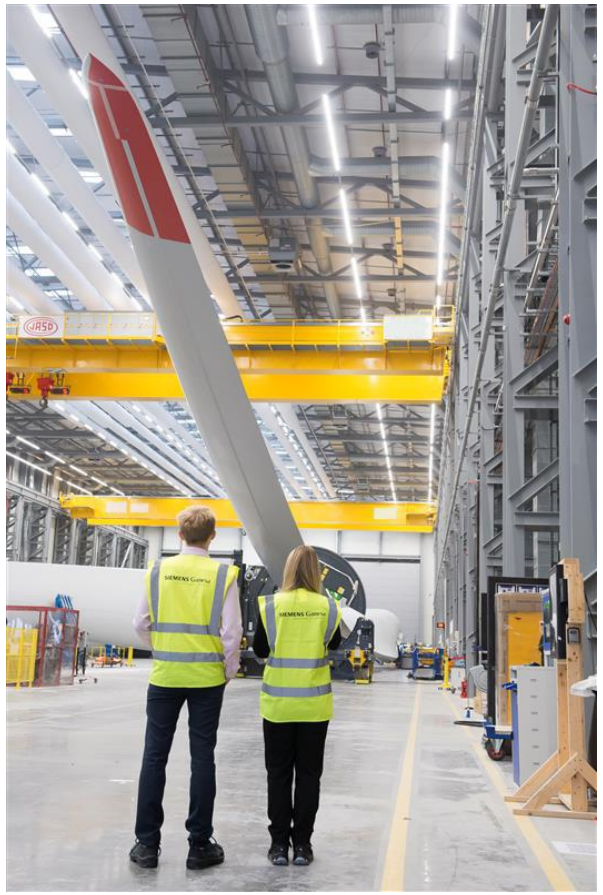
Working across our diverse population. Hull will be a leading centre of advanced manufacturing, Medi-health, digital inclusion, renewable energy, research and innovation, and culture.

The Economic Strategy[11] for the city requires the support of a strong and up to date planning framework to facilitate the city's ambitions, particularly those that affect land or buildings, so ensuring that development supports job creation, new homes, and energy efficiency.

Partners will work together to increase the breadth and quality of jobs available in the city and the wider travel to work area.

The Local Plan has a key role to play in creating the right conditions for businesses to invest, expand and adapt, to ensure that the local economy is vibrant, resilient, and diverse.

The introduction of Freeport status brings new opportunity to the city with existing and new businesses able to benefit from the status.



[11] Economic strategy | Hull

Hull needs a portfolio of diverse, and attractive employment sites to enable existing businesses to grow and to attract new employment opportunities to the city.

Allocated sites continue to be an important source of land supply but equally so do new opportunities emerging through recycling of redundant brownfield land typically within existing industrial areas of the city. Much development takes place where existing firms choose to expand on their own sites.

While some significant sites remain, market failure has led to development stalling and instead temporary uses have occupied sites often in the form of outside storage bringing low risk income to landowners. This emphasises the most need for support or intervention to bring forward development.

The Local Plan needs to be flexible to allow for changing circumstances. There is a need to take account of changing working practices, with more people working from home or hybrid working, but there is still a need for business premises of the right quality in the right locations.

The Plan will need to take account of market signals and the challenges facing development but also future jobs requirements, including what skills are likely to be needed, how many people will there be to take up jobs; and whether existing employment land meets the needs of existing businesses or those looking to set up in the area.

Culture

The ambitions of the Community Plan serve as the starting point towards creating Hull's new five-year Culture and Heritage Strategy for 2025 - 2030 with the main theme being 'Continue to build Hull's reputation as a leading UK city in community led culture and heritage'.

Culture plays an important role in building a strong competitive economy as well as creating vibrant and healthy communities.

We will reveal and celebrate the stories we have yet to tell through our exciting Maritime offer and a diverse programme of events, festivals and cultural experiences that are uniquely Hull.

Hull has a proud heritage and its role as the UK City of Culture 2017 has showcased its rich and varied history and propelled it to a national and international audience. Hull's historic environment makes a significant contribution to the character and culture of the city and has made it into a must-see cultural destination, often valued as a location for cinematic productions. Some of the city centre's most distinctive assets include its Old Town and waterside frontages, the Fruit Market, and the Marina; all bringing in visitors and attracting new businesses.

Hull's Maritime Project capitalises on the city's cultural attractions and museums. The Queens Gardens refurbishment is well underway, making the gardens fit for purpose, futureproofing the space and enabling it to host large-scale events.

Hull's growing cultural profile boosts the tourism economy improving its competitiveness, and providing employment, creative and leisure opportunities for both residents and visitors.

The night-time environment is an important part of our cultural offer including eating, drinking and entertainment. The Local Plan can help to support and manage night-time uses in appropriate locations There is currently a gap between day evening and night-time activities and the Local Plan needs to bring continuation to bring life to places throughout the day.

Reaching our potential

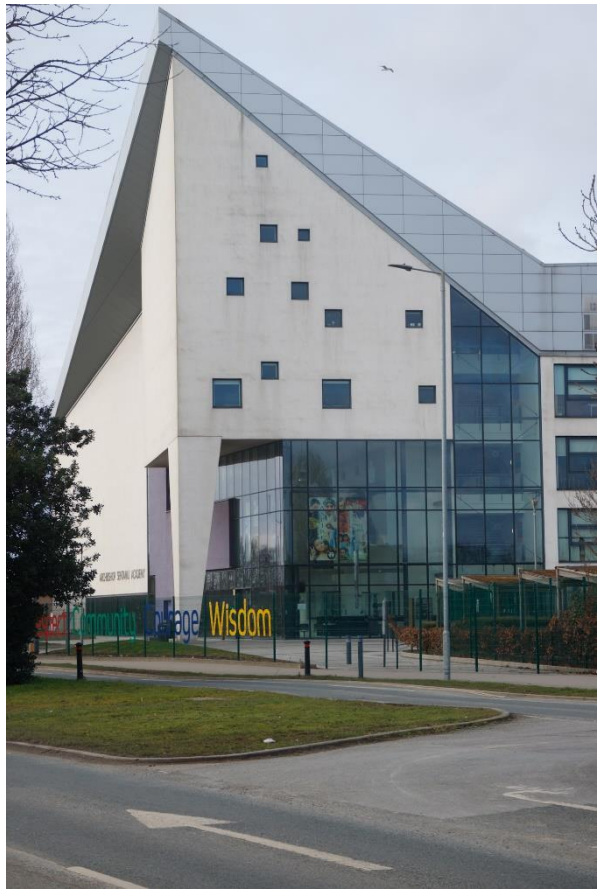
Tackling disadvantage, inequality and exclusion, Hull will be a place where everyone is supported to reach their economic potential, so reducing poverty and inequality in every part of the city.

Access to high quality education and training impacts on the life chances of residents and is one of the most important ways to tackle inequalities and improve social mobility. Hull is striving to be a child friendly city to ensure that children have the best start in life as it is recognised that this is the root of success longer term.

Local planning authorities must ensure that a sufficient choice of school places is available to meet the needs of existing and new communities. A proactive, positive, and collaborative approach should be taken to meeting this requirement and to development that will widen the choice in education.

The council is committed to ensuring that all young people get the education that they deserve. The Local Plan has an important role to play in meeting the needs of current and projected needs for pre-school, primary, secondary, post 16 and other education and training facilities by supporting the development of new or improved facilities and services.

Make Hull a child friendly city, provide high quality, inclusive education, and skills opportunities. Hull will build a culture where education and skills are valued across all ages where parents and carers prioritise their child's learning, raising aspirations.



Changing Roles for Town Centres

In Hull these include the City Centre, District Centres, Local and Neighbourhood Centres.

These centres can form the hub for many of our day-to-day activities depending on their size and location. However, they face challenges today as their traditional role as shopping and service centres diminishes.

Recent years have seen retailers cease trading, or close some of their shops, and moved to online trading. Many high street services have also moved online. Some of these shifts were prompted or accelerated by Covid-19 but have continued.

Town centres are no longer solely a place for shopping with a variety of new uses attempting to take advantage of these locations. This can be advantageous where vacant buildings can be repurposed. Changes to the rules that govern the range of uses that are permitted without need for planning permission have been made to promote flexibility and give town centres the best opportunity to adapt and thrive.

To attract visitors. successful town centres must offer a wide range of activities including leisure, cultural attractions, and support the evening and night-time economy. They will also be a focus for community use and flexible workspaces will allow shifts in work practices.

With thriving local shops and centres all the city's communities will be stronger and more sustainable places where people are proud to live.

City Centre

The City Centre has seen some of the biggest shifts in its role as a shopping centre with departures of some major brand names such as House of Fraser, Debenhams and Marks and Spencer. These stores have in the past, been big attractors to people visiting the centre, increasing footfall and bringing wider benefits for other businesses.

The legacy of the City of Culture 2017 has brought renewed confidence and significant investment to the city centre including the extensive redevelopment of its historic maritime assets. Hull Maritime is delivering the refurbishment and preservation of six historic maritime sites and two historic ships. Once completed, visitors will be invited to chart a course through Hull's history, exploring the city's connections and contributions to the UK and the world.

Public realm improvements continue to breathe new life into the City Centre, providing links and new or enhanced spaces. It is critical that these foundations are built on and the Local Plan continues to enable these improvements.

The City Centre is an important business hub with significant office investment. There has also been a renewed demand for city centre living that makes use of nearby cultural and employment opportunities and national transport network. There is a clear ambition to grow the City Centre's resident population evidenced by new development and conversions of redundant business properties to homes.

Some key sites in the City Centre remain undeveloped but work continues to explore options to bring these sites forward. Areas which are peripheral to the currently defined City Centre boundary may have significant potential for growth with potential to be reimagined as vibrant urban neighbourhoods capable of supporting the city centre through their proximity.

The Council is working with City Centre stakeholders to bring forward key development sites and has secured funding to support the production of a City Centre Vision. Engagement on this is taking place separately.

Culture and heritage will connect our people and neighbourhoods with each other, and with the city centre and beyond.

District, Local and Neighbourhood Centres

These centres are defined based on the range of uses they offer and the size of catchment they serve. They vary significantly in character, but they are at the heart of our communities allowing people to locally access essential needs, shops, and services. Some are more vibrant than others, often reflecting the economic prosperity of neighbourhoods they serve. It's important for wider regeneration is to bring new life to these important hubs.

North Point District Centre

Grandale Neighbourhood Centre

Newland Avenue Local Centre

Healthy Communities

The health and wellbeing of residents is a key priority for the council as expressed by the Hull Community Plan and the Hull Joint Health and Wellbeing Strategy[12].

Proactive Fairer Together

The ambition is to create a fairer Hull where everyone benefits from real and sustained improvements in health and wellbeing.

Support people to be healthy, independent, and more resilient across all age groups, reducing health inequalities, integrated and sustainable services – we will ensure public, private, and voluntary sector services play a key role in maintaining and improving the health of local people.

The Local Plan has an important role to play in helping to shape healthy communities. The built environment, the social settings in which we live and work as well as our economic situation all have a significant impact on our health and wellbeing. These wider determinants of health[13]. affect our actions, our movements, our interactions and our decision making.

Ensure people feel safe in their home, neighbourhood, and city, create cleaner, greener neighbourhoods where all feel welcome.

Our surroundings may unintentionally promote unhealthy habits like overeating and inactivity. Access to open spaces, affordable fresh food, the density of fast-food restaurants and the availability of active transport modes and opportunities for sport and physical activity are just some of the factors that impact on our ability to seek healthy options. The following outline how these are being considered In Hull and therefore what the Local Plan will need to consider

Activity

Towards an Active Hull[14] aims to improve the health and wellbeing of residents by making a Hull a place where people choose to be active as part of their

[12] Hull Joint Health and Wellbeing Strategy
[13] The Barton and Grant model of the detriments of health and wellbeing in our cities - Barton, H. and Grant, M. (2006) "A health map for the local human habitat", The Journal for the Royal Society for the Promotion of Health, 126 (6). pp.252-253.
[14] Active Hull Strategy | Hull

everyday lives. Of most relevance to the Local Plan, the strategy focuses on the need to design an environment that encourages and enables activity; it also focuses on active travel – finding more active ways to get from A to B.

Open space and nature

The presence of trees and green spaces can influence behaviours such as walking or cycling as part of our residents' daily journeys. Trees also provide other benefits such as providing shade and cooling, improve air quality and provide habitats for wildlife.

Communities can identify and safeguard green spaces that are particularly important to them based on proximity, local character and relevance to the community they serve through designation of land as 'Local Green Space' through local and neighbourhood plans.

Healthy eating

The Hull Food Strategy 2024 - 2029, lays out a strategic approach of how to regenerate, and mitigate risks to, our local food system The Strategy draws attention to the difficulties that Hull faces with regard to the production, distribution and consumption of food.

Actions for improving our options for eating healthily include ensuing new homes provide enough internal space to allow for food preparation; protecting and encouraging the opening of new local independent food stores in our neighbourhoods and local shopping centres; and by controlling the proliferation and location of hot food takeaways.

Opportunities for Hull residents to grow their own food can be provided, by ensuring provision of adequate garden space where possible, by protecting allotments or by identifying community growing spaces.

In September 2023, Hull became the first city in the UK to pass the 'Incredible Edible Right to Grow' motion which would enable community groups, charities, and small groups of neighbours to cultivate fruit and vegetables on suitable council land to provide healthy local food, boost mental health and revive neglected spaces.

Air and land quality

Traffic and transport, industrial processes, waste storage treatment and building sites are amongst some of the sources and activities that can contribute to air pollution. Older people, the young and those with existing health conditions such as asthma are most vulnerable.

Activities associated with industrial or commercial processes can also result in contaminated land which can pose a risk to development, future site users and the environment.

Developer options

Developers have the potential to positively influence health and wellbeing through maximising the health benefits of a proposal, minimising the potential harm and reducing inequalities.

Health Impact Assessments[15](HIA) can be a useful tool in assessing development proposals where there are expected to be significant impacts on health and wellbeing. HIA can help to identify the positive and negative impacts of development on the health of different groups in the population to enhance the benefits and minimise health risks.

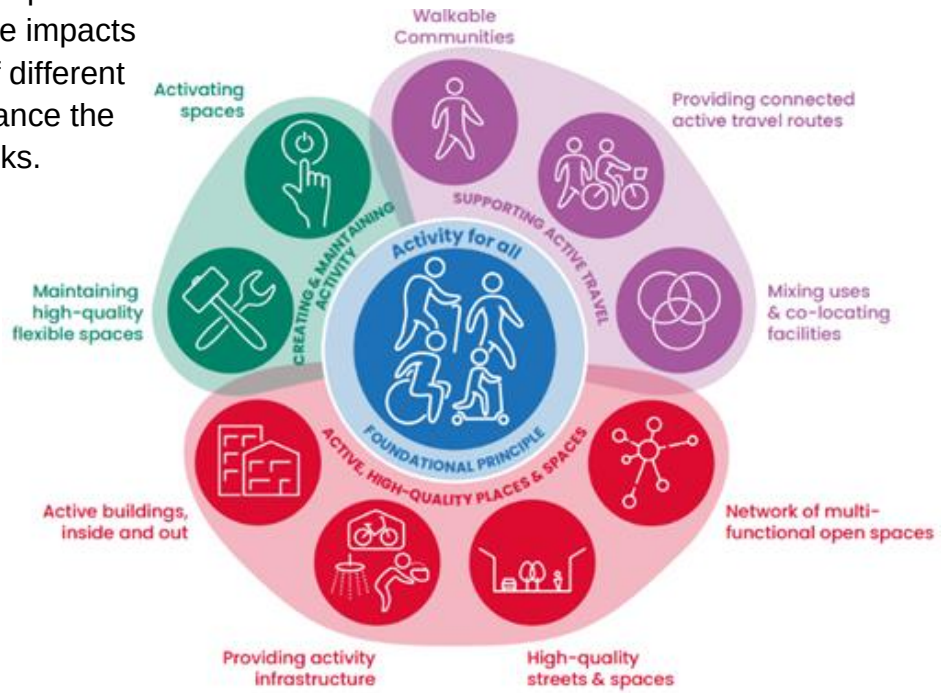


Figure 3 - The Ten Principles of Active Design

[15] Health Impact Assessment in spatial planning - GOV.UK (www.gov.uk)

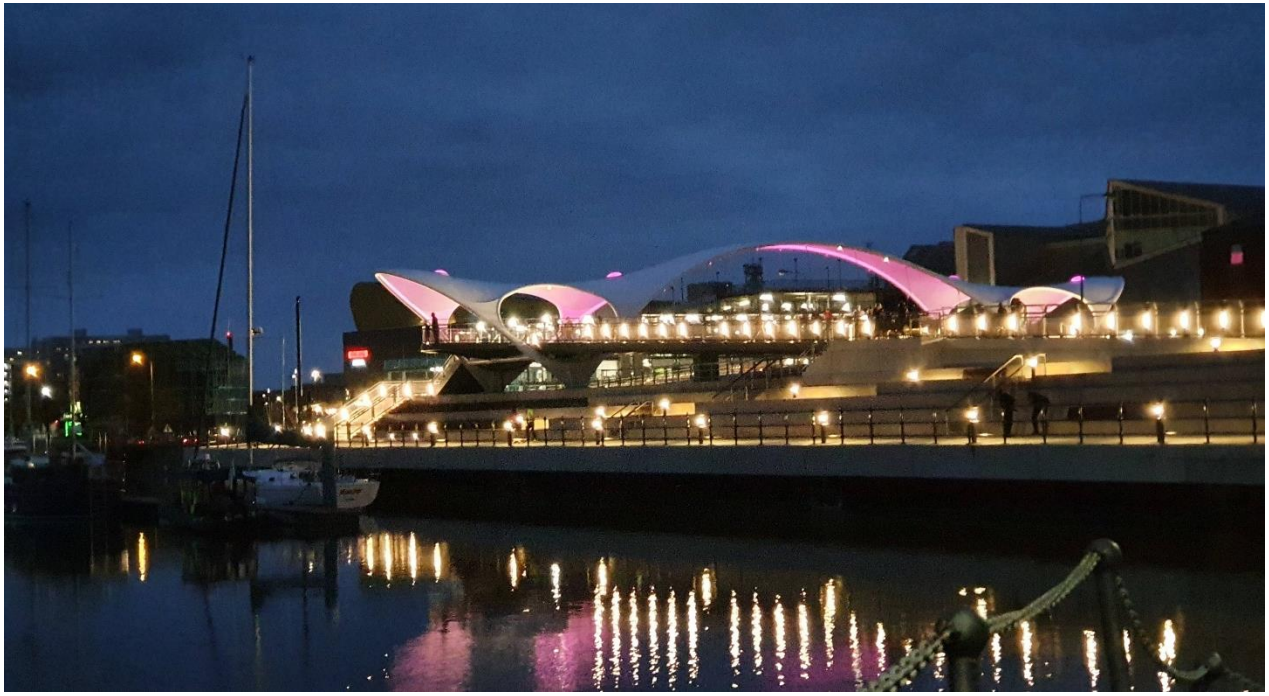
Connected Communities

Historically, connectivity has been concerned with transport, but increasingly it has become associated with digital connectivity, allowing us to connect with people and services irrespective of distance.

Good connections are important for all aspects of life in our city. Residents need to connect with their friends, families and communities, jobs, products, and services. Businesses need to connect with skilled workers, suppliers, and markets. Tourists need to be able to reach our city from all around the world. Strong, integrated connections are important at all levels: neighbourhood, city-wide, regionally, nationally, and internationally.

We will improve transport and digital connectivity and choice.

National planning policy guidance encourages us to use sustainable modes of travel (walking, cycling, public transport) and to exploit opportunities to widen transport choice.



The need to travel by car can be reduced by locating new homes and businesses in locations where walking and cycling become the natural and most convenient choice for local journeys and where an efficient public transport system can be easily accessed for longer journeys.

An effective transport system can help to reduce congestion and carbon emissions. It can improve air quality and public health by supporting more active lifestyles and it can service new homes and jobs.

Priorities for enhancement of the city's transport network are set out in the Hull Local Transport Plan 2020-2026[16] (LTP) and these will set the transport priorities for the Local Plan. The LTP focuses on becoming a cycling and walking city and having a high-quality public transport system together with strategic connectivity and having a smart, green city. The LTP is currently being updated and will be subject to wide consultation with the public and stakeholders prior to the final document being published in 2025.

The Council's draft Local Cycling and Walking Infrastructure Plan is also being updated setting out a strategy which identifies key routes and zones where walking and cycling infrastructure.

Car parking provision and parking standards are a fundamental part of how the transport system works and a Car parking Strategy is also being developed.

Strategic connectivity with good transport links is important, making the most of the opportunities provided by the Energy City, Port of Hull, and the visitor economy. Ongoing A63 Castle Street improvement works will improve access to the port, reduce congestion and enhance safety as well as connections between the city centre and tourist and recreational facilities. The works are expected to be complete in 2026, and will support Hull's economic growth, improving journey times to and from the city centre, and help the port to thrive. Accessibility to the Fruit Market has improved with the development of the Princes Quay Bridge linking Hull Marina with the southern end of Princes Dock. The bridge improves access and makes it safer for pedestrians, cyclists, and disabled users to cross the busy A63.

Digital Connectivity

Digital connections are becoming increasingly important in our lives. From socialising and shopping to learning, managing business, and accessing essential services, they enable us to connect locally and internationally. These connections open a range of opportunities so it is important that people can access them to fully participate in our society. The rollout of KCOMs full fibre broadband 'lightstream' service made Hull the first full fibre city in the UK in 2019.

We will continue to support the growth of the city's digital sector.

Digital infrastructure that facilitates home working can help to reduce the need for travel thus reducing carbon emissions and air pollution.

As technology advances the demand for new telecommunications infrastructure will grow. It is important that Hull can offer widespread, affordable, reliable, and future-proofed digital infrastructure that provides a competitive edge for business and supports social inclusion

[16] Local Transport Plan 2020 to 2026 | Hull

Achieving well-designed places

Design has risen in importance in government policy since the National Design Guide[17] was published in 2019. National planning guidance prioritises creating well-designed places as a fundamental role of the planning and development process.

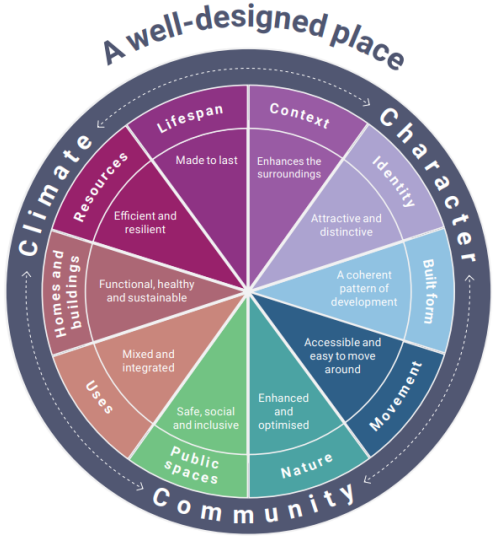
Good design is a key aspect of sustainable development. Design is not only about appearance, but also about how places function. Good design is essential in creating and maintaining places that are safe, attractive, and distinctive, where people want to live, work, visit and enjoy.

Our ambition is to create safe, attractive, and inclusive neighbourhoods where everyone feels welcome.

Well-designed places can create a sense of belonging and beauty, reduce opportunities for crime, improve accessibility and enhance biodiversity. The quality of the places in which we live, and work supports our health and wellbeing, attracts investment, and generates pride in our city.

Good design plays an important role in ensuring that developments can be used safely and easily by all. Well-designed places are integral to the movement of people and can support active travel (walking, cycling) having a significant impact on our health as well as supporting community cohesion.

High quality design derives from a combination of architecture, layout and effective landscaping which is sympathetic to local character and history. Good design will meet the needs of all users and stand the test of time by adapting to changing uses climate conditions and other demands, including addressing the risk of conflict between new development and existing businesses and facilities, taking account of the 'Agent of Change' principle[18].



National planning policy guidance makes it clear that development, which is not well designed should be refused, especially where it fails to reflect local

[17] National_design_guide.pdf
[18] The applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

design policies and government guidance on design.

Design Codes

Design Codes have been identified in national policy as tool to help local planning authorities achieve well-designed places. They illustrate clear and locally informed design requirements that development proposals will have to consider in their design approach. The requirements are focused, quantifiable and are heavily illustrated so that they're clearly understandable to everyone involved in the planning process.

The intention of design codes is to improve the design standards of every development proposal so that positive places are created, but also to help speed-up the planning process by setting clear design objectives. They may illustrate the design of main streets and include widths of bike lanes, the location of grass verges and tree planting, surrounding building heights and outside seating areas.

Design codes should focus on the areas of the city that will experience the most change. These codes will have full weight in making decisions on development either through forming part of a Local Plan or being prepared as a Supplementary Plan, an option proposed under the new planning system.

The Local Plan update is an opportunity for the council to set out expectations for a local design framework.

Green Infrastructure

Green infrastructure is a network of multifunctional green and blue spaces and other natural features, capable of delivering a wide range of benefits for nature, climate, and communities, and prosperity including reducing air pollution and reducing flood risk as part of sustainable urban drainage systems.

We will build Greener Communities – protecting and increasing space for nature.

Good quality, accessible green infrastructure can contribute to improvements in levels of physical activity and health, promote mental wellbeing and facilitate social interaction.

Heritage

The city's built-heritage and its historic parks and gardens play a fundamental role in creating local distinctiveness and is often what gives a place a sense of identity. They also reinforce the cultural identity of the city and lend themselves to culture and leisure investment and associated economic benefits.

Our ambition is to continue to build Hull's reputation as a leading UK city in community-led culture and heritage.

Hull's rich historic environment is part of what makes the city unique and special and helps to shape the city's character. Many of these relate to Hull's fishing, maritime and industrial heritage. There are 26 Conservation Areas in the city and 481 buildings are listed, meaning they are nationally recognised as being of special architectural or historic interest which gives them legal protection.

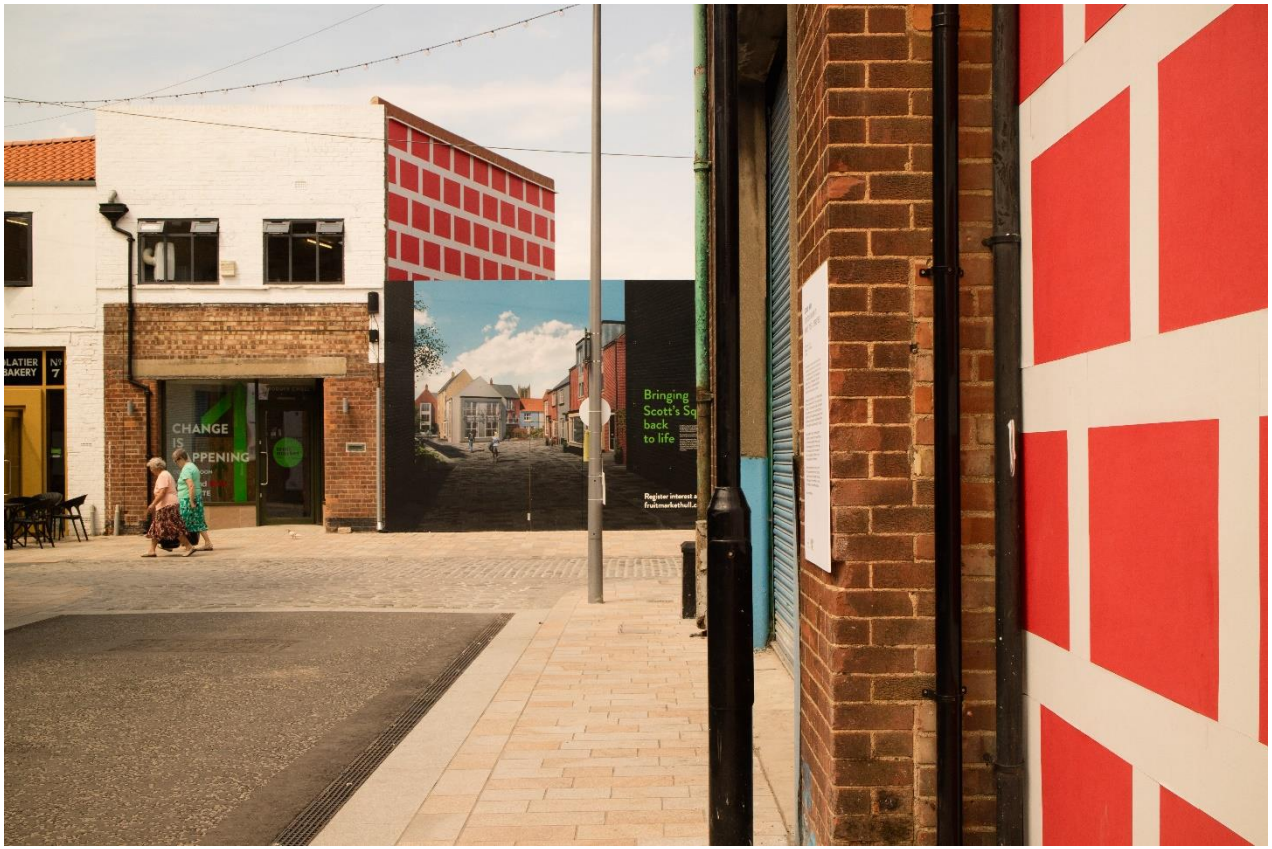
Well-designed places are responsive to the unique characteristics of a site and its wider setting, including an understanding of heritage. The design of new development needs to complement and respect Hull's rich history by proactively managing change, whilst preserving its valued heritage.

Unlocking Development Opportunities

Local Plans need to be deliverable over the plan period. The provision of suitable supporting infrastructure will help to unlock the city's potential, enabling residents to enjoy a high quality of life in line with the council's climate and ecological emergency declarations.

The National Planning Policy Framework places a strong emphasis on economic viability of development in plan-making. All policy requirements need to be considered together to determine whether the Local Plan can be delivered. This includes the cumulative cost of policies and relevant market and economic signals.

The city relies heavily on recycling of previously developed, also known as 'brownfield', land for land supply. The economic viability of development on such sites remains a challenge where property values are low relative to development costs, often made worse where additional abnormal costs are involved. These include the costs of tackling high flood risk to ensure that development will be safe from future flooding or at least able to mitigate the impacts of flooding.



High interest rates and significant construction cost inflation also impact on development viability. Significant Government funding support is critical to unlocking brownfield sites in the city, as

will opportunities for funding emerging through Devolution.

Lack of viability of brownfield sites and the lack of substantial greenfield land for development can put pressure on sites which are considered valuable open spaces serving important needs in the city. As well as recreational and sport uses, these spaces can also support the Council's strategy for mitigating and adapting to climate change, helping meet Biodiversity Net Gain targets, and creating Sustainable Drainage Solutions.

Engagement with landowners, developers and investors will help to build stronger relationships to unlock sites and progress development opportunities. This will allow further understanding of infrastructure, cost and risk management and land assembly.

Understanding site constraints and opportunities is essential to delivering development, but it is also necessary for a strategic view is taken to ensure bigger infrastructure is in place to enable individual sites to be developed.

Utilities infrastructure provides a range of critical functions across the city including heating, cooling, power, digital connectivity, clean and wastewater. Collaboration with utility providers is important to help understand the quantum and phasing of likely development to help assess the impacts on network capacity and consider integrated solutions.

. The city has established partnerships to allow a more strategic approach to flood risk. Hull has seen significant investments in defences against tidal and fluvial flooding.

It is important for the council to establish the infrastructure necessary for the city as it decarbonises. This will include transport and building decarbonisation and will cover the energy extracted from natural resources that can be transported and stored for usage when required including electricity, hydrogen and water. This will have an impact upon land use for new infrastructure (charging hubs/substations/ District Heating routes etc), housing and commercial retrofit design. A Local Area Energy Plan (LAEP) has been commissioned which will inform the Local Plan preparation.

Social Value

Social Value[19] refers to the additional social, environmental, and economic benefits that an organisation and its supply chain can make to society, by contributing to the well-being and resilience of individuals, communities, and society in general.

Social Value requires public authorities to have regard to economic, social and environmental well-being in connection with public services contracts, and for connected purposes.

In the context of the built environment, social value is created when buildings, places, and infrastructure support environmental economic and social wellbeing and in doing so, improve quality of life.

Securing social value through development reflects the principles of sustainable development, which is at the heart of the National Planning Policy

Framework. Social value is intrinsically linked to the places where we live, our neighbourhoods and our sense of place. The way in which places evolve can open opportunities but can also introduce barriers that prevent people from meeting their needs or enjoying active lives.

It is important that new development is located, designed, constructed, and operated to deliver social value, maximising benefits to the community and making Hull a more socially inclusive city.

[19] Public Services (Social Value) Act 2012 (legislation.gov.uk)

What happens next and how can you be involved?

The Hull Community Plan makes a commitment to the active engagement of all residents and communities to achieve our shared ambitions for the city. It is important that the Local Plan builds on this approach. We also have a Statement of Community Involvement that sets out how as a Local Planning Authority we intend to engage.

The Council is committed to ensuring that it explains the plan-making process clearly and the challenges that are involved with plan making and decision taking.

We don’t want to create this Plan in isolation. 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.

We will be carrying out a range of engagement and consultation throughout the preparation of the Local Plan. Your ideas and opinions are crucial in shaping the Local Plan. This engagement is the first step in the preparation of a new Hull Local Plan.