

Report to Planning Committee

16 February 2021

Report to Cabinet

22nd February 2021

All Wards

Draft Supplementary Planning Document (SPD 17): Craven Park Masterplan

Report of the Director of Regeneration

1. Purpose of the Report and Summary

- 1.1 In order to provide guidance and advice on the delivery of policies in the Hull Local Plan 2016 to 2032, the Council is committed to producing new Supplementary Planning Documents as required. This report seeks approval of the draft SPD 'Craven Park Masterplan' for a consultation period of 6 weeks.

2. Recommendations

- 2.1 That Members approve draft SPD 17: 'Craven Park Masterplan' for the purpose of seeking representations for a period of 6 weeks.
- 2.2 That if no substantive changes are required to the SPD, the Head of Planning in conjunction with the Portfolio Holder for Economic Investment, Regeneration and Planning, are delegated to approve the final SPD.
- 2.3 If substantive changes are required to the SPD the revised version be brought to Cabinet for endorsement.

3. Reasons for Recommendations

- 3.1 Draft SPD 17 Craven Park Masterplan will provide guidance and advice to developers and their design teams on the future development of the area known generically as 'Craven Park'. Craven Park sits within a large area of open space and buildings that, with the correct planning and design approach could be regenerated to provide improved open space, leisure, employment and residential uses.

4. Impact on other Executive Committees (including Area Committees)

- 4.1 The SPD will set the masterplan for the future development of the area surrounding Craven Park stadium and will be used by the local planning authority in the determination of any future relevant planning applications.
- 4.2 Craven Park is a major asset within the Holderness Road Area Action Plan regeneration area and the Local Plan allocates site 32 as an employment site and lists it as a site where a development brief should be completed. Given the opportunity around the site and the allocated greenspace within the vicinity of Craven Park a wider scale masterplan is now proposed to ensure employment, open space and residential uses can be accommodated within the boundaries of the Craven Park Masterplan leading to a much more coordinated redevelopment of this part of the city.

5. Background

- 5.1 Following adoption of the Hull Local Plan 2016 to 2032 on 23rd November 2017, Planning Committee agreed a programme of production of new Supplementary Planning Documents (SPDs) and given the reference within the Local Plan to the production of Development briefs it is sensible a detailed masterplan is developed for Craven Park.
- 5.2 There is a mix of ownership across the masterplan and therefore the need to ensure land owners and the council are able to coalesce around a shared vision for the area is critical to the site effectively meeting the needs of the Rugby Club, City Council and local residents. The masterplan enables consultation to occur to help shape the masterplan and ensure it meets the needs of the community, club and council.

6. Issues for Consideration

- 6.1 This SPD outlines the process, considerations, constraints and opportunities, and design principles and aspirations that will help to deliver the comprehensive redevelopment of the Craven Park masterplan area. The masterplan will be a key mechanism for achieving a well-designed and integrated mixed use redevelopment that introduces more employment and residential uses and enhances the provision of community and sports and open space provision.
- 6.2 Hull City Council considers the key to successful design is following a robust planning and design process, including the option for developing a masterplan for major sites. A strong policy framework enables the Council to appraise development proposals in design terms, and provide developers

and their design teams with a clear understanding of how to go about developing a design approach which is likely to be deemed acceptable. In this way the masterplan will set the design parameters for any future planning application(s) and in doing so aims to help speed up the planning process and improve the quality of residential development in Hull.

- 6.3 The masterplan SPD is most effective when used as a basis for discussion at the beginning of, and throughout the pre-application process. It provides greater detail and context to the Local Plan design-based policies as a way of supporting any future planning application relating to the Craven Park area. The proposed masterplan is consistent with the aims of Hull Residential Design Guide, the Hull Local Plan 2016-32, and the National Planning Policy Framework (NPPF).

7. Options and Risk Assessment

- 7.1 Option 1 – Do not progress the SPD and rely on the policy approach established in the Local Plan

Option 2 – agree the draft SPD for the purposes of consultation

This SPD provides further guidance and clarity on the broad policies of relevance in the Local Plan. Without this guidance, the Council will lose the opportunity to maximise the planning benefits and opportunities available in this area and with it the opportunity to drive up the quality of new development.

8. Risk Assessment

- 8.1 The SPD provides clear policy guidance for the local planning authority and developers which will support the delivery of sustainable development. Resources to produce the SPD are met from within the current city planning budget so carries no financial cost.

9. Consultation

- 9.1 Consultations have taken place with other directorates in the Council on the draft SPD and regard has also been given to relevant matters arising from the preparation of the Hull Local Plan 2016 to 2032. Discussions with Hull Kingston Rovers have also been occurring during the preparation of the masterplan. This report seeks approval to undertake a formal 6 week period of public consultation on the SPD, in accordance with the Council's Statement of Community Involvement.

10. Comments of the Town Clerk (Monitoring Officer)
- 10.1 SPD's build upon and provide more detailed guidance about policies in the Local Plan.
They are subject to the consultation and approval process set out in part 5 of The Town and Country Planning (Local England) Regulations 2012.
This is An important and high profile development where there has already been extensive consultation with other directives and interested parties in preparing the draft. Approval is now required to move to the first formal stage of consultation as required by the regulations. Option 2 is supported. (KG).
11. Comments of the Section 151 Officer
- 11.1 The Director of Finance & Transformation notes draft SPD 17: 'Craven Park Masterplan' and the intention of seeking representations for a period of 6 weeks. GS
12. Comments of HR City Manager and compliance with the Equality Duty
- 12.1 Human Resources is supportive of Option 2 – agree the draft SPD for the purposes of consultation, this demonstrates delivery of our statutory responsibilities under the Public Sector Equality Duty (to consult and engage with protected characteristic equality groups). (SS)
13. Comments of Overview and Scrutiny
- 13.1 This report was considered by the Overview and Scrutiny Management Committee at its meeting of Monday, 1 February 2021. The following recommendations were made by the Committee:
- a) That this proposal be reviewed prior to it going out for consultation, as it is believed that the land assigned for the development of housing is peatland and therefore is not suitable for building upon: and,
 - b) That once the proposal has been reviewed further consultation is supported, and that feedback be included on the appropriateness of the current plans for road access, the policing of the play area out of hours, the kind of buildings planned for the housing element and their location near appropriate facilities, and the planned employment opportunities and any impact on residents. (Ref. Sc5991 (FH))
14. Comments of the Portfolio Holder for Economic Investment, Regeneration and Planning, Land and Property
14. 1 Craven Park is a key asset in the East of the city and it is not only the home of a super league Rugby team but an enterprise centre, and some important green space accessed by the local community. The Masterplan for the site

will be critical to its redevelopment in the years to come will help to ensure a productive use for the site in the years ahead. I therefore welcome the opportunity provided by the SPD for the public to comment on the draft proposals.

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Officer Interests: None

Background Documents: - Hull Local Plan 2016 to 2032

Implications Matrix

I have informed and sought advice from HR, Legal, Finance, Overview and Scrutiny and the Climate Change Advisor and any other key stakeholders i.e. Portfolio Holder, relevant Ward Members etc prior to submitting this report for official comments	Yes
I have considered whether this report requests a decision that is outside the Budget and Policy Framework approved by Council	Yes
Value for money considerations have been accounted for within the report	Yes
The report is approved by the relevant City Manager	Yes
I have included any procurement/commercial issues/implications within the report	N/A
I have considered the potential media interest in this report and liaised with the Media Team to ensure that they are briefed to respond to media interest.	Yes
I have included any equalities and diversity implications within the report and where necessary I have completed an Equalities Impact Assessment and the outcomes are included within the report	Yes
Any Health and Safety implications are included within the report	Yes
Any human rights implications are included within the report	Yes
I have included any community safety implications and paid regard to Section 17 of the Crime and Disorder Act within the report	Yes
I have liaised with the Climate Change Advisor and any environmental and climate change issues/ sustainability implications are included within the report	Yes
I have considered the impact on air quality, carried out an appropriate assessment and included any resulting actions or opportunities necessary to improve air quality in the report	N/A
I have included information about how this report contributes to the City Plan/ Area priorities within the report	It supports the delivery of the local plan which is the delivery framework for the physical city plan projects.