Hull City Council Monitoring Report

Authority Monitoring Report

1st April 2024 to 31st March 2025

Hull City Council

December 2025

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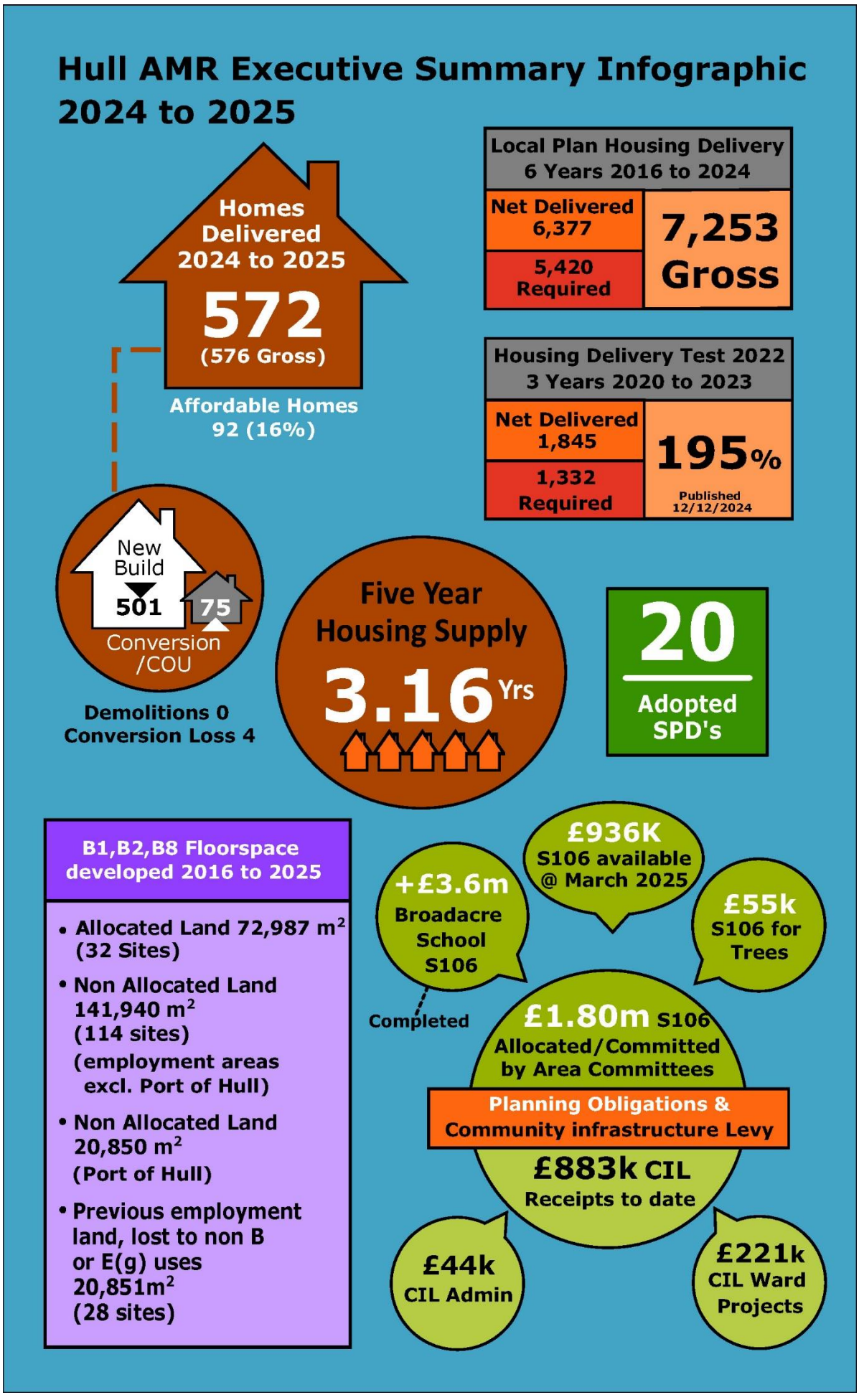

Hull AMR Executive Summary Infographic 2024 to 2025
Homes Delivered 2024 to 2025
572
(576 Gross)
Affordable Homes 92 (16%)
Local Plan Housing Delivery 6 Years 2016 to 2024
Net Delivered 6,377
5,420 Required
7,253 Gross
Housing Delivery Test 2022 3 Years 2020 to 2023
Net Delivered 1,845
1,332 Required
195%
Published 12/12/2024
New Build
501
75
Conversion /COU
Demolitions 0
Conversion Loss 4
Five Year Housing Supply
3.16 Yrs
20
Adopted SPD's
B1,B2,B8 Floorspace developed 2016 to 2025
• Allocated Land 72,987 m² (32 Sites)
• Non Allocated Land 141,940 m² (114 sites) (employment areas excl. Port of Hull)
• Non Allocated Land 20,850 m² (Port of Hull)
• Previous employment land, lost to non B or E(g) uses 20,851m² (28 sites)
£936K S106 available @ March 2025
+£3.6m Broadacre School S106
£55k S106 for Trees
Completed
£1.80m S106 Allocated/Committed by Area Committees
Planning Obligations & Community infrastructure Levy
£883k CIL Receipts to date
£44k CIL Admin
£221k CIL Ward Projects

Section 1. Introduction

1.1. Hull City Council is required to prepare, publish and maintain an Annual Monitoring Report (AMR) in accordance with Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Localism Act 2011 amended aspects of the duty to submit AMRs to the Secretary of State by replacing it with a requirement to publish and make available the monitoring report. This is to strengthen local transparency and accountability.

1.2. It is a requirement on all Council's to publish, at least annually, progress on the Development Plan and the timescales set out in the Local Development Scheme (LDS) [1]. The Local Development Scheme has now been replaced by a Local Plan Timetable as defined by the Levelling Up and Regeneration Act.

1.3. It should also include details of co-operation with neighbouring authorities and prescribed bodies, together with some specific details of housing supply and demand, and details of community infrastructure delivery. Those details are reported through this document. It is the main tool for assessing the performance and impact of the Hull Local Plan.

1.4. The Town and Country Planning (Local Planning) (England) Regulations 2012 – Part 8 Regulation 34 sets minimum requirements for monitoring reports, which must provide:

- The title of the local plans or Supplementary Planning Documents specified in the local planning authority's local development scheme;
- Including information on the timetable, progress (the date of adoption, where applicable), and any reasons for delay (where applicable) in relation to each document;
- Identification of the policies in the Local Plan that are not being implemented and any steps the local authority intends to take to ensure that the policy is implemented;
- The number of net additional dwellings, or affordable dwellings, where a policy in a Local Plan specifies a number;
- Details of any Neighbourhood Development Order or Neighbourhood Development Plans
- Community Infrastructure Levy receipts, where applicable
- Details of any action taken under the Duty to Cooperate

1.5. In October 2023, the previous Government passed the Levelling Up and Regeneration Act (LURA) which introduced some major reforms to the planning system including:

[1] The Local Development Scheme has now been replaced by a Local Plan Timetable as defined by the Levelling up and Regeneration Act https://www.legislation.gov.uk/ukpga/2023/55/schedule/7

- National Development Management Policies;
- A streamlined local plan process taking 3 years;
- Replace Supplementary Planning Documents with Supplementary Plans (which require examination, unlike SPDs);
- Neighbourhood Priority Statements as an easier means of parishes influencing local plans than full Neighbourhood plans;
- Replace Strategic Environmental Assessment of local plans, and Environmental Impact Assessment of major applications, with a new system of Environmental Outcome Reports;
- Promote digitisation in planning;
- Replace the legal 'duty to cooperate' in plan-making with a 'policy test';
- Design codes must be prepared for the whole authority area.

1.6. The current Government is continuing with implementation of the LURA.

1.7. The National Planning Policy Framework sets out the Government's planning policies for England and how these are applied. The most recent version was published 12 December 2024, and a minor amendment followed on 7 February 2025 (purely to correct cross-references and clarify wording, not to change underlying policy).

1.8. The revised NPPF emphasises the importance of monitoring and reviewing plans, maintaining up-to-date development plans, ensuring delivery of sufficient land and homes, aligning infrastructure with growth, and supporting environmental and design objectives.

1.9. Key relevant points of the NPPF (December 2024) for this AMR include:

- A stronger expectation that authorities will prepare and maintain up-to-date local plans which reflect housing, employment and infrastructure needs, in line with standardised methods and national policy.
- The reinstatement of mandatory housing targets, using a revised standard method, reducing the scope for "exceptional circumstances" adjustments.
- The requirement for local authorities to maintain a 5-year supply of housing land plus an appropriate buffer (5 % normally, rising to 20 % where there has been persistent under-delivery).
- Enhanced emphasis on optimising the use of brownfield land
- The importance of delivering infrastructure, affordable housing (with greater prominence given to social rent), low-carbon/renewable development, and high-quality design and place-making.
- Transitional arrangements for Local Plan submissions and examinations under the new policy regime.

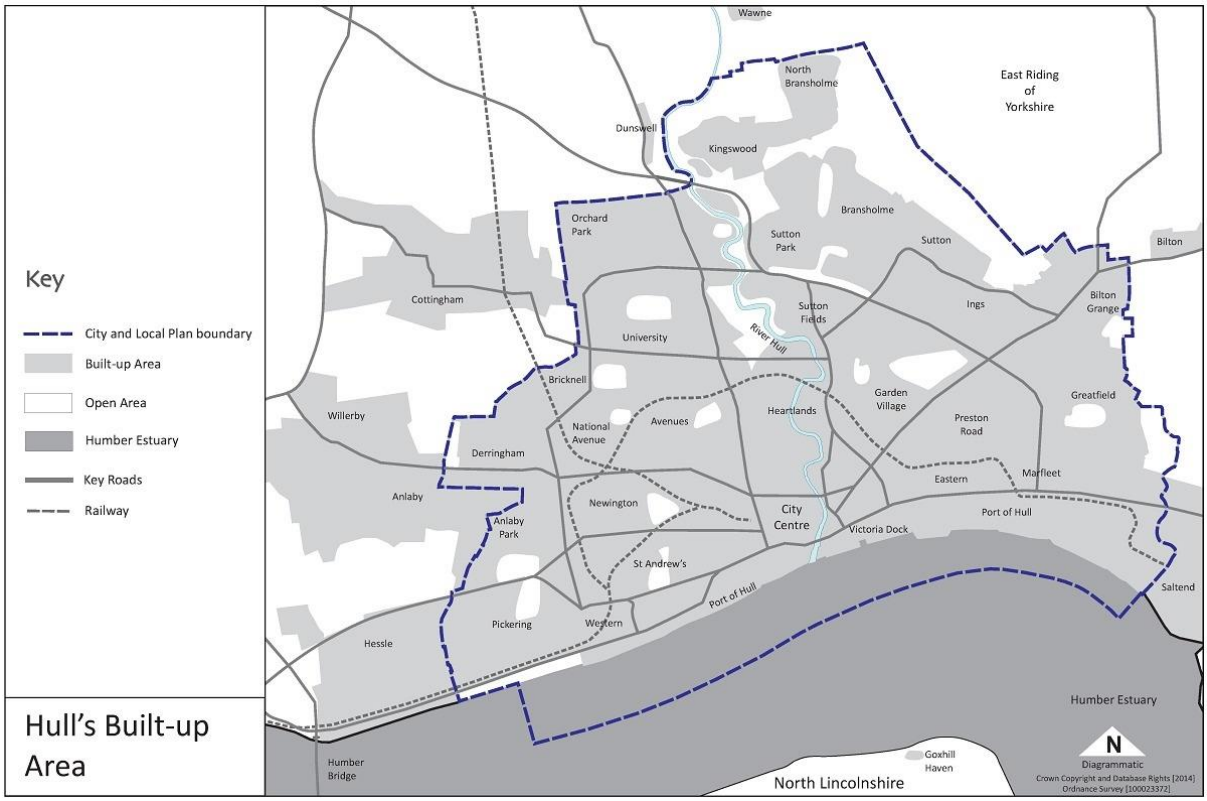
Section 2. Hull's Characteristics and Contextual Indicators

Hull's characteristics

2.1. The characteristics of Hull as an urban area and its relationships with surrounding areas and places have a key influence on how residents and visitors live, work and play within and beyond the City.

- The city is compact and highly urbanised; with an area of just 7,145 hectares (27.6 square miles, 71.45 square kilometers) with a recorded Census 2021 population of 267,014 (ONS 2023 Mid-Year Population Estimate – 271,942).
- The city boundary is roughly semi-circular with a radius from edge-to-centre of approximately 4.4 miles.
- It is the most densely populated local authority area in the Yorkshire and Humber region (around 3,730 residents per kilometre (Census 2021)). It serves a large hinterland of countryside and coast in the neighbouring East Riding of Yorkshire.
- The River Hull runs through the middle of Hull from north to south. Industries in Hull have traditionally located around the rivers Hull and Humber, forming an inverted T-shape.
- The continuous urban area of the city extends outside the administrative boundary, particularly to the Haltemprice settlements to the west.
- Hull, therefore, has a close relationship with its immediate neighbour, the East Riding of Yorkshire, many of whose resident's commute into the city for work and for retail, leisure and other activities.
- Hull's boundary and surrounding built-up area is detailed in Figure 2.1.

Figure 2.1 Hull's built-up area



Contextual Indicators

2.2. The Contextual Indicators section summarises some of the key factors underpinning the economic, environmental and social health of the city.

Population

2.3. On Census Day, 21 March 2021:

- Hull's population was 267,014.
- In terms of total population, this makes Hull the 60th largest local authority area in England (out of 309), which is a fall of five places in a decade.
- The population of Hull had grown by 10,614 (4.12%) Census 2011 to Census 2021, when the population was 256,400. This is lower than the overall growth for England (6.6%), but higher than the increase for Yorkshire and the Humber (3.7%).
- The gender split was 133,781 women (50.1%) and 133,233 men (49.9%).
- In Hull, there were approximately:
    - 50,000 children and young people aged under 15 years (18.7%);
    - 176,100 people aged 15 to 64 years (65.9%); and
    - 40,800 people aged 65 years and over (15.3%).
- Compared to 2011, there has been an increase of 10.4% in children aged under 15 years, an increase of 0.4% in people aged 15 to 64 years, and an increase of 14.2% in people aged 65 years and over.
- Hull has 3,731 residents per square kilometre. This makes Hull the most densely populated of Yorkshire and the Humber's 21 local authority areas.
- There were 115,500 households in Hull on Census Day; the number of households increased by approximately 2,900 since 2011 (2.6%), when there were 112,600 households.
- Average life expectancy at birth for males is 75.8 years and females was 80.1 years

Source Hull City Council Insight Team Briefing: 2021 Census Release 1 - June 2022.

Health

2.4. Key health indicators include:

- Child health - 33% of dependent children in Hull were living in child poverty in 2020/21, compared with the England average of 18%.
- Obesity - around 66,400 people aged 16+ living in Hull are obese, while a further 81,100 are overweight. At 70%, the percentage of overweight or obese individuals in Hull was higher than England (64%). Of the 7 out of 10 Hull adults who are overweight or obese, a further 44% are also inactive. 29% of children in Reception Year during the 2017/18-2019/20 academic years, as well as 37% in Year 6, were overweight or very overweight. This was significantly higher than the England average for children in Reception Year (23%) and also significantly higher than the England average for Year 6 pupils (35%).
- Preventable mortality - the rate of preventable deaths (under the age of 75) has been two-thirds higher in Hull than in the rest of England, with rates differing markedly across the city. For deaths registered during the three year period 2021-23, the direct standardized mortality rates for all ages, premature deaths (under 75 years) and premature deaths from causes considered preventable are all considerably higher than and statistically significantly higher in Hull compared to England. Mortality rates are generally higher among men compared to women.
- Fuel poverty - 21% of households in Hull were in fuel poverty in 2020, compared with the England average of 13%.
- Financial insecurity - in March 2022 the claimant count (those claiming Job Seekers Allowance or Universal Credit with requirement to seek work) for Hull was 8.7% among men and 6% among women; this compares with 5% and 3.6% for men and women across England. Around I/4 of Hull's adults could not fund a £200 household emergency and 1 in 11 adults worried on a daily or weekly basis about not having enough food.
- Smoking - I in 5 adults in Hull smoke, smoking prevalence in Hull is 25%, higher than the England rate of 16%. An estimated 53,400 people aged 16+ in Hull are smokers.
- Mental health - The suicide rate in Hull is ranked the third highest in England. Around 21,900 people aged 16+ living in Hull are estimated to be at risk of social isolation (defined here as living alone and not speaking to family, friends, or neighbours each day). This means that approximately 10% of individuals living in Hull may be suffering from social isolation.

Source:
Hull Health and wellbeing Strategy 2022 and Hull's Joint Strategic Needs Assessment:

Housing

2.5. Hull's Housing Flows Reconciliation return for 2024 to 2025 identified a total dwelling stock (at 31st March 2025) of 125,279 dwellings within the city.

Source: HFR return is a Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government requirement.

2.6. The housing types within Hull's stock (2021):

- Terraced 53% (England 26%, Yorkshire & Humber 29%);
- Semi-detached homes 18% (England 24%, Yorkshire & Humber 29%);
- Flats/Maisonettes 17% (England 24%, Yorkshire & Humber 16%);
- Bungalows 7% (England 9%, Yorkshire & Humber 11%);
- Detached 5% (England 16%, Yorkshire & Humber 14%);

Source: Kingston upon Hull Data Observatory – Valuation Office Agency 2021

2.7. Tenure estimates within Hull.

- Owner occupation 49.1% (England 64.1%, Yorkshire & Humber 64.5 %);
- Private rented 23.9% (England 19.4%, Yorkshire & Humber 18.6%);
- local authority 18.9% (England 6.4%, Yorkshire & Humber 9.0 %);
- housing association 8.1% (England 10.1%, Yorkshire & Humber 7.9 %);

Source: Tenure estimates within Hull 2021 – ONS 2022 England/Y&H - DLUHC– Table 109 2022

Prices and Rents

- Median house price - £129,100
  Median gross annual workplace-based earnings £30,966
  Ratio of median house price to median gross annual workplace-based earnings 4.17
  (East Riding of Yorkshire 6.86, England 8.26);

  ONS – 2023 House price to workplace-based earnings ratio (Published March 2024)
  House price to workplace-based earnings ratio - Office for National Statistics (ons.gov.uk)

- Average Local Authority Rent £77.88 a week;
  Gov.uk Live Tables on Rents: Table 702: Local Authority average weekly rents 2022 - 2023

  Live tables on rents, lettings and tenancies - GOV.UK (www.gov.uk) (2022 – 2023)

- Average Housing Association Rent £87.85 a week;
  Gov.uk Live tables on Rents: Table 704: Private Registered Provider average weekly rents 2022 - 2023

  Live tables on rents, lettings and tenancies - GOV.UK (www.gov.uk) (2022 – 2023)

- Average monthly Private Rents in Hull:
  - One bed: £428
  - Two bed: ££532
  - Three bed: £639
  - Four bed or more: £863
  - All categories: £600

ONS Private rent and house prices September 2024: Figure 8:

Private rent and house prices, UK - Office for National Statistics (ons.gov.uk)

Economy

2.8. Full time Wages in the City for residents were £484 per week, while employee average wage was £528 per week (2020), reflecting people living outside of the city but working within, earn on average more than those that reside and work within (UK average £601/Yorkshire and Humber £554 per week). Employment rates in Hull are 75.3% in comparison to the Yorkshire and Humber 74.6% and Great Britain 75.7%. Of the total of over 127,000 jobs in Hull, 73% are full time posts and 23% are part time. Self-employment level is around 12,500 people**.**

2.9. **Median annual pay in the city** in 2020-21 was 10% below the regional and 13% below the national level at £21,677. This gap in pay over the last 10 years has remained constant.

2.10. **Gross Value Added (GVA)** (in 2023) in Hull is estimated at £7.4 billion (at current prices), around £27,222 per head, a £1.4 billion growth since 2013.

2.11. In 2023, total GVA in Hull is estimated at £7,403 million (at current prices). This is an increase of £690 million compared to the previous year; equivalent to an increase of 10.3%. This is a higher percentage increase than both regionally (8.7%) and nationally (9.1%). With the exception of the 17.4% growth in GVA between 2020 and 2021, which was mostly post COVID recovery; this is the largest percentage increase in GVA in approximately 15 years.

2.12. GVA per head of population in Hull is now estimated at £27,222, which remains below both the regional figure of £29,285 and the national figure of £36,632. However GVA per head of population in Hull has increased £2,236 (8.9%) compared to the previous year, higher than growth both regionally (7.6%) and nationally (8.1%), and is now at the highest level recorded.

2.13. Hull's largest sector is manufacturing, which is currently valued at £1,819 million (or 24.6% of the economy).Other significant sectors include human health and social work (£882 million; 11.9% of the economy), wholesale and retail trade (812 million; 11.0% of the economy), real estate activities (£633 million; 8.6% of the economy), and education (£610 million, 8.2% of the economy).

2.14. Hull's economy is significantly more manufacturing based (24.6%) than both regionally (13.2%) and nationally (8.9%). Conversely, Hull's economy is underrepresented by the financial and insurance, professional, scientific and technical, and the real estate sectors.

2.15. Many factors play a part in the success and growth of a local economy, including natural resources, a workforce with skills, quality of infrastructure, strong linkages with wider economies and successful distribution of wealth. Industry sectors with strong growth in Hull are the Medical, Construction and Manufacturing sectors. Among the strongest industry sectors in Hull are Medical, Manufacturing and Food Processing. Manufacturing remains one of the key sectors in the city and is above equivalent job levels at both regional and national level.

2.16. The Government recognises the importance of the renewable energy sector and has granted Enterprise Zone status in and around the Port of Hull to encourage complementary businesses and supply chain companies to locate there.

Source: Kingston upon Hull Data Observatory – Insight Team Briefing Note : ONS 2023 GVA Estimates; and Hull Economic Strategy 2021-2026

English Indices of Deprivation

2.17. On 26th September 2019, the Ministry of Housing, Communities and Local Government released the English Indices of Deprivation 2019. The English Indices of Deprivation measure and rank relative levels of deprivation. Based on 39 separate indicators, organised across seven distinct domains of deprivation which are combined, using appropriate weights, to calculate the Index of Multiple Deprivation 2019 (IMD 2019); an overall measure of multiple deprivation experienced by people living in an area.

Index of Multiple Deprivation 2019 Domain Summary:

(NB: Rank of 1 denotes Local Authority is the most deprived local authority in England (out of 317))

- Income 6th Most Deprived
- Employment 7th Most Deprived
- Crime 6th Most Deprived
- Housing and Services 167th Most Deprived
- Education and Skills 4th Most Deprived
- Living Environment 32nd Most Deprived
- Health and Disability 20th Most Deprived

2.18. According to the IMD 2019, Hull is ranked as the 4th most deprived local authority in England (out of 317 local authorities) under the 'Rank of Average Score' measure; having been the 3rd most deprived local authority (out of 326) in 2015.

2.19. The IMD 2019 is calculated for small geographical areas, called lower layer super output areas (LSOAs), which have an average population of around 1,500, and of which there are 32,844 across England, including 166 in Hull. An alternative measure is the proportion of small areas (LSOAs) among the most deprived 10% of LSOAs nationally. On this measure, Hull also ranks as the 4th most deprived local authority in 2019 (out of 317 local authorities), also having been the 3rd most deprived (out of 326) in 2015. Despite a very marginal improvement in relative deprivation, Hull therefore remains stubbornly rooted towards the bottom of the national table.

2.20. According to the IMD 2019, 90 of the 166 LSOAs in Hull (54%) are amongst the 20% most deprived in England; a small increase from 87 (52%) in 2015. This includes 75 LSOAs (45%) in Hull which fall within the 10% most deprived in England – exactly the same number and proportion as in 2015. Only four LSOAs in Hull in 2019 are among the 20% least deprived in England; compared with 1 LSOA in 2015. No LSOAs were amongst the 10% least deprived in Hull in either 2015 or 2019. Of the 166 LSOAs in Hull; 88 (53%) saw their national rank improve in 2019 relative to 2015; with the ranking of the remaining 78 (47%) deteriorating.

2.21. From the IMD 2019, Hull Clinical Commissioning Group (CCG) is ranked as having the 5th most deprived population out of 191 CCGs under the 'Rank of Average score' measure. It is the 4th most deprived CCG based on the proportion of small areas (LSOAs) among the most deprived 10% of LSOAs nationally. The ranking is different to the Local Authority ranking as the most deprived CCG, Bradford City, covers the more deprived parts of that local authority, i.e., CCG's may not share the same geography as a Local Authority Boundary.

2.22. An updated Index of Multiple Deprivation was published in October 2025, future AMR will consider these updates. Explore 2025 data at https://deprivation.communities.gov.uk/

Source: Kingston upon Hull Data Observatory – Hull in Numbers Mid 2021; and
Hull City Council Public Health Sciences and Insight Team Briefing Report: English Indices of Deprivation 2019

Transport

2.23. Good local transport networks play a vital role in our communities, providing access to employment, health, leisure and education opportunities. Public transport, walking, cycling and the local road network are all vital to getting people, businesses and service providers moving around Hull.

2.24. Journeys to and from Hull for work are predominantly between the East Riding of Yorkshire as well as North and North-East Lincolnshire. The Hull travel-to-work area has one of the highest levels of commuter self-containment in the country. This is mainly due to the fact the relative distance to Hull's nearest city neighbours and employment centres; York, is 40 miles away, and Leeds, the main economic centre of the Yorkshire region, is 60 miles away.

2.25. Journeys can often include the use of a combination of 'local' and 'strategic' transport networks. Effective links between networks and between different transport modes and services all support the need to take a 'whole journey approach' as outlined in the Strategic Transport Plan for the North.

- **Hull is at the heart of the Humber Port** complex, which is the biggest in the UK and is also the location of one of Europe's biggest wind turbine manufacturing plants.
- **Hull acts as a gateway to Europe and the world**.
    - Daily overnight ferry services from Hull to Rotterdam, connecting passengers to major European motorway and rail networks.
    - The Port of Hull handles approximately 10 million tonnes of cargo, amounting to around £12 billion in trade each year, with more than a million people passing through.
    - A key gateway on the UK's busiest trading estuary, the Humber, the Port of Hull supports 12,000 jobs and contributes over £800 million to the economy every year.
- **Hull is well connected by road and rail networks.** The A63 going west connects to the M62, stretching across northern England, The M62 motorway is one of the main east-west routes in the north of England, connecting Hull to Leeds, Manchester and Liverpool and the M1. The Humber Bridge link across the estuary to Lincolnshire has more than eight million vehicles crossings annually; it links Hull to a growing economic area on the south bank of the Humber and beyond.
- **Regular passenger rail services** run south to Doncaster, Sheffield and London, west to York, Leeds and Manchester, and north to Beverley, Bridlington and Scarborough.

Source: Hull Transport Plan & ABPorts.co.uk

Travel to Work - Census 2021

2.26. On the Census 2021 form, people who were in employment or temporarily away from work in the week before Census Day were asked "How do you usually travel to work?". People were asked to select one mode of transport that they used for the longest part, by distance, of their usual journey to work.

2.27. During the week leading up to Census Day, 21 March 2021, 117,789 usual residents in Hull aged 16 years and over were in employment. In total, there were an estimated 15,534 people in Hull who worked mainly at, or from, their homes. This figure was 13.2% of all usual residents aged 16 years and over in employment. This is significantly below the figure for England (31.5%) but a significant increase from 2011 when just 2,118 people in Hull (1.9%) worked mainly at, or from, their homes.

2.28. Within Hull 102,255 usual residents, aged 16 years and over, in employment (86.8%) did not work mainly at or from home. They instead specified the main mode of transport they used to reach their place of employment. It is likely that restrictions during the COVID-19 pandemic contributed to changes in the way people travelled to work, including fewer people using public transport.

2.29. In Hull, out of all usual residents aged 16 years and over in employment:

- 61,237 people travelled to work by driving a car or van (59.9% of all usual residents aged 16 years and over in employment who don't work from home)
- 9,104 travelled as passengers in a car or van (8.9%)

	Hull (2021)	England (2021)	Hull (2011)
Car (Driver or Passenger), Motorcycle or Taxi	**72,807 (71.2%)**	72.4%	70,245 (64.6%)
Public Transport	**9,358 (9.2%)**	11.9%	15,279 (14.9%)
Bicycle or Foot	**18,845 (18.4%)**	14.2%	22,358 (20.6%)
Other	**1,245 (1.2%)**	1.5%	903 (0.8%)

- Whilst the proportion of journeys to work in Hull by motor vehicle is broadly in line with the national figure, there has been a notable increase since 2011.
- At the same time there has been a decrease in journeys by public transport, bicycle and foot.

2.30. Respondents aged 16 years and over who were in employment and stated that their main place of work was a workplace or a depot were asked for their workplace address, from which the ONS calculated the distance they travelled to work.

2.31. In Hull, 86,068 people travelled to a workplace or depot (73.1% of usual residents aged 16 years and over in employment). In addition, 15,534 people worked mainly

at or from home (13.2%), and a further 16,187 people worked mainly at an offshore installation, in no fixed place, or outside the UK (13.7%).

2.32. Of those travelling to a workplace or depot, 71,939 (83.6% of usual residents aged 16 years and over in employment and not working from home / offshore / NFA or abroad)) travelled short distances to work (less than 10 kilometres).

	Hull (2021)	England (2021)	Hull (2011)
Less than 2km	**17,927 (20.8%)**	20.3%	22,484 (23.0%)
2km – 5km	**32,635 (37.9%)**	23.4%	39,799 (40.8%)
5km – 10km	**21,377 (24.8%)**	21.7%	21,744 (23.3%)
10km – 20km	**6,446 (7.5%)**	19.3%	5,773 (5.9%)
20km – 30km	**2,763 (3.2%)**	7.4%	1,946 (2.0%)
30km – 40km	**1,549 (1.8%)**	3.1%	1,198 (1.2%)
40km – 60km	**1,470 (1.7%)**	2.4%	1,070 (1.1%)
Over 60km	**1,901 (2.2%)**	2.5%	3,541 (3.6%)

Source: Hull City Council

Section 3 The Development plan, Neighbourhood plans and progress with the Local Plan Timetable (LPT).

The Development Plan

3.1. The statutory 'Development Plan' for the city comprises several different documents as outlined below:

- **Hull Local Plan 2016 to 2032** Adopted November 2017
  (Includes the retained policies of the Holderness Road Corridor Area Action Plan - Adopted March 2011 and Newington and St Andrews Area Action Plan Adopted February 2010).
- **Kingswood Area Action Plan** Adopted September 2016
- **Newington Neighbourhood Plan** Adopted November 2023
- **The Joint Minerals Local Plan** Adopted November 2019
- **Joint Waste Local Plan** Adopted November 2014

3.2. The adopted **Hull Local Plan** sets out a vision and a framework for the future development of the city, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. The plan also provides development policies and allocations for the whole city. The Local Plan comprises a written statement setting out a broad range of policies and related planning priorities and a city-wide policies map.

3.3. The **Hull Local Plan** also contains the retained policies of the **Holderness Road Corridor (HRC) AAP** (adopted 2009) and the **Newington and St Andrews (NaSA) AAP** (adopted 2010). These AAPs were created largely to steer and provide a framework for housing market renewal activities within certain areas of the city. They were produced ahead of the Local Plan which in turn superseded and updated most parts of these plans. Some elements are retained and the Local Plan lists these within an appendix. These elements remain material considerations in determining planning applications in these areas.

3.4. The **Kingswood Area Action Plan (AAP)** guides the development of this major growth area of the city, setting out a clear delivery framework for some of the important infrastructure requirements as well as phasing of some of the housing development elements. The local plan reflects this AAP within its policy map, but makes clear how land supply, town centre roles etc. can be considered in relation to the city as a whole.

3.5. The **Hull and East Riding Joint Minerals Local Plan** was adopted November 2019 and remains up to date and is not being reviewed as part of the wider Local Plan update process. The Minerals Plan provides minerals planning policies for Hull and the East Riding and is the starting point for determining mineral and other relevant planning applications. Further details can be found online at: https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/joint-minerals-plan/

3.6. The **Hull and East Riding Joint Waste Local Plan** was adopted November 2014. Both Councils are committed to working together to ensure a complimentary approach to waste planning continues to exists across the two authorities.

3.7. **Supplementary Planning Documents (SPDs)** expand on existing policies in the Development Plan providing guidance for how they should be implemented. The preparation of such documents follows statutory procedures and once adopted they carry weight when the Council makes decisions on planning applications. A list of **adopted SPDs** is set out in **Table 3.1**, and the Council's web site provides links to the documents as well as a 'live' position for emerging SPDs.

Table 3.1: Supplementary Planning Documents

SPD	SPD Title	Status
SPD1	House Extension Design	Adopted January 2019
SPD2	Heritage and Archaeology	Adopted January 2019
SPD3	Environmental Constraints	Adopted May 2019
SPD4	SUDS/Living with Water	Adopted December 2019
SPD5	City Centre Parking Strategy	Adopted October 2019.
SPD6	East Carr	Adopted September 2021
SPD7	Residential Design Guide	Adopted January 2020
SPD8	Advertisement Design	Adopted January 2019
SPD9	Vitality and viability of centres	Adopted January 2019
SPD10	Trees (Protection and Use in Development)	Adopted January 2019
SPD11	Protecting Open Space	Adopted January 2019
SPD12	Ecology and Biodiversity	Adopted February 2019
SPD13	City Centre Design Guidance	Adopted October 2019
SPD14	Healthy places, Healthy People	Adopted April 2021.
SPD15	Affordable Housing	Adopted September 2019
SPD16	Whitefriargate / Silver Street Shop Front Design Guide	Adopted June 2020
SPD17	Craven Park	First consultation complete
SPD18	Brunswick House and the Strand	Adopted June 2021
SPD19	Employment Sites	Adopted April 2022
SPD20	Houses in Multiple Occupation	Adopted September 2022

Neighbourhood Plans

3.8. **Neighbourhood Plans** provide local communities with an opportunity to create a shared vision for the future development and growth of their area. Such plans need to be in broad conformity with national planning policy and with the policy established locally in the development plan. Once adopted, they become part of the wider development plan for the area. There has been some local interest in the production of neighbourhood plans in the city.

3.9. The Council is proactive and positive about neighbourhood planning, working collaboratively with communities where they choose to prepare a plan, and to ensure complementary neighbourhood and local plan policies are created. Further information about neighbourhood plans in the city is available on the Council's website. https://www.hull.gov.uk/communities-and-living/neighbourhood-teams/neighbourhood-plans

Newington Neighbourhood Plan.

3.10. The Newington Neighbourhood Plan was endorsed by the people of Newington at a referendum which took place on Thursday 9 November 2023. The plan is part of the statutory Development Plan. **Local Development Scheme (LDS)**

3.11. The Local Development Scheme (titled locally as the Local Plan Timetable) sets out the Council's projected timetable for preparing key planning policy documents. This ensures local communities and other interested parties can understand the plan making activities that are intended to be undertaken by the Council and keep track of progress. The plan making process can be complicated and difficult to navigate for non-planners. Wherever possible non-technical language is used but where this is unavoidable the document seeks where possible to explain the meaning of it.

3.12. The current LDS ((titled locally as the Local Plan Timetable) was published in April of 2024 Local Plan Timetable (hull.gov.uk). The LDS considers how plan making remains in a state of transition, and it is drafted with a view to be updated as and when more clarity is received from Government as to how any revisions to the Plan Making system will be implemented. Milestones within the current LDS have not been met due to logistical problems and a revised LDS is due to be published to set out a revised set of milestones leading to adoption of a new local plan. This will be reported on in the next AMR.

Section 4 Policy Performance - Hull Local Plan 2016 to 2032

The Town and Country Planning (Local Planning) (England) Regulations 2012 Authorities' monitoring reports

34 (2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—

(a) identify that policy; and

(b) include a statement of—

(i) the reasons why the local planning authority are not implementing the policy; and

(ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.

For Regulation 34(2) - All policies detailed within the Local Plan are implemented.

34 (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved.

These regulations are available at - https://www.legislation.gov.uk/uksi/2012/767/part/8

Monitoring of Local Plan Policies

4.1. The structure of the Hull Local Plan starts with the provision of a portrait of Hull and sets out the strategic context for the Plan. It then introduces the overall strategy for the Plan by outlining a spatial vision, a set of strategic priorities, and a key diagram. **Local Plan chapters 4 to 14 are then based around key themes, these chapters contain the Policies 1 to 52.** Although each theme is dealt with separately, the document needs to be read as a whole, in order to understand fully the spatial issues faced by the city, and the interrelationships between policies. The Local Plan monitoring table, towards the end of the plan, identifies individual policy links to strategic priorities and details identified outcomes, achievement indicators and their related targets.

4.2. This section of the AMR provides an update on the performance of the Local Plan's policies relative to the plan's monitoring table (Table 14.2 Pages 279 to 288). Data is provided, as appropriate and where available, for the period to which the report is made and (where required) from the adoption of the plan.

4.3. The Local Plan's policies were written in response to its spatial vision, strategic priorities and challenges identified within the key themes. The monitoring criteria (outcome/indicator and target) of individual policies respond in differing ways to the policy challenge of the identified key themes.

4.4. Some policies offer, for example, annualised targets, a percentage requirement for development to achieve or offer a development requirement shown within tables or appendices. For example, the annualised number of homes delivered or the amount (percentage) of new homes required to be built on brownfield land over the plan period.

4.5. Other policies express a policy intent, often measured by the nature of a proposed development meeting a requirement of a policy or being constrained by the requirements of a policy. Examples of the monitoring of policy intent include ensuring a policy is observed within a planning application and if a planning appeal is successful contrary to the policy by recording those occurrences. Other examples may be where the constraint of inappropriate development is not ensured; details of occurrence and reasoning may be provided.

4.6. In summary, it is essential to understand the intended outcome, achievement indicators and target of policies within the local plan by referencing table 14.2 of the local plan, ensuring the local plan is read, used and monitored in a holistic way.

4.7. For relevant Policies, monitoring information is provided. The information provided will sit alongside the ongoing review of the Local Plan.

Local Plan Chapter 4 Economic Growth

Economic Growth

Policy 1: Economic Growth
Future employment land requirements 1.A growing, competitive city economy will be supported through the identification and maintenance of a wide portfolio of sites that can accommodate demand for development of 'B' class uses within defined market areas of the city. Designated employment areas within the city will be the focus for a range of manufacturing, research and development, warehouse and distribution uses.
Port of Hull 2. Within the Port Area, as designated on the Policies Map, development proposals for port related uses will be supported to facilitate the continued operation and future growth of the Port of Hull. The major development needs associated with Green Port Hull will also be supported within the Port Area. Any proposals for new development on land in close proximity to the Port Area will be required to fully assess the potential impact of the Port on the proposed use and, where necessary, provide any mitigation as part of the new development. 3. Within the Port Area, any proposed alteration to existing jetties and structures on the waterfront adjoining King George Dock, as shown on the Policies Map, should consider impacts on the Humber Estuary International Site in relation to birds using the structures and surrounding areas, and on the sediment flow as a result of development.
Future use within designated employment areas *4. Within designated employment areas and on allocated employment sites, development of uses outside classes B1, B2 and B8 will not be allowed unless:* *a. it is demonstrated that the use of the site for other than B class use would not lead to a shortfall of land available to meet identified economic development B class needs within the relevant market area of the city, and it has been demonstrated that there is not reasonable prospect of the site being used for a B class purpose; or* *b. it is small-scale incidental development and it is demonstrated that this is necessary to make development of employment uses on the remaining parts of the site viable; or* *c. development is of sui-generis uses that are of an industrial nature, and that support the economic growth objectives of the plan and are compatible with surrounding uses.* *Such development will not be allowed if the proposed use would result in bad neighbour issues leading to restrictions being placed on neighbouring businesses.*
Office development *5. All office development outside of centres will be subject to a sequential test to demonstrate that it cannot be better located in the city centre. Outside the city centre, office development will be supported where it is ancillary to, or there is operational need to be close to, manufacturing or warehouse and logistics businesses, or within a business park development where smaller offices can be incidental to a wider mix of employment uses.*
Extension of existing properties *6. Extension, remodelling and redevelopment of properties to allow expansion of existing B1, B2 or*

B8 businesses, or to accommodate new firms within designated employment areas will be supported, subject to detailed planning considerations.

Safeguarding minerals infrastructure

7. Existing, planned and potential infrastructure supporting the minerals industry will be safeguarded from inappropriate development. This includes railheads, rail links, wharfage and associated storage, handing and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials, concrete batching, manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

8. Sensitive or inappropriate development that would conflict with the use of sites identified for these purposes will be prevented.

Policy 2 - Employment allocations

1. The sites listed in Table 4.1, and shown on the Policies Map, are allocated for a range of uses within industrial and business use under Use Classes B1(b) (c) and B2 and B8 and should be developed with regard to the relevant development brief (see Table 14.3 in Chapter 14) or Local Development Order where one exists.

2. The sites within the Port Estate, listed in Table 4.2 and shown on the Policies Map, are allocated for uses linked to Green Port Hull or will remain in operational port use. At site 45, a bird mitigation area and 150m buffer zone should be set aside in the south eastern part of the site within which no buildings should be constructed, and details should be agreed and the area provided prior to the commencement of construction in any part of the site. On employment allocation sites 44 and 45, wind turbines should not be erected. The mitigation area and buffer zones should be retained to maintain the ecological value of the site.

3. Site 32 at the former Isaac Newton School, shown on the Policies Map, is allocated to provide up to 3ha for development of small-scale office/ business start-up space within Use Class B1 amongst a mixture of other uses.

4. Development on site 2 at Priory Park, shown on the Policies Map, will include the re-provision of 1.6ha of natural habitat that currently exists on the site to ensure that habitat of equivalent quantity and quality is maintained within the site or in its vicinity.

5. At Kingswood (Table 4.3), the Riverbank area will provide 7.7ha of land for industrial and business use under Use Classes B1(b) (c) and B2 and B8. The Kingswood Centre area will provide 11.5ha of land for industrial and business use under Use Classes B1(b) (c) and B2 and B8; and/ or community uses under Use Classes C2 and D1; and/ or leisure use under Use Class D2 in the area south of Raich Carter Way. Detailed allocations are made within the Kingswood Area Action Plan.

Conclusion

4.8. The overall policy approach in the plan relating to employment growth appears to remain valid, and to varying degrees is proving to be successful.

4.9. Whilst sufficient land has been identified to meet projected needs over the plan period, the take up of such land has been variable over the years since the plan was adopted. In some cases, employment land has been at least temporarily removed from the supply side, and there is an issue that open storage uses are becoming more prevalent – although this is likely to be representative of the demand for land in some areas. There appears to be strong ongoing demand for port related employment activity.

4.10. Although inevitably some alternative uses have appeared in predominant employment areas, it is positive to see expansion and growth of further employment uses in such areas, and the policy approach remains in most cases entirely appropriate.

4.11. The focus for office accommodation in the city remains positive although recent changes to the use class order may result in development interest elsewhere.

Policy 1 Economic Growth & 2 Employment allocations

The geography

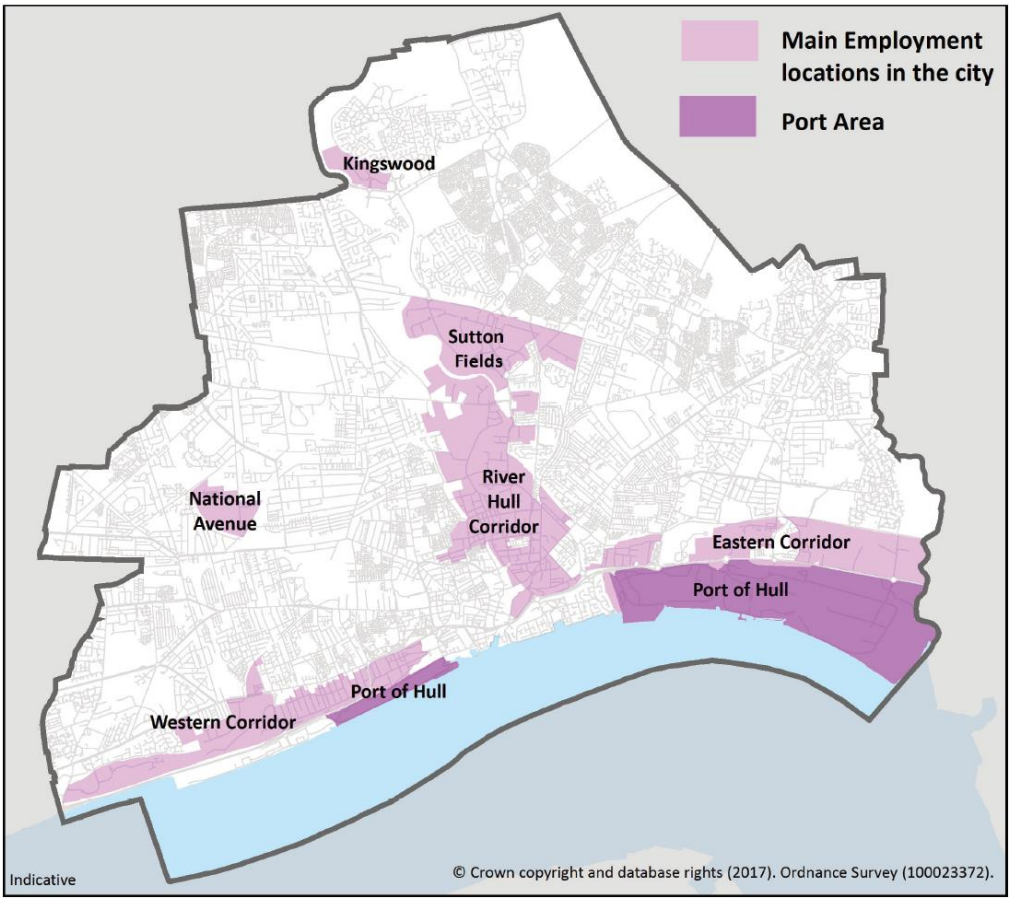
4.12. For the purposes of understanding employment land supply and development trends, the city has been divided up into broad areas / locations which partly reflect differing property markets and reflect the general use and character of those areas. There are seven such areas, namely:

Western Corridor	National Avenue
Eastern Corridor	Kingswood
River Hull Corridor	Ports
Sutton Fields	

4.13. As well as these areas, the city centre is a location for office development and therefore is also considered within this report.

4.14. The Port of Hull presents a distinct opportunity restricted by the more specific operational port needs and Green Port Hull, and allocations within this area are therefore linked to this.

Figure 4.1: Main employment Locations and Port Area in Hull



4.15. The adopted Local Plan allocates sites within these areas for a range of uses within industrial and business uses under the Use Classes B1(b) (C) and B2 and B8.

Overview of remaining supply on allocated sites

4.16. An overview of the remaining allocated opportunities in each of the areas listed above is provided below. Site references are those used in the Local Plan.

Western Corridor

4.17. Development within the Priory Park Industrial Estate (Ref. 1) was held up due to the need for junction improvements at the main entrance to the park. This work has now been completed, and planning applications have been submitted and determined, and development is being progressed. Four large applications have been determined and permitted since December 2022, three of these sites are yet to start but one is now under construction.

4.18. The former Birds Eye site (Ref. 3) remains undeveloped but was understood to have been bought by the neighbouring Atlas Leisure Homes firm to allow future relocation of operations. The site is currently vacant and returning to nature.

4.19. Two relatively small plots remain at Wassand Street and Walcott Street, (Ref. 6) after initial developments occurred after the former use was cleared. The owner of both sites is currently seeking an end user for the sites.

4.20. Land had recently been cleared in the area north of the existing allocation at Neptune Street (Ref. 7). It is unclear what landowner intentions are for the wider site. It is currently operated by Seaway Logistics involved with freight forwarding and shipping. A planning application (Outline planning permission for construction of a business park for approximately 17 hybrid units - 18/00087/OUT) was submitted for the development of this site but it is still pending consideration as of 31st March 2025. The owner is seeking external storage uses in the short term with the longer term aspiration to seek alternative uses.

4.21. Land remains at St Andrews Dock (Ref 8). This has complex issues around the future of the Lord Line Building, and other historic features including the former dock itself. There are also multiple owners. Access is currently though the St Andrews Retail Park, off the A63.

River Hull Corridor

4.22. The largest single opportunity within this employment area is the National Grid site on Clough Road (Ref. 14). It is unclear what landowner intentions are for the wider site. It is currently operated by Seaway Logistics involved with freight forwarding and shipping. A planning application (Outline planning permission for construction of a business park for approximately 17 hybrid units - 18/00087/OUT) was submitted for the development of this site, but it is still pending consideration as of 31st March 2025.[2] The owner is seeking external storage uses in the short term with the longer term aspiration to seek alternative uses.

4.23. Another relatively large site is Land at Rix Road (Ref. 16). The site appears to be operated by Seaway Logistics as a storage/transit facility, as well as by Wasteage Ltd. There does not appear to be a coherent use of the site other than for opportunistic storage. The shape of the site is likely to require some land assembly to make development more feasible. The proximity of a primary school that the site surrounds on three sides will influence future development options.

[2] Although outside of the reporting period for the AMR it is useful to note that this application has now been withdrawn.

4.24. Land at Chapman Street (Ref. 18) has been cleared and levelled, and it was reported that it has been acquired for future expansion of Reckitt Benckiser which adjoins it.

4.25. Land at Oxford Street/Swann Street, Wincolmlee (Ref.10b) is partly linked to surrounding operations on opposite side of road and is dependent on several separate users as to whether it is developed comprehensively or whether it is brought forward in a piecemeal fashion. And at present there are no immediate signs of development intent.

4.26. Land at Dalton Street (Ref. 11b) is the former Council Depot that was to be used for processing of RDF, before this proposal moved to St Mark Street (see Ref.19 above). The site has recently been cleared of all the former depot buildings and is now owned by the Ashcourt Group. This site use and/or redevelopment and that of their adjacent site on Foster Street (Ref. 12) will depend on Ashcourt Group's future plans for the wider area that is in their ownership.

4.27. Land south of Foster Street (Ref. 12) was allocated in the Local Plan but remains in operational use by the Ashcourt Group and there is no clear sign it is a development site at this time.

4.28. A relatively long-standing site on Foster Street (Ref. 13) remains vacant. The former buildings on the site were demolished leaving the floorplates as hardstanding. Waste management activities in the immediate area may limit the attractiveness of the site.

4.29. Three other small, allocated sites remain, two in relatively temporary uses (Ref. 15 and Ref. 20), that doesn't preclude redevelopment, the other one (Ref. 9) has, in the last few years been part of a planning appeal where it was determined that it should be retained for employment use, with the neighbouring use suggesting expansion.

Sutton Fields

4.30. This purpose-built industrial estate has few allocated opportunities left. One opportunity still exists to be fully developed, Land South of Rotterdam Park (Ref. 37a and Ref. 37b). This development is phase 4 of the original planning permission for the construction of the wider Rotterdam Industrial Park and is still an allocated site. Part of the site (Ref 37a) was completed in 2023. The remaining plots (Ref. 37b) now have planning permission for the development of 3 buildings which will provide 12 individual commercial units (B2 and B8 uses); construction has started and is near completion.

4.31. The allocated site at Land on Oslo Road, at the corner of Helsinki Road (Ref. 41) is now in use as Cranswick Food's parking area, but there is no relevant planning permission. So, currently this site does not remain in the available supply chain.

4.32. The remaining 4 allocated sites are all undeveloped with no planning applications under consideration.

4.33. A large, grassed piece of land is located adjacent to and within the ownership of Donaldsons (Ref. 40). It is presumed that it is retained for future expansion.

4.34. A similar sized site is also allocated on Land west of Stockholm Road (Ref. 39). This is currently used for car sales/delivery although this does not appear to preclude future development. A smaller site (Ref. 36) is in the ownership of JR Rix and is used for temporary storage.

4.35. The remaining allocation (Ref. 38) is a relatively small parcel of land and so provides a limited opportunity for development.

Eastern Corridor

4.36. One of the most significant sites remaining available for development in the Eastern Corridor is the Kingston Parklands Business Park (Ref. 23). This is on the site of a former maternity hospital and presents a site with mature landscaping within which plots will be developed. Plots are to be released in phases as design and build opportunities. Planning permission was granted in July 2023 to allow the temporary storage (for 5 years) of mobile homes and the site is primarily being marketed for external storage; however, the site is still not in use.

4.37. Land at Keystore, Earles Road, South of Hedon Road (Ref. 22) was allocated due to its EZ status but there has been no indication of future development by the existing operator, and its location and relatively small site make redevelopment of this site unlikely.

4.38. Only one plot remains at Burma Drive (Ref. 26) after the relatively rapid development of this long-standing site, albeit with several low-density developments featuring large open yard components. Three more densely developed plots (Ref. 26j, Ref. 26k and Ref. 26l) were completed in 2023/24. The last remaining vacant site on Burma Drive is (Ref. 26i) now has planning permission for the construction of portal framed building for use as commercial storage facility, but development has not yet started.

4.39. The former Holderness Road Corridor AAP made provision for approx. 9ha of employment land on Land west of Marfleet Lane (Ref. 28), a site on part of the recreation ground of Fenners factory complex. This may now depend on the wider strategy for the site, although an identified end-user is seeking to redevelop this site and the older Fenners manufacturing facility.

4.40. There has been a new development proposal submitted on behalf of Hallmark Group, Valletta House, Valletta Street and permission granted in September 2023 on Land off Valletta Street, Hedon Road (Ref. 30c). The proposed proposal will provide a warehouse facility, the building will be temporary, as reinforced by its type of construction, with its longevity subject to the decisions of a new planning application. The construction has not yet started.

4.41. A large plot of land to the west of Somerden Road, the Willerby Caravans site (Ref. 31) is currently an allocated site. However, this remains in operational use with main production buildings as well as open storage. There is not believed to be any current intent by the firm to relocate so the site does not present a development opportunity and does not form a part of supply.

4.42. A similar approach has been taken for land north of Wyke Works (Ref. 33) where the site was cleared, and hardstanding constructed to provide storage linked to Europa Caravans. This will not necessarily preclude future development, but in the interim, it has been taken for operational use and does not form part of supply.

4.43. The former Issac Newton site, Annandale Road (Ref. 32) is an allocation relating back to the wider strategy of the Holderness Road Corridor AAP. The AAP stated the site's potential for up to 3ha of land to be developed to provide for development of small-scale office/business start-up space within Use Class B1 amongst a mixture of other uses on the site.

4.44. A site north of Hedon Road (Ref. 34) has simply been absorbed into the wider operation of Paneltex of which it forms a part and is therefore not a development site now.

4.45. A large site located off Somerden Road (Ref. 35) is connected by a bridge across Old Fleet drain to an adjoining site within the East Riding of Yorkshire believed to be operated/owned

by Rix Shipping Co, as used for timber storage. The site within Hull also appears to be used currently for residual storage of goods from the adjoining operation. Future development would therefore depend on the intentions of this company.

4.46. Three other allocations are relatively small sites of land and so provide limited opportunity (Ref. 21, Ref. 24, and Ref. 27).

National Avenue

4.47. The remaining allocated site (Ref. 42) in the location appears to have some sort of infrastructure installed on it, possibly related to an adjoining use. It is not considered that it provides a clear development opportunity and does not form a part of supply.

Update of Table 4.1 of the Hull Local Plan 2016 -2032

4.48. Table 4.1 of the Local Plan lists those sites allocated for a range of uses within industrial and business uses. AMR table 4.1 updates the current position for these sites and compares how much of each site has been developed since the Hull Local Plan was adopted.

Site Ref.	Address	Local Plan site area (ha)	Current available area (ha)
Western Corridor			
1	Priory Business Park.	7.11	4.51
2	Priory Business Park (Arco).	3.81	0
3	Former Birds Eye factory site, Hessle Road.	7.21	7.21
4	Land on the north side of Freightliner Road.	0.11	0
5	Former Cavaghan and Gray factory, Freightliner Road.	0.92	0
6	Land between Wassand Street and Walcott Street, Hessle Road.	0.63	0.63
7	Neptune Street.	1.34	3.75[1]
8	St Andrews Dock.	4.39	4.39
Total		**25.50**	**20.49**
River Hull Corridor			
9	Land west of Gibson Street.	0.69	0.69
10	Land at Oxford Street/Swann Street, Wincolmlee.	0.78	0.61
11	Land at Cleveland Street (former ADM Cocoa Plant), including the former Spillers Flour Mill site	4.86	1.64

Site Ref.	Address	Local Plan site area (ha)	Current available area (ha)
12	Land south of Foster Street, Stoneferry Road.	2.06	0
13	Land at Foster Street, Stoneferry Road.	2.79	2.79
14	National Grid site, Clough Road.	13.5	13.5
15	Former Ameron Paint Factory site, Bankside.	2.06	0.57
16	Land at Rix Road, Stoneferry Road.	4.93	4.93
17	Land at the eastern end of Bedford Street, Cleveland Street.	0.90	0
18	Land at Chapman Street.	1.87	1.87
19	Land at St. Mark Street.	1.14	0
20	Land on the south of Merrick Street, Hedon Road.	0.40	0.40
Total		**35.98**	**27.00**
Eastern Corridor			
21	Land at the corner of Hedon Road and Mount Pleasant.	0.72	0.72
22	Land at Keystore, Earles Road, south of Hedon Road.	0.51	0.51
23	Kingston Parklands Business Park, Hedon Road.	4.63	4.63
24	Former Norman Nicholson Box site, Hedon Road.	0.31	0.31
25	Land west of Littlefair Road, north of Hedon Road.	0.72	0
26	Land at Burma Drive, Marfleet Lane.	4.67	0.21
27	Land to the south of Hedon Road, southeast of Marfleet Avenue roundabout.	0.43	0.43
28	Land west of Marfleet Lane (part of Fenners factory complex).	0.87	0.87
29	Land at Elba Street (1251 Hedon).	1.99	0
30	Land off Valletta Street, Hedon Road, including former Seven Seas factory site.	8.09	2.38
31	Land to the west of Somerden Road.	9.51	0
32	Former Isaac Newton School site.	3.17	3.17

Site Ref.	Address	Local Plan site area (ha)	Current available area (ha)
33	Land north of Wyke Works, Hedon Road.	1.66	0
34	Kingston International Business Park, Hedon Road.	0.85	0
35	Land on the eastern side of Somerden Road, Hedon Road.	2.61	2.61
Total		**40.74**	**15.84**
Sutton Fields			
36	Geneva Way (south side, east end).	0.76	0.76
37	Land South of Rotterdam Park.	0.41	0
38	Land at corner of Hamburg Road and Rotterdam Road.	0.40	0.40
39	Land west of Stockholm Road.	1.44	1.44
40	Land next to Donaldson Filtration Components factory, Stockholm Road.	1.52	1.52
41	Land on Oslo Road, at the corner of Helsinki Road.	0.15	0
Total		**4.70**	**4.12**
National Avenue			
42	Land at the north side of Bontoft Avenue.	0.35	0
43	The Ideal Business Park, National Avenue.	0.38	0
Total		**0.7**	**0**
Overall Total		**107.62**	**67.45**

4.49. Since adoption, the amount of allocated land as outlined in table 4.1 above has reduced from 107.62 ha to 67.45 ha, a change of 40.17 ha. Some of this has been through development; other by changed circumstances which suggest land is no longer available as a development opportunity; and some through adjustments to site boundaries.

4.50. In addition, at the time of the survey one site on Sutton Fields (Ref. 37b) was under construction on 0.30 ha of allocated land.

4.51. An element of land has been removed from the table where it is deemed the land is no longer available for development, mainly a result of ongoing operational needs, and allowing for the planned expanded traveller site. This amounts to 13.67 ha on 5 sites.

4.52. The size of one allocated site has changed. Neptune Street has been expanded to include a cleared area to the north, increasing the area by 2.38 ha.

4.53. There have been some consequential changes to sites areas as sites have progressed where specific development schemes have refined the boundaries of original allocations. Completion figures do not therefore reconcile exactly with reductions to the areas of the original allocations.

Kingswood.

4.54. Allocations were made through the Kingswood Area Action Plan. The largest site in Kingswood Employment Area, Land at Connaught Road, Kingswood (Ref. 14/10-6) is a site of 7.7ha in size and is allocated exclusively for employment use. This site remains vacant without planning approval for development, although a small area to south currently used for car park linked to adjoining uses.

4.55. The other sites are allocated for a mix of either employment, community and/or leisure use. These, Plot B - South of Ashcombe Road, Plot C - West of Barnes Way, Plot D - Connaught Road, and Plot E - South of Raich Carter Way, with continuing pressure to develop remaining land for non-employment/community use. The final allocated employment site Plot F - South of Connaught Road gained planning permission for the development of a Lidl supermarket on one site, permission that has been implemented, and the store opened earlier in the year, with the loss of 1.08 ha of allocated employment land.

4.56. Plot A - Barnes Way had been allocated for employment and/or community uses but was granted planning permission for residential development and construction of housing development has now begun.

4.57. Other sites have also previously gained consent, one for parking to serve existing employment uses, and one for a community church. Neither of these have been implemented.

4.58. Currently it is estimated that up to 14.11 ha of mixed-use land could support employment, community use and/or leisure uses, when discounting completed development which has been implemented since the adoption of the current plan.

City Centre.

4.59. Two specific schemes with an element of office floorspace have been proposed on allocated sites in the city centre, giving more clarity of where such use will come forward. The most significant is at Albion Square (Ref. M1) which will include 3,548 sqm of grade A space. The permitted permission for this major city centre regeneration has seen an evolution of plans, resulting in this latest proposal. However, this planning permission is unlikely to proceed as the construction of Community Diagnostic Centre (for Humber Teaching Hospital Trust) had begun on part of the site and the wider Albion Square development scheme will have to evolve again (the Hull Community Diagnostic Centre (CDC) at Albion Square is now **complete and fully operational**, having opened to patients in early September 2025 – Outside this AMR period).

4.60. The second development scheme on Land to the north of Castle Street and south-east of Waterhouse Lane (Ref. 2Mb), which includes 259 sqm of office space, is now under construction.

4.61. Other mixed-use allocations, while referring to potential office development, do so in the context of potential for a range of other main town centre uses. Therefore, it is difficult to quantify what future office development could be on these sites, and it will be more helpful to monitor and review supply as it comes forward. Offices represent a main town centre use that will continue to be encouraged within the city centre.

4.62. While there have been significant losses of older office accommodation in the centre, particularly to housing, recent development has demonstrated a continuing demand for modern Grade A office accommodation. The move to more flexible working in terms of location will clearly impact on future demand, reinforcing the need to monitor and review supply needs.

4.63. Although not allocated due to commitment and progress at the time of adoption of the plan, 31 – 38 At the Dock, Queen Street has also provided 5,763 sqm of office space within the plan period (3,916 sqm complete in 2017 and a second phase of 1,847sqm complete in 2021). This includes some space specifically designed for flexible working. The final phase of this development (Block B, providing 2,750 sqm of office space) is now complete and in use.

Port of Hull

4.64. The ports operate within their own regime of permitted development rights. Two allocations of 48.5 ha in total, were made at Queen Elisabeth dock for a specific range of uses, with a general intention to support 'Green Port' Hull and renewable energy development. These remain available but their future use is subject to approval from the owners of the sites, ABP.

4.65. An LDO was also prepared for sites in the Port Area that could support development. This included the allocated sites, but also what has become the Siemens wind turbine manufacturing plant on Alexandra Dock. The LDO set out a maximum floorspace that could be developed in this location and recent Reserved Matters scheme has been granted permission taking what remained of this to develop a major expansion to the Siemens operation.

Overview of position of non-allocated sites within designated employment areas.

4.66. In addition to the opportunities identified on land allocated for employment use in the Local Plan, many planning proposals for new employment use come forward within the wider employment areas in the city. These are identified through submission of planning applications. These applications include permissions for the expansion of operations within businesses existing site boundaries, construction of new buildings, or redevelopment of existing buildings. They also include development of 'new' sites, following demolition or clearance of previous uses.

4.67. Existing buildings can be subject to change of use. This does not always involve changes in floorspace but can be important where this is facilitating growth of companies or accommodating new or relocating companies. It is therefore an indicator of demand for space. It can also demonstrate demand for other uses within industrial areas.

4.68. Such schemes are generally represented by floorspace rather than site area, as a large proportion take place within existing sites or through change of use, so there is not a clearly defined and measurable site.

In summary:

- Currently on non-allocated sites there is 7,674 sqm of floorspace for B and E(g) use with extant planning permission for development, located across seven employment areas in the city. An additional scheme for the construction of a factory unit (for 620 sqm of E(g)ii floorspace) located in a non-designated employment area had planning permission previously but this permission has now lapsed
- Along with these employment development opportunities another proposal involving the loss of 800 sqm of office use floorspace in the city centre has been permitted.
- At the time of the 2025 survey 1,409 sqm of E(g)(i) office floorspace was under construction on two sites. And 9,291 sqm of B1, B2 and B8 floorspace on five sites was also being constructed. However, five schemes for the change of use of vacant offices to apartments (with a loss of 2,305 sqm former B1(a) floorspace in the City Centre) and one housing development (with the loss of 3.81ha of allocated employment land at Kingswood) are also underway.
- In this year's survey period 15,818 sqm has been developed for employment uses on eight individual sites.
- This includes 380 sqm for new office space in the City Centre, 170 sqm for research and development (now Use Class E(g) (ii) in the River Hull Corridor, 13,070 sqm developed for general industrial use (B2), mainly in Sutton Fields and 2,198 sqm has been developed for mixed employment use (B8 and B1(a) now E(g)(i) office) in the Western Corridor.
- Notable developments this year include: the construction of multi-purpose manufacturing and staff welfare building for Siemens Gamesa Renewable Energy at Alexandra Dock; the construction of a two and a half storey Technology Centre Building for Ideal Heating on National Avenue; the completion of a large extension to the production facilities at Geneva Way Business Park on behalf of Benson Park Ltd.; and the development of over 2,000 sqm of storage floorspace (B2) to provide additional warehousing facilities, along with a traditional masonry office building for European Port Services Gb Ltd., at their Freightliner Road base.

In the period 2016 - 2025:

- 67,905 sqm of floorspace for B and E(g) use, on 26 allocated employment land sites, has been developed since the plan period began. This figure rises to 72,987 sqm of floorspace developed, on 27 allocated employment and mixed-use sites, when the city centre figures are counted in the overall figure.
- This compares to the figure of 139,820 sqm of floorspace for B and E(g) use that has been completed on 104 non-allocated sites over the plan period to date. Again, this figure rises to 162,796 sqm floorspace developed on 116 non-allocated sites, when the city centre figures are counted in the overall figure.
- -21, 851 sqm of floorspace located on 28 sites (on both allocated and non-allocated land) has been lost to non B or E(g) uses in this time period. This figure includes a very small amount (279 sqm) that has been developed for non-B use as part of a wider scheme on an otherwise employment site and the use of a previous allocated employment site as a car park.

4.69. It is very clear therefore that whilst there is a need to identify a range of allocated sites to meet employment development needs, the approach adopted in the plan of supporting employment growth in existing designated employment areas is also of great significance.

Figure 4.2 (a): Graphs of development trends since 2017.

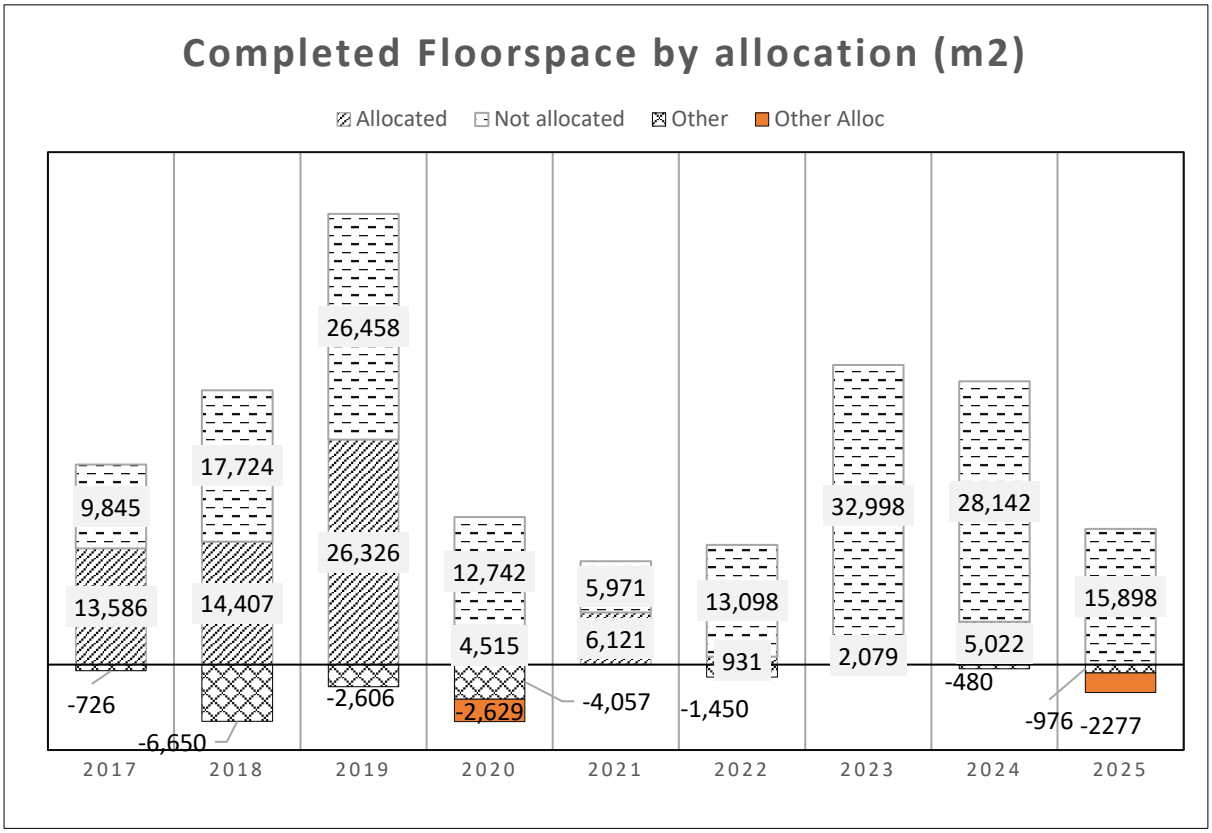
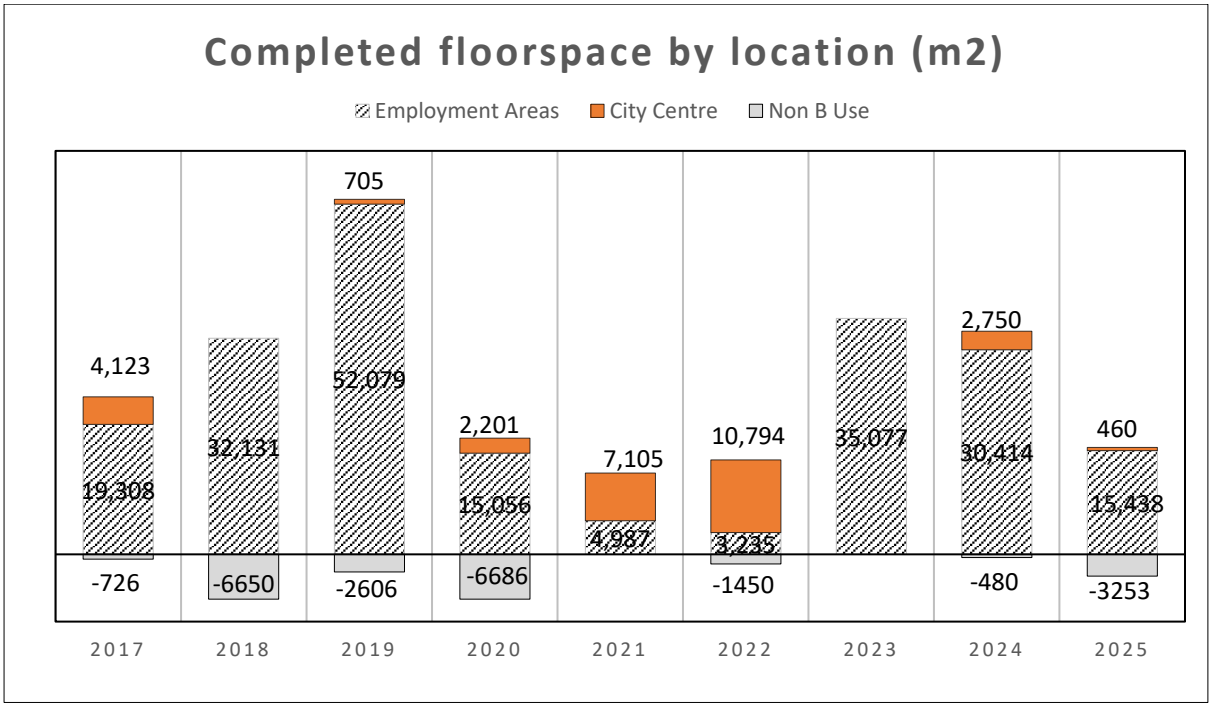


Figure 4.2 (b): Graphs of development trends since 2017.



Local Plan Chapter 5 - Housing

Housing requirement and delivery.

Policy 3 - Housing requirement and site allocations -
Housing requirement 1. The housing requirement for Hull is a minimum of 9,920 (net) new homes during the period 2016 to 2032 (620 dwellings per year). 2. The overall delivery of housing in Hull and the East Riding will be monitored to ensure that needs are being met across the two local authority areas.
Housing site allocations *3. Sites are allocated to accommodate around 11,700 dwellings to provide flexibility and choice in land for housing development.* *4. The sites listed in Tables 5.7 - 5.10, 5.12 and 5.13, and shown on the Policies Map, are allocated for housing development.* *5. The sites listed in Table 5.11, and shown on the Policies Map, are allocated for housing development in the Kingswood Area Action Plan.* *6. Housing allocations should be developed with regard to the relevant development brief where one exists - as listed in Table 14.3 in Chapter 14.*
Housing site allocations 7. The Council will ensure that a minimum 5-year supply of deliverable housing sites is available in Hull.

4.70. The net housing requirement in the adopted Hull Local Plan 2016 to 2032 is 9,920 new homes, an annual net requirement of 620 new homes per annum.

4.71. For the period 2016 to 2025 delivery of net new homes, on average, surpassed the adopted Hull Local Plan net housing requirement. Net housing completions over the 9-year period 2016 to 2025 were around 14% above the Local Plans net housing requirement figure for the period. Net delivery of homes takes account of any demolition of homes and any losses from change of use or conversion. Net and gross housing delivery is shown in Table 4.2.

4.72. Housing delivery has reduced from its peak periods prior to the Covid19 pandemic. Recent inflationary pressures, housing viability, the volatility within mortgage rates and their availability have all impacted the levels of delivery of homes in Hull.

4.73. Following a review of the current Hull Local Plan, the need for a new Local Plan has been established. 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, details of which are published within the Local Planning Timetable (LPT).

4.74. The LPT is an update to previously published Local Development Schemes (LDS). The new Local Plan will, amongst other stages, require an examination of the current level of housing need and requirement.

4.75. NPPF paragraph 62 includes the reference, to determine the minimum number of homes needed. Strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local

housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

4.76. The Government standard method for addressing local housing need for Hull, on 1st April 2024, identified a net housing need figure of 540 new dwellings per annum. Housing delivery for the period 2024 to 2025 was 572 net new dwellings (576 dwellings gross).

4.77. Following the publication of an updated NPPF and associated guidance, in December 2024, a new standard method has been introduced to establish local housing need. The December NPPF had an implementation date, for Plan Making, of the 12th March 2025.

4.78. The Government standard method for addressing local housing need for Hull, 1st April 2025, identified a net housing need figure of 993 new dwellings per annum. The Local Housing Need figure can fluctuate throughout a year. At the time of this report, December 2025, the net housing need figure has now risen for Hull to 998 new dwellings per annum.

Table 4.2: Additional dwellings April 2016 to March 2025

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 to 2017	723	91	814	14	176	**624**
2017 to 2018	1,280	226	1,506	24	141	**1,341**
2018 to 2019	734	184	918	9	225	**684**
2019 to 2020	852	163	1,015	23	198	**794**
2020 to 2021	364	246	610	23	6	**581**
2021 to 2022	528	108	636	10	5	**621**
2022 to 2023	433	202	635	8	4	**623**
2023 to 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: HCC.

Housing Delivery Test

4.79. The Housing Delivery Test is a government annual measurement of housing delivery. The Housing Delivery Test results are currently published annually by the Ministry of Housing, Communities and Local Government. The NPPF can impact local authorities through a tiered system of consequences should under-delivery of housing targets occur.

4.80. The first Housing Delivery Test (HDT) 2018 was published in February 2019. The latest HDT 2023 was published 12th December 2024. The 2023 result represents the housing delivery and housing requirement figures for the three-year period April 2020 to March 2023.

4.81. 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 4.3. The number of homes required for some HDT component years have been adjusted for impacts of the Covid19 Pandemic on delivery. The years impacted by the pandemic will apply over multiple HDT result years. 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 4.3: Housing Delivery Test Results 2018 to 2023

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

Greater details of the Governments Housing Deliver Test can be found at https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement

Including how it is measured can be found at the following link: https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book

Housing Supply

4.82. The NPPF states 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.

4.83. Where appropriate, local planning authorities 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. Local Plan Policy 3 (7) identifies the Council will ensure that a minimum 5-year supply of deliverable housing sites is available in Hull.

4.84. Following the updating of the NPPF and associated Guidance in December 2024, Hull's 2025 local housing need figure, using the Government's Standard Method, identifies a housing requirement of 993 net new dwellings per annum. Following the Government publishing updated data through the year this figure has since increased to 998 dwellings per annum.

4.85. A buffer of 5% is applied to the five-year Housing Requirement to provide a realistic prospect of achieving the planned housing supply and to ensure choice and competition in the market for land – 250 net new dwellings over the five years.

4.86. Hull's five-year supply was previously detailed in the adopted Hull Local Plan 2016 to 2032, the SHLAA 2025 provides an update to the Local Plan. The SHLAA 2025 identified 3.16 years of deliverable housing supply (five-year supply) see Table 4.4.

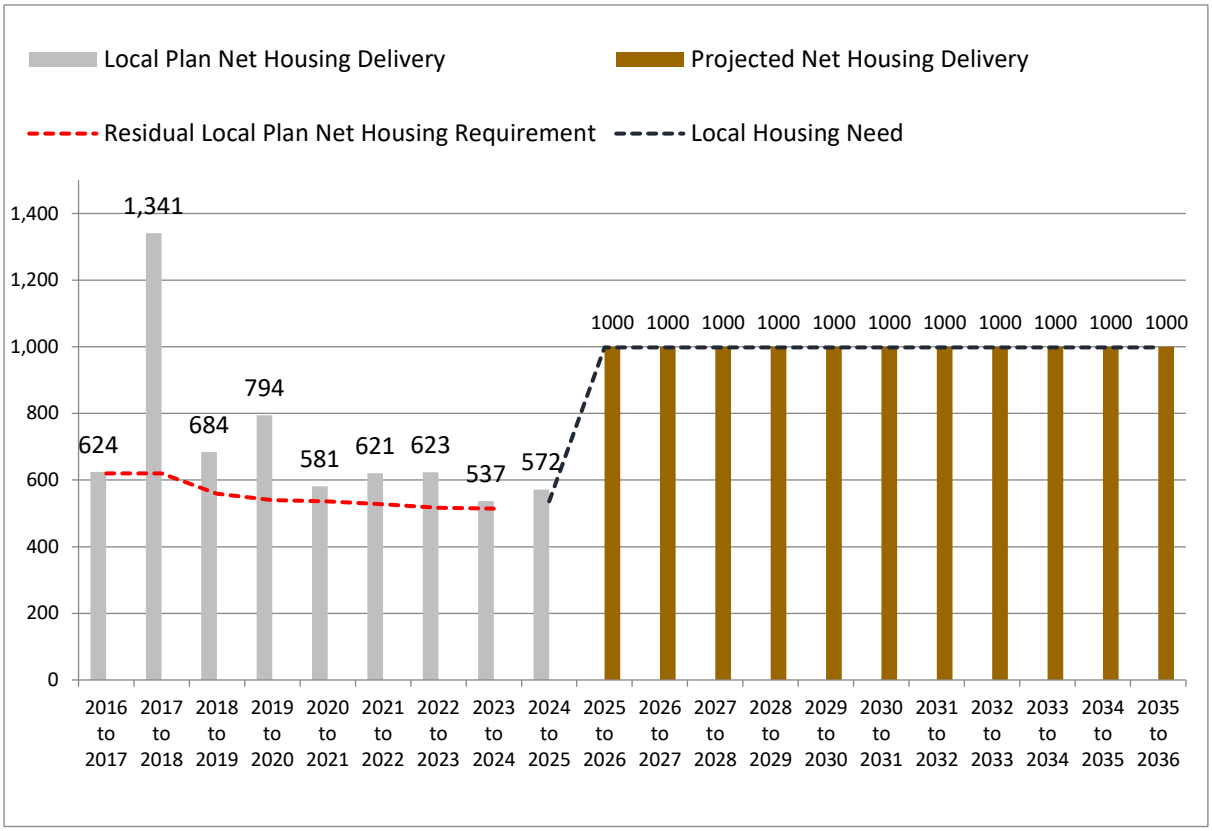
4.87. The Hull Local Plan 2016 to 2032 also contains a trajectory illustrating the expected rate of housing delivery over the plan period. An updated projected housing trajectory is shown in Figure 4.2. within this AMR.

Table 4.4: Five-year supply 2025-2030 as at 1st April 2025

a. LP Net Housing Requirement, in Dwellings, 2016 to 2032 (16 years) *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.*	*9,920*
b. Annual Housing Need 2025 *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.* ***The Standard Method for calculating Housing Need - 998 Dwellings Per Annum.***	998
c. Five-year Housing Need (b * 5) *This figure has been superseded by the Standard Method for calculating Housing Need: 998 Dwellings Per Annum x 5 years.*	4,990
d. Under-supply within plan period *Not applicable* *new Standard Methodology for Housing Need calculation. takes account of this.*	*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.	5% 250
f. Five-year net housing requirement including any under-supply and buffer (c+e)	5,240
g. Five-year supply **(including Local Plan windfall: *50 dwellings per annum*)** *Hull City Councill 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.*	3,307
h. Five-year supply ((g/f) * 5) *Five year supply expressed in years.*	**3.16 years**

Source: HCC

Figure 4.2: Housing Trajectory 2016 to 2036.



Source: HCC

Housing delivery on Allocated Housing Sites

4.88. The Hull Local Plan 2016 to 2032 Policy 3 Housing Requirement and Site Allocations Part 4 lists all sites allocated for housing shown on the policies map (Local Plan Tables 5.7 to 5.10, 5.12 to 5.13). Part 5 details those housing allocations detailed in the Kingswood Area Action Plan (Local Plan Table 5.11).

4.89. The tables below detail the housing delivery progress of housing allocations and mixed-use allocations within the Hull Local Plan and Kingswood Area Action Plan. The allocations shown are those completed and those with planning permission and/or under construction.

***Local Plan Table 5.7*: City Centre housing allocations. (Delivery 2016 to 2025)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
2	Eggington Street	No	0	0	0	0	0	0	0	0	0		
6	13-25 George Street	No	0	0	4	7	0	0	0	9	0		
7	41-65 George Street (Upper Floors)	No	0	0	0	0	0	0	0	0	0		
8	25-27 Dock Street	Yes	0	0	0	0	0	0	0	0	0		
195	Fruit Market Site B	Completed	0	0	8	54	14	29	-	-	-		
313	Baker Street Garage	No	0	0	0	0	0	0	0	0	0		
314	Story Street, Upper Floors	Completed	0	0	0	0	0	5	-	-	-		
318	37-53 Ferensway	No	0	0	0	0	0	0	0	0	0		
371	Marina Recreation Centre, Commercial Road.	Completed	0	0	0	7	-	-	-	-	-		
372	Tivoli House (Upper Floors), South Street, Hull	Completed	0	0	0	0	58	-	-	-	-		
373	Humber Quays	No	0	0	0	0	0	0	0	0	0		
376	63-71 High Street, City Centre	No	0	0	0	0	0	0	0	0	0		
383	24-28 Whitefriargate, Friary Chambers (Upper Floors)	Completed	0	21	-	-	-	-	-	-	-	-	-
385	Land to the west of Spring Street, Ferensway	No	0	0	0	0	0	0	0	0	0		
394	City Exchange, Alfred Gelder Street	Completed	0	0	0	0	0	0	15	-	-	-	-
395	Essex House Floors 5 to 9	Completed	0	45	-	-	-	-	-	-	-	-	-
398	High Street East of Blaydes Staith	No	0	0	0	0	0	0	0	0	0		
399	2-5 High Street	Yes	0	0	0	0	0	0	0	0	0		
400	Blaydes dock	No	0	0	0	0	0	0	0	0	0		
405	83-93 George Street.	Completed	0	0	0	7	-	-	-	-	-	-	-
418	25-30 Albion Street	Yes	0	0	0	0	0	0	0	0	0		

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
428	Land between George Street, Carroll Place and Trippet Street.	No	0	0	0	0	0	0	0	0	0		
429	Land to the west of and Burnett House, Castle Street	No	0	0	0	0	0	0	0	0	0		
433	Kings Building, South Church Side.	Completed	0	0	0	0	0	0	24	-	-	-	-
450	84-102 Anlaby Road/ Park Street	No	0	0	0	0	0	0	0	0	0		
503	Land to the east of Wincolmlee fronting the River Hull, City Centre.	Yes	0	0	0	0	0	0	0	0	0		
924	13-15 Savile Street (Upper Floors 14/89)	Completed	5	-	-	-	-	-	-	-	-	-	-
Total			5	66	12	75	72	34	39	9	0		

Source: HCC

***Local Plan Table 5.8*: City Centre mixed use allocations with housing element. (Delivery 2016 to 2025)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
1	Albion Square including Kingston House - Mixed Use Site 1	Yes	0	0	56	0	0	0	0	0	0		
4	Fruit Market Site A – Mixed Use Site 4	Yes	0	0	0	0	0	0	0	0	0		
5	Fruit Market Site C – Mixed Use Site 5	No	0	0	0	0	0	0	0	0	0		
7	Fruit Market Site D - Mixed Use Site 7	Partial PP Yes	4	27	0	2	0	0	0	0	0		
8	Land at Tower Street/ St. Peter Street, East bank of the River Hull (North) - Mixed Use Site 8	No	0	0	0	0	0	0	0	0	0		
9	Clarence Mills, Great Union Street/ St. Peter Street, City Centre - Mixed Use Site 9	No	0	0	0	0	0	0	0	0	0		
10	Land at Tower Street/St. Peter Street, East bank of the River Hull (South)- Mixed Use Site 10	No	0	0	0	0	0	0	0	0	0		
20	Land between George Street & Queens Dock Avenue, City Centre - Mixed Use Site 20	Completed	0	0	0	0	89	-	-	-	0		
Total			4	27	56	2	89	0	0	0	0	-	-

Source: HCC

***Local Plan Table 5.9*: Newington and St Andrew's Area Action Plan housing allocations. (Delivery 2016 to 2025)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
44	Cecil Gardens, Hawthorn Avenue	Completed	0	95	-	-	-	-	-	-	-	-	-
68	Scholars Gate, Spring Bank West	Completed	105	101	-	-	-	-	-	-	-	-	-
164	Land North of Anlaby Road between Gladstone Street and Argyle Street	No	0	0	0	0	0	0	0	0	0		
296	Land to rear of 41-45 Albert Avenue	No	0	0	0	0	0	0	0	0	0		
367	Land east of Hawthorn Avenue	Completed	13	77	16	0	0	0	23	68	48	-	-
370	Hawthorn Avenue, former Amy Johnson School site	Completed	64	72	57	53	34	42	29	0	4	-	-
Total			182	345	73	53	34	42	52	68	52	-	-

Source: HCC

***Local Plan Table 4.10*: Holderness Road Corridor Area Action Plan housing allocations. (Delivery 2016 to 2024)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
17	Holderness House, Holderness Road	No	0	0	0	0	0	0	0	0	0		
20	Land between Ryehill Grove, Wyton Grove and Exeter Grove	Yes	0	0	0	0	0	0	0	0	0		
21	Land west of Poorhouse Lane, south of Preston Road	Yes	0	0	0	0	0	0	0	0	17		
22	Land South of Balham Avenue	No	0	0	0	0	0	0	0	0	0		
31	Tower Grange Police Station Holderness Road	Completed	0	0	18	-	-	-	-	-	-	-	-
36	Land at former David Lister School	Completed	0	16	21	45	-	-	-	-	-	-	-
54	Former Sutton Place Safe Centre, Saltshouse Road	Completed	0	0	0	0	0	24	-	-	-	-	-
170	106-108 Marfleet Avenue	No	0	0	0	0	0	0	0	0	0		
172	Land to north east of 141 Marfleet Avenue	Completed	0	11	18	-	-	-	-	-	-	-	-
250	Old Methodist Hall, Durham Street	Completed	2	2	-	-	-	-	-	-	-	-	-
254	Land surrounding Wath Grove	No	0	0	0	0	0	0	0	0	0		
322	Land west of Middlesex Road	Yes	0	83	48	20	38	49	21	9	37		
325	Land around Perivale Close	Completed	55	-	-	-	-	-	-	-	-	-	-
326	Land at Ganstead Grove/ Exeter Grove/ Rimswell Grove/ Wyton Grove	Completed	67	-	-	-	-	-	-	-	-	-	-
327	Land north of Maybury Road (former Maybury School)	Completed	0	39	16	-	-	-	-	-	-	-	-
328	Land north and south of Portobello Road, south of Marfleet Lane, west of Bilton Grove.	Completed	0	142	-	-	-	-	-	-	-	-	-
329	Kedrum Road, Southcoates Lane.	Completed	0	63	64	35	-	-	-	-	-	-	-

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
331	Land to east and west of Marfleet Avenue	Developed Other	0	0	0	0	0	0	0	0	0	-	-
336	Land south of Preston Road and east of Marfleet Lane	Yes	0	0	0	0	0	0	86	95	85	-	-
Total			124	356	185	100	38	73	107	104	139	-	-

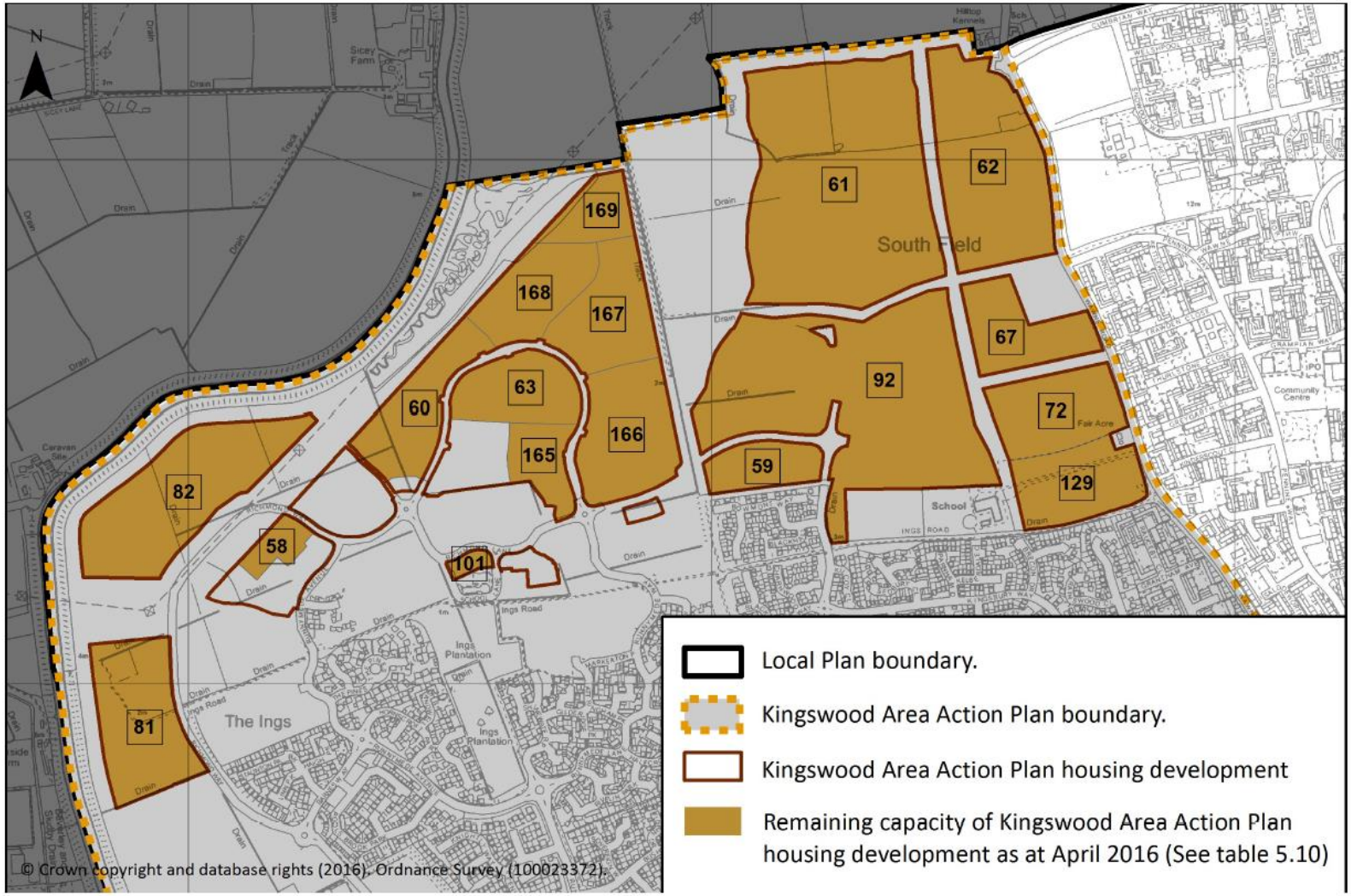
Source: HCC

***Local Plan Table 5.11*: Kingswood Area Action Plan housing development capacity April 2016. (Delivery 2016 to 2024)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027
58	KPDC - Kingswood Land parcel H17	Completed	29	-	-	-	-	-	-	-	-	-	-
59	Kingswood Land Parcel Wawne View 41/19 (parcels 2004 & 2005)	Completed	0	0	42	29	-	-	-	-	-	-	-
60	KPDC - Kingswood Land parcels H22	Completed	48	58	9	-	-	-	-	-	-	-	-
61,62	Kingswood Land parcels Wawne View Former 2003 Now Referenced as 2020/2021/2022/2023/2024	Yes	0	0	0	0	0	0	14	70	135		
63	KPDC - Kingswood Land parcels 2015	Completed	53	52	17	-	-	-	-	-	-	-	-
101	KPDC - Kingswood Land parcel to front of Health Centre	Completed	0	20	-	-	-	-	-	-	-	-	-
165	KPDC - Kingswood Land parcels 41/49b	Completed	72	7	-	-	-	-	-	-	-	-	-
166	KPDC - Kingswood Land parcels 2016	Completed	0	15	54	43	42	12	-	-	-	-	-
167	KPDC - Kingswood Land parcels 2018	Completed	0	0	33	58	37	1	-	-	-	-	-
168	KPDC - Kingswood Land parcels 2017	Completed	0	0	0	0	0	42	63	35	3	-	-
169	KPDC - Kingswood Land parcels 2019	Completed	0	0	0	0	13	65	-	-	-	-	-
67, 72, 129	Kingswood Land Parcel, Wawne View (Parcels 2007(Completed)/2008)	Yes	0	14	68	50	39	2	21	36	31		
92	Kingswood Land parcel, Wawne View (Parcels 2006/ 2009/ 2010/ 2011)	Completed	0	28	29	85	87	115	65	-	-	-	-
81, 82	Kingswood Riverside South (81) and North (82)	Yes	0	0	0	0	0	0	0	0	0		
41/47	KPDC - Parcel H18, Runnymede Avenue & Parcel H20(Allocated in previous Local Plan - shown for completeness of Kingswood totals)	Completed	3	0	0	1	-	-	-	-	-	-	-
Total			205	194	252	266	218	237	163	141	169		

Source HCC

***Local Plan Map 5.4*: Remaining Parcels of Kingswood Area Action Plan Housing Development (see Table 5.11)**



***Local Plan Table 5.12*: Other West Hull housing allocations. (Delivery 2016 to 2025)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2027 to 2028
9	380 Beverley Road (former Mayfair Cinema) Completed 2015/15 Q4 22 dwellings.	Completed	0	22	-	-	-	-	-	-	-	-	-
26	1-41 Sharp Street	Completed	15	-	-	-	-	-	-	-	-	-	-
27	West end of Sharp Street	Completed	0	0	0	12	3	-	-	-	-	-	-
30	Former Newland Primary School, Newland Avenue	Completed	0	14	22	-	-	-	-	-	-	-	-
43	48 Pearson Park, HU5 2TG	No	0	0	0	0	0	0	0	0	0		
46	50 Pearson Park (ref. 39/52 & 01/46)	Completed	9	0	0	0	0	8	-	-	-	-	-
51	20-24 Lambert Street	No	0	0	0	0	0	0	0	0	0		
219	Goodfellowship Inn Pub, Cottingham Road	No	0	0	0	0	0	0	0	0	0		
226	173-187 Cottingham Road	No	0	0	0	0	0	0	0	0	0		
231	Land Between Bishop Alcock Road and Hotham Road North	Completed	0	0	25	-	-	-	-	-	-	-	-
232	Land at Bishop Alcock Road	Completed	0	11	-	-	-	-	-	-	-	-	-
234	Land west of Bishop Alcock Road (former William Gee School)	Yes	0	0	0	0	0	0	6	17	23		
291	114 Blenheim Street	No	0	0	0	0	0	0	0	0	0		
364	Land between Stanley Street and Derringham Street, Spring Bank	No	0	0	0	0	0	0	0	0	0		
447	109-111 Beverley Road (Upper Floors)	No	0	0	0	0	0	0	0	0	0		
482	Brunswick Avenue	No	0	0	0	0	0	0	0	0	0		

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2027 to 2028
485	Former School of Architecture Building, Brunswick Avenue	No	0	0	0	0	0	0	0	0	0		
502	Land parcels to north of Walker Street	Developed Other	-	-	-	-	-	-	-	-	-	-	-
524	Providence Row, Beverley Road	Completed	0	0	0	0	24	-	-	-	-	-	-
561	Trinity House Grounds, Calvert Lane	Yes	0	0	0	0	0	0	0	40	43		
607	Amber Development, former Boothferry Park, Boothferry Road	Completed	35	4	-	-	-	-	-	-	-	-	-
659	West of No's 288-264 Pickering Road	Completed	7	14	9	-	-	-	-	-	-	-	-
691	University of Hull, Cottingham Road.	Completed	91	-	-	-	-	-	-	-	-	-	-
721	Former Dane Park Primary School, Orchard Park	Yes	0	0	0	0	0	0	0	0	0		
723	The Danes, north of Hall Road	Completed	0	86	91	-	-	-	-	-	-	-	-
927	Land at 103 8th Avenue	No	0	0	0	0	0	0	0	0	0		
928	Harrison Park, Hall Road, Orchard Park (ref. 31/01)	Completed	0	65	-	-	-	-	-	-	-	-	-
936	Rear of 465-467 Priory Road	Completed	0	0	0	2	8	-	-	-	-	-	-
Total			157	194	147	14	35	8	6	57	66		

Source: HCC

***Local Plan Table 5.13*: Other East Hull housing allocations. (Delivery 2016 to 2024)**

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2027 to 2028
42	Area of Change – North Bransholme	No	0	0	0	0	0	0	0	0	0		
47	Kinderscout Close, North Bransholme	No	0	0	0	0	0	0	0	0	0		
65	Leitholm Close, North Bransholme	No	0	0	0	0	0	0	0	0	0		
102	North of Grassington Close, North Bransholme	No	0	0	0	0	0	0	0	0	0		
106	Land north east of Highlands Health Centre, Cumbrian Way	No	0	0	0	0	0	0	0	0	0		
117	Reckitt's Recreation Ground, Chamberlain Road	Completed	40	-	-	-	-	-	-	-	-	-	-
120	Land east of Stoneferry Road, southwest of Foredyke Avenue	No	0	0	0	0	0	0	0	0	0		
122	Corner of Leads Road & Glebe Road	Completed	0	0	23	-	-	-	-	-	-	-	-
137	Land north of Wansbeck Road/ east of Frome Road	No	0	0	0	0	0	0	0	0	0		
138	Land at former Viking Public House, Shannon Road	Completed	0	0	7	-	-	-	-	-	-	-	-
190	Hollywell Road	Yes	0	0	0	0	0	0	0	0	0		
192	Land north of Hopewell Road	Yes	0	0	0	0	0	6	0	0	0		
197	Brandsby Grove	No	0	0	0	0	0	0	0	0	0		
199	Land to south of Oakfield School	Completed	0	0	0	0	28	61	41	-	-	-	-
804	James Reckitt Library and adjacent land, Holderness	Yes	12	0	0	0	0	0	0	0	0		

Housing Allocation Reference	Address	Implemented Yes/No*	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2027 to 2028
	Road												
805	Land at Minehead Road	No	0	0	0	0	0	0	0	0	0		
807	Holderness Road, Franklin Street	Completed	7	-	-	-	-	-	-	-	-	-	-
861	Land to north of Danby Close, Howdale Road Part 1	No	0	0	0	0	0	0	0	0	0		
862	Land to north of Danby Close, Howdale Road Part 2	No	0	0	0	0	0	0	0	0	0		
875	Redwood Glades, Leads Road	Completed	0	156	-	-	-	-	-	-	-	-	-
879	The Lawns Club, 33 Lowgate, Sutton	Completed	0	0	0	0	0	0	2	-	-	-	-
914	Gleneagles Centre, Gleneagles Park	Yes	0	0	0	0	0	0	0	0	0		
917	Land west of Astral Gardens	Completed	0	4	1	1	-	-	-	-	-	-	-
Total			59	160	31	1	28	67	43	0	0		

Source: HCC

Windfall small sites historic delivery

4.90. The NPPF defines windfall sites as sites not specifically identified in the development plan.

4.91. Housing delivery on small sites, for the local plan period 2016 to 2025, was 428 dwellings (see Table 4.7), around 48 dwellings per annum have been delivered. The council currently considers that it remains realistic to assume that a supply of housing will continue to come forward from small windfall sites (less than 5 dwellings). Table 4.8 details delivery of housing for all windfall sites both large and small.

Table 4.7: Small sites historic windfall delivery 2016 to 2025 (9 years).

Year	New Build	Conversion	Change of Use	Totals	Greenfield land	Previously developed land
2016 to 2017	5	6	22	33	0	33
2017 to 2018	14	14	51	79	7	72
2018 to 2019	14	2	17	33	4	29
2019 to 2020	19	12	30	61	7	54
2020 to 2021	11	21	18	50	6	44
2021 to 2022	31	11	22	64	6	58
2022 to 2023	0	14	28	42	0	42
2023 to 2024	1	1	34	36	1	35
2024 to 2025	4	7	19	30	0	30
Totals	99	88	241	428	31	397

Source: HCC

Summary of housing completions within the development plan

4.92. Gross housing completions within Hull's Development Plan housing and mixed-use allocations accounted for 76.3% of housing delivery (see Table 4.8) for the period 2016 to 2025. The remaining housing delivery, around 23.7%, was provided through small and large windfall housing sites.

Table 4.8: Housing Completions within Hull Local Plan Housing Allocations

Local Plan Table Ref.	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2016 to 2025
Local Plan Table 5.7: City Centre housing allocations	5	66	12	75	72	34	39	9	0	312
Local Plan Table 5.8: City Centre mixed use allocations with housing element.	4	27	56	2	89	0	0	0	0	178
Local Plan Table 5.9: Newington and St Andrew's Area Action Plan housing allocations.	182	345	73	53	34	42	52	68	52	901
Local Plan Table 5.10: Holderness Road Corridor Area Action Plan housing allocations	124	356	185	100	38	73	107	104	139	1,226
Local Plan Table 5.11: Kingswood Area Action Plan housing development	205	194	252	266	218	237	163	141	169	1,845
Local Plan Table 5.12: Other West Hull housing allocations	157	194	147	14	35	8	6	57	66	684
Local Plan Table 5.13: Other East Hull housing allocations	59	160	31	1	28	67	43	0	0	389
Windfall sites (small and large)	78	164	162	504	96	175	225	164	150	1,718
Totals	**814**	**1,506**	**918**	**1,015**	**610**	**636**	**635**	**543**	**576**	**7,253**

Source: HCC

Demolition.

4.93. The level of annual demolition is shown in Table 4.2.

Housing on brownfield land (Percentage of housing on brownfield land)

4.94. Developing previously developed ('brownfield') land in preference to 'greenfield' is a more efficient and sustainable use of land. The NPPF encourages re-using brownfield land and allows local authorities to set a target. The Hull Local Plan identified that over the plan period, at least 60% of new housing should be built on brownfield sites, Policy 4(6).

Policy 4 Housing regeneration and brownfield land
Housing regeneration *1. The areas listed below, and shown on the Policies Map, are identified as priority areas for housing regeneration:* *a. Newington & St Andrew's* *b. Holderness Road Corridor* *c. North Bransholme* *d. Orchard Park*
2. Housing demolitions will be recorded in the Authority Monitoring Report and the housing requirement will be adjusted accordingly.
3. Where housing stock is to be renovated, improvements to frontages and/ or boundaries will be supported. *4. The Council will continue to review the need to regenerate other areas and identify specific interventions and funding opportunities.*
Housing on brownfield land 6. Over the plan period, at least 60% of new housing should be built on brownfield sites. 7. The Council will maintain a register of brownfield sites suitable for housing and update it annually. 8. Where appropriate, brownfield sites suitable for housing and on the brownfield land register will be granted 'permission in principle'.

4.95. Previously developed Land (Brownfield) housing delivery for the period, see table 4.9:

- April 2024 to March 2025,
  60.94% of new dwellings were delivered on previously developed land (PDL);
- April 2016 to March 2025,
  65.05% of new dwellings were delivered on previously developed land (PDL).

4.96. It is important to note that the brownfield target applies to the whole plan period. Over the plan period since adoption, performance to date has exceeded the target.

Table 4.9: Housing on brownfield land (PDL)

Year	Gross dwellings delivered on PDL (Brownfield)	Gross dwellings delivered on non PDL (Greenfield)	Gross total dwellings delivered	Percentage of gross dwellings delivered on PDL (Brownfield)
2016 to 2017	398	416	814	48.9%
2017 to 2018	1,202	304	1,506	79.8%
2018 to 2019	558	360	918	60.8%
2019 to 2020	707	308	1,015	69.7%
2020 to 2021	358	252	610	58.7%
2021 to 2022	312	324	636	49.1%
2022 to 2023	431	204	635	67.9%
2023 to 2024	401	142	543	73.85%
2024 to 2025	351	225	576	60.94%
2016 to 2025	4,718	2,535	7,253	65.05%

Source: HCC

Type and mix of housing.

4.97. Adoption of the Hull Local Plan sought to provide a more aspirational and balanced housing offer to encourage people to live in the city. The Local Plan 2016 to 2032 identified a recommended mix of house sizes in terms of the number of bedrooms, for elements of both market and affordable housing.

Local Plan Policy 5 Type and mix of housing
Size of homes 1. housing development should contribute to re-balancing the housing stock in Hull in the following ways: a) at least 70% of new affordable housing should contain no more than 2 bedrooms (See table18); b) on sites of 100 or more dwellings outside the city centre, at least 60% of new market housing should contain 3 or more bedrooms. (See table 17)
Affordable housing 2. Market housing development should contribute towards the supply of affordable housing at the following levels, unless a detailed assessment of viability is provided by the developer and demonstrates that a reduced level of provision is justified: a. in Housing Market Value Zones 1, 2, 3 and 4, 10% on sites of 15 or more dwellings; b. in Housing Market Value Zone 5, 15% on sites of 11 or more dwellings. 3. Affordable housing should be provided on-site and fully integrated into the development. 4. In exceptional circumstances, where on-site provision is not suitable or feasible, off-site provision or payment in lieu will be accepted.
Custom and self-build housing *5. Development of custom and self-build housing will be supported where demand has been established.* *6. The Council will seek to identify appropriate sites to meet the demand for custom and self-build housing, or may require housing development to provide a proportion of suitable plots for custom and self-build housing.*
Specialist housing 7. Development of specialist housing for older persons, people with disabilities, and other vulnerable people, will be supported. 8. Specialist housing should be located and designed with particular regard to: a. access to services and facilities; b. access to public transport; c. the impact of flood risk; and d. the needs of the intended residents, in particular their safety.

4.98. Monitoring of Local Plan Policy 5 (1) recommending mix of house size is detailed within Table 4.10 and Table 4.11.

4.99. In conclusion the size of new affordable and market housing approved in the recording period is in general compliance with the requirements of Policy 5 (1). The provision of affordable housing has reflected the requirements of differing providers, in some locations the mix of homes has had a greater percentage of 3-bedroom homes etc., a response to an identified need for affordable homes required by larger families across Hull. This has generally been the case over the plan period to date and implies greater flexibility within affordable housing policy may be required within a new Local Plan.

Table 4.10: Policy 5 (1) a - Percentage of sites gaining permission where *at least 70% of new affordable housing contains no more than 2 bedrooms* for the period 2016 to 2025.

Period	Sites gaining permission where *at least 70% of new affordable housing contains no more than 2 bedrooms*
2016 to 2017	Policy not applicable - Local Plan Adoption November 2017
2017 to 2018	All applicable permissioned sites were in compliance with policy 5 (1) a. (Local Plan Adoption November 2017)
2018 to 2019	All applicable permissioned sites were in compliance with policy 5 (1) a Except: - Application 18/01009/RES. Salthouse Road. The erection of 108 houses following outline consent 13/01216/OUT. This application was approved with eleven affordable homes, five two-bedroom dwellings and six 3 bedrooms plus dwellings. Overall, the policy intent of 70% of new affordable housing containing no more than 2 bedrooms across the years permissions was maintained.
2019 to 2020	All applicable permissioned sites were in compliance with policy 5 (1) a
2020 to 2021	All applicable permissioned sites were in compliance with policy 5 (1) a - Except: - 20/00566/FULL. Preston Road – This application meets the level of affordable housing required but with 36% of the affordable housing containing no more than 2 bedrooms. Overall, the policy intent of 70% of new affordable housing containing no more than 2 bedrooms across the years permissions was maintained.
2021 to 2022	All applicable permissioned sites were in compliance with policy 5 (1) a
2022 to 2023	All applicable permissioned sites were in compliance with policy 5 (1) a - Except: - 22/00330/FULL 19-21 James Reckitt Avenue. This application was approved with 3 affordable homes of which one was a 3 bedroom and two were 2 bedrooms. Overall, the policy intent of 70% of new affordable housing gaining permission containing no more than 2 bedrooms across the years permissions was maintained.
2023 to 2024	All applicable permissioned sites were in compliance with policy 5 (1) a - Except: - 22/01283/RES Land South Of Preston Road, this application was approved with 17 affordable homes of which 7 were 3 bedroom and 10 were 2 bedrooms. 23/03013/FULL Land At Hollywell Close this application was approved with 8 affordable homes of which all 8 were 3 bedroom. 23/03012/FULL Land To North Of Hopewell Road this application was approved with 10 affordable homes of which 4 were 3 bedroom and 6 were 2 bedrooms. 23/02991/FULL Wyton Grove/Ryehill Grove/Exeter Grove this application was approved with 65 affordable homes of which 31 were 2 bedrooms.
2024 to 2025	All applicable permissioned sites were in compliance with policy 5 (1) a
Note: for 2018-19 - this is based on the planning permissions approved in the specified period for housing development where *at least 70% of the new affordable housing contains no more than 2 bedrooms*. Policy not applicable prior to Hull Local Plan Adoption November 2017	

Source HCC

Table 4.11: Policy 5 (1)b - Percentage of new market housing sites with a capacity of 100 or more dwellings outside the city centre, containing at least 3 or more bedrooms.

Period	Sites of 100 or more dwellings outside the city centre, at least 60% of new market housing should contain 3 or more bedrooms.
2016 to 2017	Policy not applicable - Local Plan Adoption November 2017
2017 to 2018	All applicable permissioned sites were in compliance with policy 5 (1) b. (Local Plan Adoption November 2017)
2018 to 2019	All applicable permissioned sites were in compliance with policy 5 (1) b.
2019 to 2020	All applicable permissioned sites were in compliance with policy 5 (1) b.
2020 to 2021	All applicable permissioned sites were in compliance with policy 5 (1) b.
2021 to 2022	All applicable permissioned sites were in compliance with policy 5 (1) b.
2022 to 2023	There were two applications granted permission where Policy 5 (1)b was applicable. Application 21/01691/FULL - Barnes Way Kingswood, was permissioned for 134 Dwellings, where 47% of new market housing contained 3 or more bedrooms. Application 22/01283/RES – Land south of Preston Road, was permissioned for 134 Dwellings, where 87% of new market housing contained 3 or more bedrooms. This permission is a phase of the larger Preston Road development. Overall, the policy intent of 60% of new market housing should contain 3 or more bedrooms (sites of 100 or more outside the city centre) was maintained, on average, across these permissions.
2023 to 2024	All applicable permissioned sites were in compliance with policy 5 (1) b.
2024 to 2025	All applicable permissioned sites were in compliance with policy 5 (1) b.
Note: Policy not applicable until Hull Local Plan Adoption November 2017	

Source HCC

Gross affordable housing completions.

4.100. Annually the delivery of new homes is monitored on a site-by-site basis. Gross completions that are detailed as affordable homes within planning permissions, their associated drawings and legal agreements are recorded accordingly.

4.101. The annual delivery of gross affordable homes is detailed in table 4.12

4.102. In the reporting year, 92 affordable homes were delivered across the city, around 16% of gross housing delivery. For the period 2016 to 2025, 1,414 affordable homes were delivered across the city, 23.85% of gross housing delivery.

Table 4.12: Gross affordable home delivery 2016 to 2025

Year	Gross Housing Completions	Gross Affordable Homes completed on site	Gross Affordable Extra Care Homes	Percentage of Gross Delivery being Affordable Homes
2016 to 2017	814	158	0	19.41%
2017 to 2018	1,506	496	316	53.92%
2018 to 2019	918	237	0	25.82%
2019 to 2020	1,015	95	0	9.36%
2020 to 2021	610	40	0	6.56%
2021 to 2022	636	103	0	16.19%
2022 to 2023	635	122	0	19.21%
2023 to 2024	543	71	0	13.08%
2024 to 2025	576	92	0	15.97%
2016 to 2024	7,253	1,414	316	23.85%

Source HCC

Self-Build and Custom Housebuilding.

4.103. The Self-build and Custom Housebuilding Act 2015 requires each relevant local authority to keep a register of individuals and groups who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding. Since 2016, the Government has collected information from relevant local authorities in England on self-build and custom housebuilding activity in their areas.

4.104. Table 4.13 represents the extract of the data for Hull 2023 to 2024 within the Self-build and custom housebuilding data: 2016 to 2023-24 (Published February 2025 – updated Sept 2025) https://www.gov.uk/government/publications/self-build-and-custom-housebuilding-data

Table 4.13: Right to Build Register Monitoring - 31 October 2023 and 30 October 2024

Right to Build Register Monitoring 31 October 2023 and 30 October 2024.			
1a. Covering the eighth base period (31 October 2023 to 30 October 2024) for individuals.			
Total at start of period (31 October 2023)	Entries added during period	Entries removed during period	Total at end of period (30 October 2024)
16	0	8	8
1b. covering the eighth base period (31 October 2023 to 30 October 2024) for groups.			
Total at start of period (31 October 2023)	Entries added during period	Entries removed during period	Total at end of period (30 October 2024)
0	0	0	0

2. Have you introduced a local connection test?	No
3. How many planning permissions for serviced plots suitable for self and custom build have been granted between 31 October 2022 and 30 October 2023?	0
4. Have you introduced a financial viability test?	No
5. Have you introduced a charge for entry onto the register?	No
6. Beyond the minimum requirement of holding a webpage, what is your local authority actively doing to publicise your 'self and custom build register'?	None
7. Are you proactively communicating self-build and custom housebuilding opportunities to the people on your register?	No
8. Further to your duty to have regard to the the self and custom build legislation when undertaking your housing, planning and regeneration functions, have you done any of the following:	
8(a). Local Plan policy - included general support for custom and self-build?	Adopted
8(b). Local Plan policy - promoted custom and self-build as part of housing mix policy?	Adopted
8(c). Local Plan policy - adopted a percentage policy for self and custom build at larger sites?	No
8(d). Introduced supplementary planning policies/guidance?	No
8(e). Introduced consideration as part of land allocations, disposals and acquisitions?	No
8(f). Specifically supported identified projects?	No
8(g). Taken action through Housing Strategy?	No
8(h). Adopted Neighbourhood Plans which incorporate policies on self and custom build?	No
8(i) Please provide further details of the above or any other supporting information.	N/A
9. Please use the notes box below to supply us with any additional comments on the operation of the self and custom build legislation that you think might be helpful for us to read.	None

Specialist housing. (Number of units of specialist housing).

4.105. Specialist housing provides for people with specific housing needs, particularly in relation to impaired physical and mental health, and old age. The need for specialist housing in Hull is likely to increase over the Local Plan period as there is an ageing population and relatively high levels of poor health. Residents in specialist housing are likely to need ease of access to services and facilities such as shops, buses, health, and social care. Flood risk is a particular issue in locating and designing accommodation for vulnerable people. Specialist housing should be designed with particular regard to the needs of intended residents.

4.106. Completion of specialist housing in 2017 to 2018 included key projects in the extra care home sector situated in three strategic locations (see also Table 4.14):

- Harrison Park – Orchard Park;
- Cecil Gardens – Hawthorn Avenue; and
- Redwood Glades - Leads Road.

4.107. This extra care provision was within C3 use class and contributed to Local Plan housing requirement.

Table 4.14: Extra Care Provision.

Housing Allocation Reference	Address	Local Plan Table	Completed	2017 to 2018 2 Bed Extra Care
44	Cecil Gardens, Hawthorn Avenue (Newington and St Andrew's Area Action Plan housing allocations.)	5.9	Yes	95
928	Harrison Park, Hall Road, Orchard Park (Other West Hull housing allocations)	5.12	Yes	65
875	Redwood Glades, Leads Road (Other East Hull housing allocations)	5.13	Yes	156
				316

Source: Hull City Council

Housing space standards.

Policy 6 Housing space standards
1. In Housing Market Value Zone 1, housing development is not required to meet the national minimum space standards. 2. In Housing Market Value Zone 2, housing development should meetthe national minimum internal space standards, unless a detailed assessment of viability is provided by the developer and demonstrates that it is not viable to meet these standards. 3. In Housing Market Value Zones 3, 4 and 5, housing development should meet the national minimum internal space standards.
4. Conversion of a dwelling house into self-contained flats will only be allowed if the property has a minimum internal floorspace of at least 110m2 before conversion.

4.108. Research has found the UK to have the smallest average dwelling sizes in Europe. The Government recognises that this is an issue and has introduced nationally described space standards to help bring consistency across the country; the nationally described space standards are included within the Hull Local Plan, Policy 6.

4.109. New homes within Housing Market Value Zone 1 are not required to meet the nationally described space standards. The target within Policy 6 is for 100% of new dwellings given planning permission within zones 2, 3, 4 and 5 to be compliant with the nationally described space standards.

4.110. For the period of the local plan, April 2016 to March 2025, Table 4.15 identifies the percentage of planning permissions for new dwellings subject to and compliant with Policy 6 of the Hull Local Plan.

Table 4.15: Planning permissions for new dwellings both subject to and compliant with Local Plan Policy 6

Year	Dwellings granted planning permission subject to Policy 6	Percentage of dwellings subject to and compliant with Policy 6
2016 to 2017	N/A	N/A
2017 to 2018	219	51.1 %
2018 to 2019	201	71.6 %
2019 to 2020	516	70.5%
2020 to 2021	665	84.2%
2021 to 2022	1,186	96.7%
2022 to 2023	469	94.9%
2023 to 2024	327	99.6%
2024 to 2025	115	92.2%
Policy applicable after Hull Local Plan Adoption 23rd November 2017. New homes within Housing Market Value Zone 1 may not be required to meet the nationally described space standards.		

Houses in multiple occupation (HMO)

Policy 7 Houses in multiple occupation
1. Conversion of a dwelling house into a house in multiple occupation (HMO) for 7 or more unrelated people will only be allowed if the property has a minimum internal floorspace of at least 150m2 before conversion. *2. Conversion of a property into a house in multiple occupation (HMO) will not be allowed if it would:* *a. result in a concentration of similar uses adversely affecting local amenity and the character of the area;* *b. introduce a potential source of noise and disturbance greater than that normally associated with a dwelling to the detriment of neighbouring residential amenity, which could not be mitigated by careful planning of room layout and the use of sound insulation; or* *c. create unacceptable parking problems to the detriment of local amenity.*
3. An Article 4 Direction requiring planning permission for small HMOs for between 3 and 6 unrelated people, and/ or a limit on the number of HMOs allowed, will be introduced in areas of the city where family housing needs to be protected or a specific need for such measures can be evidenced.
4. Where an Article 4 Direction exists for small HMOs, and if the concentration of HMOs and flats exceeds 50% in a specific street, then further HMOs will not be allowed, with the exception of streets within the University Quarter as shown on the Policies Map. *5. Houses in multiple occupation (HMOs) should meet the minimum internal space standards set out in Table 5.5.* *6. Minimum parking standards for HMOs are set out in Policy 32 and Appendix C.* *7. Adequate provision must be made for the storage of refuse and recycling containers whereby the containers are not visible from an area accessible by the public, and the containers can be moved*

4.111. Over the reporting period:

- applications for lawful development certificate for an existing use as HMO.
    - C4 HMO - 33 properties granted certificate / 4 properties refused certificate.
    - Sui generis HMO - 3 properties granted certificate / 1 property refused certificate.
    - one application (C4) withdrawn.
- three discharge of condition relating to extant HMO applications and one non material amendment approved.
- one C3 to C4 Change of use HMO ‘Pre-app’ withdrawn.
- No HMO applications dismissed.
- Applications for new build HMO or change of use to HMO, determined 2024-2025, and their decision status can be seen in table 4.16

Table 4.16: Applications for new build HMO or change of use to HMO - Determined 2024-2025

Reference	Address	PROPOSAL	Decision	Date
22/00027/FULL	Hardakers Heating and Fireplaces 109-111 Beverley Road Kingston Upon Hull HU3 1TS	Change of use of part of upper floors and roof space from offices / retail to 8-bedroom HMO (house in multiple occupation - sui generis use), installation of rooflights and replacement windows to 2nd floor to front, installation of dormer windows and new	Permitted	13-Sep-24
23/03090/FULL	9-11 Scale Lane Kingston Upon Hull HU1 1LA	Erection of a building for use as dwellings in multiple occupancy (3 units - each 4 bedrooms)	Withdrawn	07-May-24
23/03015/FULL	1 Beech Grove Beverley Road Kingston Upon Hull HU5 1LY	Change of use from an 8 bed HMO to 7 x 1 bedroom self-contained residential units (for occupation by students only) and erection of two storey extension to rear (following demolition of existing rear projections)	Permitted	19-Dec-24
23/03346/FULL	29 Pendrill Street Kingston Upon Hull HU3 1UU	Conversion of Existing 7 bed / 7 person HMO (Sui Generis Use) to 8 bed / 8 person HMO (Sui generis Use) Blocking up of 1 first floor window in side elevation of rear offshoot	Permitted	23-Aug-24
24/00572/FULL	44 Walliker Street Kingston Upon Hull HU3 6BE	Change of use from family dwelling house (C3 Use) to HMO (with 4 bedrooms and max 4 occupants) (C4 Use Class)	Permitted	27-Mar-25
24/00446/FULL	13 Glencoe Street Kingston Upon Hull HU3 6HR	Proposed change of use from 6-bedroom HMO to extension to adjacent day nursery	Permitted	17-Jul-24
24/00272/FULL	Woodgrange Properties Nicholson House 97 Mirfield Grove Kingston Upon Hull HU9 4QR	Installation of External Wall Insulation (EWI), Fenestration Alterations and Installation of Wind Turbines to Single Storey Flat Roof (In connection with approved use as a 50-bedroom HIMO)	Permitted	19-Dec-24
24/00220/FULL	Maze Apartments And Rooms 458 - 462 Holderness Road Kingston Upon Hull HU9 3DS	1) Change of use of mezzanine floor from House in Multiple Accommodation (HMO) (8 bedrooms) to form serviced rooms for visitor accommodation (use class C1) (15 bedrooms) 2) Installation of windows to additional bedrooms	Permitted	24-Apr-24

24/00129/FULL	77 - 79 Charles Street New Clarence Kingston Upon Hull HU2 8DE	Proposed change of use from a drinking establishment with incidental accommodation to a mixed-use development consisting of a drinking establishment at ground floor level, and 2 no. 10-bed HMOs on the upper floors with external alterations and extension t	Refused	04-Sep-24
24/00309/RES	Charcoal Grill Bar 48 Spring Bank Kingston Upon Hull HU3 1AB	Discharge of conditions for 23/00460/FULL - Change of use of building to 10-bedroom house in multiple occupation (sui generis HMO) including external alterations to frontage, first floor rear extension and associated elevational alterations. - conditions	Condition discharged (shown for completeness)	25-Apr-24
23/03479/FULL	120 Plane Street Kingston Upon Hull HU3 6BY	Change of use from 3 bed family dwellinghouse (C3 use) to 4 bed house in multiple occupation (C4 use) (Retrospective application)	Withdrawn	03-Oct-24
24/00237/COU	38 Blenheim Street Kingston Upon Hull HU5 3PS	Change of use of 3 bed dwelling (C3 use) to 4 bed HMO (C4 Use)	Permitted	07-Nov-24
24/00659/FULL	48 Spring Bank Kingston Upon Hull HU3 1AB	Change of use of building to 9-bedroom house in multiple occupation (sui generis HMO) including external alterations to frontage, and associated elevational alterations (resubmission)	Permitted	15-Jan-25
23/03555/FULL	41 Carr Lane Kingston Upon Hull HU1 3RF	i. Extension to raise the height of the roof including installation of dormer windows to the front and new windows to the rear. ii. Conversion or an existing two-bedroom apartment into five bed HMOs (max 6 people).	Permitted	28-Jun-24
24/00435/FULL	42A Cottingham Road Kingston Upon Hull HU6 7RA	Change of use of 5 bedroom apartment to a 5 bedroom HMO (max 5 occupants) (C4 Use Class)	Permitted	05-Aug-24
24/01106/COU	Alan Wood And Partners 337 - 341 Beverley Road Kingston Upon Hull HU5 1LD	Change of use from offices (Class E) to 32 bed house in multiple occupation (sui generis use) (Resubmission)	Permitted	05-Mar-25

24/00829/COU	48 Park Grove Princes Avenue Kingston Upon Hull HU5 2UR	Change of use from existing 7 bed HMO to 8 bed HMO	Permitted	07-Nov-24
24/00892/FULL	New Clarence 77 - 79 Charles Street Kingston Upon Hull HU2 8DE	Proposed change of use from a drinking establishment with incidental accommodation to a mixed-use development consisting of a drinking establishment at ground floor level, and 2 no. 10-bed HMOs on the upper floors with external alterations and extension t	Refused	04-Dec-24
24/00859/COU	57 Cranbrook Avenue Kingston Upon Hull HU6 7SR	Change of use from 3 bed family dwelling house (Class C3) to a 5-bedroom House in Multiple Occupation (Class C4)	Permitted	28-Nov-24
24/00950/FULL	141 Worthing Street Kingston Upon Hull HU5 1PS	Change of use of a 2-bedroom dwelling (Use Class C3) to a 3 bedroom HMO (Use Class C4)	Permitted	05-Feb-25

4.112. On the 13 September 2022 Kingston upon Hull City Council adopted the Houses in Multiple Occupation Supplementary Planning Document (SPD20). The adopted SPD provides additional guidance on Policy 7 Houses in Multiple Occupation, Part 2 (a), of the Hull Local Plan 2016 to 2032. The SPD provides advice on avoiding concentrations of houses in multiple occupation (HMOs) and safeguarding residential amenity. Copies of the Houses in Multiple Occupation Supplementary Planning Document (SPD20) September 2022 and other SPD's are available for inspection on the Council's website at: www.hull.gov.uk/planning/planning-applications/supplementary-planning-documents

Gypsy and Traveller pitches

4.113. The Local Plan identified a need in Hull for 15 pitches over the Local Plan period, with 3 of these meeting the then new PPTS definition. The Local Plan details the identified needs over time periods within the Local Plan period, for both Travellers who did, and those Travellers who did not, meet the definition in 2017, identified need is shown in Table 4.17 below.

4.114. The city currently has 70 residential pitches on four sites at Bankside, Wilmington, Bedford Street and Newington (existing Gypsy and Traveller sites, as at 31 March 2016, are shown in table 4.18), there are currently no transit pitches or sites.

Policy 8 - Traveller provision
1. The Council will accommodate the identified need for 3 Traveller pitches in the 5-year period 2016-21 in or adjacent to existing Traveller sites, as shown on the Policies Map, provided they are designed to effectively manage the risk of flooding. 2. The Council will seek to: a. accommodate the identified need for 6 Traveller pitches in the plan period 2021-32 on suitable sites in Flood Risk zones 1 and 2; and b. identify transit sites and/ or tolerated stopping places in suitable locations to accommodate up to 25 Traveller pitches. 3. The Council will support the provision of Traveller sites in Flood Risk zones 1 and 2. 4. If a new Traveller site is to be located in Flood Risk zone 3a, it will be granted only a seasonal permission. 5. New Traveller sites should: a. avoid areas of high flood risk; b. provide adequate on-site services and facilities, including water, drainage, sewerage, waste disposal, electricity, access and parking; c. have access to schools, health services and shops; and d. respect the amenity of nearby residents. 6. Existing Traveller sites at Bankside, Bedford Street, Newington and Wilmington, as shown on the Policies Map, will be protected from conflicting development.

Table 4.17 Local Plan Gypsy and Traveller accommodation and pitch need (2016-32)[3]

	Meets new PPTS definition	Does not meet new PPTS definition	Total
2016-2021	1	4	5
2021-2026	1	3	4
2026-2032	1	5	6
2016-32 Total	3	12	15
Source: Hull Local Plan			

Table 4.18: Local Plan Gypsy and Traveller Sites as at 1st April 2016.

Site Location	Site Area (hectares)	Site Capacity (No. of Pitches)	Ownership Private or Local Authority
Bankside	1.1	27	Local Authority
Wilmington	0.8	23	Local Authority
Bedford Street	0.3	10	Local Authority
Newington	0.2	10	Local Authority

[3] In October 2022 the Court of Appeal rejected the Governments definition of who could be classed as a Gypsy or Traveller as far as defined in Planning Policy and so required the inclusion of those who could be classed as taking permanent residence where for example, they are unable to continue to travel due to health or age.

Source: HCC

4.115. A Planning Application was received 24th March 2021 to consider additional permanent traveller pitches and temporary stopping places at Bedford Street/Mount Pleasant. The application was granted permission 18th January 2022. The permission has been implemented, and delivery of the site extension has started.

Reference 21/00450/FULL - Bedford Street/Mount Pleasant

Application Details:

1) Provision of 10 permanent traveller pitches at northern side of the site;

2) Provision of up to 17 'Temporary Stopping Places' / 'Emergency or negotiated stopping places for negotiated stays up to 28 days. (To be used on a seasonal basis, expected to be between April and October);

3) Formation of vehicular access onto Mount Pleasant for 'Temporary Stopping Places' part of site;

4) Provision of open space in SW corner of site.
(following demolition of existing vacant commercial building to North side of site)

Greater details of this application can be searched at
https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?activeTab=summary&keyVal=QQIU3CSO00300

Planning application details can be searched at
https://www.hullcc.gov.uk/padcbc/publicaccess-live/search.do?action=simple&searchType=Application

Energy efficient design

Policy 17 -Energy efficient design
1. Development should demonstrate how the design will reduce energy and water use and mitigate flooding, pollution and over-heating. This should include consideration of the siting, form, orientation, layout and construction materials of buildings. The principles of passive solar design should be followed to minimise the need for mechanical heating and cooling.
2. Non-residential development should seek to achieve BREEAM 'Very Good' or better, unless it has been demonstrated through an economic viability assessment that it is not viable to do so.

4.116. Policy 17 (1) is applied within the development management of planning applications where appropriate. This policy's performance is currently not monitored.

4.117. Policy 17 (2) includes the test 'unless it has been demonstrated through an economic viability assessment that it is not viable to do so'. The examination of viability has resulted, since adoption of the Local Plan, in limited opportunities to apply Policy 17 (2) over the plan period.

Policy 21 - Designing for housing
1. Housing development should be designed according to Building for Life principles and will be required to achieve at least 9 green scores out of 12, minimise amber scores and avoid red scores.
2. *Housing density will be expected to be in the range of 30-40 dwellings per hectare unless the character of the surrounding area justifies otherwise, except in the city centre as shown on the Policies Map, where higher densities may be acceptable subject to the specific circumstances of the site and its surroundings.*
3. Housing development should provide accessible and adaptable dwellings that meet Building Regulation M4(2) standard in at least 25% of market housing and at least 50% of affordable housing, unless: a. in all Housing Market Value Zones, a detailed assessment of feasibility is provided by the developer and demonstrates that a reduced level of provision is justified; or b. in Housing Market Value Zones 1 and 2 only, a detailed assessment of viability is provided by the developer and demonstrates that a reduced level of provision is justified.
4. The Council will seek to deliver wheelchair user dwellings that meet Building Regulation M4(3) standard on suitable housing sites, where there is a demonstrated need for such accommodation in that specific area.

4.118. Policy 21 (3), optional Building Regulations, Part M4(2) Accessible and Adaptable Dwellings, is applicable to all new build homes, subject to viability and feasibility as detailed within the policy.

4.119. Planning applications within the AMR period, where Policy 21 (3) was applicable, identified planning permission was granted for 135 dwellings. The requirements for M4(2) Accessible and Adaptable Dwellings, where at least 25% of market housing and at least 50% of affordable housing, is regularly significantly exceeded, planning permission being granted for 89 homes where M4(2) standard applied.

4.120. While the supply ofM4(2) homes is welcomed, six proposals gaining permission did not meet the requirements of Policy 21(3), three that contained single dwellings, two that contained 2 dwellings and one containing 4 dwellings. One proposal for 18 dwelling only evidence 3 dwellings meeting policy expectation, two less than the requirement. The merits of each application are considered in isolation.

4.121. For this year's AMR and the Local Plan period, no dwelling gaining planning permission were subject to Building Regulation M4(3), as no one has proposed to demonstrated need for such accommodation.

Local Plan Chapter 6 – City Centre.

City Centre Housing

Policy 9 - City Centre - Housing
3. Approximately 2,500 homes will be developed in the city centre over the plan period to meet needs and to promote a larger city centre resident population. Homes will be delivered on allocated housing sites, within allocated mixed-use sites, and within upper floors of properties that make up the primary shopping area where these are not in retail use, and in locations that will not undermine the operation of main town centre uses that are critical to the function of the city centre.

4.122. Policy 9 identifies approximately 2,500 homes will be developed in the city centre over the plan period to meet needs and to promote a larger city centre resident population. Within the first 9 years of the Local Plan period 973 homes have been delivered in the city centre, with 490 (50.4%) of these homes delivered within Local Plan allocations. See table 4.18.

Table 4.18: Housing Completions within Hull Local Plan Housing Allocations – City Centre Only.

	Completions									
Local Plan Table Ref.	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	**2016 to 2025**
Local Plan Table 5.7: City Centre housing allocations	5	66	12	75	72	34	39	9	0	**312**
Local Plan Table 5.8: City Centre mixed use allocations with housing element.	4	27	56	2	89	0	0	0	0	**178**
Windfall: City Centre	7	58	54	46	23	65	87	87	56	**483**
Totals	**16**	**151**	**122**	**123**	**184**	**99**	**126**	**96**	**56**	**973**

Source: HCC

City Centre Mixed Use Sites

Policy 10 - City Centre Mixed Use Sites
1. The following development opportunities identified within the city centre and shown on the Policies Map will be developed for a mix of uses: a. Land at Albion Square (2.1 ha) (ref 1) will be developed for a major retail-led development with strong linkages provided to Jameson Street and other parts of the Primary Shopping Area of the city centre. Other main town centre uses will be supported on the site where they are ancillary to retail and do not prevent this objective for the site being achieved. The site should also be developed to accommodate approximately 270 dwellings. At least the same amount of parking on the site will be retained through construction of a new multi-storey car park. b. Land around Myton Street (west of Princes Quay) (3.8 ha) (ref 2) will be developed for a new conference centre and live music venue together with a hotel and retail space. Other main town centre uses and residential development will be supported where these are complementary to the main uses and do not constrain the main development priorities for the site. The current amount of parking on the site will be retained or improved through construction of a new multi-storey car park. c. The Fruit Market and Digital Quarter (2.7 ha) (refs 4, 5, & 7) will be developed for a range of main town centre uses including small-scale retail, restaurant and café uses, B1 offices and work spaces, services and cultural facilities. Approximately 150 dwellings will be developed in addition to those allocated on housing allocation site 195. Development will be of a scale that remains in character with the street scene of the Fruit Market, and details will be guided by the Fruit Market Masterplan and relevant development briefs. d. East Bank and River Hull Corridor (2.8 ha) (refs 8, 9, 10) will be developed for a range of uses, predominantly residential, but also with the potential to include leisure, office, or hotel use. The sites should be developed to accommodate approximately 850 dwellings. Development will be designed to ensure that it does not lead to any significant adverse impact on adjoining business units and has full regard to the setting of the Old Town. e. Former Central Police Station and George Street Car Park (0.8ha) (ref 20) will be developed for residential, office and/ or educational uses. The sites should be developed to accommodate approximately 100 dwellings. Development will include demolition of the existing car park, and should allow replacement of approximately 150 spaces to allow adequate parking to service this part of the city centre. f. Land adjacent to Central Fire Station (0.46ha) (ref 21) will be developed to provide an extension to Hull New Theatre, and a new University Technical College. g. The site of the former LAs nightclub (0.83ha) (ref 14) and Circus Circus public house (0.06ha) (ref 12) on Ferensway will be developed for a range of uses including hotel, office and/ or residential. 2. Development of sites will be guided by development briefs or masterplans to ensure that full consideration is given to any specific features on-site as well as their wider context. A full schedule of development briefs is provided in Table 14.3 in Chapter 14.

4.123. Details of employment and housing developments on mixed use sites are provided in relevant chapters above.

Local Plan Chapter 7 – District, Local and Neighbourhood Centres.

City Centre and District, Local shops and Neighbourhood Centres.

Policy 12
District, Local and Neighbourhood Centres 1. District centres will be the location for main town centre uses and also community facilities that can serve a catchment over a significant area of the city and immediately adjoining areas, but would not, by their scale or nature, either individually or cumulatively, serve a catchment area including the city as a whole or the wider sub-region/ region beyond. 2. Local and neighbourhood centres will be the location for a range of main town centre uses and also community facilities that provide access to the more immediate communities they serve, and would not, by their scale, nature and expected catchment, be more appropriate within a District Centre.
Sequential and impact tests 3. Where development of main town centre uses is proposed on the edge of or outside of centres, the sequential test should take full account of the role of the city centre defined within Policy 9, and then other centres defined in this policy and the hierarchy in Policy 11 of the Local Plan. For all district, local and neighbourhood centres, the sequential test should consider locations within centre boundaries, as defined on the Policies Map, as in-centre for all main town centre uses. 4. Where retail, leisure or office development is proposed outside centres, an impact assessment will be required when development is above the following thresholds: • A1 retail, or a use that could change to A1 retail without planning permission, over 900 sqm; • office development over 1,000 sqm; • or leisure development over 2,500 sqm.
Vitality and viability of centres 5. Within primary frontages of Hessle Road and Holderness Road District Centres, a high proportion of the ground floor frontage length should remain in A1 shopping use. Change of use from A1 shops to non-A1 class uses within the primary frontage will be permitted where the proportion of non-A1 ground floor frontage length would not exceed 30%. Within remaining parts of the primary shopping areas of these centres, change of use from A1 shops to non-A1 class uses will be permitted where the proportion of non-A1 ground floor frontage length would not exceed 50%. 6. Within the primary frontage area of North Point District Centre, a high proportion of the ground floor frontage length should remain in A1 shopping use. Change of use from A1 shops to non-A1 class uses will be permitted where the proportion of non-A1 ground floor frontage length within the primary shopping area would not exceed 30%. 7. Within Kingswood District Centre, a mix of service and community uses will be encouraged to supplement the high proportion of A1 shopping frontage. 8. Within local centres, change of use to non-A1 uses will be permitted where the proportion of non-A1 ground floor frontage units within the primary shopping area would not exceed 50%, to maintain the strong A1 shopping role of these centres. 9. Where stated proportions would be exceeded, development should demonstrate that it would not undermine the vitality and viability of the centre. Where current non-A uses within centres are converted to retail use, or new retail units are developed within or on the edge of centres, they will be considered as part of the overall mix of uses for the purpose of determining proportions. 10. In the city's neighbourhood centres, development that leads to the loss of food shops will not be supported when that loss would lead to a lack of easy access to food shops within easy walking distance of

surrounding residential neighbourhoods. 11. In areas outside of defined centres, the Council will not support conversion or change of use of corner shops and local convenience stores to other uses where this would lead to a lack of easy access to food shops within easy walking distance of surrounding residential neighbourhoods.
Food & drink, drinking establishments and hot food takeaways. 12. Development of food and drink, drinking establishments or hot food takeaway outlets (A3 – A5) will be permitted within centres where they do not lead to an over-concentration of inactive frontages within stretches of properties that would undermine vitality and viability or would harm local amenity. 13. Development to accommodate hot food takeaway (A5) use will not be supported in local or neighbourhood centres where a threshold of 20% of all units would be or has already been reached, to prevent over-proliferation where this could undermine objectives to promote healthy eating in the city.
14. Development to accommodate hot food takeaway (A5) use will not normally be supported within 400m of a secondary school or sixth form college or playing fields.
Community facilities *15. Community facilities should be located in or adjacent to district, local or neighbourhood centres where they serve a significant catchment, to promote linked trips and ease of access by public transport.*

4.124. The Local Plan establishes a hierarchy of over 60 district, local and neighbourhood centres that act as a focus for shops, retail services, leisure opportunities and community facilities.

4.125. The figure below shows all retail planning decisions determined between the 1st of April 2024 and the 31st of March 2025. Policy 12, (3) and (4) set out the sequential and impacts tests which are intended to direct retail development in the first instance to Hull City Centre, followed by district centres, then local centres and on to neighbourhood centres. Only two applications received over this period involved proposals for retail (former A1 Shops) developments out of a designated centre. One (24/00674/FULL) - Change of use of Community Hub Kiosk for takeaway hot food to be cooked on the premises at Cranbrooke Avenue was permitted but was not policy compliant, as it was unacceptable as the unit should be located in a retail centre in the first instance. The other permitted application was for the construction of a drive-thru restaurant (Use Class E/Sui Generis) following demolition of existing bingo hall (24/00554/FULL) at Oslo Road, which was not policy compliant, as this use should be located in a retail centre in the first instance, and the proposed site was located in an employment area, however the Sequential Site Assessment of the planning statement submitted by Lichfield's in support of the planning application shows that there are no sequentially preferable opportunities nearby the proposed site. And on balance would suggest this application satisfies the sequential test.

Table 4.19: Planning applications involving retail development or a change of use to or from a former A1 shop unit (now Class Use E).

Application Details	Address (including centre if applicable)	Decision and date	Policy compatibility	Policy compliant - Y/N
24/00084/COU - Change of use from nail salon to tattoo shop (Sui Generis Use).	143 Askew Avenue. (In centre - Askew Avenue NC)	Permitted - 23/05/24	Acceptable as it that it accords relevant Local Plan retail policies.	Y
23/03289/FULL - Change of use of vacant bank to tanning studio on ground floor with and 1 x 3 bedroom flat over the first and second floors.	Barclays Bank Plc., 226 - 228 Holderness Road. (In centre - Holderness Road DC)	Permitted - 17/06/24	Acceptable as it is considered a complimentary retail use and located within a District Centre.	Y
24/00228/FULL - Change of use from vacant Class E shop to tanning salon proposed to adjoin neighbouring adult gaming centre as an incidental use.	354 - 360 Hessle Road. (In centre - Hessle Road DC)	Permitted - 31/07/24	Acceptable as this proposal would not lead to an over-proliferation of non-A1 uses in the primary frontage of a District Centre (not above the 30% threshold).	Y
24/00392/COU - Change of use of hair and beauty salon to taxi office.	Body Beautiful, 231 Southcoates Lane. (In centre - Southcoates Lane LC)	Permitted - 31/07/24	Acceptable as this proposal would not lead to an over-proliferation of non-A1 uses in the primary frontage of a Local Centre (not above the 50% threshold).	Y
24/00525/COU - Change of use from hair salon (use class E) to tattoo studio (sui generis).	16 Baker Street. (In centre - Hull City Centre)	Permitted - 05/08/24	Acceptable as the proposal is located out of the primary or secondary frontages of Hull City Centre and as such it is not contrary to Local Plan retail policies.	Y
24/00545/COU - Change of use of the ground floor from a retail unit (Class E) to an adult amusement centre (Sui Generis).	290 Holderness Road. (In centre - Holderness Road DC)	Permitted - 12/08/24	Unacceptable by virtue of over-proliferation of sui generis uses in centre - above the 30% threshold of non-A1 frontage use lengths.	N
24/00674/FULL - Additional use of Community Hub Kiosk for takeaway hot food to be cooked on the premises.	Kiosk Rear of 51 Cranbrook Avenue. (Not in centre)	Permitted - 20/09/24	Unacceptable due to its impact on health, being located within 400m of outdoor sports facility/playing fields. And it is therefore considered that it does not accord with Local Plan Policy 12 (contrary to point 14). Also unacceptable as a hot food takeaway should be located in a retail centre in the first instance.	N
24/00608/COU - Change of use from Betting Shop to Shop Class E(a), Financial Services E(c)(i), Professional Services E(c)(ii), Fitness E(d), Medical E(e), or Offices (Eg(i).	Betfred, 3 College Street. (In centre - Sutton Village)	Permitted - 27/09/24	Acceptable as it is a new potential retail use (E use) and the site is located within the primary shopping area of the Local Centre.	Y
24/00606/FULL - Change of use of three retail units (62,63,64) from Class E to sui generis hot food takeaways.	Prospect Centre, Brook Street/Prospect Street. (In centre - Hull City Centre)	Permitted - 18/10/24	Unacceptable due to its impact on health, being located within 400m of a secondary school/playing fields.	N
24/00554/FULL - Construction of a drive-thru restaurant (Use Class E/Sui	Oslo Road. (Not in centre)	Permitted - 12/12/24	Unacceptable as this use should be located in a retail centre in the first instance, and the proposed site is located in an employment	Y

Application Details	Address (including centre if applicable)	Decision and date	Policy compatibility	Policy compliant - Y/N
Generis) with associated access, servicing, car parking, landscaping and other associated works following demolition of existing bingo hall.			area, however the Sequential Site Assessment of the Planning Statement submitted by Lichfield's in support of the planning application shows there to be no sequentially preferable opportunities nearby the proposed site. And on balance would suggest this application satisfies the sequential test.	
24/00172/COU - Change of use from 2 x Class E ground floor shops to 2 x 1 bedroom flats.	100-102 The Quadrant. (In centre - The Quadrant)	Permitted - 18/12/24	Acceptable as this proposal is permitted as it constitutes a 'main town centre use' and it that it accords relevant Local Plan retail policies.	Y
24/00795/COU - Change of use from restaurant (use class E) to mixed-use restaurant and takeaway (sui generis).	Mr. Shawarma, 236 Spring Bank. (In centre - Spring Bank LC)	Refused - 24/12/24	Unacceptable due to its impact on health, being located within 400m of a secondary school/playing fields.	Y
DC - District Centre LC - Local Centre NC – Neighbourhood Centre				

4.126. Revisions to The Use Classes Order introduced by the Government in 2020 have and continue to affect the role and effectiveness of Local Plan retail policies. The main driver of this change, largely resulting from continued changes in demand for retail premises following the Covid19 pandemic and the cost-of-living crisis is the need to enable the repurposing of buildings in high streets quickly.

4.127. The introduction of the Use Class E which has amalgamated A1, A2, A3, B1a, B1b, B1c and part D1 and D2 uses into one use class, allowing flexibility of uses without the need for planning permission. This greater flexibility of uses within the Use Class E may have an impact on Local Plan retail policy's ability to control certain changes of use within centres.

4.128. Policy 12, points 5 to 11 concern the authorities' ability to protect the vitality and viability of retail centres. As the Policy stands, these points state that a high proportion of the ground floor frontage units should remain in A1 shopping use and sets out a threshold for each category of centre above which a planning application for a change of use from an A1 shop to a non-A1 use will not normally be permitted.

4.129. Changes to the Use Classes Order (see above) could affect this policy interpretation. Whilst it is still possible to have regard to thresholds when considering planning applications this material change (the flexible change of use of former A1, A2 or A3 to Use Class E without planning permission) could outweigh the policy requirement demanded of Policy 12.

4.130. Policy 12, point 12 and 13 seeks to control the concentration of drinking establishments and hot food takeaway premises in centres (prior to the introduction of revised Use Class Order this would have also included cafes and restaurants). It is not intended to impose a blanket ban on the development of further A4 and A5 (now Sui generis uses) within centres, rather it is intended to manage developments in centres where there is already evidence of detrimental impacts of such uses, or there might be, should the development take place. An over-concentration of former A4 and A5 uses will depend on the size of a centre, the potential for numbers of such uses to impact the center's overall function or on locally identified amenity issues.

4.131. Policy 12, point 14 seeks to restrict new hot food takeaways opening within 400m of all secondary schools, sixth form colleges and playing fields. The figure below identifies planning decisions concerning new hot food takeaways from between the 1st of April 2024 to the 31st of March 2025 and includes the reason permission was refused/permitted.

Table 4.20: Planning applications involving permission or refusal for hot food takeaways.

Application Details	Address	Decision and date	Policy compatibility	Policy compliant - Y/N
24/00674/FULL - Additional use of Community Hub Kiosk for takeaway hot food to be cooked on the premises.	Kiosk Rear of 51 Cranbrook Avenue.	Permitted - 20/09/24	Unacceptable due to its impact on health, being located within 400m of outdoor sports facility/playing fields. And is considered that it does not accord with Local Plan Policy 12) (contrary to point 14).	N
24/00606/FULL - Change of use of three retail units (62,63,64) from Class E to sui generis hot food takeaways.	Prospect Centre, Brook Street/Prospect Street.	Permitted - 18/10/24	Unacceptable due to its impact on health, being located within 400m of outdoor sports facility/playing fields. And is considered that it does not accord with Local Plan Policy 12) (contrary to point 14).	N
24/00554/FULL - Construction of a drive-thru restaurant (Use Class E/Sui Generis) following demolition of existing bingo hall.	Oslo Road.	Permitted - 12/12/24	Acceptable as this proposal passed the required sequential test for a main town centre use not located in a retail centre.	Y
24/00795/COU - Change of use from restaurant (use class E) to mixed-use restaurant and takeaway (sui generis).	Mr. Shawarma, 236 Spring Bank.	Refused - 24/12/24	Unacceptable due to its impact on health, being located within 400m of a secondary school/playing fields.	Y

Local Plan Chapter 8 – Education, health and community facilities.

Policy 13 Education, health and community facilities - University of Hull
1. Development and expansion of facilities at the University of Hull will be supported to enable it to fulfil its role as a key economic driver, particularly through research and development, and as a leading educational establishment. 2. Development on existing open space areas within the University Quarter, as defined on the Policies Map, will only be supported where there is a clear strategy to enable re-provision elsewhere and there is a commitment to this, including secured funding, prior to any development taking place. Proposals will also need to demonstrate how they impact upon the significance of the various designated heritage assets around the campus. A masterplan will form part of the strategy to give clear spatial definition of proposals, and to guide development decisions. 3. Development of student accommodation within the University Quarter, and upgrading of student accommodation within the University Quarter and in adjoining areas, will be supported. 4. Development to create new schools or expand or alter existing schools, as designated on the Policies Map, will be supported where it does not conflict with other key planning objectives. Provision of community facilities, including for sports and within new schools, will be promoted and provision should be made to ensure these are retained and continue to be accessible for local communities. 5. Development to create, expand or alter health facilities, including at Hull Royal Infirmary, will be supported where they do not conflict with other key planning objectives. 6. Development of new community facilities will be supported where they are located to best meet the needs of the anticipated users of the facility. Where the facility incorporates main town centre uses, then development should be subject to the sequential approach and consider relevant centres including within the City Centre, District, Local and Neighbourhood Centres. Other community facilities should consider centres where sites or properties are available, where they could promote linked trips and support the vitality and viability of centres, and where they would have an acceptable impact on the amenity of the surrounding area. 7. Extension of existing community facilities will be supported where it is of a scale appropriate to the location and use of the facility and would not have a detrimental impact on the amenity of the surrounding area. 8. Development that would involve the loss of significant community facilities will not be supported unless it can be demonstrated that: a. the site is no longer needed for community use, or the loss would not create or add to a shortfall in the provision of such uses within its locality; b. the land or buildings in question are no longer suitable to accommodate the current use, and cannot be retained or adapted to accommodate other community facilities; c. the community use is to be incorporated or replaced within a new development or redevelopment of the site; or d. existing nearby community uses can be improved to accommodate the loss, or suitable alternative facilities are provided close by.

4.132. Hull Local Plan Policy 13 supports the development and expansion of the University of Hull including student accommodation within the University Quarter and other education facilities across the city. Likewise, the policy supports the expansion and improvement of health services across the city including specifically at Hull Royal Infirmary. In a more general sense, the policy is supportive of new and expanded community facilities in the city where a need is identified and looks to resist the loss of such facilities unless several specific criteria can be addressed including for example being able to demonstrate that need no longer exists or a suitable replacement is proposed.

4.133. University projects delivered within the Local Plan Period include student accommodation to housing allocation H691 and an additional accommodation site within the University grounds overlooking King George Fields. These totaled 375 high rise flats with 2,024 bedrooms provided. Within the AMR reporting period no additional student accommodation has been added to the University Grounds.

Education and schools

4.134. Permission was a granted for the applications detailed below:

- 25/00370/RES – Erection of new classrooms for 25 Students – Ganton Secondary School
  Approved.
- 23/03015/FULL – Change of use from 8 bed HIMO to 7 x 1 bedroom self contained residential units for students
  Approved.
- 24/00126/FULL – Extension – Vulcan Learning Centre
  Approved.

Health

4.135. Planning Permission was granted for the Installation of multifunctional Hub Unit featuring display and defibrillator – 6 city centre locations.

Community facilities

4.136. Planning Permission was granted for:

- 24/00323/S73 – Single storey extension to existing sports pavilion (Hull University).
  Approved.
- 24/00928/FULL – Temporary stand for 997 seats – Sewell Group Craven Park.
  Approved.
- 25/00085/FULL – 3 x new Paddle Ball pitches, Hull Indoor Sports Centre, Harpings Road.
  Approved.

Local Plan Chapter 9 – Design and Heritage

Design

Policy 14 - Design
Development should demonstrate how its design supports the delivery of a high-quality environment in Hull, particularly with regard to: *a. the relationship between the development and the surrounding built form of the city in terms of:* *i. character* *ii. use and surrounding uses* *iii. layout and connectivity* *iv. setting and relationship to key heritage assets* *v. scale* *vi. massing* *vii. grain and density* *viii. architectural structure and enclosure* *ix. detailing and materials;* *b. encouraging active and healthy lifestyles;* *c. providing landscaping which retains natural features where possible;* *d. providing inclusive access;* *e. opportunities to promote public safety and minimise the risk of crime;* *f. the creation of inclusive public spaces which encourage community interaction through:* *i. inclusive design* *ii. active frontages* *iii. high quality public realm* *iv. appropriate soft and hard landscaping* *v. minimizing the potential for anti-social behavior* *vi. providing public art where appropriate;* *g. ensuring where development is proposed in the city centre, its design and landscaping complements the 2016/17 materials in the public realm. Where possible, this will involve the use of the same palette of materials.* *Development which does not meet these criteria will be refused.*

Policy 15 - Local distinctiveness
1. Development should promote local distinctiveness where appropriate, with particular reference to: *a. improving access to and making effective use of the Port, the city's waterfront and maritime assets along the River Hull and the Humber Estuary whilst taking account of flood risk;* *b. creating a network of landmarks in prominent or gateway locations to develop legible local references that distinguish parts of the city;* *c. encouraging contemporary architecture that respects the city's heritage, creating positive and distinctive contributions to enrich the built fabric;* *d. the setting, character and appearance of Listed Buildings, Conservation Areas and other heritage assets;* *e. waymarking arterial routes; and* *f. ensuring proposals, including those on allocated sites, accord with any adopted masterplan, development brief or local development order.* *2. Development of tall buildings (above 30m in height) in and around the city centre, as shown on the Policies Map, must demonstrate that:* *a. they would not harm the character or appearance of the city centre Conservation Areas which are characterised by their low rise nature;* *b. would not harm the setting of heritage assets;* *c. they would not harm the distinctive, historic skyline;* *d. there would be an acceptable impact on views and vistas across and within the city centre;* *e. they are providing a positive contribution to the skyline through a high standard of design.*

4.137. In this reporting period, urban design issues were raised for 135 planning applications and considered for 13 pre-application discussions.

4.138. Projects involving urban design input included:

- **Collaborating on Historically Sensitive and Strategic Sites**
  Continuously represented the council's design expectations throughout negotiations on complex and heritage-sensitive schemes. This involved influencing scheme development through constructive dialogue with applicants and design teams to advocate for quality placemaking.
- **Reviewing Internal Design Guidance**
  Undertook a comparative analysis of internal design policy and guidance against national direction of design and emerging issues to identify gaps and opportunities for a refreshed design framework as part of the Local Plan review.
- **Approaching the Design Code Process**
  Commenced scoping work to understand existing local issues for future codes to consider and areas in need of coordinated design approaches. This included beginning the scoping phase described in the national model design code to help specify the geographical coverage and content of potential future codes.
- **City Centre Vision Competitive Tender Evaluation**
  Contributed to the assessment and scoring of tenders for the City Centre Vision project, ensuring local constraints and placemaking principles were embedded in the evaluation criteria.
- **East Bank Competitive Tender Evaluation**
  Supported the evaluation of proposals for the East Bank regeneration scheme.
- **City Centre Vision Document Development**
  Provided input on the structure, coverage, and visual content of the City Centre Vision document, ensuring clarity of design principles and alignment with strategic objectives.
- **East Bank Urban Village Design Collaboration**
  Working closely with colleagues and external consultants on the evolving design of the East Bank Urban Village, contributing to layout refinement, public realm strategies, and architectural character.
- **Shop Front Design Guide Development**
  Progressed work on a new Shop Front Design Guide to complement the existing Residential Design Guide (SPD 7). The guide will set clear expectations for alterations, conversions, and new shop fronts, with particular emphasis on heritage-led design within conservation areas.

4.139. Continued to champion Hull's Residential Design Guide (SPD 7) which aims to improve the quality of living, enhance local distinctiveness, and prioritise sustainability and support active connectivity though design. Wide and consistent use of the residential design guide will set a local standard of design that creates places that last and increase Hull's resilience and desirability.

Heritage

Policy 16 - Heritage considerations
1. Development that would cause harm to the significance of a designated heritage asset will only be approved where it has been convincingly demonstrated that the harm cannot be avoided and there would be public benefits sufficient to outweigh the harm or loss caused. Scheduled Monuments, Registered Parks and Gardens and Conservation Areas are shown on the Policies Map. *2. Development affecting non-designated heritage assets must demonstrate that it has taken account of the particular interest of the asset. Development which would result in harm to or the loss of a non-designated heritage asset must demonstrate that:* *a. it would not be economically viable for the asset to be retained and that harm could not be avoided; and* *b. the economic or community benefits of the proposed development outweigh its loss.* *3. Where development is acceptable in principle but would affect an archaeological deposit of less than national importance, the Council will seek to preserve the remains in situ. If this is not achievable, adequate provision for excavation and recording before and during development and publication, curation and dissemination of findings after development, will be required.* *4. Where evidence supports it, Article 4 Directions removing permitted development rights will be introduced to preserve the character of an area.* *5. Development and initiatives which preserve and/ or enhance the significance and setting of the city's heritage assets will be supported, especially those elements which contribute to the distinct identity of Hull. In addition to the city's designated heritage assets, important heritage assets include:* *a. buildings with heritage value, wet and dry docks, wharves and ancillary structures, and features relating to Hull's fishing, maritime and industrial heritage;* *b. the city centre as defined on the Policies Map, with particular reference to the surviving medieval and early post-medieval settlement, the Georgian townscape, and Victorian and Edwardian public buildings, especially within the Old and New Towns, and in the Charterhouse Conservation Area;* *c. locations in the wider city which define the development of Hull such as the historic cores of medieval villages and settlements, such as 132 Adopted November 2017 Hull Local Plan 2016 to 2032 Sutton and Marfleet, the later nineteenth and early twentieth century suburban developments such as the Avenues/ Pearson Park and Anlaby Park, and planned garden suburbs at Broadway and Garden Village;* *d. locally Listed Buildings and sites identified on the local Historic Environment Record;* *e. archaeological remains and deposits including the city walls, Beverley Gate, Hull Citadel and nationally significant military defences dating from the mid-fourteenth to the mid-nineteenth centuries on the east bank of the River Hull;* *f. archaeological remains and deposits relating to the Romano-British riverside settlements lining the banks of the River Hull from Kingswood to Stoneferry; and* *g. the University of Hull Quarter as shown on the Policies Map.*

4.140. Hull Local Plan Policy 16 sets out how the Council seeks to protect both designated and non-designated heritage assets in the city. This includes both above ground and below ground assets. The policy makes specific reference to the use of Article 4 Directions to preserve the character of an area. Proposals which preserve and /or enhance the significance and setting of the city's heritage assets will be supported.

4.141. There are 482 statutory listed buildings (11 of which are classed as being at risk), 248 buildings or groups of buildings which are locally listed, 34 site identified as being local archaeological value, 26 Conservation Areas (2 of which are classed as being at risk by Historic England), 2 scheduled monuments and 2 registered parks.

4.142. Throughout the course of the reporting period, the Conservation team responded to 254 (a reduction of 12.1%) development management consultations requiring specialist heritage comments/input. 97.2% were responded to within 21 days.

4.143. No listed buildings were demolished or de-listed over the reporting period.

4.144. Within the reporting period, eleven buildings were entered on the 'At Risk' Register, with three buildings being added – No. Jarratt Street & 12 Grimston Street, Former Charterhouse (Infants) School, and Tower Cinema, Anlaby Road. Quarterly updates continue to be provided to the Planning Policy Committee. An update on the position at the end of the reporting period is set out in Table 4.21 below, as Submitted to 18.02.2025 Planning Committee; no further updates were made to the At Risk Register within the reporting period.

Table 4.21: Listed Buildings at Risk update

Total number of listed buildings in Hull: 482

Total number of listed buildings At Risk in Hull: 11

Listed Building at Risk	Grade/Date Listed	Year Added to Register	Ownership	Condition	Notes
The Strand, Brunswick Avenue	II/ 1993	1999	Building: Kimti Investments Ltd Curtilage land to the east and west of the building: Planet Limited.	'Ruined but stable shell' following fire damage on 30 April/1 May 2016	**Background Summary:** SPD 18 Brunswick House and the Stand adopted 8 June 2021. The document advises on the development potential and parameters of the site. Attempts to acquire the site by agreement have been unsuccessful. A Repairs Notice has been issued against the building on two occasions – 15.07.16 and 16.02.22. The notices have not been complied with. Following non-compliance with the Repairs Notice the Council have the option to CPO the building under S48 of the Listed Buildings Act. A position has been reached that the CPO of the site should be linked into the disposal of Brunswick House, to allow re-development of a wider area. In 2023 letters have been issued to the registered owner of the building to highlight their responsibility to keep the building safe. No responses have been received. It was planned that Brunswick House will become vacant by September 2024. In the lead up to that date and in advance of marketing the wider site, a review of the legal requirements and a

					decision taken as to whether or not to progress with a CPO. **Considerations:** The building is within a significant state of structural decay. The site is subject to trespass and occupation, which leaves members of the public at risk. Development of the building as a single entity will likely result in a high 'conservation deficit' and require enabling development to make the building attractive to a developer. A de-listing application could be submitted to remove a requirement to need listed building consent to demolish the building. This risks setting a precedent for this route to become an option to dispose of a listed building. If the building becomes at risk of collapse a section 78 notice under the Buildings Act could be issues to enforce demolition of the building. **Options:** Pursue CPO for the individual building. The Council would inherit the risks of structural failure and keeping the site safe from trespass and occupation. Instruct Legal to commence options for forced sale of the site to allow it be put out for auction. Pend CPO until vacancy of Brunswick House to allow strategy for wider enabling development of the site. Submit an application for de-listing the site. **February 2025 –** Discussions are ongoing with the owner to confirm details of a potential negotiated purchase of the listed building only.

					Confirmation needs to be given to the extent of land being offered and liabilities of registered land charges. A review of the building has identified that CPO of the building is currently high risk due to existing cost liabilities and potential costs of maintaining the building. Actions being taken on the site include: Building Conservation preparing tender/request to quote for a structural survey and market valuation of the listed building. Property and Assets preparing for the site to be presented to the market to identify a potential developer. Property and Assets to confirm time-frame for the vacancy of the Brunswick Centre, as part of an overall site disposal.
George Lamb Memorial Chapel, Lambert Street	II/ 1992	1999	Building: Lambert Properties (Hull) Ltd Curtilage land to the west of the building: North Drive Properties Ltd	'Ruined but stable shell' following fire damage on 15 April 2015	**Background Summary**: The ownership of the site is split into two different companies – Plot 1 contains the buildings and Plot 2 contains vacant land to the west. Costs of safe demolition, scaffold and monthly inspection since the 2015 fire has resulted in a substantial land charge against the building. This has been added to the Land Registry. Deputy Leader Decision Record signed in 2020 resulted in a Forced Sale of the building in September 2022. The building failed to sell at the sale. The payment of the land charges are outstanding to the Council, and accrue monthly. In November 2023 a meeting was undertaken with the owner of the building. Owner confirmed that land charge is preventing them from developing the site.

					Considerations: The land charge against the building is a significant barrier to its sale and re-development. Any subsequent development is likely to have a low profit margin or a 'conservation deficit'. The building is capable of restoration, with options residential or community use, subject to securing planning permission and listed building consent. A CPO of the building can be progressed under the Listed Buildings Act. If the CPO progresses the Council would in effect inherit the land charge debt. By serving a CPO the Council would inherit the monthly charges for inspection of the building. **Options**: Present a report to Cabinet to consider options for underwriting the Debt associated with the Land Charge. This could allow the Council either to re-issue a forced sale, CPO the building with the associated land charge or allow the owner to develop the site. Prepare a Master Plan for the site to make the building more marketable for developers. The owner may benefit from this strategy. A de-listing application could be submitted to remove a requirement to submit for listed building consent to demolish the building. As per the Strand, this may also set a precedent for other listed buildings. **February 2025 -** Further correspondence with the owners of the listed building has been made to confirm what voluntary actions will be taken. The negotiations have not resulted in any actions being agreed.

					Actions being taken for the listed building include: Building Conservation preparing tender/request to quote for a structural survey and market valuation of the listed building. Investigations will take place to identify a potential developer for the site, to identify if a back-to-back agreement can be established for a Compulsory Purchase Order. Discussion to take place with 'Neighbourhoods and Housing' Team to identify if the site could be progressed for development by the Council.
Hennebique concrete workshop, Caroline Street	II/ 1978	2000	Allam Developments Ltd	Poor	**Background summary** 1. Planning applications have previously been refused for residential conversion of the building. An Appeal against refusal of one of the applications was dismissed in 2019. Refusal was given on the grounds of public harm of the loss of employment land. 2. In the Summer of 2023 a prospective developer of the building commenced with pre-application discussions with the Council. 3. Applications 24/00192/LBC and 24/00191/FULL were submitted in March 2024 to propose a change of use and relevant alterations to the listed building. 4. November 2024 - Urgent works have been completed to remove part a dangerous structure along Caroline Street. **February 2025 –** Revised plans for applications 24/00192/LBC and 24/00191/FULL have been received. A target date of March Planning Committee has been set for the determination of the applications.

National Picture Theatre, Beverley Road	II/ 2007	2013	Hull City Council	In need of consolidation and repair for its proper future preser-vation	**On Track** **Background Summary:** The building benefits from Grant funding from the National Lottery Heritage Fund to implement a restoration programme and change of use to a community building. Applications 20/01442/LBC and 20/01441/FULL have been granted, and amended, to implement the programme of works. The implementation of the works has been delayed by the issue of a tender to award a contract for the works. The tender for the restoration works was issued in December 2023 and closed on the 9 January. A target contract commencement date was set for the 19 February 2024. **Considerations:** The building has several structural defects which leaves it at risk of being unstable. **February 2025** - Works are advancing on site, with key elements such as the new roof structure being completed. An assessment will be completed at May Committee to determine if the building should be removed from the At Risk Register.
Hydraulic Tower And Pump House, St Andrews Dock	II/ 1994	2018	Andrew Quay Hull LLP	Very Poor	**Background Summary:** The building has been subject to fire damage in 2015 and is missing its roof and fenestration. It is in a poor condition. An application for the demolition of the building was refused in December 2017. Applications for the development of the Hydraulic Tower and Pump House have been granted in 2019 and 2022 but have not been

					implemented. The listed building is located within the St Andrew's Dock Conservation Area. The Conservation Area is on Historic England's Building at Risk Register. A meeting was held in January 2024 with Historic England to review options for the St Andrew's Dock Conservation Area overall. A report is to be prepared on the future of the Conservation Area, and its individual buildings. **Considerations:** The redundancy of the St Andrew's Dock restricts options for future uses for the listed building. The Conservation Area is continually subject to trespass and vandalism. This is placing a stress on Police and Fire Services. A Repairs Notice can be issued against the building to re-instate its roofs and windows. However the serving of a notice will not stop future deterioration or vandalism of the building. **Options:** Progress with options to serve a Repair Notice. This will give an option of CPO if not complied with. There is a risk that long-term the Council would inherit the long-term maintenance of the building. Continue to monitor the building and consider its development as part of a wider options report for St Andrew's Dock Conservation Area. **February 2025 –** Further assessment has been taken of the feasibility of securing grant funding to assist with implementing an Urgent Works or a Repairs Notice against the listed building. Advice has been received

					that any request would unlikely be granted as the site is high risk, and buildings are vulnerable to further damage. Any further actions for the listed will likely need to address the ownership of the wider area, and restoration taken as part of a wider regeneration of the site. Actions being taken for the listed building include: A tender document is being prepared to commission the preparation of a Masterplan for the St Andrew's Dock Conservation Area.
Castle Buildings, Castle Street	II/ 1994	2018	Castle Buildings LLP	Fair	**On Track.** **Background Summary** The listed building has been long-term vacant and hidden behind scaffolding for c.20 years. The listed building benefits from applications 19/00333/FULL, 19/00334/LBC, and 22/01214/S19, which approved a wider development scheme for Castle Buildings, the Earl De Grey Pub and a New Hotel. Outstanding matters regarding application 22/01209/LBC has been resolved, and approved in December 2024, with relevant phased conditions. Development has subsequently started on site. **February 2025** - Works are nearing completion on site. An assessment will be completed at May Committee to determine if the building should be removed from the At Risk Register.

Trafalgar Street church, Beverley Road	II/1991	2020	Nelope Properties	Fair	**On Track** Background Summary: The building has been long-term vacant and subject to lack of maintenance and suffering structural faults to architectural elements. The building was granted planning permission for change of use and works of alteration against applications 17/01246/FULL and 17/01247/LBC. A National Heritage Lottery Heritage Fund grant for external works was awarded in August 2021. Issues with the withdrawal of the contractor resulted in a delay on commencement of the programme of works. During 2023 National Lottery allowed a revised Grant Application to allow the programme of restoration works to commence. Works commenced on site in November 2023, with an anticipated completion date of April 2024. **Considerations:** The commencement of works has identified further potential structural issues which will need to be resolved as part of the restoration of the building. **February 2025 -** Restoration works are ongoing to the listed building, but with additional repair work required to its tower. The building is to be retained on the At Risk Register until an occupant is found for it.

Former City Temple at Corner of Madeley Street.	II/1994	2023	Ownership: Hessle Road House Ltd.	Significant fire damage and partial demolition to rear section of the building. Repair works required to make good rear elevation of principal section of building.	Background Summary: The building has a history of planning permission and listed buildings consent (17/01435/FULL & 17/01573/LBC) for residential conversion. The building was subject to an arson attack on the 22 May 2023. A Section 78 Building Act Notice was issued to require urgent demolition of part of the building. A meeting was held with the owner of the site in December 2023. Agreement was reached that temporary works would be completed to the building by the end of January 2024. Minor works to make the building secure were undertaken following the meeting. However, works to repair the roof, temporarily secure the opening within the rear of the chapel and cover over the window openings have not been undertaken. The former Sunday School element of the building remains in a partially collapse and dismantled condition. **Considerations:** The building is currently structurally stable. However, long term it's condition will need to be reviewed if the condition of the building results in rot or infestation to the structural timbers. The building is identified as being structurally cable of being converted as per the 2017 applications (for residential use). **Options:** Provide ongoing support to owner to guide on how to implement a scheme for residential conversion to the building. Long-term review if no action is taken against the building to consider serving a Repairs Notice.

					February 2025: An internal review has been completed of the expediency of issuing a Repairs Notice against the listed building. The outcome has identified that the serving of a notice is high risk given the history of approval for the demolition of the section of being which a notice would be served against. Any such Notice would likely be legally challenged. Ongoing negotiations will take place with the building owner to provide support for the submission of a new development scheme for the listed building, and to support in the identification of a developer for the site.
Nos.1 Jarratt Street and 12 Grimston Street	Grade II (1973)	2024	Younis Khan, Sowdon Property Group. Feb 2022.	Unauthorised works and poor condition.	**Background Summary:** The building was sold via Auction in February 2022. Between the sale of the building and August 2022 the listed building was stripped of a majority of its internal fixtures. Between August and November 2022 internal plasterwork was partially stripped from the building. Externally the building was re-plastered, but not in accordance with listed building consent requirements. The internal and external condition of the building is therefore unauthorised, with a high cost of restoration required to make good the heritage asset. The building has been granted conditional consent and planning permission - 22/00829/LBC & 22/00825/FUL – by 24.04.2024 Planning Committee, with timed conditions for the submission of further information. The building remains at risk until the discharge of condition takes place and restoration commences.

					February 2025: The applicant has failed to comply with the time-phased conditions for applications 22/00829/LBC and 22/00825/FUL. A meeting on site on the 11 November 2024 identified that the listed buildings had additional structural faults, which were not resolved within the above referenced applications. Advice was given that a full structural survey should be completed and new application should be submitted by the time of the February Buildings at Risk Report. An update has been provided that the owner has not been able to appoint a specialist structural engineer and matters have not progressed. A recommendation is made that the owner should be given until the May 2025 Committee to allow submission of a new consent application and to discharge relevant conditions against the 2022 planning and consent applications. In this interim period a legal review of the expediency of undertaking enforcement action will be completed.
Former Charterhouse (Infants) School.	Grade II (1994)	2024	Cube Yorkshire Ltd.	Vacant and un-finished change of use. Poor condition.	In 2014 consent and planning permission - 14/00404/LBC & 14/00403/FULL – were granted for the change of use and of alteration of the school to residential use. The development commenced but was left unfinished and with unauthorised works which resulted in an urgent works notice being served in 2019 (19/00318/WORKLB). The notice has not been complied with in full. Developed has ceased and the building has been left in an un-finished condition.

					The building requires being made watertight and structurally secure, and architectural elements re-instating. The owners of the building are not responding to correspondence, and it is scheduled that a Repairs Notice will need to be served on the building. Urgent works Notice served against the building 13 June 2024. The schedule was not adhered too by the building owner. **February 2025 –** The owner of the listed building responded to a final warning letter and met on site with the Principal Conservation Officer and Enforcement Officer in December 2024. An agreement was reached that works of repair and making the site safe should be undertaken to comply with the Urgent Works Notice Schedule. During January 2025 works commenced to remove litter and flora from the listing building. Full compliance with the Urgent Works Notice is pending. Ongoing discussions with the owner to identify a potential use for the site have not progressed. Further investigations will commence to identify a potential purchaser or occupier for the building, with a potential to serve a Repairs Notice and/or Compulsory Purchase Order.
Tower Cinema, Anlaby Road	Grade II (1973)	2024	Tokyo Industries	Vacant and deteriorating condition of the building.	The Cinema has several structural faults – failure of the covering of the domes, cracking faience and water penetration into the structure of the building. Discussions to secure restoration works of the building have not progressed positively.

					A Repairs Notice is being drafted to secure restoration works to the building to make it structural secure and watertight. An Urgent Works notice was served against the building on the 10th June 2024. The registered owners have not complied with the schedule of required works. **February 2025 –** Further to November 2024 one tender was received for the undertaking of works in default to the listed building, as specified within the Urgent Works Notice. This estimated that repairs would be in the region of £60,000. The owner of the listed building has not complied with the Urgent Works Notice schedule. An internal review has determined that it is not considered expedient to undertake urgent works in default for the tender quote provided. This is for the reason that the Urgent Works would only be a temporary fix and would not address on-going condition matters. Enforcement are preparing a Cabinet Report to present options for the serving of a Repairs Notice against the listed building. This would give the potential option of Compulsory Purchase. Actions will be completed to identify a potential purchaser or occupier of the listed building as part of a back-to-back agreement.

4.145. The Hull 'Local List' was first established by the Planning Committee in 2006. During the reporting period work continued on the review of the management of entries on the Local List.

4.146. A report was issued to Planning Committee on the 20th January 2025 to update on the completion of public consultation for the adoption of Article 4 Directions for the management of entries on the list. Recommendations were approved to undertake a second period of public consultation, which was completed between the 14th February and 31 March 2025. A report on the outcome of public consultation will be outlined in the next annual reporting period.

4.147. As a result of the review of the City's Conservation Areas and submission of public nominations, 32 new entries have been added onto the Local List. No removals were made from the list within the reporting period.

Conservation Areas

4.148. During the reporting period work has continued on the resurvey of the City's 26 Conservation Areas, with the following work being completed or in progress:

- Spring Bank – Work has been completed on the Historic England Grant funded re-appraisal of the Conservation Area. A Character Appraisal, Master Plan and Shop Front Design Guide were adopted on the 18th June 2024.
- Garden Village – Work has been completed on public consultation for Conservation Area updates, with a Character Appraisal and Management Plan, and Article 4 Direction adopted on the 23rd September 2024.
- Beverley Road -Work has been completed on public consultation for Conservation Area updates, with a Character Appraisal and Management Plan, and Boundary amendments adopted on the 24th February 2025.
- Hessle Road - Work has been completed on public consultation for Conservation Area updates, with a Character Appraisal and Management Plan adopted on the 18th March 2025.
- Marfleet - A resurvey of the Conservation Area has been completed and public consultation completed between February and March 2025.
- Sculcoates - A resurvey of the Conservation Area has been completed and public consultation commenced in March 2025.
- Newland Park - A resurvey of the Conservation Area has been completed and public consultation completed between October and November 2024.
- Ella Street - A resurvey of the Conservation Area has been completed and public consultation completed between October and November 2024.
- Broadway - A resurvey of the Conservation Area has been completed and public consultation commenced in March 2025.

4.149. Work has also taken place on the creation of a new Conservation Area in the area of Wincolmlee. Public consultation was completed on the Conservation Area between February and March 2025. An update on the adoption of the Conservation Area will be provided in the next reporting report.

Beverley Road

4.150. Work has been completed on the Beverley Road Townscape Heritage Scheme. Projects have been completed at the Brunswick Arcade and in progress at the Trafalgar Street Church and National Picture Theatre (n.b. Projects have been completed at the Brunswick Arcade and in progress at the Trafalgar Street Church and National Picture Theatre (N.B.these projects are being completed outside of the project completion period).

4.151. As reported above re-survey on the Conservation Area as part of this project has been completed. A Character Appraisal and Management Plan were adopted on the 24th February 2025.

4.152. The condition of the Conservation Area overall means that it is retained on Historic England's Heritage at Risk Register.

St Andrew's Dock

4.153. The isolated and derelict nature of the Conservation Area (and wider dock area) continues to be a problem and is exacerbated by ongoing antisocial behavior and the nature of land ownership (which is split between different parties). In relation to each surviving building within the Conservation Area, the planning situation at the end of the reporting period is as follows:

4.154. In January 2023 a meeting took place with Historic England to review options for the future of St Andrew's Dock. Options for the future of the Conservation Area continue to be progressed.

4.155. In July 2024 a resurvey of St Andrew's Dock was completed with the outcome being the preparation of a draft Character Appraisal.

4.156. There are 27 Article 4 Directions in Hull. A new Article 4 Direction was adopted on the 23rd September 2024 within the Garden Village Conservation Area for 'Cross Overs' and 'Hard Standing' areas. The adoption of the Article 4 direction addresses threats to the Garden Village by the removal of heritage boundaries.

4.157. The purpose of Article 4 Directions is not to prevent development, but to allow an assessment of the merits of works which do not normally require planning permission (in order to protect, preserve or enhance the character and appearance of Conservation Areas). Uncontrolled changes can have a cumulative impact on these areas.

Table 4.22: St Andrews Dock – current planning position of individual buildings

St Andrews Dock – current planning position of individual buildings
Boston Building Application approved on 12 February 2020 for: External Alterations and associated access works. Approval valid until 12 February 2023. Now expired.
Insurance Building Application approved on 24 January 2020 for: External Alterations to External Building, Demolition of Warehouse/Workshops and creation of Car Parking and Landscaped Area. Approval valid until 24 January 2023. Now expired.
Lord Line Building Application refused on 23 November 2020 for: Erection of building to provide self-contained flats with undercroft parking following demolition of Lord Line Building. The applicant appealed the refusal however the appeal was dismissed in December 2021. An application to consider the Lord Line Building for statutory listing was rejected by Historic England on 11 March 2021. After carefully considering the contents of the application, it was judged not to provide any substantial new evidence that was not considered during the previous assessments to the list in 2014 & 2003. Consequently, the previous decisions by the Secretary of State for Culture, Media and Sport not to add the building to the List of Buildings of Special Architectural or Historic Interest stands. Application now expired. From the 20 June 2023 a Prior Approval application for the change of use from office to residential has been under consideration by the Council; the determined of the application will be presented within the next reporting period.
Hydraulic Tower and Pump House Application approved on 11 February 2021 for: Installation of underground pipeline network, associated with proposed St Andrew's Dock district heating system (Approved as part of Consent Ref 19/00949/LBC) to serve Pump House, Hydraulic Tower, Insurance Building, Boston Building and site of Lord Line Building. Approval valid until 11 February 2024. Application now expired.

Table 4.23: Article 4 Planning Applications 2024 to 2025.

Area	Applications Made	Approved	Refused	Withdrawn	Appeals	Not yet determined
Avenues	15	10	3	0	0	2
Boulevard	2	2	0	0	0	0
Garden Village	3	2	1	0	0	0

4.158. The number of scheduled monuments remains at 2.

4.159. The number of registered parks & gardens remains at 2.

Energy efficient design

Policy 17 -Energy efficient design
1. Development should demonstrate how the design will reduce energy and water use and mitigate flooding, pollution and over-heating. This should include consideration of the siting, form, orientation, layout and construction materials of buildings. The principles of passive solar design should be followed to minimise the need for mechanical heating and cooling.
2. Non-residential development should seek to achieve BREEAM 'Very Good' or better, unless it has been demonstrated through an economic viability assessment that it is not viable to do so.

4.160. Policy 17 (1) is applied within the development management of planning applications as appropriate. This policy's performance is currently not monitored.

4.161. Policy 17 (2) includes the test 'unless it has been demonstrated through an economic viability assessment that it is not viable to do so'. The examination of viability has resulted, since adoption of the Local Plan, in limited opportunities to apply Policy 17 (2) over the plan period.

Policy 21 - Designing for housing
1. Housing development should be designed according to Building for Life principles and will be required to achieve at least 9 green scores out of 12, minimise amber scores and avoid red scores.
2. *Housing density will be expected to be in the range of 30-40 dwellings per hectare unless the character of the surrounding area justifies otherwise, except in the city centre as shown on the Policies Map, where higher densities may be acceptable subject to the specific circumstances of the site and its surroundings.*
3. Housing development should provide accessible and adaptable dwellings that meet Building Regulation M4(2) standard in at least 25% of market housing and at least 50% of affordable housing, unless: a. in all Housing Market Value Zones, a detailed assessment of feasibility is provided by the developer and demonstrates that a reduced level of provision is justified; or b. in Housing Market Value Zones 1 and 2 only, a detailed assessment of viability is provided by the developer and demonstrates that a reduced level of provision is justified.
4. The Council will seek to deliver wheelchair user dwellings that meet Building Regulation M4(3) standard on suitable housing sites, where there is a demonstrated need for such accommodation in that specific area.

4.162. Policy 21 (3), optional Building Regulations, Part M4(2) Accessible and Adaptable Dwellings, is applicable to all new build homes, subject to viability and feasibility as detailed within the policy.

4.163. Planning applications within the AMR period, where Policy 21 (3) was applicable, identified planning permission was granted for 135 dwellings. The requirements for M4(2) Accessible and Adaptable Dwellings, where at least 25% of market housing and at least 50% of affordable housing, is regularly significantly exceeded, planning permission being granted for 89 homes where M4(2) standard applied.

4.164. While the supply ofM4(2) homes is welcomed, six proposals gaining permission did not meet the requirements of Policy 21(3), three that contained single dwellings, two that contained 2 dwellings and one containing 4 dwellings. One proposal for 18 dwelling only evidence 3 dwellings meeting policy expectation, two less than the requirement. The merits of each application are considered in isolation.

4.165. For this year's AMR and the Local Plan period, no dwelling gaining planning permission were subject to Building Regulation M4(3), as no one has proposed to demonstrated need for such accommodation.

Local Plan Chapter 11 – Water Management

Policy 37 - Flood Defences

1. Development adjacent to flood defences must not reduce their effectiveness, or prevent or hinder their future maintenance or improvement (including set-back). Proposals should include a minimum 8m easement to allow for access to flood defences, ordinary watercourses and main rivers, unless otherwise agreed with the regulatory body.

2. Improvement of the standard of flood defences will be supported. Where possible, development should be designed in such a way that improved flood defences can be incorporated into an enhanced public realm.

3. Development may be required to improve the standard of flood defence infrastructure if required to make the development acceptable (taking into account climate change), and where the improvements required are not already planned and funded by risk management authorities within an appropriate timescale.

Policy 38 - Surface Water Storage and Drainage

1. Development of strategic facilities for the storage of water will be supported where they can be shown to improve the flood resilience of the city and are well designed.

2. Development which will reduce the effectiveness of any surface water storage operation or facility will be refused.

3. Localised surface water storage and drainage facilities will be supported.

Policy 39 - Sustainable Drainage

1. All development should incorporate sustainable drainage systems (SuDS) unless it has been demonstrated this is not technically or economically feasible. Major development should be accompanied by a Drainage Impact Assessment.

2. The Drainage Impact Assessment should account for the following:

a. run-off rates for greenfield sites should not exceed 1.4 litres per second per hectare;

b. run-off rates for brownfield sites should not exceed 50% of the current run-off rate;

c. the on-site drainage system should be capable of storing water for the 1 in 75 year (1.33% annual probability) rainfall event;

d. the site should be capable of storing the water from a 1 in 100 year (1% annual probability) rainfall event;

A 30% allowance should be added to the above requirements to account for climate change and to ensure that the development is safe for its lifetime.

3. The drainage system should be designed so that in the event of the system failing or the tolerances being exceeded, no surface water flooding is caused to habitable buildings on- or off-site.

4. Site layout should have regard to any relative flood risk within the site and any existing features which could support sustainable drainage on-site.

5. Sustainable drainage systems must be designed with regard to Source Protection Zones.

6. Applications should demonstrate how the long term maintenance of the sustainable drainage system will be assured.

Policy 40 - Addressing Flood Risk in Planning Applications
1. Built development in Flood Zone 3b as shown on Policies Map is not acceptable unless of a water compatible use or essential infrastructure that has passed the Exception Test.
2. Sequential Tests and Flood Risk Assessments should have regard to the local sub-division of Flood Zone 3a.
3. Development of sites or uses not allocated on the Policies Map must be supported by a Sequential Test and Exception Test as required by the Council's current standing advice.
4. Development which requires a Flood Risk Assessment and/ or the Exception Test as set out in the standing advice must demonstrate that appropriate flood mitigation, flood resilience and where appropriate, sustainable drainage measures have been incorporated in its design and layout.
5. The area of search for the Sequential Test should be the local authority boundary except in the following circumstances:
a. For city centre development, the area of search should be the defined city centre.
b. For development of one or two dwellings that would fall within Use Class C3(a), the area of search should be the ward in which the application site is located.

4.166. The Hull Local Plan includes several policies which seek to manage flood risk. These include Policy 37 which focuses on protecting and improving the city's flood defenses, Policy 38 which seeks to address surface water issues, Policy 39 which promotes sustainable drainage and Policy 40 which seeks to address flood risk through the determination of planning applications. Policy 41 protects groundwater.

4.167. The Council's Flood Risk Management Team sits within the wider Planning Service. They are statutorily consulted about the surface water aspects of major planning applications, and an increasing number of minor applications as Planning DM and the Lead Local Flood Authority link up to be more proactive at informing development.

4.168. The purpose of consultation is to ensure that the surface water generated from a new development is managed and does not increase flood risk as a result. During the period 1st April 2024 to 31st March 2025, the Flood Team was consulted on 116 planning applications. Of these planning applications:

- Approved 71
- Refused 10
- Pending Consideration 28
- Withdrawn 3

4.169. Water management conditions are imposed to ensure the development is built in accordance with submitted drainage designs, and a designated place of safety and/or a flood emergency evacuation plan is provided. Consultations and discussions prior to any decision incorporate SuDS and their inclusion into a development as per Policy 39 of the Local Plan.

4.170. Living With Water (LWW) is a partnership between Hull City Council, Yorkshire Water, East Riding of Yorkshire Council, the Environment Agency and the University of Hull – all of which play a role in managing water in Hull and the East Riding.

4.171. Partnership working has produced a number of flood alleviation schemes over the years. 2024-25 focus on the Derringham Ward, delivering aquagreens.

4.172. LWW has a 25year Blue Green Plan which aids partners in policy development and funding bids, the training of flood ambassadors. The partnership has also engaged, educated and

trained thousands of people and delivered water butts to residents, and delivered SuDS schemes in schools.

4.173. In Derringham work is more or less complete to store flood water on the surface within Aquagreens. An Aquagreen is an open space within the public realm, they can provide a recreational area during dry periods, the new Derringham aquagreens are planted with wildflower, helping to enhance biodiversity. During heavy rain they take excess surface water away from the highway and footpaths. Aquagreens provide temporary storage of this water before slowly draining into the sewer network.

4.174. The Derringham aquagreens will better protect 54 residential properties.

Groundwater Protection

Policy 41 Groundwater Protection
1. Within Source Protection Zone 1, as shown on Map 11.2, all development will be required to be supported by a detailed hydro-geological risk assessment.
2. Where development within Source Protection Zones 2 and 3, as shown on Map 11.2, has the potential to have a negative impact on the aquifer, it should demonstrate, through a hydro-geological risk assessment where necessary, that this has been taken into account and mitigated for.
3. Applications for development which has the potential to have a negative impact on Source Protection Zones, which has not demonstrated consideration of their presence and how the risk of pollution has been mitigated, will be refused.

4.175. Policy 41 is implemented in partnership with statutory consultee the Environment Agency, to ensure the protection of groundwater source zones. Within the AMR period there were no permissions granted contrary to Environment Agency advice or Policy 41.

4.176. Data for the protection of Ground Water Source Zones is gathered by the Environment Agency.

4.177. One planning application has had a condition imposed relating to groundwater protection.

Local Plan Chapter 12 – Open Space and the Natural Environment.

Open Space

Policy 42 - Open Space
Open space sites *1. The Policies Map shows the following sites:* *a. Existing open space sites that are 0.1 hectares or greater; these are listed in Table 12.4.* *b. New open space allocation site 1. Schemes which encourage people to visit, view and engage with the scheduled monument (South Blockhouse) will be supported but such schemes should consider the South Blockhouse as an importance archaeological feature. Designs for public open space in this area should aim to incorporate the archaeological findings and present them in an accessible way.* *c. New and existing green space in the Kingswood area. The detailed allocations are made within the Kingswood Area Action Plan.* *d. The design/layout of new open spaces should give consideration where appropriate, to the provision of facilities for dog walkers but not where this recreational activity on the site would have an adverse impact on the integrity of the Humber Estuary International Site.*
Open space standards *2. Schemes that increase open space provision, particularly in order to rectify identified deficits, will be supported.*
Existing open space protection, including all open spaces that meet the criteria for open space contained in Table 12.1 3. Open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a. An assessment has been undertaken which has clearly shown the buildings or land to be surplus to requirements, including consideration of population growth over the plan period, its amenity value, and its strategic function. The assessment should fully consider the potential to re-use the site to address deficits for all types of open space in the area; or b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
On-site open space requirements 4. On-site open space requirements for the Local Plan's housing allocation sites that require open space provision within them are listed in Table 12.5. 5. Housing windfall sites may require on-site open space to make them acceptable in planning terms, where there is or will be a deficit of open space and it is practicable to do so. The on-site open space should provide for the needs of the estimated future population of the development. The on-site open space requirements will be based on the latest assessment of open space need, and the standards listed in Tables 12.2 and 12.3. 6. Where it is demonstrated that it is not feasible to provide on-site open space, it will be provided off-site through a legal agreement securing a financial contribution.

4.178. During this year reporting period four planning applications were permitted which will potentially lead to the loss of approximately 0.37ha of designated open space. One application for the potential loss of 0.02ha of Green Network and open space was refused during this period. The other three of the four permitted permissions involved the small loss of amenity green spaces, two of which were undesignated. Table 4.24 below gives more details of these applications.

Table 4.24: Planning applications involving the potential loss of designated Open Space.

Application Details	Address	Decision and date	Open Space Site No. and type	Size of loss (in ha)	Total size of site (In ha)	Open Space Assessment Submitted and showing surplus	Policy complaint
24/00120/FULL - Construction of new animal hospital following the demolition of existing including use of allocated open space to be incorporated into the application site, new parking areas and provision of new vehicular access from Waterloo Street.	PDSA PetAid Hospital, 20 Brunswick Avenue, Waterloo Street.	Permitted - 24/04/24	Site 723 - AGS west of Waterloo Street. Amenity green space.	0.34	0.34	Submitted - Yes Surplus - No	N
24/00611/FULL - Change of use of public open space to private garden and erection of fencing.	8 Hadleigh Close.	Refused - 07/11/24	Site 728 - Cycle track between Station Drive and Wincolmlee. Green Corridor.	0.02	1.40	Submitted - No Surplus - No	Y

4.179. Policy 42 also applies to undesignated open spaces that meet the criteria for open spaces as listed in Table 12.1 - summary of open space types in Hull. If an open space site is identified as matching the description given in that table, it will be given the same protection in policy terms that designated open space sites have. Details of the two undesignated sites are given below.

Table 4.25: Planning applications involving the potential loss of undesignated Open Space.

Application Details	Address	Decision and date	Open Space Site No. and type	Size of loss (in ha)	Total size of site (In ha)	Open Space Assessment Submitted and showing surplus	Policy complaint
24/00553/COU - Change of use of public amenity land to private land and erection of 2.6m high fencing.	Land adjacent to 36 Constable Street.	Permitted - 16/09/25	Undesignated site. Amenity green space.	0.01	0.01	Submitted - No Surplus - No	n/a
24/00455/FULL - Change of use from amenity green space to private garden and installation of 2m high boundary fencing.	Land adjacent to 36 Constable Street.	Permitted - 27/06/23	Undesignated site. Amenity green space.	0.02	0.02	Submitted - Yes Surplus - Yes	Y

4.180. Open space contributions were secured with the granting of permission for numerous windfall sites. Forty planning permissions were granted on unallocated housing sites during the reporting period, all with a legal agreement signed by the applicant to secure a financial contribution to provide acceptable off-site open space in lieu of on-site open space provision.

Green infrastructure and the Green Network

Policy 43 Green infrastructure and the Green Network
1. Development that adversely affects the continuity and value of the Green Network, as designated on the Policies Map and Table 12.4, will not be permitted. 2. Development within or in close proximity to the Green Network should seek to protect and/ or enhance the functionality and connectivity of the corridor. 3. Development adjacent to the River Hull should include a minimum of 8 metre space (unless otherwise agreed) to allow for: a. a north-south pedestrian and cycle way; b. flood defences as required to protect the city; c. contractors to access and maintain existing and proposed flood defences; and d. protection of wildlife corridors. 4. Development should incorporate and enhance existing and/ or new green infrastructure features within their design, proportionate to their scale. 5. The Policies Map shows the Green Network in the Kingswood area. The detailed allocations are made within the Kingswood Area Action Plan.

4.181. Development proposals at Wawne View delivers Green Infrastructure provision as outlined in the Kingswood Area Action Plan.

Trees

Policy 45 Trees
Residential and commercial development and new trees 1. Three new trees of native species and local provenance will be required to be planted for each new dwelling (this excludes conversions and changes of use). A presumption that the trees will be planted as part of the development rather than off-site will apply when appropriate. The planting of new trees will be encouraged in new commercial development in appropriate places or within landscaping schemes wherever possible.
Tree protection and replacement 2. Hull City Council will make Tree Preservation Orders (TPOs) when necessary, in order to protect specific trees, groups of trees, or woodlands, in the interests of amenity and biodiversity. 3. The Council will not grant permission for the loss of or damage to a tree, group of trees or areas of woodland of significant amenity, biodiversity or historic value unless there is deemed to be an immediate hazard to public safety. 4. Trees protected by Tree Preservation Orders should be retained whenever possible, unless: a. They are dead, dying, diseased, or represent a hazard to public safety; or b. The Council's arboricultural officer deems the felling to be acceptable with regards to the Council's policy on urban forestry and tree management; or c. The benefit of the proposed development outweighs the benefit of their retention. 5. If felling is deemed acceptable by parts (3) or (4), then the planting of two replacement trees in an appropriate location will be required.

Policy 45 (1)

4.182. Three trees per new dwelling is required through policy 45.

4.183. Policy 45(1) has secured the planting of over 2000 trees.

Local Plan Chapter 11 – Environmental Quality

Policy 47 Atmospheric Pollution
1. Applications for residential development within the Air Quality Management Area as shown on Map 13.1 must be accompanied by an assessment of air quality. Residential development in the NO2 Area of Exceedance as shown on Map 13.1 will not be allowed unless it can be demonstrated how the air quality within the building will be brought within acceptable limits. 2. An assessment of air quality must accompany applications for major development which could individually, or cumulatively with planning permissions and/or developments under construction: a. worsen air quality within an Air Quality Management Area; b. lead to the creation of a new Air Quality Management Area; c. increase the number of sensitive receptors within an Air Quality Management Area; or d. have a detrimental impact on local air quality anywhere in the city. 3. The scope of any assessment of air quality should be agreed prior to the submission of a planning application and will be required to: a. identify the site, development proposal and area in which the impacts will be assessed; b. assess the existing air quality; c. assess the impact of the proposal on air quality individually and in conjunction with any outstanding planning permission or development under construction; and d. identify mitigation measures and quantify the impact of those measures. 4. In additional to criteria 2 and 3 above, if the development is located within 200m of the Humber Estuary SAC, the application should specifically address the impact of the proposal on the SAC designated saltmarsh. Where effects cannot be avoided, appropriate mitigation measures should be provided to ensure that there is no adverse effect on the integrity of the Humber Estuary SAC. 5. Development which cannot appropriately mitigate air quality concerns, including dust and odour, will only be supported where the social and economic benefits significantly outweigh the negative impact on air quality.

Policy 49 Noise Pollution
1. Development which would site noise sensitive receptors in proximity to noisy uses or areas should demonstrate that there would be an acceptable level of amenity for end users. Where this has not been demonstrated, development will not be allowed. 2. Development of noisy uses should demonstrate that adverse impacts of noise can be mitigated and that there would be an acceptable impact on the amenity of surrounding land uses, including the Humber Estuary International Site.

Policy 50 Light Pollution
Development in proximity to sensitive receptors such as residential properties or the Humber Estuary International Site should ensure that lighting is designed in such a way as to avoid an adverse impact on those sensitive receptors.

Atmospheric Pollution / Noise Pollution / Light Pollution

4.184. For the AMR reporting period, conditions have been imposed on

- 27 applications relating to atmospheric pollution,
- 38 relating to noise pollution, and
- 0 relating to light pollution.

Land Affected by Contamination

Policy 48 Land Affected by Contamination
1. Development which: *a. involves the development of land known or suspected to be contaminated; and/or* *b. would have a vulnerable end user; and/or* *c. could create a new pathway between a contamination source and a vulnerable receptor (including local, national and internationally designated wildlife sites and the groundwater aquifer)* *must be accompanied by an appropriate contamination assessment.* *2. Development will be supported where it has been demonstrated that appropriate mitigation can be carried out and will have conditions attached to require the appropriate works to be carried out.*

4.185. Conditions have been imposed on 17 applications relating to contamination over the AMR reporting period.

Hazardous Substances Consent

Policy 51 Hazardous Substances Consent
1. Permission for Hazardous Substances Consent will be granted where it has been demonstrated that the level of risk to the surrounding community and environment is within acceptable limits and that the benefits from the use of the site outweigh that level of risk. *2. Development in proximity to a site with a Hazardous Substances Consent must demonstrate that regard has been had to the presence of the Hazardous Substances Consent and the design/ layout amended accordingly and that the benefits of the development outweigh the level of residual risk.*

4.186. No hazardous substances applications have been received over the AMR reporting period.

Infrastructure and Delivery

Policy 52 Infrastructure and Delivery
1. To ensure the delivery of infrastructure requirements, and to ensure the strategic and sustainability objectives of the Plan are met, the Council will:
a. Support the provision of appropriate new infrastructure, including to mitigate and adapt to climate change, working with partner organisations and the East Riding of Yorkshire Council where necessary, to deliver the priorities of the Local Plan.
b. Support measures to protect, enhance or improve access to existing facilities, services and amenities that contribute to business needs, quality of life of residents, and visitor requirements, including access to information and communication technologies.
c. Facilitate the timely provision of additional facilities, services and infrastructure to meet identified needs, whether arising from new development or existing community need, including those of the emergency services and utilities, in locations that are appropriate and accessible.
d. Seek additional infrastructure funding from European, national and local funding sources to enable development to come forward.
2. To facilitate the delivery of identified place-shaping infrastructure requirements in the city, new development will be expected to contribute through the Community Infrastructure Levy Regulations, or successor regulations or guidance.
3. S106 Planning Obligations will be required where they directly relate to the nature and potential impact of development, taking account of material considerations, including viability of development.
4. The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that appropriate provision is in place before development is occupied. An Infrastructure Delivery Programme will guide how infrastructure will be funded and over what time frames it will be delivered.

4.187. The Community Infrastructure Levy (CIL) charging schedule for Hull came into force on 1 January 2018. The intention was to raise levies from anticipated housing and retail development to be used to improve or provide pre-determined or planned 'place shaping infrastructure' that includes public open space and public realm works. New working arrangements in managing this fund have been put in place. CIL differs from s106 planning obligations as it addresses infrastructure shortfalls. Funds can be combined in a way that addresses infrastructure gaps that have already been identified.

4.188. New CIL regulations require consideration of anticipated levies. The current charging schedule requires a £60 per sqm charge relating to housing and other rates for retail in certain parts of the city. The income is also affected by the timing of development, with the larger elements associated with housing allocations in East Hull.

4.189. Greater detail of CIL and the Hull Infrastructure Funding Statement 2022-2023 is available in section 6 of this document

Section 5 Co-operation - plan making and other planning activity.

The Town and Country Planning (Local Planning) (England) Regulations 2012 Authorities' monitoring reports
34 (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

5.1. The Duty to Co-operate is a statutory requirement under Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended), the Localism Act 2011, and Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It 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. Processes are in place and will be maintained to ensure the Council continues to satisfy the requirements of the Duty..

5.2. The city's compact administrative area and its single shared boundary with the adjoining East Riding of Yorkshire highlight the strong interrelationship between the two areas. Hull has a long history of effective collaboration with East Riding on planning matters of mutual concern. This include maintenance of a Statement of Common Ground, to ensure it reflects the strategic planning position of the two authorities and ensures Local Plan policies reflect that broader strategic framework. This will be reviewed and updated as the plan develops to address changing circumstances, as was done to inform the Examination of the East Riding Local Plan prior to its recent adoption.

5.3. The Council is also party to a Joint Strategic Planning Protocol. The protocol is between Hull City Council, East Riding of Yorkshire Council, the Humber Local Nature Partnership (LNP) and the Hull and East Riding LNP[4]. The objective of this is to ensure effective working relationships continue beyond plan making through the determination of planning applications which have potentially cross boundary implications. The intention is to support the delivery of the overarching strategic policies established within each authorities Local Plan.

5.4. The Council continues to take a proactive and constructive approach to engagement by maintaining regular involvement with key duty to co-operate partners as part of early work on the new Hull Local Plan evidence gathering and preparing the Early Engagement Launch Document

5.5. The Local Plan presents a means of implementing the Council's key strategies and those of its partners through the development and use of land across the city.

5.6. On 5 February 2025 the Hull and East Yorkshire Combined Authority (HEYCA) was established to be led by an elected mayor. The HEYCA takes over the strategic economic functions from the LEP. Its first Economic Strategy Framework is expected in September 2025, building on LEP foundations. The HEY LEP closed in April 2024 the as part of the national transition away from LEPs, transferring some its roles and responsibilities to the

[4] This used to include the Local Enterprise Partnership (LEP)prior to it being wound up.

HEY Business, Growth and Skills Hub.

5.7. A number of relevant strategies that influence how the authority collaborates with its partners include:

- Hull Climate Emergency; https://www.hull.gov.uk/environment/pollution/hull-2030-carbon-neutral-strategy
- Hull Community Plan https://www.hull.gov.uk/strategies-policies-plans-performance/community-plan
- Hull Housing Strategy; and https://www.hull.gov.uk/downloads/file/1734/the-hull-housing-strategy
- Health and Well Being Strategy. https://www.hull.gov.uk/downloads/file/2054/public-facing-strategy
- Local Transport Plan. https://www.hull.gov.uk/parking-and-transport/cycling-and-walking/local-transport-plan-2020-2026
- Further details of Council Strategies and Plans can be found below: https://www.hull.gov.uk/open-data/publication-scheme/4

5.8. The Levelling-up and Regeneration Act 2023 introduces significant changes to the planning system in England. Among the proposed reforms is the abolition of the Duty to Cooperate (DtC), which is expected to be replaced by a new “flexible alignment policy”. The precise timing for the removal of the DtC and the detailed operation of the replacement policy remain uncertain, as these changes are subject to secondary legislation and further guidance. Until these provisions are formally implemented, the existing Duty to Cooperate continues to apply to current Local Plans. Compliance with the DtC therefore remains a statutory requirement and is essential to ensure the soundness of Local Plans during examination.

Section 6 Development funding received.

6.1. The Planning Regulations require details about planning obligations (s106 or from Unilateral Undertakings) funds received and where/how these are spent. In Hull this is about where public urban greenspace and play provision can be improved, driven by the impact of new development and where additional local needs can best be met. Something similar is also required for Community Infrastructure Levy (CIL) funding, with a difference that local 'place shaping infrastructure' (defined as open space deficits) are established, and a charge is made to address these. There is a list of pre-determined open space/public realm deficits that need addressing via use of CIL funding.

6.2. The Council is required to produce an Infrastructure Funding Statement (IFS) yearly that sets out details about Community Infrastructure Levy (CIL) / Section 106 planning obligation receipts and related projects. This AMR summarises details held within the Statement and signposts where to view this. Details of individual projects are provided here: https://www.hull.gov.uk/downloads/download/166/hull-infrastructure-funding-statement

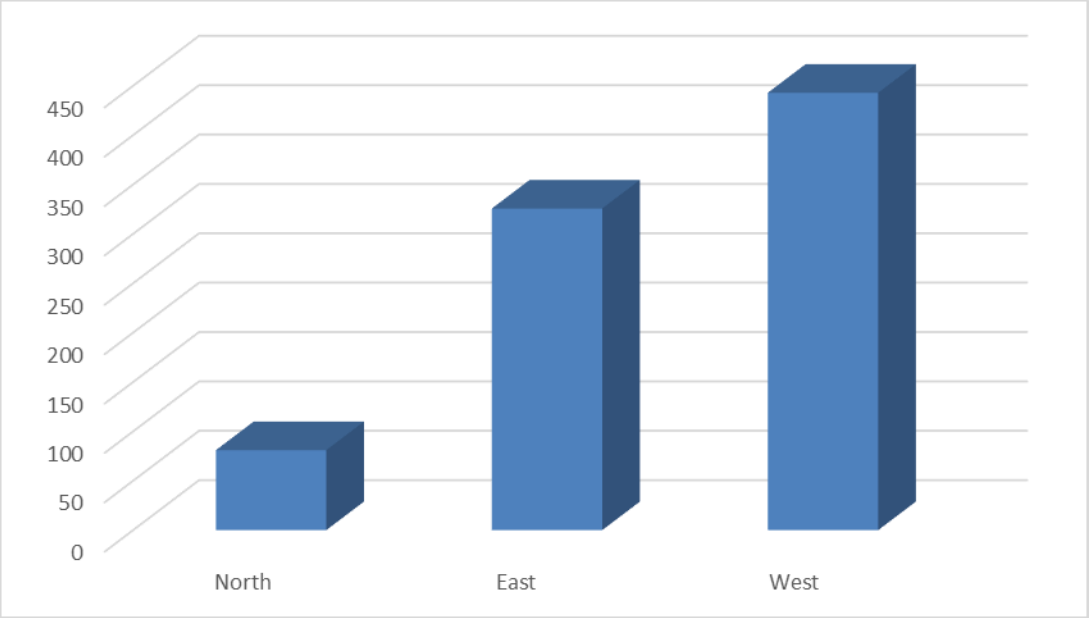
6.3. Planning obligations are requirements in the form of physical works required as a way of mitigating the impact of development when planning permission occurs. In Hull this mitigation is often in the form of a monetary sum to be used to offset the impact of development on existing public open space and play provision. Community Infrastructure Levy funding (CIL) is also collected and managed through the Council, but these funds are used in a way that aligns to strategic development priorities established in the Local Plan, in terms of where major new housing occurs. As a consequence, good place shaping occurs and there is transparency in terms of developers being able to see the benefits of their individual contributions and also for local communities.

6.4. As of April 2025 £936K s106 funds where received in this year were available for local mitigation projects. The funds received during the year includes tail end payments toward an education contribution at Wawne View (in Foredyke/North) and a large receipt generated toward open space provision at Saltshouse Road/Middlesex Street (in East Hull). Final payments from the final phases of new housing at Amy Johnson have also been made.

6.5. The available (but unallocated) S106 funding is distributed in a way that relates to where development requires mitigation, as shown in Figure 6.1, relating to Area Committee's at the time of the report deadline.

6.6. Just over £1.8m S106 funding has been allocated/committed by Area Committees toward provisions and in close proximity to where development has to be mitigated through planning obligation requirements. This includes funding carried over from previous years. This is split by £729K in East, £904K in North and £220K in West Hull. Final payments have been received from development at Kingswood to be used toward Broadacre School. £55K has also been received as a contribution towards tree provision.

Figure 6.1 – Distribution of total available S106 funding (£'000) by Area Committees, April 2025



Source: HCC

6.7. Over the period 1 April 2024 to 31 March 2025, 37 planning consents featured planning obligations required in mitigating development proposals. It is difficult to estimate the potential financial contributions from the totality of these consents, but the majority relate to conversions within or near the city centre.

6.8. Community Infrastructure Levy (CIL) is effectively a tariff that applies to certain forms of development where this does not unduly harm its viability. CIL differs from S106 funding which is required as a tariff on certain forms of development, and this is used to fund place shaping infrastructure including public realm. In Hull, a tariff of £60 per sqm of housing development applies, but only in more viable parts of the city including Kingswood, west Hull and around Sutton. This is used to help pay for a pre-determined 'place shaping infrastructure' programme of public realm works. The CIL Protocol also requires a split of 70% receipts to be used toward strategic projects, 25% locally and 5% towards management fees.

6.9. Since the start of the charging schedule the Council has considered over 44 planning applications liable to CIL. Most of these consented schemes were exempted because they were for charitable trust or self build purposes. Around £883K has been received in CIL payments to date. £618K is to be used as an identified priority toward public realm improvements in the city centre and around £221K is allocated to schemes local to the ward where the CIL applies. £44K covers costs from within Planning Services in managing the process.

6.10. There is potentially more to follow arising from planning consent being confirmed on allocated sites for housing including at Riverside (Kingswood), estimated at around £2.5m (in phases because of the hybrid nature of the planning consent for 450 dwellings). East Carr has yet to obtain planning permission, but early indications are this would generate around £2.3m CIL payment based on 418 dwellings proposed.