Report to the East Area Committee
16 September 2025
Planning Committee
1 October 2025
Cabinet

27 October 2025

Wards: Marfleet

Marfleet Village Conservation Area Resurvey - Adoption

Report of the Executive Director for Regeneration

Report Status:
This item is not exempt

This is a key decision. The matter is in the Forward Plan
0046/25

1. Purpose of the Report and Summary

1.1. To update on the outcome of public consultation on the Marfleet Village Conservation Area ("MVCA") review.

1.2. To make recommendations for changes to the designated boundary of the Marfleet Village Conservation Area and that a new Character Appraisal & Management Plan ("CAMP") for the MVCA is adopted.

2 Recommendations

Members are invited to approve the following updated to the MVCA:

2.1 To adopt proposals for the removal of the following areas of land and buildings from the MVCA:

2.2 Land to the east of the Conservation Area – Location 1 (identified below) - consisting of industrial land to the east of Brickyard Cottage, St Giles'

Church & Hebrew Cemetery, occupied by Willerby Holiday Homes and Wernick Hire.

2.3 Land to the south of the Conservation Area – Location 2 (identified below) - consisting of land located to the north of Westgate Way forming the Marfleet Environmental Technology Park.

2.4 To approve the adoption and publication of the updated CAMP for the MVCA.

3.Reasons for Recommendations

3.1 The proposed recommendations were identified during the re-survey of the MVCA in 2024. The recommendations demonstrate how draft proposals for updates to the MVCA have been revised in light of the feedback received during a public consultation process.

3.2 The proposed changes are compliant with the requirements of Sections 69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act"), Part 16 of the National Planning Policy Framework ("NPPF") and Policy 16 of the Hull Local Plan.

4.Key Organisational Impacts

4.1 Impact on other Executive Committees (including Area Committees) and decision makers:

4.1.1 Area Committee to review recommendations and determine if the report should be progressed to Planning Committee.

4.1.2 Planning Committee to review subsequent recommendations and determine if the report should be submitted to Cabinet.

4.1.3 Cabinet to determine full recommendations in the report received from Planning Committee.

4.2 Contribution to the delivery of the Community Plan, the Council Plan and/or Area Plans:

4.2.1 By undertaking the re-survey of the MVCA the Council complied with Ambition 6 of the Hull Community Plan 2024-2034 – 'Out Culture, Our Heritage Our City. The preparation of the Character Appraisal meets the objective of allowing the public to understand and appreciate the City's heritage. The proposed Character Appraisal celebrates and identifies the unique characteristics of Coltman Street.

4.3 Impact on other key strategies/business plans:

4.3.1 Impact upon Hull Local Plan Employment Allocation 28. This impact is fully assessed below.

4.4 Equalities Impact Information

4.4.1 The outcome of the proposals has no identified impact upon an individual or group with a protected characteristic.

5. Consultation

5.1 Public consultation was undertaken and completed between 1 February and 16 March 2025. Given the small catchment area of the MVCA consultation was undertaken by direct letter to all residents and businesses affected by the proposals, with land registry searches being completed to identify relevant landowners. Consultation was also completed by the display of site notices, press notice and hosting of a public meeting.

5.2 A summary of feedback received is outlined in the following report.

6. Background

6.1 A report on the proposed boundary amendments and the publication of a new Character Appraisal and Managment Plan for the Marfleet Village Conservation Area were presented to the East Area Committee, Planning Committee and Cabinet on the 12, 19 and 25 November 2024 respectively. The report outlined options for the removal of areas of land and buildings which were no longer considered a part of special interest of the Marfleet Village Conservation Area, with a recommendation to undertake public consultation on proposed amendments. Committee and Cabinet approved the recommendations.

6.2 **Issues for Consideration**

A summary of feedback received from the public consultation is outlined below:

n.b. For reference the draft CAMP is included as Appendix 1.

Form	Attendance / Responder	Feedback
Public Meeting	Eight attendees (including Councillor Wilkinson) - Verbal feedback provided.	Concerns over management of grass verges and parking (falls out of planning remit) Concerns raised over previous development introduced into the Conservation Area along Marfleet Lane.

		Concerns raised over future development within the setting of the Conservation Area.
Survey Form 1	Feedback form received from a resident within the MVCA	Described the condition of the MVCA as being bad. Raised concern over the maintenance of grass verges.
Survey Form 2	Feedback form received from a resident within the MVCA	Described condition of the MVCA as being very bad. "*Huge warehouse built in Conservation Area to the South, directly opposite residential properties. Not enhanced the area and has removed views across open space to the Church. Residents from 37 to 19 Marfleet Lane have been directly impacted, particularly those nearer the warehouse."* Disagreed with the content of the character appraisal and advised that the loss of views from Marfleet Lane into the Conservation Area should be addressed. Disagreed with the content of the Management Plan, and that a policy should be given to remove the warehouse on Marfleet Lane. Feedback on condition of grass verges and parking matters. Objected to the removal of industrial land from the Conservation Area.
Telephone Call	Bio-D Company Ltd	Explained planning impact of removing the Enterprise Park from the Conservation Area and that there would be no direct impact upon the businesses.

E-mail	Resident of Marfleet Lane (1)	Queried why the warehouse on Marfleet Lane is being removed from the Conservation Area. Concerns raised that the removal of the land from the MVCA will result in an impact upon their dwelling as a result of new development. Concerns raised that historic development within the MVCA has contradicted the 2005 Character Appraisal. Identified that previous developments have resulted in the loss of views of the Grade II listed Marfleet Church from their dwelling.
E-mail	Resident of Marfleet Lane (2)	Raised concerns about the development and decision-making process of the warehouse on Marfleet Lane, located with the MVCA boundary.
E-mails & Meetings	Michelin Group (parent company of Fenner Dulop) & their representatives CRBE	Concerns that the content of the CAMP will impact upon the sale of land in their ownership, and how the site can be developed for employment use (further information provided below)
E-mail	Bramall Hull Limited – freeholder of land occupied by Willerby Caravans (n-e of MVCA)	Requested confirmation of the guidance affecting the land to the north of the Marfleet Village Primary School. Confirmation given that the area will remain outside of the MVCA and confirmed the draft polices within the CAMP.
Telephone Call	Secretary of Hull Hebrew Cemeteries	Requested clarification of the content of the maps included within the CAMP.
Letter	Historic England	Recommendations on grammar and formatting. Endorsed the content of the Character Appraisal and how this informed the measures set out in the

		Management Plan. Endorsed the content of the Management Plan.

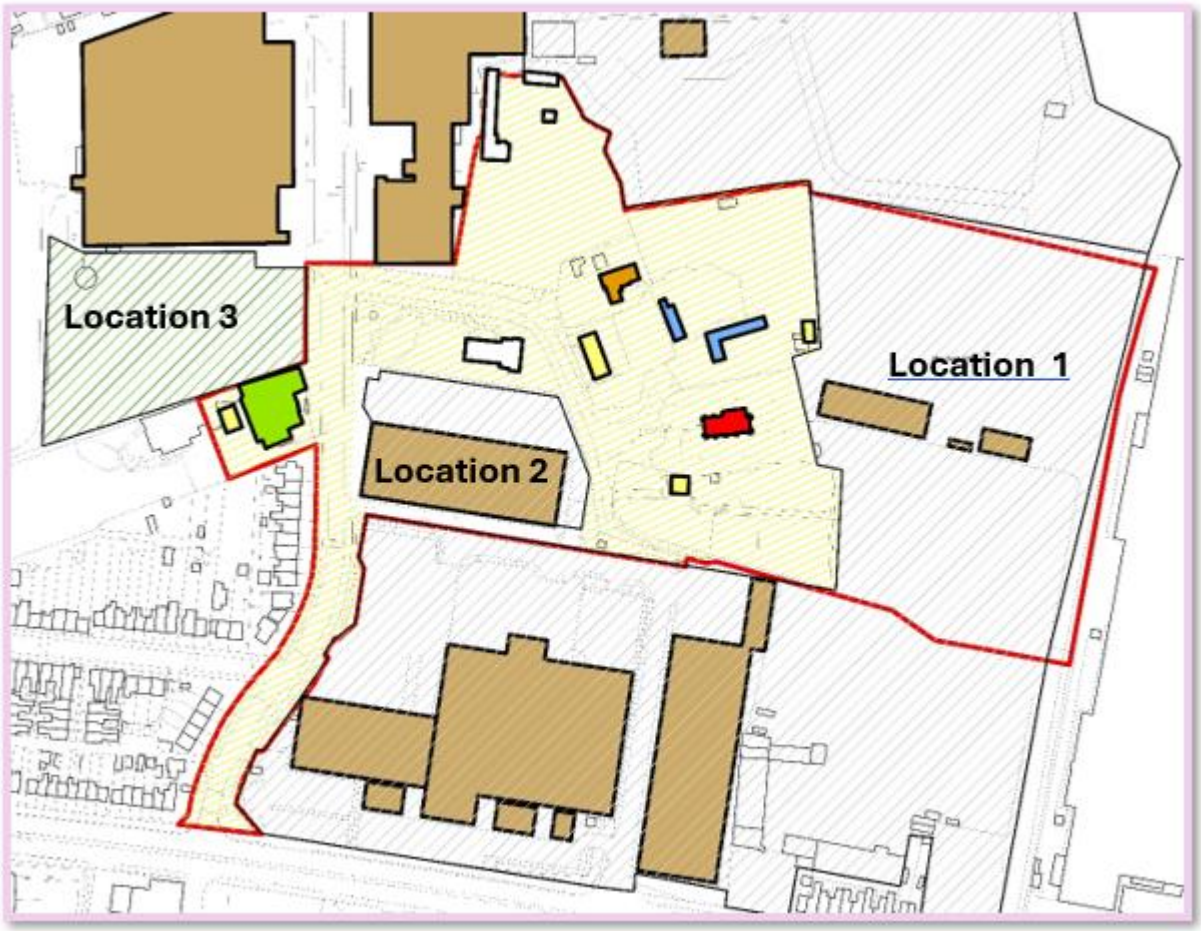
6.3 In summary, there are three principal themes of relevant feedback received:

6.3.1 Removal of the industrial land forming Location 2 from the Conservation Area and the implications this would have on surrounding properties;

6.3.2 The historic decision process and negative impact of the 'Environmental Technology Park' development upon the MVCA (Location 2); and

6.3.3 The potential impact upon future development because of the content of the Character Appraisal and Management Plan affecting land to the north of the Marfleet Primary School (Location 3).

6.3.4 For reference the areas of land forming the content of this report are demonstrated on the map below:



1. Conservation Areas are designated under the function of section 69 of the Act. Section 69 (2) of the Act requires that *"it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be*

designated as conservation areas; and, if they so determine, they shall designate those parts accordingly." In practice this means that the special interest of a Conservation Area should be reviewed following adoption, within a recommended period of five years.

7. Removal of the industrial land from the Conservation Area

7.1 No significant feedback has been received about the removal of the land located to the east of the existing Conservation Area (Location 1 on the above map).

7.2 It is recommended that the land is removed from the MVCA on the basis that the industrial character of the area no longer contributes towards the special interest of the Conservation Area.

'Environmental Technology Park' development and its impact on the MVCA

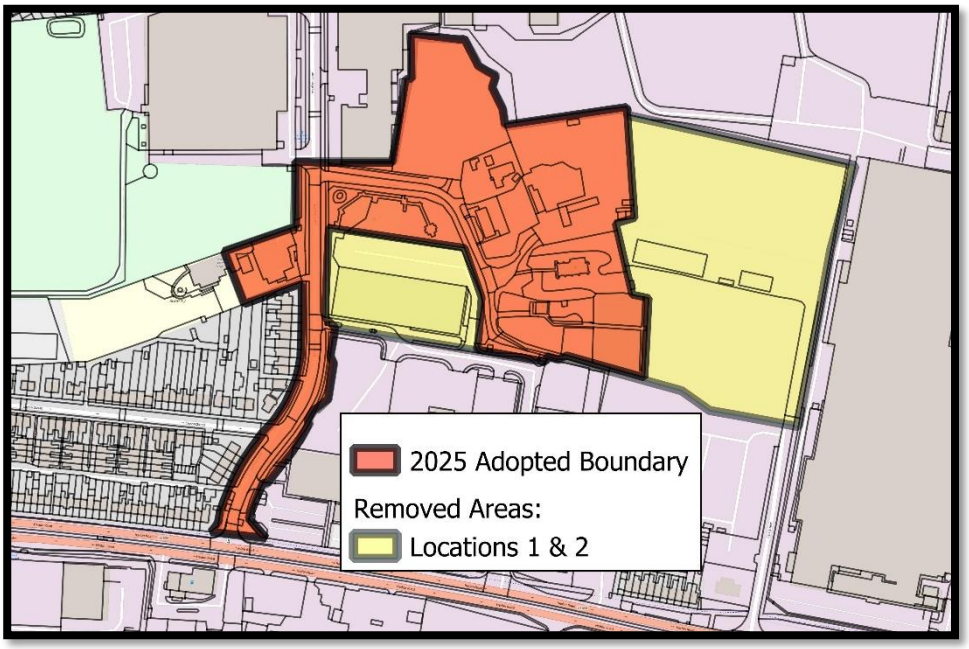
7.3 The 'Environmental Technology Park' was approved by planning permissions 10/00817/FULL, 11/00484/FULL & 13/00898/FULL, which are understood to have been implemented. Several items of feedback have been raised about the determination of the applications and the impact upon residential amenity and the MVCA. It is not within the remit of this report to examine the past function of the Council. It is a matter of fact that the land was located within the MVCA at the time of determination.

7.4 Relevant concern has been raised over the negative impact of the development upon the character of the MVCA and loss of views of the Grade II listed St Giles Church. These impacts are identified within the proposed MCVA CAMP.

7.5 Concerns have been raised by local residents over the impact of the removal of the land and buildings from the Conservation Area and potential impact upon residential amenity by future developments. The removal of the land from the Conservation Area would not affect the past decision-making process of the Council, and any conditions previously attached to the development would still be relevant. The removal of the buildings would withdraw permitted development rights associated with being located within a Conservation Area, such as the installation of satellite dishes and flues, which are intended to preserve areas of special architectural or historic interest. The land and buildings would still be subject to regular permitted development constraints associated with industrial buildings, and any subsequent applications would assess impact upon nearby residential amenity.

7.6 As the area no longer contributes towards the special interest of the MVCA it is considered expedient to remove location 1 from the Conservation Area, in accordance with section 69 of the Act.

7.7 In summary, it is recommended that the areas of industrial land forming locations 1 and 2 are removed from the MVCA in accordance with section 69 of the Act, and that the designated boundary of the Conservation Area is adopted as follows:



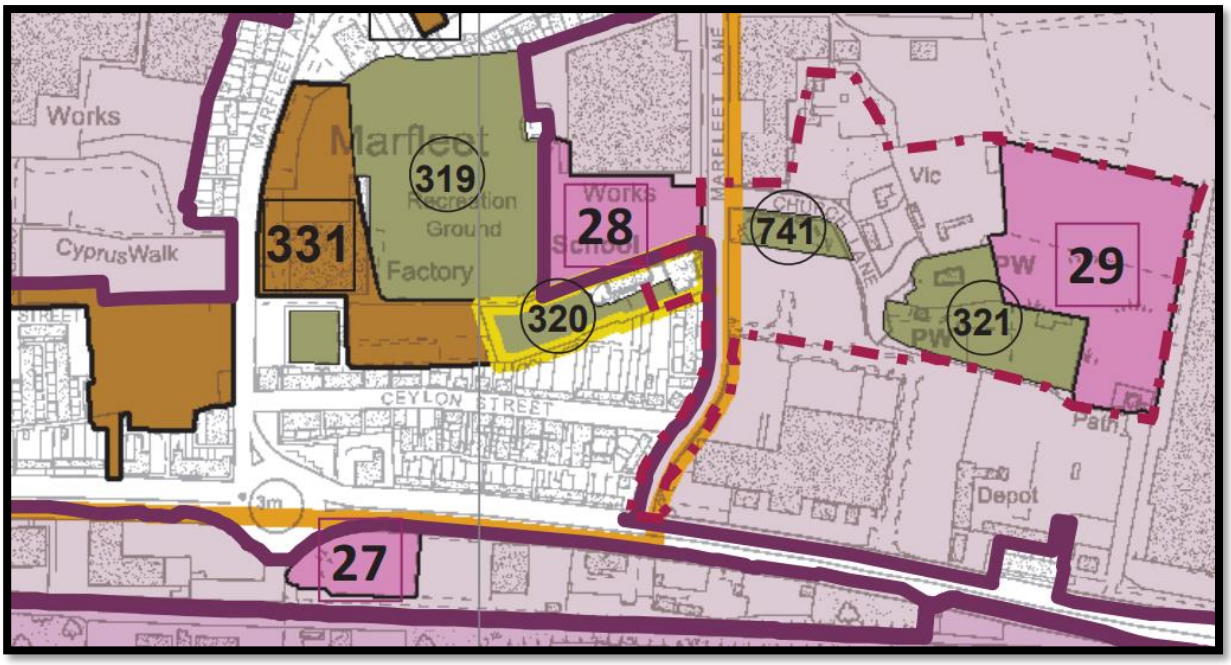
7.8 Removing locations 1 and 2 from the MVCA will result in approximately half of the Conservation Area being de-designated. This is as a direct result of approved development within the designated boundary of the Conservation Area. The Conservation Area is therefore considered at potential risk.

Character Appraisal & Management Plan (CAMP)

7.9 The area of land to the north of Marfleet Primary School is located outside of the MVCA. Within the draft CAMP previously presented to Committee the land was identified as contributing towards the remaining open setting of the Conservation Area. It also forms part of the setting of the locally listed Marfleet Primary School.

7.10 The area of land is identified as being within the ownership of Fenner Group Holdings Limited, with the company being owned by the Michelin Group.

7.11 Within the Council's Local Plan, the land is allocated as Employment Land No.28 –



7.12 As identified above, allocation No.29 forms location 1, which was subsequently developed, and is being recommended for removal from the MVCA.

7.13 The Michelin Group have declared themselves to be the owner of the land (location 3) and that there is a disposal strategy for it, following the closure of Fenner Marfleet in 2022. Michelin Group have submitted the following objection to the content of the proposed CAMP – *"Adoption of the new management plan introduces a new level of uncertainty for potential buyers of the remaining Fenner site when it comes to Planning outcomes or the costs related to those outcomes. This uncertainty introduces potentially significant financial implications for the Michelin Group. The details of these implications can be detailed outside this consultation process if confidentiality can be assured. Also, as a result of the new management plan, the additional level of scrutiny proposed is likely to lead to a significant reduction – or even elimination – of the employment potential for the remaining Fenner Dunlop site."*

7.14 Feedback has also been received directly from residents during the consultation period raising concerns about the potential future impact of development within the MVCA, which follows the introduction of the development on location 2.

7.15 It is a matter of fact that the land is located within the setting of the Conservation Area. In determining an application affecting a Conservation Area, the Council has a statutory requirement to – *"In the exercise, with respect to any buildings or other land in a conservation area…special attention shall be paid to the desirability of preserving or enhancing the*

character or appearance of that area." This test extends to the determination of development within the setting of a Conservation Area.

2. Any subsequent application for the development of the site would also need to comply with paragraph 208 of the NPPF – *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."* The content of the CAMP meets this national policy requirement.

7.16 In accordance with the Historic England's Advice Note 1 (Conservation Area Appraisal, Designation and Management), the re-survey of the MVCA has assessed the contribution made by its setting to the special interest of the area, and how this allows its significance to be appreciated. The survey has identified that a majority of the setting of the MVCA has been lost as a result of both development pre-dating the designation and that implemented between c.2004 and 2014. Location 3 therefore forms the last area of remaining open setting to the MVCA and contributes an element of significance to its special interest.

7.17 The current report does not remove or amend the Local Plan allocation of the land. It does however seek to publish guidance which assesses the significance of the setting of the Conservation Area and provides guidance on how any future development can preserve or enhance its character and appearance.

7.18 In response to the feedback received following public consultation, the following changes are recommended to the MVCA CAMP:

CAMP Content	
Existing Content	Action
Various elements refer to negative impact of existing industrial development within the boundary and setting of the MVCA.	None required, as this is part of the character assessment process. It sets out the context for the potential negative impacts of further development.
Figure 32 identifies land location as green land.	*Amend to identify land as 'open setting' (Local Plan Allocation 28).*
Section 8 'Setting' identifies that the significance of the setting of the MVCA to its north, east and south has been lost;	None suggested. The description does not prejudice development of the land but identifies its contribution towards the

the impact upon the east and south of the MVCA whilst being designated as a Conservation Area. Section 8 identifies that *'To the west of Marfleet Lane there is a retained area of open grass land, to the immediate north of the Marfleet Primary School. The area of land is an important buffer zone between the Conservation Area and industrial land development to the north.'*	setting of the Conservation Area, in accordance with best practice guidance.
Section 9 'Key Views & Vistas' identifies: – *"Views which demonstrate the historic layout of the former village and exclude the backdrop of modern development are therefore of high heritage significance. These views allow Marfleet still to be appreciate as a historic village and rural settlement. Examples of key views include:"* *"Views along Church Lane from Marfleet Lane are obtainable as being free from modern development. This view is restricted by modern development to the east of Marfleet Lane."*	None suggested. As above, the content of the CAMP does not prejudice development of the land but identifies its contribution towards the setting of the Conservation Area.
Section 13, Management Plan: *Development within the Conservation Area and setting should give priority for the preservation of the following elements:* *c) Prevent further industrial encroachment into the setting of the Conservation Area, with particular priority to the remaining open setting of Marfleet Primary School.*	Amend Policy C to – *"The introduction of any future development into the setting of the Conservation Area should be managed to preserve the key elements of significance of the heritage asset, as identified within the character appraisal."*

7.19 It is considered that the above amendments would sufficiently address feedback received following public consultation process over the content of the CAMP restricting development but maintaining the purpose of the document in assessing the significance of the Conservation Area and how to manage threats to this, with specific reference to Location 3.

7.20 It is considered that comments relating to the impact of historic development within the Conservation Area have been sufficiently addressed in the amended CAMP. This has been achieved by identifying changes in the special interest of the Conservation Area identified within its 2005 Character Appraisal by the time of its re-survey. This includes loss of elements of its setting and negative impacts upon open spaces and key review.

7.21 It is therefore recommended that the amended Marfleet Conservation Area Character Appraisal and Management Plan, submitted as Appendix 1, is adopted and published.

8. Options and Risk Assessment

8.1 The re-appraisal of the designated boundary of the Conservation Area has been completed in accordance with the requirements of section 69 of the Planning (Listed Buildings and Conservations Areas) Act 1990. The removal of areas no longer considered of special interest from the Conservation Area would meet this obligation.

8.2 The preparation of a new Character Appraisal and Management Plan (CAMP) has been completed in accordance with the requirement of section 71 of the said Act, and best practice guidance published by Historic England. OBJ Publication of the new CAMP will result in the Council having an up to date management guidance for the Marfleet Village Conservation Area. This will allow any decisions to be made in accordance with published guidance, which has undergone full public scrutiny and published in accordance with the Council's procedure.

8.3 Retaining areas no longer considered of special interest within the Conservation Area weakens the overall special interest of the Conservation Area. In such a circumstance, the land and buildings will remain subject to the additional planning constrains associated with being in the Conservation Area. Any subsequent applications received for development within these areas based only on Conservation Area requirements would be considered as being arbitrary. Failure to publish the CAMP will result in the Council referencing an out-of-date character appraisal in the decision-making process. The Council could be subject to scrutiny and criticism for failing to publish a planning document which has been subject to public consultation and received endorsement from Historic England.

9. Comments of the Monitoring Officer (Town Clerk)

9.1 The report reviews the outcome and recommendations following public consultation on proposed revisions to the Marfleet Village Conservation Area ("MVCA").

Following review of the public feedback, the report identifies three main elements for consideration:

1) Removal of areas from MVCA: no objections have been raised in respect of the proposed removal of the areas which no longer meet the statutory test for inclusion;

2) Negative impact on the Conservation Area by the historically approved development, and potential impact upon residential amenity by future developments. Each planning application is considered on its own merit, in light of the national and local planning policies applicable at the time. It is not the purpose of this report, or indeed public consultation exercise underpinning the report, to examine and/or scrutinise past functions of the Council. Concerns associated with the potential impact of future developments does not meet the statutory test;

3) Updated Character Appraisal and Management Plan ("CAMP") and its impact on the potential future development of the land to the north of Marfleet Primary School, located outside of the MVCA but identified as the last area of remaining open setting to the MVCA which contributes an element of significance to its special interest. Significantly, CAMP does not change the allocation of the site within the Hull Local Plan 2016-2032, its aim is to provide guidance on how future developments can preserve or enhance the special character and appearance of the area.

Legislative requirements are correctly cited in the report. Failure to progress the recommendations could leave the Council open to challenge or risk of appeal. The recommendations in the report are supported.

10. Comments of the Section 151 Officer (Director of Finance and Transformation)

10.1 The content and recommendations of the report are noted.

11. Comments of the Assistant Director OD & HR and compliance with the Equality Duty

11.1 The content of the report is noted. There are no staffing or equality issues arising for the council from this decision.

12. Comments of Overview and Scrutiny

12.1 This decision is a matter for the Area Committee and Planning Committee, therefore, it has not been subject to Scrutiny. Ref: Sc8891.

13. Comments of the Portfolio Holder for Economic Renewal, Housing and Organisational Development

13.1 The updates to the Marfleet Village Conservation Area reflect changes that have taken place to the heritage asset over the last decade. The removal of areas no longer of special interest reflect national policy and gives weight to the remaining areas of special interest of the historic core of the former settlement area of Marfleet Village. Marfleet Village retains key areas of special interest in being one of the 'lost villages', which were absorbed into the City of Hull. The publication of a new Character Appraisal and Management Plan contributes towards the Council's commitment to publish new management documents for all its Conservation Areas, with the objectives of allowing greater understanding of why areas have been designated and to speed up the planning process by having published management guidance available for all users. (PF0053).

Assistant Director of Economic Development & Regeneration

Contact Officer: Stephen Walker, Principal Conservation Area Telephone No.: 01482 612124

Officer Interests: None

Background Documents: - Appendix 1 – Marfleet Conservation Area CAMP

Implications Matrix

I have informed and sought advice from HR, Legal, Finance, Overview and Scrutiny and the Climate Change Advisor and any other key stakeholders i.e. Portfolio Holder, relevant Ward Members etc prior to submitting this report for official comments	Yes
I have considered whether this report requests a decision that is outside the Budget and Policy Framework approved by Council	n/a
Value for money considerations have been accounted for within the report	n/a
The report is approved by the relevant Director/Assistant Director	Yes
I have included any procurement/commercial issues/implications within the report	n/a
I have considered the potential media interest in this report and liaised with the Media Team to ensure that they are briefed to respond to media interest.	Yes
I have included any equalities and diversity implications within the report and where necessary I have completed an Equalities Impact Assessment and the outcomes are included within the report	Yes
Any Health and Safety implications are included within the report	N/A
Any human rights implications are included within the report	N/A
I have included any community safety implications and paid regard to Section 17 of the Crime and Disorder Act within the report	N/A
I have liaised with the Climate Change Advisor and any environmental and climate change issues/sustainability implications are included within the report	N/a

I have considered how the decision may contribute or impact on culture and heritage within the city.	Yes
I have included information about how this report contributes to the Community Plan/ Area priorities within the report	Yes
I have considered the impact on air quality, carried out an appropriate assessment and included any resulting actions or opportunities necessary to improve air quality in the report.	N/A