

# Newington Neighbourhood Plan (NNP)

Report from Community Drop-in  
Session held in The Lonsdale Centre on  
Wednesday 24th February 2016



The Planning  
**Cooperative**



**A “drop-in” session was held between 2.30 and 4.30 pm on Wednesday 24th February 2016, at The Lonsdale Centre, to promote and progress the Newington Neighbourhood Plan process and receive ideas and comments from local residents.**

The event was publicized in The Hull Daily Mail and by means of posters on notice boards and in local shop windows.

Unfortunately, attendance at the event was modest, with a total of around 20 people attending.

Notwithstanding the disappointing attendance, some good ideas were put forward and valuable discussions took place, which, when combined with the “Options for Change” document produced by Keith Griffiths of Hull City Council’s Planning Services Department, could form a reasonable basis for moving the project on to the next stage (see below).

Ideas emerging from the drop-in session: -

**Broad Topic Areas:**

**West Park**, including “The Triangle”, Hull Fair / Market / Park ‘n’ Ride site, and The KC Stadium; Seek better maintenance (e.g. litter) and secure environmental improvements, whilst retaining existing uses.

**Anlaby Road:** Concern over the impact and number of takeaways; seek new uses for vacant properties; promote street art; improve the range and appearance of shops; secure more parking for shops; and define a local role for the “Trade-Ex” site.

**Traffic, transport, and parking:** Including alternative uses for under-used car-parks, (e.g. Walliker Street), better traffic management, (bus lanes and traffic lights), and improved public transport, especially for older people.

**Vacant Properties:** Seek to secure new uses and improvements to vacant properties including iconic building such as The Premiere Bar, The Carlton, West Park Hotel, and The Carnegie Building(s) as well as to houses and other smaller properties. This should also explore Pop-up / Meanwhile and temporary uses to stimulate interest.

**The Natural Environment:** Seek ways to encourage / promote improvements to the natural environment including wildlife, trees and hedgerows, and foraging; Drainage (SuDS).

**Recreation:** Encourage a wider range of uses on West Park and The Triangle, including allotments; retain existing facilities; use vacant buildings for recreational, cultural and social purposes.

**The Local Economy:** Encourage business start-ups, retain / increase local employment opportunities, encourage “meanwhile” uses in vacant shops and other commercial properties.

## Discussion

Much of the discussion that took place focused on how the NNP could promote the area in order to encourage inward investment. Positively worded, welcoming, and pro-active planning policies that do not scare off potential investors could assist in this respect.

Although some of the topic areas discussed with respondents do not lend themselves directly to planning policies they can, nevertheless, feed into the Neighbourhood Plan – either through aspirational statements (as opposed to formal policies) or indirectly through land-use policies on related topics.

Whilst non land-use statements and aspirations, (for instance concerning traffic management issues, litter, or the condition of privately rented properties), will never have the force of a formally adopted planning policy they can, nevertheless, often be persuasive in seeking to achieve land-use related aims and objectives when planning applications are considered and should, therefore, be considered as part of the NNP – albeit without the weight of a formally adopted policy behind them. For instance, new shop units can be asked to provide litter bins or contribute to street art as part of redevelopment / improvement proposals.

The inclusion of policies in the NNP to provide greater control over new take-away food shops, the sub-division of dwellings into flats or HMOs, and shop-front design (including an element of design guidance) were also discussed with general agreement that they could be included as formal policies.

In addition, other more traditional, topics such as surface water drainage (SuDS), highway safety, layout, density and design, better facilities for pedestrians and cyclists, protecting residential amenity, the provision of infrastructure and community facilities, street furniture, tree and hedgerow provision and protection, etc, can also be promoted if necessary, through the NNP.

There is a level of concern over traffic and parking in the area, with on-street parking, and traffic flows along Anlaby Road providing the most frequent comment. Several respondents considered that better traffic management measures could, and should, be adopted along Anlaby Road. Disused car-parks, for instance on Walliker Street, were identified as potential redevelopment sites, given the reluctance of local people to use them for security reasons.

Although the “Trade-Ex” site lies just outside the NNP boundary, it will have an effect on trading and traffic conditions along Anlaby Road and should, therefore, be taken into consideration when policies for Anlaby Road are formulated. Promotion of the Trade-Ex site as a form of “gateway” to Hull City Centre, along Anlaby Road, is one possible approach that could have beneficial effects within the NNP area.

The West Park area, (all the land east of Walton Street and north of Anlaby Road), should be treated as a separate policy area within the NNP, focusing on recreational uses and environmental improvements – and the Stadium Company should be encouraged to participate in future discussions.

Whilst acknowledging the importance of the Hull Fair / Market site to the City, it is for much of the time, an open, unused, and unattractive area which affects the daily lives of Newington residents and there is a strong body of opinion locally to the effect that this should be acknowledged by the City Council through a commitment to environmental improvements.

The “Triangle” site to the east of the KC Stadium is completely surrounded by railway lines and has no vehicular access to it – but is, nevertheless a visually important area, especially to the many visitors to the Stadium on match days, and consequently it will, undoubtedly, be the subject of much discussion in the NNP.

At the present stage, no firm ideas have emerged for this visually important area of land, but it does seem clear that there will inevitably be an emphasis on the natural environment rather than on any significant built form of development. Perhaps a combination of community woodland, allotments and other food growing based initiatives could be developed here as a local amenity and urban lung?

Although there are no large housing or employment allocations in the NNP area identified in either the current or the emerging Hull City Local Plan, there are a few smaller housing sites that need to be properly integrated into the area – and other potential “infill” sites for which some relatively simple design guidance could be adopted in the NNP.

However, discussions suggested that the NNP should remain as flexible as possible with regard to new developments, both in terms of the uses to be allowed and detailed design requirements, in order not to discourage inward investment in the area. Once again, a welcoming, helpful, “can do” approach was seen to be the best style to adopt in the NNP.

Vacant buildings give cause for concern in the NNP area – in particular the “iconic” buildings, of local interest and prominence that are currently unused and falling into disrepair (e.g. the Premiere Bar, West Park Hotel, and Carlton Hall). Positively worded and flexible land-use planning policies to encourage new uses, with aspirational statements designed to encourage business start-ups, and flexible funding sources, would help to attract new users to these buildings.

## Work to be Progressed

- Need to address low demand and support investment in the area - a plan would help this;
- Concern about low aspiration and low involvement of people in regeneration investigate and shape community engagement with culture at its core. Engaging with local and City partners to more integrate the area with the City of Culture 2017
- Provide precedence report providing ideas for the development of an ecology park including involvement of local and external partners;
- Explore opportunities to encourage and stimulate positive approaches to address loss of residential character and minimize the negative impact that is perceived by the growth of shared houses in the area;
- Need for business growth in the area to help underpin population growth - potential new uses of the St Matthews Church, although this is outside the plan area;
- Explore signage and lighting to enhance welcome and improved business and living environments
- Develop a Newington 'prospectus' to communicate the vision and opportunities for change and building confidence and realizing opportunities via a variety of economic , social, environmental development initiatives aided through grant and loan support and exemplar development.