

A new vision for developing Wakefield District

ldf

Local Development Framework

Development Policies



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Information

The Development Policies Development Plan Document and its accompanying Sustainability Appraisal are available to view and download on the Council's web-site at: www.wakefield.gov.uk/ldf. Copies are also available to view at main libraries. If you would like to talk to a planning officer working on the Local Development Framework about any aspect of this document please contact the Spatial Policy Group on (01924) 306417 or 306495.

If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Spatial Group Policy on (01924) 306495.

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Introduction & Explanation



1 Introduction & Explanation

The Local Development Framework

- 1.1 The Council is introducing a new type of plan, known as the Local Development Framework (LDF), to guide the use of land and new development throughout the district. It is being prepared under government legislation for development plans ⁽¹⁾ and is replacing the Unitary Development Plan First Alteration (UDP) which was adopted in January 2003.
- 1.2 The LDF includes strategies, policies and proposals for the development and use of land in the district for the period to 2026. It is closely linked to Wakefield District Partnership's Community Strategy ⁽²⁾, addressing issues which relate to land use and development in different places, with the overall intention of making the district a more attractive and prosperous place to live.
- 1.3 The LDF conforms to the Regional Spatial Strategy (RSS) which now forms part of Wakefield's development plan.

Core Strategy and Development Policies Development Plan Documents

Local Development Framework Documents

- 1.4 Whereas the UDP is a single plan, the LDF is made up of a number of separate documents produced at different times. The LDF should be read as a whole and decisions about future development must have due regard to all its relevant parts. The Core Strategy and Development Policies documents contain all the strategic elements of the LDF and most of the development policies relating to specific topics. A separate Site Specific Proposals document will include details of proposed land allocations and designations and will be accompanied by a Proposals Map. Further documents will be produced covering topics for which there are no detailed policies in this document, such as the Waste document.
- 1.5 **The Core Strategy document** is the over-arching strategic policy document of the LDF and all other LDF documents must be in general conformity with it. The Core Strategy:
 - sets out the context within which the LDF is being prepared, including the issues facing the district;
 - defines the **spatial vision** for Wakefield district to 2026;
 - sets out a series of **objectives** designed to achieve the vision;
 - identifies five **themes** to provide focus and link the objectives to the development strategy and policies;
 - includes a **spatial development strategy** embracing all five themes to meet the objectives and accommodate new development, including that needed to deliver the Community Strategy;
 - includes **strategic policies**, grouped under the five themes, to guide and control the overall scale, type and location of new development and investment which will enable the vision, objectives and strategy to be achieved; and
 - includes a statement of the number of additional dwellings to be provided in the district.
- 1.6 **The Development Policies document** sets out policies which will be used, in conjunction with the strategic policies in the Core Strategy, when determining planning applications to manage and guide specific types of development in different locations to deliver sustainable communities.

Subject	Where found in the document	References	Purpose
Introduction & Explanation	Chapter 1		Gives a summary of the LDF process and background to the Development Policies document

¹ The Planning and Compulsory Purchase Act 2004

² Developing Knowledge Communities, March 2007

Subject	Where found in the document	References	Purpose
Conformity to National, Regional & Local Policy	Chapter 2		Sets out the policy context of the Development Policies document
Development Policies	Chapters 3 - 7	Policies D1-D28	Sets out detailed Development Policies which translate the vision, objectives, strategy and development principles into courses of action for different types of activity
Delivery & Monitoring	Chapter 8		Sets out how the policies will be monitored

Table 1 Contents of the Development Policies Document

How does the Development Policies document fit into the Local Development Framework?

- 1.7 The following diagram shows how this document relates to the strategies which influence its content and its relationship to other parts of the LDF:

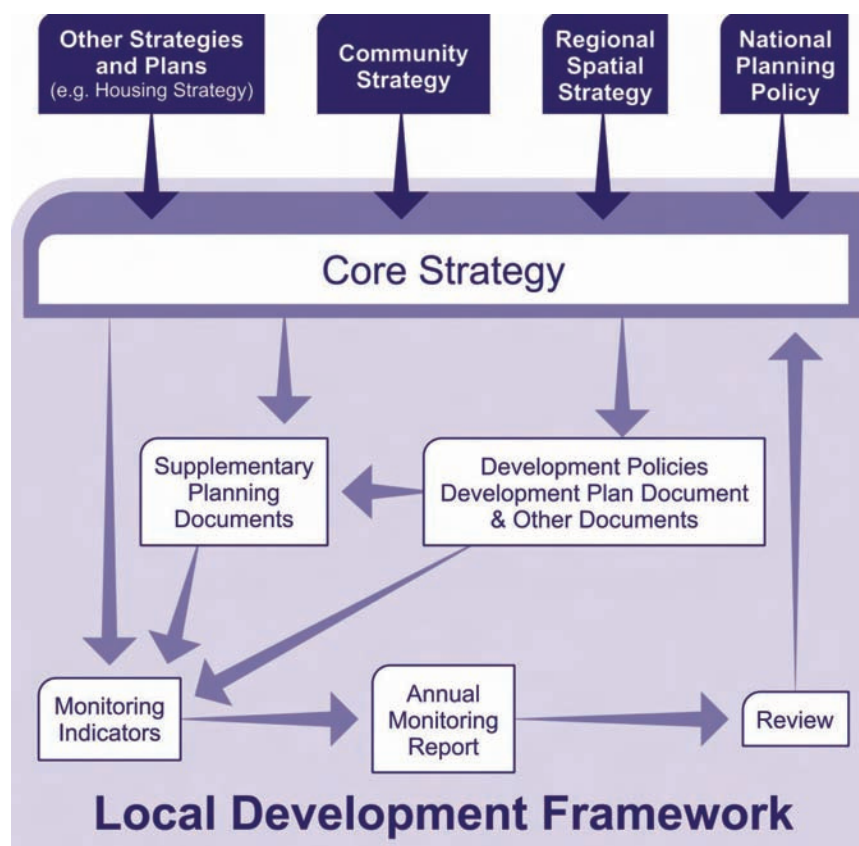


Figure 1 Relationship of the Development Policies document to other documents

How does the Development Policies document relate to the Unitary Development Plan?

- 1.8 Eventually, the LDF will replace the UDP as part of the statutory development plan for Wakefield District. However, until all the new LDF documents are in place, some parts of the UDP will be 'saved' to ensure comprehensive planning policy coverage remains in place. Saved parts of the UDP remain in force and will be used in the determination of planning applications until replaced. Details of which policies and proposals in the UDP are saved after 27 September 2007 are referred to in the latest Local Development Scheme and are listed in the Direction issued by the Secretary of State⁽³⁾. Appendix 1 sets out which UDP policies are being replaced by new policies in this document.

3 Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004

Conformity



2 Conformity

Conformity to National, Regional and Local Policy

- 2.1** The national policy context for the preparation of Wakefield's LDF is provided by government planning policy statements and guidance. There are also many strategies and policy statements at regional, district and local level that the LDF takes into account and which in turn the LDF influences. Two of these are of key significance, the Regional Spatial Strategy (RSS) and Wakefield's Community Strategy.

Conformity

- 2.2** Together, these provide a clear framework for the LDF's core strategy, policies and proposals. The LDF must take account of national planning policy, must be in general conformity with RSS and has to demonstrate clear links with the Community Strategy. In turn, the LDF is an important means by which these higher level strategies and policies are implemented. The Regional Planning Body has confirmed that this document is in general conformity with the RSS. ⁽⁴⁾
- 2.3** The Development Policies document themes reflect the Core Strategy objectives which link to the Community Strategy, the core approach in RSS and the government's five guiding principles for sustainable development. This demonstrates that the Development Policies document is clearly rooted in the Core Strategy and conforms to higher level strategies and objectives.

4 Required under Section 24 of the Planning and Compulsory Purchase Act 2004

Meeting Local Needs in Sustainable Locations



3 Meeting Local Needs in Sustainable Locations

- 3.1** The framework for meeting local needs in sustainable locations is set out under Theme 1 of the Core Strategy. The following policies are particularly relevant:

CS1 Location of Development

CS2 Retail and Town Centres

CS3 The Scale and Distribution of Additional Housing

CS4 Sustainable Transport

- 3.2** The underlying principle in national and regional policy is to deliver sustainable development. Key to this approach is to guide and influence the location and scale of housing within easy access to services and to ensure that it is accessible by public transport, cycling and walking. The policies grouped under this theme provide the broad spatial framework to meeting local needs in sustainable locations. This section contains information and policies which address:

- housing density;
- rural housing;
- development on windfall sites;
- ensuring land is safeguarded for future development.

Housing Density

- 3.3** RSS policy sees raising urban density as one means of combating climate change and reducing greenhouse gas emissions. Policy CS1 of the Core Strategy sets out the the broad policy framework for delivering the spatial development strategy for Wakefield District based around the settlement hierarchy which defines urban areas, local service centres and villages in the district. Policy CS3 sets out the requirement for housing within the district, its scale, distribution and density.
- 3.4** National planning policy on density standards is set out in Planning Policy Statement 3: Housing. The national indicative minimum net density is 30 dwellings per hectare, though a range of minimum densities is advocated, depending particularly on the accessibility of the location to public transport. All proposals for residential development should achieve a minimum density of 30 dwellings per hectare. There may be local circumstances where site characteristics and other constraints limit what can be achieved on site in terms of density. In these circumstances a lower density may be acceptable and this will need to be justified.
- 3.5** Higher densities of at least 40 dwellings per hectare will be expected in the urban areas of Wakefield, Castleford and Pontefract, with a minimum of 50 dwellings per hectare in Wakefield city centre and Castleford and Pontefract town centres. Higher densities can be achieved by developing apartments however these will only be appropriate within urban areas and local service centres.

Housing in Rural Areas

Policy D 1

Housing in Rural Areas

1. In small settlements not within the Green Belt housing proposals shall be limited to meet identified local needs where it comprises of:
 - a. closing a small gap in an otherwise built-up frontage to an existing road; or
 - b. the redevelopment or sub-division of an existing residential curtilage; or
 - c. the sub-division of an existing dwelling; or
 - d. the change of use or redevelopment of a non-residential building where this would not result in a loss of local employment or service provision.

Development proposals must fall wholly within the confines of the settlement. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the settlement.

2. Within the infill boundary of Green Belt settlements shown on the Proposals Maps housing proposals shall be limited to meet identified local needs comprising of:
 - a. closing a small gap in an otherwise built-up frontage to an existing road; or
 - b. the sub-division or replacement of an existing dwelling; or
 - c. the change of use of a non-residential building where this would not result in a loss of local employment or service provision.

The development must fall wholly within the confines of the infill boundary.

3. Elsewhere within the Green Belt housing development will only be acceptable where it involves the change of use of a rural building or the subdivision or replacement of an existing dwelling. Proposals shall be limited to meet identified local needs.

Policy Justification

Small Settlements excluded from the Green Belt

- 3.6 Principles governing the location and distribution of housing are set out in policy CS3 of the Core Strategy. Most new housing is focused on the district's urban areas, though smaller amounts of housing are acceptable in local service centres and villages. There are also a number of settlements and groups of buildings in the district which are not within the Green Belt but are too small to be classed as villages. The development strategy aims to limit the scale of new housing in these places within the confines of each settlement. Core Strategy spatial objective 3(c) aims for limited housing development to take place in rural settlements to meet identified local needs or maintain the viability of local services. The development strategy therefore allows for limited infill in small settlements not within the Green Belt to meet local housing needs. The following settlements fall into this category:

- Ackton, Featherstone
- Bottomboat, Wakefield
- Great Cliff, Crigglestone
- Kirkthorpe
- Newmillerdam
- New Sharlston

- Bleakley, Notton
- Oakenshaw, Crofton
- Stanley Ferry, Wakefield
- Woolley Colliery

Small Settlements in the Green Belt

3.7 In the Green Belt new housing normally constitutes inappropriate development unless it is for agricultural, forestry and other rural occupational dwellings. However, within established settlements in the Green Belt small infill housing developments which do not adversely affect the openness of the Green Belt may be acceptable. Development must take place within the settlement infill boundaries which are shown on the Proposals Maps.

- Carr Gate
- Chapelthorpe
- East Hardwick
- Midgley
- North Elmsall
- Old Snydale
- Warmfield
- Wentbridge
- Wragby

3.8 Planning Policy Guidance 2: Green Belts provides national planning guidance on limited infilling in identified small settlements in the Green Belt and advises that the re-use of buildings in the Green Belt is not inappropriate providing certain criteria are met.

3.9 Occasionally there may be circumstances where housing development may be permitted as an exception to normal policy considerations in order to provide affordable housing to meet an identified local need. Proposals will be considered on their individual circumstances in accordance with national policy.

Elsewhere in the Green Belt

3.10 Outside established settlements housing development will only be acceptable in the Green Belt where it involves the change of use of a rural building or the subdivision of an existing dwelling. In line with policy CS3, when proposing the change of use of a non-residential building to residential use in smaller settlements, developers will need to demonstrate that alternative employment and community uses have been properly considered before conversion for residential use.

Delivery & Implementation

3.11 This policy will be implemented by ensuring that proposals for residential development in rural areas meet its requirements. The number of dwellings built in small settlements and elsewhere in rural areas will be recorded as part of the overall monitoring of house-building in the district. The results will be reported in the Annual Monitoring Report.

Replaced UDP Policy

3.12 This policy replaces policy OL16 in the Wakefield UDP.

Windfall Housing

- 3.13** Windfall housing is that which takes place on land which is not allocated specifically for housing in the LDF. It usually represents a sustainable option for the reuse of previously developed land and buildings within urban areas, especially where the reuse of redundant or surplus employment land or buildings is involved. A significant proportion of all the new house-building in the district in recent years has been on windfall sites and with the emphasis in the spatial development strategy on housing within urban areas and local service centres, it is anticipated that levels of windfall housing on brownfield land will continue to be high.
- 3.14** However, it is necessary to consider the needs of other land uses and activities as well as housing to maintain balanced communities and there is some concern about the increasing loss of unallocated former employment land to housing.
- 3.15** Proposals for housing on greenfield windfall sites will usually not be acceptable, but there are circumstances when this can represent a sustainable option. Where there is a danger that the housing requirement for the district or a settlement will not be met or a particular housing need can not be met because of a shortage of previously developed land and a greenfield site has no amenity value and is currently underused, the use of the site for housing could represent sustainable development.
- 3.16** Planning Policy Statement 3 advises that where a windfall proposal is sustainable, it will make effective use of land and is in line with the housing and wider objectives of the plan, planning permission for housing should be granted.

Safeguarded Land

Policy D 2

Safeguarded Land

Areas of safeguarded land have been identified on the edge of settlements which may be suitable to meet longer term development needs for housing or employment land. Within these areas shown as Protected Areas of Search for Long Term Development on the Proposals Maps, development will be restricted to that which is necessary for the operation of existing uses together with such temporary uses that would not prejudice the possibility of long term development.

Policy Justification

- 3.17** The Council's policy on safeguarded land is set out in section 9 of the Core Strategy. This safeguarded land is designated as Protected Areas of Search for Long Term Development and will be identified on the Proposals Maps.
- 3.18** Land covered by the Protected Areas of Search designation should not automatically be regarded as long-term development land. Future reviews of LDF documents may reconsider the suitability of safeguarded land but in the meantime development will be restricted to that which is necessary for the operation of existing uses, or to such temporary uses as would not prejudice longer term development needs.
- 3.19** Planning Policy Guidance 2: Green Belts sets out national planning policy guidance on identifying and controlling development on safeguarded land to reflect the broad scale and location of anticipated development beyond the plan period and secure the long term stability of Green Belt boundaries. The possible need to identify additional safeguarded land in the district will be considered in the Site Specific Proposals document in accordance with RSS policy and national planning guidance.

Delivery & Implementation

- 3.20** This policy will be implemented by ensuring that proposals for development on safeguarded land meet its requirements. The loss of safeguarded land to permanent development will be monitored and the results will be reported in the Annual Monitoring Report.

Replaced UDP Policy

- 3.21** This policy replaces policy OL4 in the Wakefield UDP.

Creating Mixed & Balanced Communities



4 Creating Mixed & Balanced Communities

- 4.1** The framework for creating mixed and balanced communities is set out under Theme 2 of the Core Strategy. The following policies are particularly relevant:

CS5 Community Facilities and Services

CS6 Housing Mix, Affordability and Quality

CS7 Accommodation for Gypsies, Travellers and Travelling Showpeople

- 4.2** This section outlines how housing will be developed that is affordable and meets the needs of people from all sections of the community.

Affordable Housing

- 4.3** The context for the provision of affordable housing in the district is set out in the Core Strategy. Policy CS6 outlines the need to develop and maintain a varied mix of housing in terms of type, size, tenure and affordability. This section gives more details of particular types of accommodation the Council will expect developers to take into consideration when designing their proposals.

- 4.4** Affordable housing is defined in Planning Policy Statement 3 which also sets out the circumstances in which affordable housing will be required where it is viable to do so and the approach to seeking developer contributions. Developers should also refer to the Council's Developer Contributions Supplementary Planning Document. Affordable housing should normally be provided on the application site so that it contributes towards creating mixed communities. However, there are occasions where a financial contribution in lieu of on-site provision may be preferred. Wakefield's proposals for the provision of affordable housing follow national planning policy guidance.

- 4.5** The Council's Strategic Housing Market Assessment together with housing needs surveys set out the requirements for affordable housing within the district. This will include the need for affordable housing in both urban and rural settlements.

Rural Exception Sites

- 4.6** In the smallest settlements, housing development falling within the scope of policies CS3(e & f), and D1 will normally be limited to infill to meet identified local need. Planning Policy Statement 3 allows local planning authorities to grant planning permission on small sites within or adjoining existing settlements which would not normally be released for market housing, as an exception to normal policies. Priority will be given to previously developed land and sites within settlements before greenfield sites. The need for affordable housing to be provided as an exception should be established by means of a local needs assessment undertaken in consultation with the local community and agreed with the Council and should contribute to creating sustainable rural communities. Suitable sites should be identified based on the locational principles set out in policy CS1.

Types of Housing

- 4.7** Planning Policy Statement 3 and RSS aim to ensure that a wide choice of housing types is available and sustainable, inclusive, mixed communities in all areas. Planning Policy Statement 1 promotes the creation of socially inclusive communities, including suitable mixes of housing. Developers should consider the needs of everyone in the community. Where there is a particular requirement for special types of dwelling these should be integrated into schemes for residential or mixed development. Policy CS6 of the Core Strategy sets out criteria to provide dwellings which will meet all types of need in the district, that are constructed to appropriate standards.
- 4.8** The Code for Sustainable Homes was introduced in April 2007. It is a voluntary national standard designed to improve the sustainability of new homes by setting a framework within which homes can be designed and constructed to higher environmental standards. Minimum standards for compliance have been set above the requirements of Building Regulations. From May 2008 onwards mandatory ratings against the code were introduced. The Council will encourage development to meet Level 3 Current Best Practice or above.
- 4.9** The Building Regulations require that all new dwellings are constructed to mobility standards, having regard to the characteristics of each site. New dwellings should also be built to or easily be adaptable to lifetime standards. Lifetime homes incorporate features which make the dwellings easily adaptable to changing family needs and enable everyone to live independently. The Council advises developers to discuss development proposals with the Council's Sustainable Communities Service and recommends consulting a specialist in this field, such as the Joseph Rowntree Foundation.⁽⁵⁾

Accommodation for Gypsies, Travellers and Travelling Showpeople

- 4.10** The government's approach to providing for the needs of gypsies, travellers and travelling showpeople is set out in ODPM Circular 01/06 and DCLG Circular 04/07. RSS policy on the provision of sites for gypsies and travellers states that additional provision is needed within the region and points to the need for local assessments to establish the scale of need. Policy CS7 of the Core Strategy sets out criteria for assessing the suitability of sites which are proposed to meet future or unexpected demand on the provision of accommodation for gypsies, travellers and travelling show people. If sub-regional or local assessments indicate a need for additional provision in Wakefield District, sites will be identified in the Site Specific Proposals document.

5 Lifetime Homes Standards, Joseph Rowntree Foundation. See website - www.jrf.org.uk/housingandcare/lifetimehomes/

Supporting a Dynamic & Efficient Local Economy



5 Supporting a Dynamic & Efficient Local Economy

- 5.1 The framework for supporting a dynamic and efficient local economy is set out under Theme 3 of the Core Strategy. The overall approach to economic development, supporting the rural economy, farm diversification and tourism related development, including the main locational principles are considered under this theme. The following policies are particularly relevant:

CS8 The Local Economy

CS9 Transport Network

- 5.2 This section sets out policy for protecting employment land and the local economy within the district.

Protecting Employment Land

Policy D 3

Protecting Employment Land

The districts most sustainable and valued employment areas are identified as Employment Zones which are shown on the Proposals Maps shall continue to be occupied primarily by employment uses. Proposals for development or re-development for employment uses in these zones will generally be supported. Non-employment uses will be permitted where:

1. It can be demonstrated that:
 - a. alternative employment sites are available in the locality which are suitable in terms of quality and quantity so as not to prejudice opportunities for local employment uses;
 - b. where a site is in use suitable alternative provision has been made to accommodate any existing occupiers of the site or premises;
 - c. where a site or premises are not in use appropriate marketing shows that the site or premises are not in demand for employment use;
2. In each case the following criteria are met:
 - a. existing neighbouring uses are not restricted by the introduction of new uses and the amenities of the new occupiers are not compromised by existing neighbouring uses; and
 - b. the proposal would not result in environmental, amenity or traffic problems; and
 - c. the zone retains a mix of uses including a proportion which generates employment.
3. General retailing will not be permitted on land allocated for employment use.

Policy Justification

- 5.3 Achieving the district's economic objectives depends on protecting and enhancing existing employment sites as well as on creating new opportunities. The Existing Employment Areas paragraphs in the Local Economy section of the Core Strategy seeks to protect the district's most sustainable and valued employment areas that are designated as Employment Zones by applying policies to favour employment use in these areas.
- 5.4 Most of these zones are close to city and town centres and provide job opportunities close to where people live. They are a valuable source of employment land and buildings and an important location for small businesses and industries, especially those just starting up or growing. In some of these zones, there are strong redevelopment pressures for other uses, notably residential. In order to maintain a reasonable balance between jobs and homes, and reduce the need to travel, key existing employment locations should be offered a degree of protection.

- 5.5** All Employment Zones have been reviewed to ensure their continuing suitability for employment use and a number of new zones are proposed. Details of proposed changes are in the Site Specific Proposals document and the zones are identified on the accompanying Proposals Maps. This policy is designed to protect existing employment within Employment Zones from redevelopment for other uses, unless specific requirements are met. Until new Proposals Maps are adopted, this policy will apply to Employment Zones in the UDP.
- 5.6** Government guidance ⁽⁶⁾ confirms that land and buildings allocated in development plans for industrial and commercial use should be reviewed and consideration given to whether housing would be a more appropriate use. This approach is supported by RSS policy which provides the context for the review of employment allocations and zones undertaken during preparation of the LDF.
- 5.7** However, RSS policy on safeguarding employment land notes that LDF's should define criteria or areas where it is considered necessary to protect designated employment sites because of high levels of competing demand from other land uses. The sites support the RSS core approach and a review of employment land has been carried out in accordance with RSS policies. This policy has been drawn up in the light of this guidance and reflects the need to protect Employment Zones within the district.

Other Land in Employment Use

- 5.8** Around the district there are a number of sites in employment use which do not have any specific notation in the LDF. They contribute to the sustainability of the settlements in which they are located by providing jobs and reducing the need to travel. It is expected that these sites should retain their existing use, or conform to the predominant use of the surrounding area. Proposals for development, re-development and change of use which affect employment areas without specific notation will be considered on merit, having due regard to the LDF policies and supporting statements, particularly those relating to sustainability. Whilst the re-use of brownfield land for housing is a high national priority this has to be balanced against sustaining settlements and local jobs, particularly in small rural settlements with limited employment opportunities (see policy D1).

Delivery & Implementation

- 5.9** This policy will be implemented by proactively managing development through planning applications and related planning processes for non-employment uses in Employment Zones. The effectiveness of the policy will be assessed by monitoring the following which will be reported in the Annual Monitoring Report:
1. the loss of vacant land in Employment Zones;
 2. amount of land in Employment Zones lost to residential development;
 3. the loss of non-allocated employment land to residential development.

Replaced UDP Policy

- 5.10** This policy replaces policy I5 in the Wakefield UDP.

6 Planning Policy Statement 3: Housing, DCLG, 2006 and Employment Land Reviews: Guidance Note, ODPM, 2004

Sustaining the Rural Economy

- 5.11** Policy CS8 in the Core Strategy is designed to deliver a dynamic local economy, including the rural economy. The Rural Economy section of the Core Strategy explains the aim of supporting the rural economy and establishes the principles governing the location of employment development in rural areas in line with the spatial development strategy.
- 5.12** One of the ways of supporting the rural economy is to encourage the continuation of agriculture as the most appropriate use for most of the rural areas. However, the 2001 Census found that only 1,055 people in the district were employed in agriculture. Maintaining existing businesses and supporting new businesses which do not rely on agriculture is, therefore, important to sustain the viability of smaller settlements. This includes, where appropriate, supporting farm diversification schemes, equine related activities and developments which provide facilities for tourists.
- 5.13** A careful balance will need to be achieved in supporting proposals that assist the economic sustainability of local communities whilst addressing any potential environmental consequences. All of the open countryside and many villages within the district are in the Green Belt. It is recognised that in promoting the economic diversification of rural areas a balance has to be struck between protecting the openness of land in the Green Belt and supporting different types of activity.
- 5.14** RSS policy on the rural economy promotes rural diversification, giving priority to the re-use of existing buildings, and essential development connected with agriculture and forestry, while focusing most rural employment development in local service centres. Where the re-use of existing buildings is proposed in villages and rural areas, priority will be given to employment and community uses before residential conversions.
- 5.15** There are also a number of employment sites in the rural areas of the district which do not have any specific designation and are expected to remain in their current use for the life of the LDF. These areas help to maintain a healthy and diverse local economy and a supply of jobs close to where people live. The Council will support the rural economy by enabling employment development and the expansion of existing firms at a scale which is appropriate to the location. Development proposals will need to comply with other LDF policies, particularly Green Belt policy and those dealing with the impact of development on the countryside and landscape character.

Creating High Quality, Distinctive & Safe Environments



6 Creating High Quality, Distinctive & Safe Environments

6.1 The framework for creating high quality, distinctive and safe environments is set out under Theme 4 of the Core Strategy. The following policies are particularly relevant:

CS10 Design, Safety and Environmental Quality

CS11 Leisure, Recreation and Open Space

CS12 Green Belt

6.2 The quality and condition of the environment has a direct impact on the quality of life. Policies on design, safety, conservation and control of pollution help maintain and improve the local environment and prevent development which could have detrimental effects on environmental quality. The provision of open space and protection of the Green Belt also make an important contribution to creating high quality environments. This section contains more detailed policies which address:

- the impact of development on the landscape and protection of the countryside;
- promotion of biodiversity, conservation and enhancement of wildlife species and habitats;
- the need to improve the built and natural environment through good quality design, landscaping, access and protection of open space;
- safety & security and measures to tackle crime;
- the preservation and enhancement of historic buildings and the archaeological heritage;
- prevention of pollution to protect public health and the environment.

Nature Conservation

Policy D 4

Sites Designated for Biological or Geological Conservation

Within the district are a number of sites designated for biological or geological conservation of international, national, regional and local importance. Where the Council considers that any designated site or any species of principal importance for conservation may be affected by a development proposal, an ecological assessment to be required to be submitted with the planning application.

1. Development that is likely to have either a direct or indirect adverse affect on a nationally designated site will only permitted if it can clearly be demonstrated that exceptional reasons of public interest for development clearly outweigh any impact on its features of ecological importance and on the national network of designated sites. The development must further the conservation and enhancement of the site.
2. Development that is likely to have either a direct or indirect adverse affect on a regional or locally designated site will only be permitted if it can clearly be demonstrated that:
 - a. development cannot reasonably be located on an alternative site; and
 - b. reasons of public interest for development clearly outweigh its features of ecological importance; and
 - c. the need for development clearly outweighs any harm which may be caused to the ecological or geological conservation value of the site; and
 - d. harm can be reduced to acceptable limits; and
 - e. positive environmental mitigation measures can be implemented either on site or in a suitable alternative location.
3. Where development is permitted the Council will require developers to:

- a. minimise disturbance;
- b. protect and enhance the site's ecological value;
- c. ensure appropriate management;
- d. ensure appropriate mitigation measures are designed into the proposal and work on the site does not commence until these measures are in place;
- e. work to approved methods; and
- f. create new or replacement habitats equal to or above the current ecological value of the site if damage or loss is unavoidable.

Policy Justification

6.3 Sites designated for biological and geological conservation within Wakefield District will be identified as:

- International and European Designation: Special Areas of Conservation
- National Designation: Sites of Special Scientific Interest
- Regional and Local Designations: Regionally Important Geological Sites, Sites of Scientific Interest, Local Nature Reserves, Ancient Woodland and Wakefield Nature Areas.

These designated sites will be shown on the Proposals Maps. Developers should refer to Planning Policy Statement 9 where they are proposing development which may directly or indirectly affect any of these Designated Sites.

6.4 The LDF does not contain specific protection policies for International and European Designations as they are protected by law. Reference should be made to Planning Policy Statement 9: Biodiversity and Geological Conservation (paragraph 6), and ODPM/Defra Circulars 06/2005 & 01/2005 Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System. Development is not permitted unless imperative reasons of overriding public interest exist which are sufficient to override the harm to the ecological importance of the designation. Where proposals for development may affect an International or European designated wildlife site developers are required to demonstrate that there will not be any adverse impacts on the integrity of the site. If this is not demonstrated to the Council's satisfaction planning permission will not be granted. Developers should refer to the Circular where they are proposing development which may directly or indirectly affect an Internationally Designated site.

6.5 The Council has designated Wakefield Nature Areas which are sites of local wildlife value containing habitats and species identified in the The Wakefield District Local Biodiversity Report. Some of these are candidate Local Nature Reserves, details will be given in the Site Specific Proposals document.

6.6 Particular species of flora and fauna within England are subject to special protection. The two principal pieces of legislation protecting wild species are Part I of the Wildlife and Countryside Act 1981 and the Habitats Regulations. Some animals are also protected under their own legislation (e.g. The Protection of Badgers Act 1992). A breach of protected species legislation is a criminal offence.

6.7 In addition to the category above, some habitats and species are listed as priorities in the UK Biodiversity Action Plan, and by Local Biodiversity partnerships, together with policies in the England Biodiversity Strategy. These are listed in the Countryside and Rights of Way Act 2002 Section 74: List of Habitats and Species of Principal Importance in England, and can also be found in Annex C of Planning Policy Statement 9.

6.8 Where a proposal for development is likely to affect a designated site for biodiversity or geological conservation, any species protected by law or its habitat, or Biodiversity Action Plan priority species and habitats, the Council will expect a suitable ecological assessment to be submitted prior to planning permission being determined. Any necessary measures to protect the species and their habitat are required to be in place before work affecting the site commences. The Council may use planning conditions and/or legal agreements to secure protection and enhancement of biodiversity and positive mitigation measures.

Delivery & implementation

- 6.9** This policy will be implemented through allocations in the Sites Specific Proposals document and by proactively managing planning applications and related planning processes.

Replaced UDP Policies

- 6.10** This policy replaces policy E2 in the Wakefield UDP.

Watercourses and Water Bodies**Policy D 5****Ecological Protection of Watercourses and Water Bodies**

The Wakefield District Local Biodiversity Report identifies watercourses and water bodies as important ecological assets. Development on or adjacent to watercourses and water bodies will not be permitted unless it can clearly be demonstrated that there will be no significant harm to any ecological features. Where development is permitted proposals shall include:

- a. environmentally sensitive engineering methods;
- b. appropriate wetland features and landscaping; and
- c. appropriate management schemes for the planning and use of areas of water.

Policy Justification

- 6.11** River corridors are recognised as essential features for protection and enhancement in the Habitats Directive and in the Wakefield District Local Biodiversity Report. Where development is proposed that may affect watercourses and other water bodies such as lakes, ponds and marshes the Council may require developers to submit an ecological assessment with the planning application. The assessment should identify potential impact on the ecology and quality of the water, and appropriate mitigation measures. Opportunities for habitat management and enhancement should also be included.
- 6.12** Proposals for development that affect watercourses must have regard to the corridor and its ecological features. Weirs can act as significant barriers to the passage of migratory fish and other wildlife such as otters. Where possible opportunities to remove weirs or install fish passes should be taken, especially on the River Aire and River Calder. Proposals affecting watercourses should include an assessment of the riverbank treatments to be included within the development. These shall be undertaken in line with the following hierarchy:
1. Naturalisation
 2. Bioengineering
 3. Ecologically enhanced hard engineering
 4. Hard engineering

Riverbank Buffer Strips

- 6.13** Riverbank buffer strips to watercourses are required for the following purposes:
- to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
 - to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
 - to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;

- to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- to prevent overshadowing of watercourses by buildings;
- to reduce the risk of accidental pollution from run-off.

6.14 Watercourses and their banks are valuable habitats to many species. A highly effective way of protecting this habitat and contributing to wildlife habitat networks and green infrastructure is to retain buffer strips along watercourses. Wherever possible, development along riverbanks shall include an eight metre naturalised buffer strip, and more if the development allows. Development proposals should contain a feasibility assessment of incorporating this buffer strip from the top of the bank to the landward side of the development to allow river corridors to return to their natural state where possible.

6.15 Minimising culverting of water courses and aspiring to reopen existing culverts is beneficial for ecology and also helps reduce flooding. Within new developments culverts should be avoided unless absolutely necessary for essential access, and existing culverting should be reopened wherever possible.

6.16 Planning Policy Statement 9: Biodiversity and Geological Conservation and Planning for Biodiversity and Geological Conservation: A Guide to Good Practice set out the government's national policy for the protection and enhancement of biodiversity. There are also wide ranging European legislation and Statutory Regulations that protect wildlife and habitats including ODPM/Defra Circulars 06/2005 & 01/2005 Biodiversity and Geological Conservation, The Wildlife and Countryside Act 1981, The Countryside and Rights of Way Act 2002 and Habitats Regulations. RSS sets out policy on biodiversity and geological conservation. The Environmental Quality section of the Core Strategy and policy CS10 set out the framework for these policies.

Delivery & implementation

6.17 This policy will be implemented through allocations in the Sites Specific Proposals document and by proactively managing planning applications and related planning processes.

Replaced UDP Policies

6.18 This policy replaces policy E3 in the Wakefield UDP.

Wildlife Habitat Network

Policy D 6

Wildlife Habitat Network

Development that would adversely affect the integrity and value of the Wildlife Habitat Network across the district or the movement of flora and/or fauna species will only be permitted if it can be demonstrated that reasons of public interest for the development clearly outweigh any significant harm. Proposals for development shall make provision for the retention of the network and protection of its wildlife links and ecological conservation value. Where development is permitted the Council will require developers to:

- minimise disturbance;
- protect and enhance the site's ecological conservation value;
- contribute towards the objectives of the Wakefield District Biodiversity Action Plan;
- ensure appropriate management; and
- create new or replacement habitats equal to or above the current ecological value of the site if damage or loss is unavoidable.

The Wildlife Habitat Network will be shown on the Proposals Maps which will accompany the Site Specific Proposals document. Until this is adopted the Wildlife Habitat Network policy will apply to Green Corridors in the UDP.

Policy Justification

- 6.19** The Wildlife Habitat Network connects designated sites of ecological and geological conservation and habitats listed as Biodiversity Action Plan priorities such as watercourses, woodland, natural and semi-natural areas. The creation of the Wildlife Habitat Network is intended to prevent further fragmentation of ecological resources within the district. The network will allow migration, dispersal and genetic exchange of species in the wider environment, and includes links to adjoining districts. Within this network nature conservation interests will be protected and opportunities taken to restore and enhance existing habitat, create new priority habitats and manage the landscape to improve both biodiversity and landscape quality.
- 6.20** RSS sets out new policy on green infrastructure which requires the provision, protection and enhancement of a network of greenspace in urban and rural areas that connects ecological, historic, cultural and landscape assets. The Wildlife Habitat Network will provide a major element of green infrastructure throughout Wakefield District.
- 6.21** The Wildlife Habitat Network will fulfil the following broad functions:
- protect and enhance areas of wildlife and landscape value, including water, woodland, wetland areas and other priority habitats identified in the Wakefield Biodiversity Action Plan;
 - protect, enhance and develop linkages through the creation of new habitats;
 - connect habitats throughout Wakefield District and provide links to adjoining districts to allow migration, dispersal and genetic exchange of species;
 - increase the district's wildlife resources by preventing further fragmentation of habitats and encouraging appropriate management;
 - enhance the district's landscape quality.
- 6.22** The Wildlife Habitat Network will not necessarily preclude development but will seek to ensure that it is carried out in a manner which consolidates the network and does not break its continuity. Where development proposals affect the Wildlife Habitat Network the Council may require an appropriate ecological assessment to be submitted prior to planning permission being determined. Where development is permitted the Council may use planning conditions and/or legal agreements to secure protection and enhancement of biodiversity and positive mitigation measures.
- 6.23** Planning Policy Statement 9: Biodiversity and Geological Conservation and Planning for Biodiversity and Geological Conservation: A Guide to Good Practice sets out the government's national policy for the protection and enhancement of biodiversity. RSS sets out policy on biodiversity and habitat networks. The Environmental Quality section of the Core Strategy and Policy CS10 set out the framework for this policy.

Delivery & Implementation

- 6.24** This policy will be implemented through allocations on the Site Specific Proposals document and by proactively managing development through planning applications and related planning processes.

Replaced UDP Policies

- 6.25** This policy replaces policies E11 and E12 in the Wakefield UDP.

Trees

Policy D 7

Protection of Trees and Woodland

The district's woodland, hedgerows and trees are important ecological assets identified in the Wakefield District Local Biodiversity Report. Where the Council considers that trees or woodland may be affected by a development proposal, it will require an appropriate tree survey to be submitted with the planning application.

1. Development that would detrimentally affect or result in the loss of Ancient Woodland will only be permitted if it can clearly be demonstrated that:
 - a. development cannot reasonably be located on an alternative site; and
 - b. exceptional reasons of public interest for development clearly override the ecological and historical importance of Ancient Woodland; and
 - c. the need for development clearly outweighs any harm which may be caused to the ecological and landscape value of the woodland; and
 - d. harm can be reduced to acceptable limits through the implementation of positive environmental mitigation measures within the site.
2. Development that would damage or result in the loss of trees, particularly veteran trees, areas of woodland or hedgerows, will only be permitted if it can clearly be demonstrated that:
 - a. development cannot reasonably be redesigned or located on an alternative site; and
 - b. the need for development clearly outweighs any harm to the ecological value and landscape quality of the area; and
 - c. harm can be reduced to acceptable limits through the implementation of positive environmental mitigation measures either on site or in a suitable alternative location.

Policy Justification

- 6.26** Trees, woodland and hedgerows are a valuable part of the environment. They provide visual interest, amenity, shade and shelter. They are also a vital part of the ecological balance of the area. Trees can be important individually and within formal groups, copses and woodland. Only 3.8% of Wakefield District is covered with woodland compared to the national figure of 10.5%. Whilst recognising that the quality of Wakefield's woodland will vary, the very low total indicates that all woodland in the district is important for local biodiversity as set out in the Wakefield District Local Biodiversity Report. Priority will be given to the protection and enhancement of trees and woodland throughout the district. The Council will support the planting of new woodland in urban and rural areas where this is sympathetic to local topography, enhances ecology and contributes positively to landscape character.

Ancient Woodland

- 6.27** Ancient Woodland is defined as an area that has been wooded continuously since 1600 AD. It is sub-divided into ancient semi-natural woodland and plantations on ancient woodland sites. Ancient Woodland is particularly valuable for its biodiversity because of its longevity and is identified in the Wakefield District Biodiversity Action Plan. Once lost Ancient Woodland cannot be recreated. Consequently development which would destroy or damage areas of Ancient Woodland will not be permitted unless there are overriding exceptional circumstances.
- 6.28** Natural England has developed an Ancient Woodland Inventory for England which is available as a national database. However only sites over 2 hectares are shown on this inventory. In Wakefield District all known Ancient Woodland has been designated for protection in the LDF regardless of its site area and is shown on the Proposals Maps. Developers are advised to consult the Council's Tree Officer prior to submitting any proposals which may affect any type of woodland.

Veteran Trees

- 6.29** A veteran tree can be defined as a tree that is of biological, cultural or aesthetic interest because of its age, size or condition, and cannot be readily replaced. Veteran trees are important for biological reasons, providing conditions that support a wide range of other plants and wildlife, many of which require the special environment created in an old tree. They are also of historic interest, relics of former landscapes such as field boundaries, parkland or woodland and can provide information about management practices and past ways of life, for example coppice and pollards. They are also important for their aesthetic qualities within the landscape where they may be formally designed elements within parkland or semi natural features. Within Wakefield District modern farming practices and the development of land have led to a decline of veteran trees. It is therefore particularly important to protect those veteran trees which survive.

Tree Preservation Orders

- 6.30** Statutory protection is also given to trees through Tree Preservation Orders which the Council has powers to serve and enforce. Tree Preservation Orders are generally used to secure the retention of trees in urban areas which may be under threat from development.
- 6.31** The Council has a number of strategies aiming to provide protection and seek enhancement of trees and woodland, including the Wakefield District Local Biodiversity Report and the Tree and Woodland Strategy for Wakefield District. The Council will also protect trees and promote planting through its LDF policies.
- 6.32** Where the Council considers that development might adversely affect trees or woodland it will require the applicant to submit an appropriate tree survey with the planning application. Where development is permitted damage shall be kept to a minimum and the Council will use planning conditions and/or legal agreements to:
- ensure appropriate replacement trees are planted;
 - ensure appropriate maintenance/management is carried out; and
 - enhance the site's ecological and landscape value by planting native species unless site conditions make non-native species more suitable.
- 6.33** Planning Policy Statement 9: Biodiversity and Geological Conservation and Planning for Biodiversity and Geological Conservation: A Guide to Good Practice set out the government's national policy for the protection and enhancement of biodiversity and geological conservation. Regional policy on woodland and trees is set out in RSS and in the Regional Forestry Strategy. The Environmental Quality section of the Core Strategy and policy CS10 set out the framework for this policy.

Delivery & Implementation

- 6.34** This policy will be implemented through allocations in the Site Specific Proposals document and by proactively managing development through planning applications and related planning processes.

Replaced UDP Policies

- 6.35** This policy replaces policies E5, E6, E7, and E9 in the Wakefield UDP.

Landscape Character

Policy D 8

Landscape Character

Landscape is an important and highly valued environmental resource within Wakefield District. Development within the countryside, on the edge of settlements or within areas of open urban green space shall contribute towards the protection, maintenance and enhancement of the character of the district's landscape, its biodiversity, and where appropriate, the recreational quality of the area. The Council may require an evaluation of the impact of development on the landscape to be submitted with development proposals. Impact upon the landscape will be assessed having regard to the extent to which development would:

- a. adversely affect landscape elements which contribute to landscape character such as landform, field boundaries, or settlement patterns;
- b. adversely affect vegetation and trees which are characteristic of that landscape type;
- c. cause unacceptable visual intrusion; and
- d. introduce or remove incongruous landscape elements.

Policy Justification

- 6.36** Landscape is a significant element of the district's identity. It provides a setting for day to day life and contributes to the economy by attracting business and visitors. The landscape is often a source of enjoyment and inspiration.
- 6.37** Landscape Character Assessment tells us what makes a place distinctive. It is a tool for identifying the features that give a locality its 'sense of place' and pinpointing what makes it different from its neighbouring areas. It provides a framework for describing an area in a systematic way. It allows better judgements regarding development, by knowing what is present and what is distinctive. This information can be used to achieve high quality development that is not only in the right place, but also respects and enhances its surroundings. It can also inform land management decisions that will sustain the environment, and help the economy.
- 6.38** The Landscape Character Assessment of Wakefield District is a background document to the LDF and will be used as the basis for determining the appropriateness of development proposals which might have an impact upon the landscape character of the district. It identifies six landscape character types, the Calder Valley, Went River Basin, Northern Coalfield, South East Coalfield, South West Coalfield and Limestone Escarpment. The Landscape Character Assessment can be used to help planning and development by:
 - informing policies in the LDF;
 - informing the siting and design of particular types of development, such as housing, minerals and business;
 - assessing land availability for a range of uses, including new development;
 - providing information for Environmental Assessments of plans, policies and individual development proposals, including Flood Risk Assessments;
 - informing programmes for environmental enhancement, such as woodland expansion, or the regeneration of towns.
- 6.39** Proposals for development should not only respect local character, but should incorporate appropriate measures to preserve, enhance or improve the character of the locality. The Council's policy for protecting the character of the countryside and open green space in urban areas is set out below. Where development is permitted the Council may use planning conditions and/or legal agreements to secure protection and enhancement of the landscape and positive mitigation measures.
- 6.40** Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 7: Sustainable Development in Rural Areas set out the government's national policy on sustainable development, landscape and the countryside. RSS sets out Regional policy on the landscape. The Environmental Quality section of the Core Strategy and policy CS10 set out the framework for this policy.

Delivery & Implementation

- 6.41** This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policy

- 6.42** None

Design**Policy D 9****Design of New Development**

Within the district are a diverse range of settlements which have distinctive local characteristics. In order to maintain and enhance local diversity all new development shall make a positive contribution to the environment and amenity of its locality by virtue of high quality design, layout and landscaping. The Council will support the enhancement of public spaces, including provision of works of art in public places, and in appropriate cases this may be required as part of major development proposals. In particular proposals shall:

- a. respect, and where appropriate enhance the character of the locality in terms of design, scale, massing, height, density, layout, materials and colour;
- b. provide a quality setting within the development;
- c. retain, and where appropriate enhance important ecological and landscape features;
- d. respect, and where appropriate enhance existing natural and built features, skyline, landmarks or key views that contribute to the character and local distinctiveness of the area;
- e. incorporate high quality landscaping and boundary treatment;
- f. incorporate arrangements for access of vehicles, pedestrians and cyclists;
- g. incorporate arrangements for servicing, waste handling, recycling and storage;
- h. incorporate sensitive treatment of ancillary development such as parking and service areas and provide satisfactory screening where appropriate;
- i. incorporate sensitive treatment of wiring, cabling and pipelines either by laying underground or providing adequate screening or landscaping;
- j. allow for flexibility to adapt non-residential development to alternative uses to meet changing needs and circumstances over the lifetime of the development;
- k. have no significant detrimental impact on the amenity of neighbouring users or residents and existing or prospective users;
- l. allow easy access for all members of the community such as disabled people, elderly people and people with pushchairs or young children;
- m. allow the opportunity for access to adjoining undeveloped land so it may subsequently be developed; and
- n. provide open space and recreational facilities in all new housing developments which is related to the scale, type and density of the development, and to the nature of the site and its surroundings.

Policy Justification

- 6.43** Many of the settlements within Wakefield District have a distinct local character. For example in villages such as Woolley, Heath and Ackworth local stone is the dominant material. In the mining areas and towns such as Castleford, Pontefract and Normanton locally produced brick predominates with blue slate or stone flag roofs, although stone was still favoured for some civic buildings. The rich variety of architectural and historic features in the district needs to be protected and enhanced for future generations. In areas with strong local architectural styles the character and local distinctiveness of

the area should be respected so that it is maintained and where appropriate, enhanced. Alterations to existing buildings and new development should be designed to complement the local distinctiveness of an area and make a positive contribution to the quality of the environment.

- 6.44** New development can have a significant impact on the character and quality of an area. Developers should aim for high quality design and landscaping to create places that are attractive, safe, accessible and people friendly. Buildings should be designed having regard to scale, density, orientation, building lines, materials and fenestration. Materials should complement local materials in terms of form, colour and texture. Wherever possible local building materials and sustainable products should be used. New developments which are out of scale or whose design is incongruous with surrounding buildings or the area will be opposed. Buildings of innovative contemporary design will be supported where they complement local architectural styles, adjoining buildings and the street scene.
- 6.45** Car parks, service areas, wiring, cabling and pipelines can be intrusive and detrimental to the character of an area or individual buildings. The Council will consider the impact of these on the amenity of residential areas, and other sensitive locations such as Listed Buildings, Conservation Areas and areas of landscape value. In these areas cabling and pipelines should be laid underground and car parking and service areas should be adequately screened or landscaped.
- 6.46** Higher density, more intensive development is being promoted by the government to make more effective use of land and buildings. Residential development will need to take particular care in the design, layout, orientation and location of buildings in relation to one another, so that amenity is not damaged by the effects of overlooking or overshadowing. Infilling of open spaces and large gardens with new development will be opposed if it would cause a significant detrimental impact on residential amenity or the character of the area.
- 6.47** The Council will promote and require high quality and inclusive design for all development throughout the district. The appearance of development, its appropriateness to the site, and its relationship to its surroundings will be taken into account when determining planning applications. Planning applications should be accompanied by sufficient supporting information to demonstrate how design related considerations have been addressed, including an appropriate Design and Access Statement. The Council may use planning conditions and/or legal agreements to ensure that proposals for development include good quality design which protects or enhances the character of the district's settlements and landscape.
- 6.48** Developers should consult prevailing guidance particularly the Code for Sustainable Homes, which is a new national standard for designing and constructing homes to a higher standard of sustainability. ⁽⁷⁾ Policy CS13 of the Core Strategy and the Sustainable Construction and Efficient Use of Resources section and policy D28 in this document set out the Council's policy on sustainable construction and renewable resources.
- 6.49** Given the national priorities for recycling and waste reduction, it is important that proper provision is made for the storage and collection of waste materials in the design of new development. Part H of the Building Regulations sets out general requirements for solid waste storage whilst Approved Document H includes guidance on the separate storage of waste for recycling for domestic and commercial premises. Minimum standards for household waste storage are included in the Code for Sustainable Homes and should be incorporated into the design of all new dwellings.
- 6.50** New housing development must include sufficient open space and recreational facilities to meet the needs of residents. Open spaces should be integrated into schemes and be compatible with the nature of the development and the surrounding area. Particular attention will be paid to the location of open space to avoid loss of amenity to adjoining residents and ensure the provision of useable areas of open space. Major new developments will place a greater load on general recreational facilities, and developers may be required to include additional facilities either within the development or to make a contribution to the extension of off-site facilities, in order to meet the needs arising from the development. Further policy and advice will be set out in the Leisure, Recreation & Open Space Development Plan Document, the Residential Design Supplementary Planning Document and the Developer Contributions Supplementary Planning Document.
- 6.51** Planning Policy Statement 1: Delivering Sustainable Development sets out the government's national planning policy on sustainable development and design. Circular 01/2006: Guidance on Changes to the Development Control System sets out the requirements for Design and Access Statements. These will be required for most planning applications and

7 Code for Sustainable Homes: A step change in sustainable home building practice (DCLG 2006) and Code for Sustainable Homes Technical Guide (DCLG 2007).

developers should refer to the Circular. Guidance is also given in "By Design - Urban Design in the Planning System: Towards Better Practice" DETR/CABE 2000, "By Design - Better Places to Live" DETR 2001, "Planning and Access for Disabled People: A Good Practice Guide" ODPM 2003 and "Safer Places - The Planning System and Crime Prevention" ODPM/Home Office 2003. Local development documents must include policies on design and access in accordance with regulations⁽⁸⁾. Planning Policy Statement 1 requires policies which encourage high quality and inclusive design that creates well-mixed and integrated development that avoids segregation and has well-planned public spaces which bring people together and provide opportunities for physical activity and recreation. Taken together with other policies in the LDF this policy provides part of a suite of policies that help to achieve this. Planning Policy Statement 3: Housing sets out a requirement for local planning authorities to have clear policies for the protection and creation of open space and playing fields, and new housing developments should incorporate sufficient provision where such spaces are not already adequately provided within easy access of the new housing. The Council will also refer to the detailed guidance on protection and enhancement of open space and recreational and sport facilities contained in Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation when determining planning applications. The Design section of the Core Strategy and Policy CS10 set out the framework for these policies.

Delivery & Implementation

6.52 This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policies

6.53 This policy replaces policy E36, E64, E52, E54, E60, E61, H8, H9, H16 and H17 in the Wakefield UDP.

Extensions and Alterations to Dwellings

Policy D 10

Extensions and Alterations to Dwellings

Throughout the district's settlements are a diverse range of residential neighbourhoods, many of which have distinctive local characteristics which should be maintained or enhanced. Extensions and alterations to dwellings shall respect residential amenity, the character and scale of the dwelling, and its location. Development will only be permitted if it would not:

- a. reduce the space about the dwelling resulting in significant harm to residential amenity or character of the area;
- b. significantly reduce the privacy of occupants of the dwelling or neighbouring properties;
- c. significantly overshadow neighbouring dwellings resulting in harm to the amenity of occupants of the dwelling or neighbouring properties;
- d. be discordant with the style of the original dwelling or result in significant harm to the character of the area.

Policy Justification

6.54 Although extensions and alterations to dwellings are often small in scale they can have a significant impact on amenity and the character of the area. Proposals for extensions and alterations to dwellings should respect the design features on the host building and the character of the surrounding area. Some minor extensions or alterations to dwellings will fall in to the category of permitted development. Where planning consent is required, the Council will oppose proposals which would have a detrimental impact on the amenity of occupiers or users of neighbouring buildings.

⁸ Regulation 6(1)(a)(ii) of the Town and Country Planning (Local Development) (England) Regulations, 2004.

- 6.55** Planning Policy Statement 1: Delivering Sustainable Development sets out the government's national policy on sustainable development. Circular 01/2006: Guidance on Changes to the Development Control System sets out the requirements for Design and Access Statements. These will be required for most planning applications and developers should refer to the Circular. The Design and Environmental Quality sections of the Core Strategy and policy CS10 set out the framework for this policy.

Delivery & Implementation

- 6.56** This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policies

- 6.57** None

Waterfront Design

Policy D 11

Waterfront Design

Development adjacent to the River Aire, River Calder, the district's canals and other bodies of water shall be orientated to face the watercourse or water body and must be designed to enhance the waters edge and biodiversity. The Council will require that public access and recreational opportunities are provided where compatible with the proposed development and the capacity of the site to accommodate them. In particular development along rivers and canals shall:

- a. enhance the architectural quality and character of the waterway;
- b. improve the visual and physical relationship between the development site, the waterway and any adjoining public areas;
- c. improve access along and across the river or canal corridor where appropriate;
- d. be orientated and designed to promote surveillance of the river or canal frontage;
- e. enhance the public amenity value of the waterway
- f. enhance important views outward from the river or canal corridor; and
- g. enhance recreational opportunities of the waterway, where appropriate.

Policy Justification

- 6.58** The Aire and Calder Rivers are important elements in the district's landscape, and flow through the urban areas of the Five Towns and Wakefield. Development along these waterfronts offers unique opportunities to enhance the character of the townscape, improve public access and provide recreation, and enhance biodiversity. Other watercourses and bodies of water also have significant value for amenity, recreation and biodiversity within the district such as the River Went, Calder and Hebble Navigation, Barnsley Canal, Winterset Reservoir and Anglers and Pugneys lakes. The Council will require that development respects and enhances these valuable assets. Developers should also refer to the flood risk and nature conservation policies sections of this document when considering development which affects watercourses and other water bodies.
- 6.59** Historically many waterside schemes have been poorly designed and the opportunity offered by the presence of the waterway has been lost. Waterside sites have increasingly been the focus for high quality development and have demonstrated that good urban design can bring added value to waterside development "The Value of Urban Design", CABE and DETR, 2001. "Planning a Future for the Inland Waterways" IWAAC, December 2001 identifies a number of measures which can be employed to support good design on waterside sites, including:
- integration of the waterspace with surrounding uses;

- taking a corridor approach to waterside development;
- treating the towpath as a 'pedestrianised street' with buildings orientated to front the waterway and linked public spaces with active edges overlooking the waterway which are accessed from the tow path in order to generate natural surveillance and policing.

6.60 Planning Policy Statement 1: Delivering Sustainable Development sets out the governments national policy on sustainable development. Circular 01/2006: Guidance on Changes to the Development Control System sets out the requirements for Design and Access Statements. These will be required for most planning applications and developers should refer to the Circular. The Design and Environmental Quality sections of the Core Strategy and policy CS10 set out the framework for this policy.

Delivery & Implementation

6.61 This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policies

6.62 This policy replaces policy E55 in the Wakefield UDP.

Landscape Design

Policy D 12

Landscape Design

Landscape is an important and highly valued environmental resource within Wakefield District. New development shall be designed so that important existing landscaping features such as water bodies, trees, hedgerows, stone walls and other elements identified in the Landscape Character Assessment together with any new features are incorporated as an integral part of the proposal. In particular development proposals shall:

- conserve and integrate existing natural features;
- use new landscape features such as planting, shelter belts, and green spaces to integrate development with the wider landscape;
- integrate new and existing development at the boundaries of the site through the continuity of landscape;
- create areas of valuable habitat for wildlife by additional planting of native species rather than by using purely decorative planting; and
- where appropriate allow public access and/or provide opportunities for recreation.

Policy Justification

6.63 Landscaping forms an essential part of the quality of the environment and contributes to the character and identity of local areas. It can also contribute to the successful functioning of areas used by the public and offer opportunities for recreation. The design of landscaping should be an integral part of proposals for development and not treated as an afterthought. Landscaping schemes should be of a quality and type that is appropriate to the development and in keeping with the landscape characteristics of the site and its setting. The Landscape Character Assessment of Wakefield District identifies landscape character types and important landscape elements within the district.

6.64 Landscaping schemes should include details of existing landscape elements such as trees, water bodies and landform and should indicate which elements will be retained and which will be altered or removed. They should set out the treatment and location of hard and soft landscaping with full details of materials and species. Materials used for hard surfaces should respect local character and complement local materials, for example stone paving flags and setts are

commonly used within the district. Planting schemes should use species suitable for the location taking future maintenance and management into consideration. In larger schemes landscaping should be designed to contribute to enhancing biodiversity using native species wherever practical.

- 6.65** The Council will promote and require high quality landscape design for all development throughout the district. Planning applications should be accompanied by sufficient supporting information to demonstrate how landscape considerations have been addressed. Applications for full planning permission shall include a detailed landscape scheme together with details of the protection of existing wildlife habitats and the creation of new habitats where this is appropriate to the development. The Council may use planning conditions and/or legal agreements to ensure that development includes good quality landscape design which protects or enhances the character of the district's settlements and landscape and ensures that schemes are adequately managed and maintained.
- 6.66** Planning Policy Statement 1: Delivering Sustainable Development sets out the government's national policy on sustainable development. Circular 01/2006: Guidance on Changes to the Development Control System sets out the requirements for Design and Access Statements. These will be required for most planning applications and developers should refer to the Circular. The Design and Environmental Quality sections of the Core Strategy and policy CS10 set out the framework for this policy.

Delivery & Implementation

- 6.67** This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policies

- 6.68** This policy replaces policies E56 in the Wakefield UDP.

Open Space

Policy D 13

Protected Areas of Open Land

Areas of Protected Open Land identified on the Proposals Maps shall be safeguarded from development to maintain local character and amenity of settlements and their communities. Within the areas of open land identified under this policy, development will only be permitted in very special circumstances for purposes other than those which would not substantially affect the openness and character of the land or detract from its amenity value.

Policy Justification

Protected Areas of Open Land within Urban Areas

- 6.69** Within some settlements in the district there are areas of open land which need to be safeguarded from urban encroachment to preserve the identities of settlements and amenity of their communities. These may consist of parks and public recreational space or open areas of green space of amenity value. Proposals for development that would detract from the open character or amenity value of the landscape will not be supported unless exceptional circumstances of community benefit can be demonstrated. Proposals for recreational and amenity uses may be acceptable providing that the open character of the land remains substantially unaffected. Currently one Protected Area of Open Land has been identified in Wrenthorpe in the Sites Specific Proposals document and Proposals Maps. Further Protected Areas of Open Land may be identified in the Leisure, Recreation and Open Space document.

Delivery & Implementation

- 6.70** The Open Land policy will be implemented through allocations in the Site Specific Proposals document and by proactively managing development through planning applications and related planning processes.

Replaced UDP Policy

6.71 This policy replaces policy OL3 in the Wakefield UDP.

Access and Highway Safety

Policy D 14

Access and Highway Safety

Highway safety, road traffic congestion, and the impact of vehicles on environmental quality and amenity are increasingly of concern within the district. Development proposals shall demonstrate that they can be accessed conveniently and safely and by modes of transport other than the car. In particular proposals shall:

- a. ensure the safe and free flow of traffic within the development and on the surrounding highway network;
- b. be supported by travel plans which encourage the use of public transport, cycling and walking, where appropriate;
- c. allow access and penetration by public transport, where appropriate;
- d. provide pedestrian and cycling connections within the site and to its surroundings, including linking into existing and proposed pedestrian and cycling routes where appropriate, and ensuring these can be accessed easily and safely by all sections of the community;
- e. include provision for safe cycle storage;
- f. provide a level of parking provision appropriate to the proposal and its location (applying the agreed maximum standards set out in current guidance), ensuring that such provision is located in safe and accessible locations, paying particular attention to the needs of wheelchair/pram users which should be located close to entrances;
- g. take into account changes in site levels to ensure the development can be accessed easily and safely by all sections of the community and by different modes of transport;
- h. take into account the features of surrounding roads and footpaths and provide adequate layout and visibility to allow the development to be accessed safely; and
- i. take into account access for emergency, service and refuse collection vehicles.

Policy Justification

- 6.72** New development should help to create places that connect with each other sustainably, providing the right conditions to encourage walking, cycling and the use of public transport. People should come before traffic and the Council's aim is to promote designs and layouts which are safe (both in terms of road safety and personal security) and take account of crime prevention and community safety considerations.
- 6.73** The government places great emphasis on people being able to travel safely whatever their chosen mode. The planning system has a substantial influence on the safety of pedestrians, cyclists and occupants of vehicles through the design and layout of footpaths, cycleways and roads. Planning can also influence road safety through its control of new development. When thinking about new development, and in adapting existing development, the needs and safety of everyone in the community should be considered from the outset taking account of the importance of good design.
- 6.74** Core Strategy policy CS4 Sustainable Transport, CS9 Transport Network and CS14 Influencing the Demand for Travel, particularly when considering parking provision, should be considered with this policy. Reference should also be made to the Parking Standards Supplementary Planning Document. Planning applications should be accompanied by Design and Access Statements which should clearly detail the access and highway issues related to the development proposal. Applicants are encouraged to take the criteria set out in this policy into account when developing such statements. Advice on transport assessments and the use of travel plans is set out in Planning Policy Guidance 13. Local development

documents must include policies on design and access in accordance with regulations ⁽⁹⁾. The Sustainable Transport, Transport Network and Influencing The Demand For Travel sections of the Core Strategy and policies CS4, CS9 and CS14 set out the framework for this policy.

Delivery & Implementation

6.75 This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policies

6.76 This policy replaces policies T2, T3, T11, T12 and T16 in the Wakefield UDP.

Safety and Security

Policy D 15

Safety and Security Through Design

Safety and security is a key objective of the Wakefield District Community Strategy. Development proposals shall be designed to ensure a safe and secure environment that reduces the opportunities for crime. Development will be permitted where the following have been taken into account:

- a. the use and creation of defensible space;
- b. the creation of opportunities for natural surveillance;
- c. the location and design of lighting;
- d. the location, number and design of footpaths and access points;
- e. the location and design of parking facilities; and
- f. the design of landscaping, in particular maximising opportunities for surveillance to avoid creating hiding places and secluded areas.

Policy Justification

6.77 Safety and tackling fear of crime is an important issue in Wakefield District. Improving safety and security is a key objective of the Community Strategy. Crime and the fear of crime affects the way people use and enjoy the places they live and work in, and the areas they use for recreation. The careful consideration of the design, layout, lighting and landscaping of new development can reduce opportunities for crime, deter anti-social behaviour and cut the fear of crime. Proposals for development should incorporate the principles of 'Secured by Design' which is a national police scheme which aims to minimise and reduce the opportunities for crime through employing more security conscious building design methods. Developers are advised to seek the advice of the Police Architectural Liaison Officer at the pre-application planning stage.

6.78 Measures to reduce crime through design include:

- integrating natural surveillance into the development by ensuring that the design and layout of buildings and estates allows people to see communal areas such as streets, car parks, footpaths and open space, and the frontages of other buildings. Hiding places and dark secluded areas should be avoided, and adequate lighting is essential. Footpaths around the rear of properties and short cuts which allow unrestricted access and quick escape routes should be avoided;
- integrating defensible space into developments so that all spaces are clearly defined and adequately protected in terms of their use and ownership. The various areas of private and public space can be defined by barriers such as gates and fences, landscaping, narrowed entrances and changes in highway surface and texture. This enables people to feel they own and control their neighbourhood and private space.

9 Regulation 6(1)(a)(ii) of the Town and Country Planning (Local Development) (England) Regulations, 2004.

- 6.79** Further detailed advice and requirements for designing for safety and security will be set out in a Supplementary Planning Document.
- 6.80** Planning Policy Statement 1: Delivering Sustainable Development and "Safer Places - The Planning System and Crime Prevention" ODPM/Home Office 2003 set out the government's policy and guidance on sustainability, safety and security. The Safety section of the Core Strategy and policy CS10 set out the framework for this policy.

Delivery & Implementation

- 6.81** This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policy

- 6.82** None

Advertisements & Shopfront Design

Policy D 16

Advertisements and Shopfront Design

Shopfronts, signs and advertisements make a significant contribution to the character and local identity of the district's town centres.

1. The development of new or replacement shopfront units and display of advertisements will only be permitted if they satisfy the following criteria:
 - a. the design is consistent with the character of the existing building in terms of scale, quality and use of materials;
 - b. proposals respect the character of the locality and any features of scenic, historic, architectural, cultural or other special interest;
 - c. the shop fascia is designed to be in scale, in its depth and width, with the façade and street scene of which it forms part.
2. Proposals for the alteration of existing shopfronts or installation of new shopfronts and display of advertisements on a Listed Building or within a Conservation Area should preserve and enhance the character and appearance of the building, the area in which it is located and any features of architectural or historical interest. Existing traditional shopfronts shall be retained and restored unless exceptional circumstances apply. Proposals for new shopfronts and advertisements must be of a high standard of design and be appropriate in style, scale and materials to the building and its setting.

Policy Justification

- 6.83** Shopfronts, signs and advertisements are an important element in the character and appearance of our town centres. In Wakefield District centres such as Wakefield, Pontefract, Castleford and Normanton still retain many original traditional shopfronts. These make a significant contribution to the distinct local identities of town centres and the Council is keen to preserve this. Traditional shopfronts are increasingly under threat as shops are enlarged, frontages are replaced and modern illuminated signs installed.
- 6.84** The design of shopfronts and advertisements should respect the architectural style of the host building and the local character of the area. Good innovative designs which would make a positive contribution to the vitality of a centre will be supported, but they must not detract from the quality of the host building or adjacent premises. Shopfronts, signs and

advertisements in Conservation Areas or affecting Listed Buildings will be expected to retain and enhance the character of the building, its special historic or architectural elements, and the appearance of the surrounding area. Internally illuminated box signs and neon strip lighting for example, will not be acceptable on Listed Buildings.

- 6.85** The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, Planning Policy Guidance 19: Outdoor Advertisement Control and Planning Policy Guidance 15: Planning and the Historic Environment (amended by Circulars 01/2001 and 09/2005) set out the government's national policy for controlling advertisements and protecting the historic environment. The Design section of the Core Strategy and policy CS10 set out the framework for this policy.

Delivery & Implementation

- 6.86** This policy will be implemented by proactively managing development through planning applications and related planning processes and Listed Building Consent.

Replaced UDP Policies

- 6.87** This policy replaces policy E58 in the Wakefield UDP.

Telecommunications

- 6.88** Telecommunications equipment can have a significant effect on the amenity of the area in which it is located in terms of visual impact. Planning Policy Guidance 8: Telecommunications sets out the government's national policy on telecommunications development. It is not considered necessary to repeat this as a detailed policy in the LDF. The Council will consider proposals on their merits, depending on the location and effect on the landscape. The installation of equipment in historic or environmentally sensitive areas such as in Conservation Areas and designated sites for biodiversity conservation will not be supported. Operators should be able to demonstrate that alternatives to new masts such as mast sharing have been considered. The Council will take account of national policy on growth of telecommunications systems and the limitations imposed by the nature of networks and systems.
- 6.89** There are public concerns over the effect of mobile phone equipment on health although Planning Policy Guidance 8 states that it is the government's firm view that the planning system is not the place for determining health safeguards. In the government's view, if a proposed mobile phone base station meets the International Commission on Non-Ionizing Radiation Protection guidelines for public exposure it should not be necessary for the Council to consider further the health aspects and concerns about them. The Council will require that all new mobile phone base stations meet the guidelines and a statement confirming this should be submitted with proposals. The developer will be required to provide details of the location of telecommunications equipment and height of antennae, the frequency and modulation characteristics, and details of power output. Where a mobile phone base station is added to an existing mast or site, the operator shall confirm that the cumulative exposure will not exceed the guidelines.

Archaeology

Policy D 17

Development Affecting Archaeological Sites

Within the District are a number of Scheduled Ancient Monuments, and other unique archaeological assets. New Development has also led to the discovery and excavation of remains of national, regional and local importance such as Roman and Iron age Settlements and a chariot burial.

1. Development that affects the site or setting of a Class I or Class II archaeological site will only be permitted if there are exceptional circumstances of overriding public interest and suitable protective and mitigation measures can be implemented to safeguard the archaeological value of the site.
2. In the case of Class III sites permission will only be permitted where:
 - a. The archaeological remains will be preserved in situ through careful design, layout and siting of the proposed development; or
 - b. When in-situ preservation is not justified or feasible, appropriate provision is made by the developer for excavation and recording before and/or during development and for the post-excavation analysis, publication, and archive deposition of any findings.
3. Where development proposals affect sites of known or potential archaeological interest, an appropriate archaeological assessment and evaluation will be required to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.

Policy Justification

- 6.90** West Yorkshire Archaeological Advisory Service maintains the County Historic Environment Record of archaeological remains and sites of archaeological interest and are the Council's retained professional advisors on all aspects of the historic environment. Developers should consult the West Yorkshire Historic Environment Record at the early stages of drawing up proposals for development, to understand any potential impact of the development on the historic environment and how this might be suitably mitigated.
- 6.91** Archaeological sites for special protection will be identified as follows:
1. Scheduled Ancient Monuments (Class I sites);
 2. Areas of Special Archaeological Value (Class II sites) which are registered in the West Yorkshire Historic Environment Record where evidence exists to indicate the presence or strong probability of remains of particular archaeological importance that are potentially worthy of preservation in-situ;
 3. Areas of Archaeological Value (Class III sites) which are registered in the West Yorkshire Historic Environment Record where evidence exists to indicate the presence or probability of remains of archaeological or historic importance not defined above. This category includes unlisted buildings of archaeological or historic interest.
- 6.92** Where development that affects an archaeological site is acceptable, planning conditions and/or legal agreements may be attached requiring the appropriate archaeological recording of the site before development commences.
- 6.93** Planning Policy Guidance 16: Archaeology and Planning and Planning Policy Guidance 15: Planning and the Historic Environment (amended by Circulars 01/2001 & 09/2005) set out the government's national policy for protecting archaeology and the historic environment. RSS sets out Regional policy on the historic environment and archaeology. Policy CS10 of the Core Strategy sets out the framework for this policy.

Delivery & Implementation

- 6.94** This policy will be implemented through allocations in the Site Specific Proposals document and by proactively managing development through planning applications and related planning processes.

Replaced UDP Policies

- 6.95** This policy replaces policies E13, E15, E16, E17, E18 and E19 in the Wakefield UDP.

Development Affecting Historic Locations

Policy D 18

Development Affecting Historic Locations

Development within or likely to affect the district's Historic Parks & Gardens, Historic Landscapes, Conservation Areas and Sites of Historic Battles will only be permitted where there is no adverse impact on:

- a. open spaces, views, landmarks and landscape that contribute to their character, appearance or setting;
- b. the character of any buildings or structures having regard to local scale, proportion, details and materials;
- c. the preservation of features of architectural, archaeological and historic interest.

The Council will require that plans for development clearly illustrate the impact of the proposal on any features of architectural, archaeological and historic interest of the area. Such applications must also be supported with full details of the proposal.

Policy Justification

Historic Parks & Gardens, Landscapes and Battle Sites

- 6.96** Within the district there are three Registered Parks and Gardens of Special Historic Interest. The Council has also designated the historic site of the Battle of Wakefield and the historic landscape of Heath for protection under this policy. Details of these designations are given in the Site Specific Proposals document and Proposals Maps. Although there are no statutory controls over these sites it is the government's policy that they are protected in the LDF from inappropriate development which may be detrimental to their historic elements and character.
- 6.97** Where development proposals affect sites within historic locations such as Historic Parks & Gardens, Historic Landscapes and Sites of Historic Battles, an archaeological assessment will be required to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the impact which the proposed development is likely to have on any historic or archaeological features. Where development is acceptable, planning conditions and/or legal agreements may be attached requiring the appropriate archaeological recording of the site before development commences.

Conservation Areas

- 6.98** The Council is required to have special regard to the preservation and enhancement of the character or appearance of Conservation Areas. The demolition of buildings and works to trees require consent of the Council. The Council will exercise strict control over the siting and design of new development within Conservation Areas. Permitted development rights are more restricted, and the Council may declare an Article 4 Direction to remove permitted development rights in order to avoid piecemeal alterations which might detract from the character or appearance of an area.
- 6.99** The preservation or enhancement of the special character or appearance of Conservation Areas and their settings will be secured by:
- a programme of Conservation Area Appraisals and management schemes to manage change;

- a presumption in favour of the preservation of buildings and structures, both listed and unlisted, identified as making a positive contribution to the special character or appearance of that Conservation Area;
- ensuring that development within or which would affect the setting of a Conservation Area will not have an adverse impact on its special character or appearance;
- safeguarding spaces, street patterns, views, vistas, uses and trees which contribute to the special character or appearance of that Conservation Area.

6.100 There are 28 Conservation Areas within Wakefield District. These will be shown on the Proposals Maps that will accompany the Sites Specific Proposals document. The Council will expect planning applications to be submitted with full details to enable an assessment of the impact of the proposed development on the character of the Conservation Area to be made. The Council may use planning conditions and/or legal agreements to preserve or enhance buildings, open spaces and other features that contribute to the character of Conservation Areas.

6.101 Procedures for the control of development that affects Conservation Areas is established in the Listed Buildings and Conservation Areas Act 1990. Planning Policy Guidance 15: Planning and the Historic Environment (amended by Circulars 01/2001 & 09/2005), and Planning Policy Guidance 16: Archaeology and Planning, set out the government's national policy for protecting the historic environment and archaeology. RSS sets out regional policy on the historical environment. Policy CS10 of the Core Strategy sets out the framework for this policy.

Delivery & Implementation

6.102 This policy will be implemented through allocations in the Site Specific Proposals document and by proactively managing development through planning applications and related planning processes.

Replaced UDP Policy

6.103 This policy replaces policy E28, E29, E30, E33, E35 and E63 in the Wakefield UDP.

Listed Buildings

6.104 It is a criminal offence to alter a Listed Building in any way which affects its character except in accordance with Listed Building Consent. The Council is required to have special regard to the preservation of Listed Buildings and their settings. Development including extensions, alterations, and changes of use of a Listed Building will only be permitted where there is no adverse impact on its special features of architectural or historic interest, such as original external and internal details. There is a presumption against demolition unless exceptional circumstances of overriding public interest can be demonstrated. Planning Policy Guidance 15: Planning and the Historic Environment (amended by Circulars 01/2001 & 09/2005) sets out the government's national policy for protecting historic buildings, conservation areas and other elements of the historic environment. It is not considered necessary to repeat this as a detailed policy in the LDF.

6.105 The preservation of buildings and structures of special architectural or historic interest and their settings will be secured by:

- a presumption in favour of the preservation of Listed Buildings and structures;
- ensuring that proposed alterations, extensions or changes of use to Listed Buildings, or development within their vicinity, will not have an adverse impact on the special architectural or historic interest of such buildings and their settings;
- taking measures to ensure that neglected Listed Buildings are appropriately repaired and re-used.

6.106 Planning applications will be expected to be submitted with full details to enable an assessment of the impact of the proposed development on the Listed Building to be made. Prior to development commencing, planning conditions and/or legal agreements may be attached requiring the appropriate recording of architectural or historic features within the site before work commences.

6.107 Procedures for listing and the control of development affecting Listed Buildings are established by the Listed Buildings and Conservation Areas Act 1990.

Buildings of Local Interest

Policy D 19

Development affecting Buildings of Local Interest

Within the district are a number of buildings which are identified for protection because of their local significance in terms of their historical or architectural interest. These include buildings of local community interest, individual buildings or groups of buildings that contribute to the character or identity of an area, and buildings which are examples of important work by local architects or builders. Development including extensions, alterations, and changes of use to Buildings of Local Interest will only be permitted where there is no adverse impact on:

- a. any features of special architectural or historic interest; and
- b. the character, appearance and setting of the building.

Policy Justification

- 6.108** Within the district are buildings which are not on the statutory list of Listed Buildings and may not be in Conservation Areas, but are of local significance and need to be identified as such and protected because of their local interest. The Council maintains a list of Buildings of Local Interest, which includes buildings of local community interest, individual buildings or groups of buildings that contribute to the character or identity of an area, and buildings which are examples of important work by local architects or builders.
- 6.109** The Council supports measures which ensure that Buildings of Local Interest are appropriately repaired and re-used. Proposals for development which do not preserve the building's architectural or historic features will be opposed. Planning applications will be expected to be submitted with full details to enable an assessment of the impact of the proposed development on the Building of Local Interest to be made. The Council may use planning conditions and/or legal agreements to ensure that Buildings of Local Interest are preserved and enhanced.
- 6.110** The Listed Buildings and Conservation Areas Act 1990 and Planning Policy Guidance 15: Planning and the Historic Environment (amended by Circulars 01/2001 & 09/2005) set out national policy and detailed policy guidance for protecting historic buildings, conservation areas and other elements of the historic environment. RSS sets out regional policy on the historical environment. Policy CS10 of the Core Strategy sets out the framework for this policy.

Delivery & Implementation

- 6.111** This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policy

- 6.112** This policy replaces policy E26 in the Wakefield UDP.

Pollution Control

Policy D 20

Pollution Control

Within the district there is a legacy of activities such as mining, quarrying, heavy industrial processes and chemical works which have resulted in the degradation of environmental quality in the past and have potential to cause further pollution or damage to amenity. Air pollution from road traffic is also an increasing problem. In order to protect public health and the environment, and to encourage regeneration, the Council will require that:

1. Development proposals which are likely to cause pollution or are likely to be exposed to potential sources of pollution will only be permitted if can be demonstrated that measures can be implemented to minimise emissions to a satisfactory level that protects health, environmental quality and amenity. In determining proposals particular consideration will be given to:
 - a. the likelihood of emissions which may have an unacceptable affect on the amenity of the local area;
 - b. where there is an identified risk that public health may be affected;
 - c. where there is a possibility that any proposed development will lead to a breach of national air quality objectives or lead to a deterioration of local air quality;
 - d. there would be no adverse impact on water bodies and groundwater resources, in terms of their quantity, quality and the important ecological features that they support;
 - e. an appropriate impact assessment is submitted with the planning application; and
 - f. approved mitigation measures are carried out prior to occupation or operation of the development commencing.
2. Where the Council considers that an Air Quality Management Area may be affected by development, it will require the proposal to be consistent with the aims and objectives of the Council's Air Quality Action Plan.
3. Development proposals that include external artificial lighting which would cause unacceptable light pollution in the form of sky-glow, glare or intrusion onto other property and land will only be permitted if the Council is satisfied that adequate and reasonable controls can be put in place to protect dwellings and other sensitive property, the rural night-sky, observatories, road users, and designated sites for conservation of biodiversity or protected species from the intrusive effects of the light pollution.

Policy Justification

- 6.113** Pollution causes adverse health risks, damages the environment and amenity. It can detrimentally affect neighbouring land uses, cause long term contamination and hinder urban regeneration. Control of pollution involves several agencies, national regulation and Council powers. The duty for control of pollution lies with the Council's Environmental Health Service and with the Environment Agency providing a regulatory and advisory role.
- 6.114** Development has the potential to harm the environment in a variety of ways, including the emission of pollutants to the air, water courses and soils. The Council will consider the possible polluting affects of a development proposal on aspects such as amenity and surrounding land-uses. These considerations will be complemented by legislation outside the planning process, such as the Pollution Prevention and Control Regulations.
- 6.115** Safeguarding water supplies and their quality now and for the future is essential. It is a legal duty not to cause or allow water pollution. The Environment Agency has powers to control discharges into watercourses and to prevent pollution. Proposals likely to have an impact on water quality will receive careful consideration by the Council in consultation with the Environment Agency.
- 6.116** Where development proposals have the potential to result in pollution of the environment, including at the demolition or construction phase, the Council will expect details of appropriate mitigation measures to be submitted with the planning application. Where necessary the Council will use planning conditions and/or legal agreements to help limit the impact of pollution.

Noise Pollution

- 6.117** When considering a proposal for development the presence of noise generating uses close to the site, and the potential noise generated by the proposal will be taken into account. Some uses are particularly sensitive to noise. Examples include housing, educational establishments, care establishments such as hospitals and nursing homes, public buildings such as libraries and museums, and offices. Planning conditions and/or legal agreements may be used to control the impact of noise in relation to the proposed development or to the benefit of the wider community.
- 6.118** Highways, railways and aircraft are a major source of noise nuisance. Noise generated may vary at different times, and there are maximum levels set out in government regulations that are considered to be reasonable. Measures can sometimes be incorporated into development to reduce noise to acceptable limits. Buildings can be sited away from the noise and constructed with materials that reduce noise. Externally recreation areas and gardens can be sited away from highways, and protected by planting, mounding or fencing. Where a development proposal is acceptable in principle, and appropriate noise reduction measures are incorporated to achieve an acceptable degree of amenity for occupiers, permission may be granted. However, sites that are adjacent to existing noisy transport uses will generally not be acceptable for noise sensitive development.
- 6.119** Proposals for industrial development or other uses which have implications for generating noise will be assessed on their circumstances. Locational characteristics will be taken into account and consideration given to appropriate noise reduction. The applicant will be required to demonstrate that the development is constructed to a standard and/or incorporates noise reduction measures which will ensure that the resulting noise levels at specified locations will not exceed acceptable maximum levels.

Air Quality

- 6.120** The Council undertakes local air quality reviews and assessment in accordance with the Environment Act 1995. Where levels of air pollution exceed national standards and objectives, Air Quality Management Areas are designated by the Council. In Wakefield District there are Air Quality Management Areas along parts of the M1, M62 and A1 corridors and within Wakefield, Castleford, Pontefract, Featherstone and Knottingley. These are largely due to pollution caused by road traffic. Development within these Air Quality Management Areas will be controlled to ensure that the air quality is not made worse.
- 6.121** The Council is concerned to ensure that all new development, particularly commercial, industrial and traffic generating uses, does not result in an unacceptable level of air pollution to the detriment of public health and other land uses. Developers will be expected to take proper account of air quality issues when drawing up their proposals. Within Air Quality Management Areas an air quality assessment will be required to be submitted with proposals for development. In addition, proposals for new development will be required to contribute to air quality improvement measures.
- 6.122** Development outside Air Quality Management Areas may also require an air quality assessment. The Council has produced an Air Quality Action Plan, and developers will be expected to take this into account when proposing development which could have an impact on air quality. Where proposals are acceptable mitigation measures may be secured through planning conditions and/or legal agreements.

Light Pollution

- 6.123** Floodlighting and other forms of artificial lighting are often a key component of security, safety and design. External lighting and security floodlights can however also cause significant amenity problems. Poorly situated or badly designed lighting can have an adverse impact on residential amenity, the sky at night and wildlife such as birds. In Wakefield District there is significant public concern about this issue. In order to balance the requirements for security whilst protecting amenity and the environment generally, the Council will require that proposals for development include adequate information about floodlighting and other external lighting. Planning conditions and/or legal agreements may be used to control the effects of external lighting that are particular to the proposed development or to the benefit of the wider community.

6.124 Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 23: Planning and Pollution Control and Planning Policy Guidance 24: Planning and Noise set out the government's national policy on sustainable development and pollution control. In all cases where development is likely to have a significant effect on the environment through the creation of pollution, developers will be expected to undertake an Environmental Impact Assessment. The types of development for which Environmental Impact Assessment may be required is listed in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and Circular 2/99 provides guidance on the procedures to be followed. Developers should contact the Council at the pre-application stage to determine whether an Environmental Impact Assessment is necessary. The Environmental Quality section of the Design, Safety and Environmental Quality chapter in the Core Strategy and policy CS10 set out the framework for these policies.

Delivery & Implementation

6.125 This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policies

6.126 This policy replaces policies E43, E46, and E51 in the Wakefield UDP.

Hazardous Operations

Policy D 21

Protection from Hazardous Operations

There are a number of sites and pipelines within the district which are designated as dangerous substances establishments and major accident hazard pipelines by virtue of the quantities of hazardous substances present. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the kinds of development permitted in the vicinity of these installations. Development proposals which involve either:

- a. notifiable quantities of hazardous substances or which are in the vicinity of notified sites or other known hazards; or
- b. sensitive development which is likely to be exposed to hazardous processes or other potentially hazardous activities

will only be permitted if it can be demonstrated that measures can be implemented to protect public health and safety.

Policy Justification

6.127 Proposals related to hazardous industry will receive careful consideration by the Council in consultation with the Health and Safety Executive ⁽¹⁰⁾.

6.128 Where hazardous processes are carried out the implications extend beyond the boundaries of the site. The release of toxic chemicals or effects of an explosion could be serious not only for those people working on the premises, but to the wider community living and working in the vicinity. The Health and Safety Executive has identified a number of Major Hazard Installation Consultation Zones in the district within which development proposals need to be assessed in terms of their location and proximity to hazardous operations. It will not be appropriate for new development to be permitted which could result in significant numbers of people living, working or congregating close to hazardous operations. Sensitive development such as housing, educational establishments, hospitals, places of worship and community facilities are generally considered to be incompatible with hazardous processes or activities. Some development within Major Hazard Installation Consultation Zones may be appropriate however, and in these circumstances the Council may use planning conditions and/or legal agreements to prevent or control risk to public safety.

¹⁰ In accordance with Circular 04/2000 the Council will consult the Health and Safety Executive, as appropriate, about the siting of any proposed dangerous substance establishments

6.129 Development within Major Hazard Installation Consultation Zones will not normally be permitted if the Health and Safety Executive advise against its approval. In the exceptional circumstances of a proposal for development making a significant contribution to the regeneration of a town centre or local community, the Council may determine that a level of risk ⁽¹¹⁾ above that acceptable to the Health and Safety Executive is outweighed when all relevant planning considerations are taken into account.

6.130 Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 23: Pollution Control, Air and Water Quality, Appendix 1F Hazardous Substances Control set out the government's national policy on sustainable development and environmental protection and enhancement. The Environmental Quality section of the Design, Safety and Environmental Quality chapter in the Core Strategy and Policy CS10 set out the framework for this policy.

Delivery & Implementation

6.131 This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policy

6.132 This policy replaces policy E49 of the Wakefield UDP.

Contaminated Land

Policy D 22

Contaminated Land

Within the district are areas where there are adverse ground conditions caused by unstable or contaminated land, including the presence of methane gas, as a result of past activities such as mining, quarrying, heavy industrial processes and chemical works.

1. Development on or adjacent to land where there are adverse ground conditions will not be permitted unless it has been adequately demonstrated that these conditions have been properly identified and safely treated. Proposals for development should include a desk study of the previous uses of the site identifying possible ground contamination. Where contamination has been identified or is strongly suspected, a full site investigation shall be submitted with the planning application. This investigation shall clearly identify the contamination, assess the risk to human health and controlled waters, and propose remediation requirements where necessary.
2. Development proposals that lie within 250 metres of a former or current landfill site shall be accompanied by an assessment of the likelihood of gas migration affecting the development. Where necessary, remediation measures shall be identified to ensure the safety of the development and its occupants. Where development proposals are within 50 metres of a landfill site development will only be permitted if suitable investigations indicate there is no risk to people or property or where mitigation measures will provide suitable protection.

Policy Justification

6.133 Redevelopment of previously developed land is an important element in the plan to achieve regeneration and sustainable development objectives and to improve the environment generally. Much has been done to improve environmental quality within the district such as restoration of collieries, decontamination and redevelopment of sites, however there are remaining areas where significant improvements are still required. Where a proposed development site is known or suspected of being contaminated, developers will be expected to provide a full assessment of the contamination and

11 The risk is to the life or health of persons who would be present on the site as a consequence of the proposed development

proposals for any necessary remediation work. Development will be permitted where it can be demonstrated that the contamination will not cause a threat to health, safety or the environment following the implementation of remedial measures.

6.134 Where development is permitted which is likely on its cessation to leave its site or premises in a derelict, contaminated or unsightly state the Council may impose decommissioning and/or restoration conditions.

6.135 Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Guidance 14: Development on Unstable Land and Planning Policy Statement 23: Planning and Pollution Control sets out the government's national policy on sustainable development and contamination. The Environmental Quality section of the Design, Safety and Environmental Quality chapter in the Core Strategy and policy CS10 set out the framework for this policy.

Delivery & Implementation

6.136 This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policy

6.137 This policy replaces policy E47 in the Wakefield UDP.

Green Belt

6.138 National planning policy for development in the Green Belt is set out in Planning Policy Guidance 2: Green Belts, which provides detailed guidance on its purpose and the use of land within it. Development proposals on land in the Green belt, as shown on the Proposals Maps, will be determined in accordance with the policies and guidance set out in Planning Policy Guidance 2 or any subsequent revision of national planning policy or guidance on Green Belts and Core Strategy policy CS12.

6.139 The main purpose of the Green Belt is to keep land open by providing a strong presumption against inappropriate development, which would, by definition, be harmful to the Green Belt. This essentially limits uses to those that are rural in nature or require extensive areas of land and will, above all, retain the open character of the Green Belt. Occasionally very special circumstances may justify some inappropriate development if the harm to the Green Belt is clearly outweighed by other planning considerations. Developers will be required to justify their proposals.

6.140 Green Belt policy applies to new buildings, the change of use of buildings and land, and to re-building and redevelopment proposals. Exceptions to this policy will not be justified merely because land is underused, degraded or derelict. Such land will normally be capable of reclamation or re-use for a compatible Green Belt purpose. Even where a Green Belt location is suited in principle to a particular use, it is essential that its character is not adversely affected by development that is out of scale or character by virtue of its visual impact or intensity of use.

6.141 Developments adjacent to the Green Belt quite often result in hard development immediately abutting the Green Belt boundary. To ensure a transition between hard and soft development an appropriate level of landscaping should be provided between the development and the Green Belt boundary. On smaller developments, where it may not be possible to accommodate a landscaped transition zone, the Council will accept permanent means of enclosure such as walls and fences to be erected along the Green Belt boundary to prevent encroachment into the Green Belt. This should assist in the prevention of encroachment of developments into the Green Belt, which has occurred in several parts of the district over the last few years.

Existing Uses in the Green Belt

Policy D 23

Existing Uses in the Green Belt

Within Wakefield District a number of industrial, educational and community uses are located in the Green Belt that provide local employment opportunities or important community facilities. In order to allow for their continued operation, limited, small-scale development will be permitted providing the following criteria are met:

1. Proposals for redeveloping existing uses within the Green Belt will only be permitted if very special circumstances can be demonstrated or the proposal meets the criteria set out in national planning policy.
2. Extensions and/or free standing buildings within an existing developed site and extensions and/or alterations to existing dwellings may be appropriate where:
 - a. extensions are not disproportionate over and above the size of the existing building(s) when originally constructed;
 - b. the scale, materials and general design are in keeping with the character of the buildings and their surroundings; and
 - c. it does not lead to major increase in the developed proportion of the site.

Policy Justification

- 6.142** Core Strategy objective 3c sets out how the Council will meet issues facing rural areas which includes the need to diversify and strengthen the rural economy by allowing new development of appropriate scale where this is compatible with the Green Belt designation and national planning policy.
- 6.143** Within the Green Belt limited extensions and alterations to a residential property may be appropriate development provided they are not disproportionate to the original building. Extensions and alterations to residential properties will be acceptable in the Green Belt providing they comply with the criteria specified in the policy.
- 6.144** A number of industrial, educational and community uses have occupied the same site since before the Green Belt was first brought into effect. It is not the intention of Green Belt policy to unnecessarily force the relocation of such uses out of the Green Belt and in many cases these uses are providing local employment opportunities or important community facilities. In order to allow for their continued operation, limited, small-scale development could be appropriate providing certain criteria are met. The policy will allow some small businesses and important local educational and community facilities within the Green Belt to expand.
- 6.145** For the most part, the LDF relies on national Green Belt policy in Planning Policy Guidance 2 and Core Strategy policy CS12. However, as noted above, there are circumstances in Wakefield District where it is considered that limited extensions to some educational, employment and community facilities in the Green Belt should be allowed and that a specific policy is necessary to establish the conditions which should be met. The policy also sets out the criteria which extensions to dwellings should comply with.

Delivery & Implementation

- 6.146** This policy will be implemented through proactively managing development through planning applications and related planning processes.

Replaced UDP Policy

- 6.147** This policy replaces policy OL14 and justification text in paragraph 10.5.23 of Volume 2 in the Wakefield UDP.

Major Developed Sites in the Green Belt

- 6.148** There are a number of major developed sites within Wakefield's Green Belt. These are substantial sites that pre-date the Town and Country Planning legislation and the Green Belt designation and either continue in use such as Ackworth School or have become redundant such as Bretton College. Major developed sites in the Green Belt are identified on the Proposals Maps.
- 6.149** Annex C in Planning Policy Guidance 2: Green Belts sets out detailed guidance and criteria where infilling and redevelopment of major developed sites is appropriate. It is not considered necessary to repeat the national planning policy position on Green Belt development in the Local Development Framework in a detailed policy. Major Developed Sites identified on the Proposals Maps will be determined in accordance with the policies and guidance set out in Planning Policy Guidance 2 or any subsequent revision of national planning policy or guidance on Green Belts and Core Strategy policy CS12.

Tackling Climate Change & Resource Management



7 Tackling Climate Change & Resource Management

7.1 The framework for tackling climate change and resource management is set out under Theme 5 of the Core Strategy. The following policies are particularly relevant:

CS13 Mitigating and Adapting to Climate Change and Efficient Use of Resources

CS14 Influencing the Demand for Travel

CS15 Waste Management

CS16 Minerals

7.2 The prudent use of resources means using them wisely and efficiently, in a way that respects the needs of future generations. Resources must be used in ways which do not endanger availability of the resource or cause environmental damage such as pollution.

7.3 This section contains policies which take account of environmental issues such as:

- tackling climate change through encouraging energy efficiency, sustainable construction, use of renewable energy, waste reduction and recycling;
- flooding and sustainable drainage;
- protecting the quality of natural resources such as water, air, and land.

Flood Risk

Policy D 24

Flood Risk

Following flooding events in the district the Council is concerned that development proposals are not at unacceptable risk from flooding or give rise to flooding elsewhere. The Council will adopt a sequential approach to discourage development in areas at risk of flooding. If after applying the sequential approach it is not possible to avoid flood risk then the Council will adopt a precautionary approach to managing flood risk by seeking to minimise probability and consequence and ensuring developments are safe.

The Council's Strategic Flood Risk Assessment will be used to inform the Sequential Test and, where development can only be situated in flood risk areas, it must have wider sustainability benefits that outweigh the flood risk, and should reduce flood risk overall. The Council will adopt the following approach to determining applications in relation to flood risk:

- a. applicants proposing development in Flood Zone 2 and 3 must provide evidence of the Sequential Test to the Council;
- b. an appropriate Flood Risk Assessment will be required for proposals in;
 - Flood Zone 1 (low probability) of 1 hectare or more;
 - Flood Zone 1 where there is known to be a risk of localised flooding;
 - Flood Zone 2 (medium probability) following successful completion of the Sequential Test;
 - Flood Zone 3 (high probability) following successful completion of the Sequential Test.

The Flood Risk assessment will form part of the Exception Test where required;

- c. applicants must demonstrate that developments can be considered safe over their predicted lifetime, and that they will not increase flooding elsewhere. The council's Strategic Flood Risk Assessment and national flooding guidance will inform this process;
- d. measures to mitigate the risk of flooding and to manage any residual flood risk must be provided as part of the development and provision must be made for their future maintenance;

- e. within functional floodplain (Flood Zone 3b as mapped in the Strategic Flood Risk Assessment), development will only be permitted where it is for essential transport or utilities infrastructure for which no alternative location is available. The development shall be designed to remain operational at times of flood, shall not result in any net loss of floodplain storage and shall not impede water flow or increase flood risk elsewhere;
- f. a sequential approach to site layout will be required to ensure the most vulnerable aspects of a development are sited on the lowest risk areas of the site, and that the least vulnerable are sited on the highest risk areas.

Policy Justification

- 7.4** Climate change is likely to mean new and increased risks of flooding. The floods that caused widespread damage within Wakefield District in 2007 and 2008 are likely to be repeated. The Council will work with its partners, particularly the Environment Agency, to ensure that development proposals do not give rise to an unacceptable level of risk to the safety of existing and future occupants, the wider community and the environment from flooding through the operation of natural forces and human activity.
- 7.5** The Environment Agency publishes Flood Zone maps, which are updated regularly, showing areas at different degrees of risk from fluvial and tidal flooding. The zones vary between Zone 1 where there is considered to be little or no probability of flooding to Zone 3 where the probability is high. A full description of the flood risk zones can be seen in Planning Policy Statement 25 Annex D, together with the Sequential Exception Tests which must be considered when allocating land and considering proposals for development. Development should preferably be located in Zone 1. If this is not possible development in Flood Zone 2, then Flood Zone 3 may be appropriate if the requirements relating to flood risk assessments are met and the development can be shown to be safe. Some developments are entirely inappropriate in flood risk areas regardless of the Sequential and Exception Tests or a flood risk assessment. These are highlighted in Annex D of Planning Policy Statement 25.
- 7.6** The Council has undertaken a Strategic Flood Risk Assessment together with Calderdale and Kirklees Councils. This has analysed flood risk along the River Calder and other main watercourses. Amongst other matters the Strategic Flood Risk Assessment includes further guidance on how to consider development proposals which may arise within Zone 3. In determining planning applications the Council will take into account advice given and considerations identified in the Strategic Flood Risk Assessment. Prospective developers will be required to submit flood risk assessments as necessary as part of planning applications, which should take into account the Strategic Flood Risk Assessment and where appropriate other relevant plans, programmes and strategies such as the Aire and Calder Catchment Flood Management Plans. Where development is permitted, the Council will use planning conditions and/or legal agreements to ensure that appropriate flood protection or mitigation measures are undertaken and provision is made for their future maintenance as part of the development.
- 7.7** Planning Policy Guidance 1: Delivering Sustainable Development and Planning Policy Statement 25: Development and Flood Risk set out the government's national policy guidance on sustainability and flood risk. RSS sets out regional policy on flood risk. Theme 5 and policies CS1 and CS13 of the Core Strategy set out the Council's policy for adapting to climate change and efficient use of resources, the location of new development and the sequential approach to flood risk.

Delivery & Implementation

- 7.8** This policy will be implemented by proactively managing development through planning applications and related planning processes and the allocation of land.

Replaced UDP Policies

- 7.9** This policy replaces policy OL6 of the Wakefield UDP.

Drainage

Policy D 25

Drainage

Major flooding events have occurred within the district caused by surface water and sewer flooding.

1. Surface water from new developments must be managed using sustainable drainage techniques unless it can be demonstrated that they are not technically feasible. New developments on brownfield sites will be expected to reduce run-off rates by at least 30%, and must not increase existing rates on greenfield sites. Change of use developments and conversions will be expected to incorporate sustainable drainage techniques wherever possible.
2. Development will only be permitted if infrastructure required to service the development is available or the provision of infrastructure can be co-ordinated to meet the demand generated by the new development.

Policy Justification

Surface Water Drainage

- 7.10** Much of the major flooding events within the district in 2007 and 2008 were caused by surface water and sewer flooding. This is a significant issue of concern for the Council and is predicted to get worse with the impact of climate change. Planning Policy Statement 25 predicts that rainfall intensity will increase by 30%. A range of sustainable drainage techniques are available to tackle flooding from surface water run-off and associated pollution. Sustainable drainage techniques include the use of ponds, reed beds, swales, permeable paved surfaces and soakaways. Developers will be expected to submit an assessment of the feasibility of using sustainable drainage systems with their proposals for development. The Council will expect sustainable drainage techniques to be incorporated into the development wherever practical and planning conditions and/or legal agreements may be used to ensure that suitable maintenance plans for sustainable drainage systems are in place.
- 7.11** Developers are expected to reduce run-off rates by 30%, the onus will be on the developer to demonstrate as part of their planning application, what the existing run-off rate is. The reduction must be applied to a 1 in 1 year rainfall event. Developments must also incorporate on-site storage for surface water for a 1 in 100 year event. If a new point of discharge to a watercourse is proposed as part of a development, the run-off rate must not exceed greenfield rate (which is normally 2.5 litres per second per second), regardless of whether the site is brownfield or greenfield. Developers will not be expected to reduce run-off rates below the greenfield run-off rate.

Foul Water Drainage

- 7.12** New development will be permitted where foul sewers and waste water treatment works of adequate capacity and design are available or will be provided in time to serve the development. When determining proposals the disposal of sewage will be considered in accordance with the following hierarchy:
1. Public Sewer
 2. Package Treatment Plant
 3. Septic Tank
 4. Cesspool
- 7.13** If it can be shown to the satisfaction of the Council that connection to a public sewer is not feasible, a package treatment plant should be used for foul drainage disposal providing it is acceptable to the sewage undertakers and the Environment Agency. Connection to a septic tank should be considered only if it can be demonstrated that a package treatment plant is not feasible. The use of septic tanks will only be acceptable where:
- mains drainage is not available, and

- ground conditions are satisfactory and the plot is of adequate size to provide a suitable sub-soil drainage system, and
- there is no risk of pollution by septic tank effluent.

Cesspools are the least sustainable form of drainage and may be used only in exceptional circumstances for temporary developments.

- 7.14** Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 23: Pollution and Pollution Control and Planning Policy Statement 25: Development and Flood Risk set out the government's national policy on sustainability, the prevention of pollution and protection of the environment. Theme 5 and policy CS13 of the Core Strategy set out the Council's policy for adapting to climate change and efficient use of resources, which includes sustainable drainage and flood risk.

Delivery & Implementation

- 7.15** This policy will be implemented by proactively managing development through planning applications and related planning processes. Developers will be required to enter into legal agreements securing the long-term maintenance of sustainable drainage infrastructure, where it is not possible for them to be adopted.

Replaced UDP Policy

- 7.16** This policy replaces policy E65 of the Wakefield UDP.

Protection of Agricultural Land

Policy D 26

Protection of Agricultural Land

Agricultural land within the district is under pressure from proposals to work minerals, to plant crops for biofuel and from urban expansion. As the climate is changing it is prudent to ensure that the most productive agricultural land is safeguarded for the future. The best and most versatile agricultural land within the district will be protected from irreversible development. In particular, development involving a significant loss from agricultural land graded 3a or higher will not be permitted where land of a lower quality could be developed for the particular purpose. Proposals to work minerals on the best and most versatile agricultural land will only be permitted if it can be demonstrated that a high standard of restoration to good quality agricultural land can be achieved.

Policy Justification

- 7.17** It is national policy that the protection of the best and most versatile agricultural land (grades 1, 2 and 3a) should be taken into account alongside other sustainability considerations. In Wakefield District the best land is generally grade 3a, although there are areas of grade 2 land in the north western and eastern parts of the district. There is increasing concern over climate change and its impact on world food shortages, which is being exacerbated by production of cereals for biofuels rather than for food. Some of the best agricultural land in the district is under pressure from proposals for minerals working (such as limestone quarrying), planting with willow coppicing for wood chip to co-fire the power stations within and adjoining the district, and urban expansion as Wakefield District has been identified as a housing growth area in the Leeds City Region. In view of these concerns the Council considers that it is prudent to ensure that the most productive agricultural land within the district is safeguarded for the future.
- 7.18** Proposals which would result in the loss of agricultural land of grades 2 and 3a in the district will not be acceptable unless it can be demonstrated that there is a particular need for the development, that no alternative site of a lower grade is available, and the proposal would not result in the severance, fragmentation or reduction in the size of agricultural holdings which would prejudice their continuing viability. These considerations will be applicable to all proposals including those with little or no built development such as golf courses and minerals workings, because restoration of the land back to agricultural use may not be capable of reproducing the original soil quality.
- 7.19** Planning Policy Statement 7: Sustainable Development in Rural Areas sets out the government's national policy on agricultural land. RSS sets out regional policy on protection of the best agricultural land. Theme 5 of the Core Strategy and policy CS13 criterion c sets out the framework for adapting to climate change and efficient use of resources, including making the best use of resources such as agricultural land.

Delivery & Implementation

- 7.20** This policy will be implemented by proactively managing development through planning applications and other related planning processes.

Replaced UDP Policy

- 7.21** This policy replaces policy OL5 of the Wakefield UDP.

Renewable Energy

Policy D 27

Renewable Energy Generation Technology

In order to meet regional and district targets for renewable energy generation new developments of 0.5 hectares or more in site area, or 10 or more dwellings, or 1,000 square metres or more floor area for employment, commercial, leisure and community development will be required to incorporate on-site renewable energy generation technology unless it can be demonstrated that it is not technically feasible or financially viable, or there are demonstrable alternative decentralised renewable or low carbon energy services. Predicted carbon emissions shall be reduced by at least 10% until the end of 2010, from 2011 until the end of 2015 the requirement will be at least 15% rising to at least 20% thereafter.

Policy Justification

Renewable Energy Generation

- 7.22** The Renewable Energy section of the Core Strategy refers to national and regional targets for renewable energy generation capacity. RSS also gives a target of 11 mega watts by 2010 and 41 mega watts by 2021 for Wakefield District, based on the Sub-Regional Renewable Energy Assessments & Targets Study (2004). The study also indicates that the most potential would be from technologies incorporated into buildings such as photovoltaic panels. To help meet these targets the Council will require that all major proposals for development will incorporate appropriate renewable technologies for on-site renewable energy generation for heating and power unless it can be demonstrated that it is not technically feasible or financially viable, or there are demonstrable decentralised renewable or low carbon energy sources. In line with other local authorities and established case law the expectation will be that at least a 10% reduction of the predicted annual carbon emissions should be met until 2010. This will increase to at least 15% until 2015 and 20% thereafter. This staggered increase will allow policy to develop in line with national and regional policy.
- 7.23** There are a number of micro-generation technologies which developers could install to meet the targets. These include solar thermal panels, solar photovoltaic panels, combined heat and power plants, wood fuel boilers, ground source heat pumps, small scale wind turbines, small scale hydro turbines and fuel cells. The Council will expect developers to submit supporting information with their proposals and may use planning conditions and/or legal agreements to ensure such technology is provided.

Renewable Energy Development

- 7.24** The continuing production of “greenhouse gasses” and carbon dioxide in particular, is contributing to the increasing rate of global warming and climate change, contrary to the aims of sustainable development. Energy generated from renewable natural sources such as the sun, wind, water, biomass and energy crops, landfill gas and mine workings makes an important contribution to meeting the requirements to reduce greenhouse gas emissions and tackling climate change.
- 7.25** Planning Policy Statement 22 emphasises the need to balance the need to generate energy from renewable sources with the impact of proposals on the environment. The Council will support proposals which generate energy from renewable sources, but will expect the proposals to be appropriate and suitable for their location. Many renewable energy projects such as wind and hydro will need to be located close to the source of power. Suitable sites will often be within the Green Belt and may also raise important landscape, ecological, archaeological and amenity issues. The Council will consider proposals in terms of their impact on neighbouring land uses and their contribution to meeting renewable energy targets. For projects of a significant scale, such as wind farms, applicants will be expected to undertake an Environmental Impact Assessment. Developers should contact the Council at the pre-application stage to determine whether an Environmental Impact Assessment is necessary.

Wind

- 7.26** Wind power involves harnessing the wind to drive turbines. Developments can consist of single turbines on an individual property to substantial schemes with many turbines. Whilst wind turbines can be justified in order to provide renewable energy, they can have an unacceptable impact on the landscape, ecology, archaeological or historic sites by virtue of their size and distribution within a locality. It is preferable that wind turbines are located away from the more environmentally sensitive parts of the district such as Designated Sites for ecological and geological conservation, Historic Parks, Gardens and Landscapes. Developers will be expected to seek locations that make the best use of topography and physical features to reduce the impact of wind turbines on the character of the landscape.
- 7.27** Wind turbines can pose a physical obstacle to air navigation or affect signals from aeronautical systems. Where proposals for wind turbines are within a 30 kilometres of an airport the Council is required to consult the Civil Aviation Authority. Developers are advised to check whether their proposals may be affected either by Leeds-Bradford or Doncaster-Sheffield airports. If proposals are likely to be affected it is good practice to provide details of proposals to the Civil Aviation Authority prior to submitting any planning applications.

Coal Bed Methane

- 7.28** Coal bed methane occurs in former mine workings, and is a potential source of natural energy which has been identified in Wakefield District. There are current agreements and several planning permissions in place for abstraction of coal mine methane for purposes of local electricity generation. Other than where planning permission has already been granted for coal bed methane developments, it is not possible to know the extent of any commercial reserves until exploration and appraisal have taken place.
- 7.29** The government has issued guidance ⁽¹²⁾ which provides advice to mineral planning authorities and the industry on how to ensure that the development of coal bed methane and underground gas resources can take place with full and proper protection of the environment. In line with latest guidance, it is appropriate for the LDF to recognise the potential for developments to use coal bed methane, subject to the merits and environmental acceptability of individual proposals.
- 7.30** Planning Policy Statement 22: Renewable Energy, Planning for Renewable Energy A Companion Guide to PPS 22 and RSS set out the government's national policy and regional policy on renewable energy. Policy CS13 and Theme 5 of the Core Strategy set out the Council's policy on tackling climate change and renewable energy.

Delivery & Implementation

- 7.31** This policy will be implemented by proactively managing development through planning applications and other related planning processes.

Replaced UDP Policy

- 7.32** This policy replaces policy OL20 of the Wakefield UDP.

12 Planning and Minerals: Practice Guide, November 2006.

Sustainable Construction and Efficient Use of Resources

Policy D 28

Sustainable Construction and Efficient Use of Resources

The Council will require that new development within the district shall be energy and water efficient and incorporate built-in conservation measures. Opportunities to conserve energy and water resources through the layout and design of the development shall be maximised. In considering planning applications the Council will require where practical:

- a. the use of solar energy, passive solar gain and heat recycling (such as combined heat and power);
- b. layouts which reduce wind-chill and maximise the efficient use of natural light;
- c. the use of green roofs, rainwater and grey water storage and recycling, and sustainable drainage systems;
- d. the use of renewable and recycled materials during construction and provision for the recycling of construction, demolition and excavation wastes.

Policy Justification

- 7.33** To be sustainable, development should make a contribution towards reducing greenhouse gas emissions, use of or production of renewable energy, waste recycling and moving towards zero carbon development. Buildings account for almost half the UK's consumption of energy and carbon dioxide emissions. The design and layout of buildings can make a significant contribution to sustainable development by reducing greenhouse gas emissions and utilising resources efficiently.
- 7.34** Energy efficiency measures in buildings are largely covered by the requirements of the Building Regulations. The Core Strategy refers to the government's intention that all new housing should be 'zero carbon rated' by 2016 ⁽¹³⁾ and the introduction of the Code for Sustainable Homes ⁽¹⁴⁾ encourages higher standards than required by the Building Regulations. New and converted dwellings should be built to at least the prevailing minimum standard of the code. Planning has an important complementary role in determining layout and design of buildings.
- 7.35** All new developments should also contribute towards reducing mains water use by incorporating the collection of rainwater and the reuse of 'grey' (non-foul) water. New dwellings should achieve the prevailing standard of the Code for Sustainable Homes. New developments should also show how they will contribute to making more efficient use of non-renewable materials during construction and how the recycling of construction, demolition and excavation wastes will be achieved.
- 7.36** Developers are expected to consult prevailing guidance particularly the Code for Sustainable Homes. They are encouraged to incorporate into their developments as many as possible of the principles and techniques set out below. Development should wherever practical:
- incorporate active solar technologies e.g. photovoltaic solar panels;
 - make the maximum use of solar gain by orientating buildings to face within 30 degrees of due south;
 - incorporate large south facing windows to maximise solar gain and keep to a minimum the number and size of north facing windows;
 - ensure the enhanced insulation of all buildings, particularly those that are not orientated to the South;
 - design internal layouts to include the positioning of rooms requiring higher temperatures (e.g. living rooms) to the south side in order to maximise passive solar heating;
 - use storage areas, corridors, or rooms with lower demands for heating or lighting to act as buffer zones to the colder northern aspect of the building;
 - use timber window and door frames in preference to UPVC;
 - design elements of the building to take advantage of earth insulation;

¹³ Consultation on Building a Greener Future: Towards Zero Carbon Development (DCLG December 2006).

¹⁴ Code for Sustainable Homes: A step change in sustainable home building practice (DCLG December 2006) and Code for Sustainable Homes Technical Guide (DCLG 2007)

- position external doors in sheltered locations and provide them with conservatories or porches to conserve heat;
- incorporate pitched roofs into a development as these require less maintenance than flat roofs;
- provide south facing pitched roofs angled at between 15 to 40 degrees as these provide the ideal gradient for solar panels;
- incorporate steep pitched roofs facing prevailing winds as these can help to break up wind flow;
- use recycled and locally sourced and manufactured materials;
- use materials which are energy efficient to produce such as timber;
- provide for the collection and recycling of rainwater and grey water (i.e. non-foul water) on site;
- locate taller buildings on the northern parts of development sites.

7.37 For large developments over 0.5 hectares site area, or above 1,000 square metres in floor area, or of 10 or more dwellings, the Council may require a sustainability statement to be submitted which should give details of the sustainable construction techniques and energy and water conservation measures designed into the development. The Council may use planning conditions and/or legal agreements to ensure sustainable construction techniques and energy and water conservation measures are incorporated. These will not duplicate the requirements of the Building Regulations.

7.38 Planning Policy Statement 1: Delivering Sustainable Development sets out national planning policy on sustainable development. The Code for Sustainable Homes provides a national standard for the building industry relating to energy and water efficiency, construction materials and waste recycling in the construction of new homes. Policy CS13 and the Efficient Use of Resources section of the Core Strategy set out the Council's policy on tackling climate change, sustainable construction and the efficient use of resources.

Delivery & Implementation

7.39 This policy will be implemented by proactively managing development through planning applications and related planning processes.

Replaced UDP Policy

7.40 None.

Mineral Extraction

7.41 It is recognised that the extraction of all types of mineral can cause environmental damage and disturbance to neighbouring properties either through the extraction process itself or from traffic generation. It is necessary to ensure that any proposal for extraction is acceptable environmentally and that controls are in place to minimise disturbance whilst extraction is in progress. It is also necessary to ensure that a satisfactory restoration scheme is agreed before work begins.

7.42 The Minerals section and policy CS16 of the Core Strategy set out the Council's minerals policy. The Core Strategy also sets out how the Council will work with other local authorities to establish and maintain a supply of aggregate minerals to contribute to the regional and sub-regional demand. Development proposals may also need to be accompanied by an Environmental Impact Assessment under separate legislation.

7.43 Planning conditions and/or legal agreements will be used to ensure that the environmental impact of mineral extraction is minimised, acceptable arrangements are made for transporting minerals and that a satisfactory restoration scheme is in place.

7.44 Mineral proposals will be determined in accordance with the policies and guidance set out in national planning policy contained in Minerals Policy Statement 1 and any subsequent revision of national policy and guidance. The provision of aggregates is contained in Annex 1 of Minerals Policy Statement 1. Minerals Policy Guidance 3 provides guidance on coal mining updated in part by Minerals Policy Statement 1 and Minerals Policy Statement 2. RSS sets out the regional policy on minerals including aggregate production and a supporting table giving figures for aggregate production for sub-regions.

Delivery & Monitoring



8 Delivery & Monitoring

- 8.1** Review and monitoring are key aspects of the planning system with emphasis on delivering sustainable development and sustainable communities. They are crucial to the successful delivery of the spatial vision and spatial objectives set out in the Core Strategy. Monitoring and reviewing policies set out in LDF documents will indicate:
- what impact the policies are having in respect of national, regional and local policy targets and other specific targets set out in the LDF;
 - whether policies need adjusting or replacing because they are not working as intended; or
 - whether they need to be changed in the light of changes to national or regional policy.
- 8.2** In accordance with the Planning and Compulsory Purchase Act 2004, the Council produces an Annual Monitoring Report. This contains an assessment of LDF documents that are being prepared against the milestones set out in the Local Development Scheme, and the extent to which policies are being achieved and targets met. The Annual Monitoring Report is the main mechanism for assessing the LDF's performance and effect. As well as linking with spatial objectives and policies, indicators in the Annual Monitoring Report also link to sustainability appraisal objectives in order to identify the significant effects of implementing the policies. If, as a result of monitoring, areas are identified where a policy is not working, or key policy targets are not being met, this may give rise to a review of the Core Strategy, Development Policies document, or other parts of the LDF.
- 8.3** The Annual Monitoring Report includes an updated housing trajectory showing housing delivery in terms of net additional dwellings, within the context of past achievement and estimated future performance.
- 8.4** The following table sets out the indicators, targets, main bodies involved in delivering each policy and a broad indication of how the policy will be implemented. The spatial themes, LDF objectives and sustainability appraisal objectives are also shown to demonstrate how each policy will deliver its strand of the LDF and to indicate the link between policies and objectives. Further details of the types of indicator and sources of information are included in the Annual Monitoring Report.
- 8.5** The indicators have been developed in accordance with the national guidance on monitoring ⁽¹⁵⁾. Where possible they are based on national core indicators or links with monitoring work being undertaken for other plans, programmes and strategies.
- 8.6** The initial indicators and targets set out in this document may be reviewed in order to take into account the development of more advanced monitoring systems, new sources of information and possible changes in government guidance in relation to monitoring. The indicators and targets will be reported annually unless otherwise stated, together with any updates in the Annual Monitoring Report.
- 8.7** A number of indicators depend on an assessment of whether a particular policy has been complied with. This assessment is carried out when determining planning applications. Development Control data recording systems are being revised to ensure that the Annual Monitoring Report can identify the success or otherwise of these policies.

15 LDF Monitoring: A Good Practice Guide, DCLG, March 2005.

Theme 1: Meeting Local Needs in Sustainable Locations	
LDF Objectives:	<ol style="list-style-type: none"> 1. To ensure that all new development, activities and uses of land adhere to and promote the principles of sustainable development and enhance the quality of life for district residents. 2. To meet the needs of the district by building on its strengths and the opportunities provided through good links with the wider Leeds City Region, enabling it to play a prominent role in the creation of sustainable communities, in line with the strategy and policy framework provided by the Regional Spatial Strategy (RSS) for Yorkshire and the Humber. 3. To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, leisure, health and other services locally or in places which minimise the need to travel and are accessible safely and conveniently by non-car modes of travel – walking, cycling, public transport. This will be achieved by: <ol style="list-style-type: none"> a. concentrating most new development within urban areas, with major developments located in the largest settlements; b. focusing development activity in Wakefield city and other town centres, taking advantage of existing services and high levels of accessibility; c. allowing small scale development in local service centres, villages and rural areas which meets identified local needs or maintains the viability of local services. 4. To make it easier to travel around the district and the wider Leeds City Region and to access local services and amenities using sustainable transport modes (walking, cycling, public transport), by increasing transport choice and improving public transport accessibility. 5. To provide sufficient good quality housing of the appropriate sizes, types, tenures and affordability to meet the identified needs of the district, in line with the housing requirement of RSS, by promoting efficient use and improvement of the existing housing stock and providing new housing in sustainable locations. 6. To create attractive, successful and accessible city and town centres by encouraging development which provides a range of services and activities which are appropriate to the function and size of the centre. 12. To reduce the impact of development on climate change by reducing greenhouse gas emissions, notably by conserving resources, and to adapt to the potential effects of climate change by managing and reducing risks, particularly flood risk.
SA Objectives:	<ul style="list-style-type: none"> • SA4 - Conditions and services to engender good health; • SA6 - Vibrant communities to participate in decision making; • SA7 - Create, enhance and provide accessibility to culture, leisure and recreation activities; • SA8 - Local needs met locally; • SA10 - To provide a transport network which maximises access whilst minimising detrimental impacts; • SA11 - A quality built environment that protects and enhances its historic assets, and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development; • SA13 - Minimal pollution levels; • SA14 - Minimal greenhouse gas emissions and a managed response to the effects of climate change.

Table 2 Theme 1: Meeting Local Needs in Sustainable Locations

Theme 1: Meeting Local Needs in Sustainable Locations						
Development Policy	Indicators		Targets	Delivery Agency	Implementation	
D1 – Housing in Rural Areas	1.	In small settlements not in Green Belt criteria in Policy D2 Section 1 a-d are fulfilled	1.	Number of permissions which comply with policy where relevant	Housebuilders, Developers, other partners & Wakefield MDC	Proactively managing development through planning applications and related processes
	2.	In small settlements in Green Belt criteria in Policy D2 Section 2 a-c are fulfilled	2.	Number of permissions which comply with policy where relevant		
D2 – Safeguarded Land	1.	Number of planning permissions approved for permanent development on Protected Areas of Search for Long Term Development	1.	None	Wakefield MDC	Proactively managing development through planning applications and related processes

Table 3

Theme 2: Creating Mixed and Balanced Communities				
LDF Objectives:	<div><div>1.</div><div>To ensure that all new development, activities and uses of land adhere to and promote the principles of sustainable development and enhance the quality of life for district residents.</div></div> <div><div>5.</div><div>To provide sufficient good quality housing of the appropriate sizes, types, tenures and affordability to meet the identified needs of the district, in line with the housing requirement of RSS, by promoting efficient use and improvement of the existing housing stock and providing new housing in sustainable locations.</div></div>			
SA Objectives:	<div><div>•</div><div>SA1 - Good quality employment opportunities available to all;</div></div> <div><div>•</div><div>SA5 - Safety and security for people and property.</div></div>			
Development Policy	Indicators	Targets	Delivery Agency	Implementation
There are no policies under this theme				

Table 4 Theme 1: Meeting Local Needs in Sustainable Locations

Theme 3: Supporting a Dynamic & Efficient Local Economy				
LDF Objectives:	<ol style="list-style-type: none"> 1. To ensure that all new development, activities and uses of land adhere to and promote the principles of sustainable development and enhance the quality of life for district residents. 2. To meet the needs of the district by building on its strengths and the opportunities provided through good links with the wider Leeds City Region, enabling it to play a prominent role in the creation of sustainable communities, in line with the strategy and policy framework provided by the Regional Spatial Strategy (RSS) for Yorkshire & the Humber. 4. To make it easier to travel around the district and the wider Leeds City Region and to access local services and amenities using sustainable transport modes (walking, cycling, public transport), by increasing transport choice and improving public transport accessibility. 5. To provide sufficient good quality housing of the appropriate sizes, types, tenures and affordability to meet the identified needs of the district, in line with the housing requirement of RSS, by promoting efficient use and improvement of the existing housing stock and providing new housing in sustainable locations. 7. To support the growth of a dynamic local economy which increases prosperity for all sections of the community by: <ol style="list-style-type: none"> a. encouraging investment and enterprise in the district and the development of clusters of economic activity; b. building on the competitive advantages enjoyed by the district; c. the urban renaissance of Wakefield City; d. reconnecting the Coalfield Communities in the South East; e. the urban renaissance of the Five Towns; f. encouraging the diversification of the rural economy. 			
SA Objectives:	<ul style="list-style-type: none"> • SA1 - Good quality employment opportunities available to all; • SA2 - Conditions which enable business success, economic growth and investment; • SA3 - Education and training opportunities to build skills and capacities. 			
Development Policy	Indicators	Targets	Delivery Agency	Implementation
D3 – Protecting Employment Land	<ol style="list-style-type: none"> 1. Losses of employment land in (i) employment/regeneration areas, (ii) local authority area 2. Amount of employment land lost to residential development 	<ol style="list-style-type: none"> 1. Less than 12 ha per annum loss of employment land from Employment Zones and employment allocations, including SPAs 2. Less than 1 ha per annum 	Developers, Wakefield MDC and partners, Wakefield First	Proactively managing development through planning applications and related processes

Table 5 Theme 3: Supporting a Dynamic & Efficient Local Economy

Theme 4: Creating High Quality, Distinctive & Safe Environments

LDF Objectives:	<div><div>1.</div><div>To ensure that all new development, activities and uses of land adhere to and promote the principles of sustainable development and enhance the quality of life for district residents.</div></div> <div><div>8.</div><div>To provide a range of high quality, accessible cultural, recreational and leisure opportunities across the district to improve the quality of life for residents and visitors.</div></div> <div><div>9.</div><div>To protect and enhance the historic heritage, character and identity of the individual settlements of the district by:<div><div>a.</div><div>ensuring that the scale and location of development in each settlement is in keeping with its size, form and character;</div></div><div><div>b.</div><div>ensuring that the buildings and open spaces which create character are protected, maintained and enhanced;</div></div><div><div>c.</div><div>ensuring high quality, sustainable, design in all new development;</div></div><div><div>d.</div><div>retaining the Green Belt to make a clear distinction between town and country.</div></div></div></div>				
SA Objectives:	<div><div>•</div><div>SA5 - Safety and security for people and property;</div></div> <div><div>•</div><div>SA7 - Create, enhance and provide accessibility to culture, leisure and recreation activities;</div></div> <div><div>•</div><div>SA11 - A quality built environment that protects and enhances its historic assets, and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development;</div></div> <div><div>•</div><div>SA13 - Minimal pollution levels</div></div>				
Development Policy	Indicators	Targets	Delivery Agency	Implementation	
D4 – Sites Designated for Biological or Geological Conservation	<div><div>1.</div><div>Quality of SSSIs in the district</div></div> <div><div>2.</div><div>Improved local biodiversity - active management of local sites</div></div>	<div><div>1.</div><div>95% of SSSIs to be in favourable or unfavourable recovering condition by 2010</div></div> <div><div>2.</div><div>Annual increase</div></div>	Developers, local partners, Natural England & Wakefield MDC	Proactively managing development through planning applications and related processes and defining areas of protection	
D5 – Ecological Protection of Watercourses and Water Bodies	<div><div>1.</div><div>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood risk or water quality grounds</div></div>	<div><div>1.</div><div>None</div></div>	Environment Agency, Natural England, Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes and defining areas of protection	
D6 – Wildlife Habitat Network	<div><div>1.</div><div>Percentage of planning applications</div></div>	<div><div>1.</div><div>100%</div></div>	Developers, Wakefield MDC and partners	Proactively managing development through planning applications	

Theme 4: Creating High Quality, Distinctive & Safe Environments						
		received within Wildlife Habitat Networks accompanied by an assessment which meets the criteria set out in policy			and related processes and defining areas of protection	
D7 – Protection of Trees and Woodland	1.	Loss of Ancient Woodland in the district	1.	None	Developers, Wakefield MDC and partners, Natural England	Proactively managing development through planning applications and related processes and defining areas of protection
	2.	Percentage of residents having access to woodland	2.	0% of residents more than 500m from at least one area of accessible woodland of no less than 2 ha in size		
D8 – Landscape Character	1.	Number of planning applications refused on landscape grounds	1.	Zero	Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes
	2.	Derelict land in the district (ha)	2.	Reducing area per annum		
D9 – Design of New Development	1.	Number of planning applications refused on design grounds	1.	Zero	Developers, Wakefield MDC, Sport England and partners	Proactively managing development through planning applications and related processes
D10 – Extensions & Alterations to Dwellings	1.	Number of planning applications refused on design grounds	1.	Zero	Householders, Housebuilders, Wakefield MDC and partners	Proactively managing development through planning applications and related processes
D11 – Waterfront Design	1.	Number of planning permissions which comply with policy where relevant	1.	100%	Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes
D12 – Landscape Design	1.	Number of planning permissions which comply with policy where relevant	1.	100%	Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes

Theme 4: Creating High Quality, Distinctive & Safe Environments

D13 – Protected Areas of Open Land	1. Number of planning permissions affecting Protected Areas of Open land	1. Zero	Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes
D14 – Access and Highway Safety	1. Number of planning permissions which comply with policy where relevant	1. 100%	Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes
D15 – Safety and Security through Design	1. Domestic burglaries per 1000 households	1. Ongoing reduction from 12.6/1000	Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes
D16 – Shopfront Design and Advertisements	1. Number of planning permissions which comply with policy where relevant	1. 100%	Retailers, advertisement companies, Wakefield MDC and partners	Proactively managing development through planning applications and related processes
D17 – Development Affecting Archaeological Sites	1. Number of planning permissions which comply with policy where relevant	1. 100%	English Heritage, West Yorkshire Archaeological Advisory Service, Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes and defining areas of protection
D18 – Development Affecting Historic Locations	1. Number of planning permissions affecting Historic Locations 2. Total number of Conservation Areas with Appraisals	1. Zero 2. 100%	English Heritage, West Yorkshire Archaeological Advisory Service, Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes and defining areas of protection
D19 – Development Affecting Buildings of Local Interest	1. Number of Buildings of Local Interest in Wakefield District	1. No Reduction	English Heritage, West Yorkshire Archaeological Advisory Service, Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes and defining areas of protection

Theme 4: Creating High Quality, Distinctive & Safe Environments						
D20 – Pollution Control	1.	Number of planning permissions granted contrary to the advice of the Environment Agency or HSE on pollution and where no mitigation measures introduced	1.	None	Environment Agency, Health and Safety Executive, Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes and defining areas of protection
	2.	Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds	2.	None		
	3.	NO2 annual average concentration in designated AQMAs.	3.	40ug/m3 annual average or lower		
	4.	Number of planning permissions which comply with policy where relevant	4.	100%		
D21 – Protection from Hazardous Operations	1.	Percentage of planning permissions granted within HSE Consultation Zones contrary to HSE advice	1.	None	Health and Safety Executive, Environment Agency, Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes and defining HSE Consultation Zones
D22 – Contaminated Land	1.	Number of 'sites of potential concern' within the local authority area, with respect to land contamination	1.	Reducing number	Environment Agency, Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes
	2.	Number of sites for which sufficient detailed	2.	Increasing number		

Theme 4: Creating High Quality, Distinctive & Safe Environments				
		information is available to decide whether remediation of the land is necessary, as a percentage of 'sites of potential concern'		
D23 – Existing Uses in the Green Belt	1.	Number of planning permissions which comply with policy where relevant	1. 100%	Developers, Wakefield MDC and partners
				Proactively managing development through planning applications and related processes

Table 6 Theme 4: Creating High Quality, Distinctive & Safe Environments

Theme 5: Tackling Climate Change & Resource Management

LDF Objectives:	<ol style="list-style-type: none"> To ensure that all new development, activities and uses of land adhere to and promote the principles of sustainable development and enhance the quality of life for district residents. To ensure that the district's natural environment, including wildlife habitats and landscape character, is conserved and protected and that new development identifies, protects and enhances important assets. To promote and maintain a clean, attractive and safe environment by reducing waste, avoiding pollution, addressing climate change including flood risk, ensuring efficient use of resources and promoting high quality design in all new development. To reduce the impact of development on climate change by reducing greenhouse gas emissions, notably by conserving resources, and to adapt to the potential effects of climate change by managing and reducing risks, particularly flood risk. 			
SA Objectives:	<ul style="list-style-type: none"> SA10 - To provide a transport network which maximises access whilst minimising detrimental impacts; SA11 - A quality built environment that protects and enhances its historic assets, and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development; SA12 - A bio-diverse and attractive natural environment; SA13 - Minimal pollution levels; SA14 - Minimal greenhouse gas emissions and a managed response to the effects of climate change; SA15 - Prudent and efficient use of energy and natural resources with minimal production of waste. 			
Development Policy	Indicators	Targets	Delivery Agency	Implementation
D24 – Flood Risk	<ol style="list-style-type: none"> Number of planning permissions granted contrary to the advice of the Environment Agency on flood risk grounds Number of windfall housing developments approved in Flood Zone 2 or 3 	<ol style="list-style-type: none"> 100% Reducing 	Environment Agency, Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes, allocation of land through the LDF, Strategic Flood Risk Assessment
D25 – Drainage	<ol style="list-style-type: none"> Number of planning permissions incorporating sustainable drainage techniques 	<ol style="list-style-type: none"> 100% of practicable schemes 	Developers, Housebuilders, Yorkshire Water, Environment Agency, Internal Drainage Boards, Wakefield MDC and partners	Proactively managing development through planning applications and related processes

Theme 5: Tackling Climate Change & Resource Management						
D26 – Protection of Agricultural Land	1.	Number of planning permissions which comply with policy where relevant	1.	100%	Developers,Wakefield MDC and partners	Proactively managing development through planning applications and related processes and allocation of land through the LDF
D27 – Renewable Energy Generation Technology	1.	Number of eligible planning permissions granted which incorporate on-site renewable energy generation technology to provide (i) at least 10% of its predicted energy requirements until 2010 (ii) at least 15% between 2010 and 2015 and (iii) at least 20% between 2015 and 2020	1.	100% where relevant	Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes
D28 – Sustainable Construction and Efficient Use of Resources	1.	Number of new residential developments which achieve the Code for Sustainable Homes level 6	1.	Increasing number	Developers, Wakefield MDC and partners	Proactively managing development through planning applications and related processes

Table 7 Theme 5: Tackling Climate Change & Resource Management

Replaced Unitary Development Plan Policies



Appendix 1 Replaced Unitary Development Plan Policies

The policies contained in the Development Policies document will replace a number of policies which were contained in the UDP. The following table is a guide to show how policies have been replaced. In some cases, new policy areas have been introduced and some policies have been replaced by one or more new policies.

Development Policy:	Wakefield UDP Policy
Policy D1	OL16
Policy D2	OL4
Policy D3	I5
Policy D4	E2
Policy D5	E3
Policy D6	E11, E12
Policy D7	E5, E6, E7, E9
Policy D8	None
Policy D9	E36, E64, E52, E54, E60, E61, H8, H9, H16, H17
Policy D10	None
Policy D11	E55
Policy D12	E56
Policy D13	OL3
Policy D14	T2, T3, T11, T12, T16
Policy D15	None
Policy D16	E58
Policy D17	E13, E15, E16, E17, E18, E19
Policy D18	E63, E28, E29, E30, E33, E35
Policy D19	E26
Policy D20	E43, E46, E51
Policy D21	E49
Policy D22	E47
Policy D23	OL14
Policy D24	OL6
Policy D25	E65
Policy D26	OL5
Policy D27	OL20
Policy D28	None

Table 8 Development Policies

The following UDP policies have not been specifically replaced by new LDF policies, as the matters are covered by planning legislation and national planning policy:

- Policies R2, E25, H5, OL17, OL21, OL22

With the adoption of the Core Strategy and the Development Policies documents the policies are no longer saved.

Glossary of Terms



Appendix 2 Glossary of Terms

Term/Acronym	Definition
Air Quality Management Area	Designated under Environmental Act 1995 as areas where local authorities are required to prepare action plans to enable them to achieve national air quality objectives.
Annual Monitoring Report	Part of the Local Development Framework which the Council is required to prepare annually showing progress in preparing Local Development Documents compared to targets in the Local Development Scheme, and monitoring the implementation and effectiveness of its policies and proposals in Local Development Documents.
Area Action Plan	Area action plans should be used to provide the planning framework for areas where significant change or conservation is needed. They should identify the distribution of uses and their inter-relationships, including specific site allocations, and set the timetable for the implementation of the proposals.
Community Strategy	The plan which Local Strategic Partnerships are required to prepare for improving the economic, environmental and social well being of local areas and by which Councils are expected to co-ordinate the actions of the public, private, voluntary and community organisations that operate locally. Wakefield's Community Strategy is called 'Fast Forward' and has been subject to partial review entitled 'Knowledge Communities: The Wakefield District Community Strategy 2006 Review'.
Core Strategy	A Development Plan Document setting out the spatial vision and objectives of the planning framework for an area.
Department for Environment, Food and Rural Affairs (DEFRA)	The government department responsible for animal health & welfare, environmental protection, exports & trade, farming, marine & fisheries, food & drink, horticulture, plants & seeds, research & analysis, rural affairs, sustainable development and wildlife & countryside.
Department for Communities & Local Government (DCLG) [formerly Office of the Deputy Prime Minister (ODPM), Department of Environment, Transport and the Regions (DETR), or Department of the Environment (DOE)]	The government department responsible for local and regional government, housing, planning, regeneration, social exclusion and neighbourhood renewal. It works with other government departments, local councils, businesses, the voluntary sector, and communities themselves to help create sustainable communities.
Development Plan	The statutory plan setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. In Wakefield the current plan is the Unitary Development Plan First Alteration which is being replaced by the Local Development Framework.
Development Plan Document	A Local Development Document which forms part of the statutory development plan, including the Core Strategy, Proposals Maps and Area Action Plans.
Environment Agency	Public body charged with protecting and improving the environment in England and Wales. Aims to make sure that air, land and water are looked after to help achieve sustainable development and ensure that future generations inherit a cleaner, healthier environment.
Government Office for Yorkshire & the Humber (GOYH)	Represents Central Government in the region and aims to work with regional partners and local people to increase the prosperity of the region, promote sustainable development and tackle social exclusion.

Term/Acronym	Definition
Highways Agency	Executive agency of the Department for Transport which manages and maintains the motorway and trunk road network in England.
Inset Map	May form part of the adopted Proposals Map probably at a more detailed scale than the rest of the map. Proposals for area action plans may be shown on inset maps.
Key Diagram	May be used to illustrate the broad strategy for the area, including locations for change or strategic development, major transportation issues, and main patterns of movement and constraints. It provides the means to show links and relationships with other strategies and with the plans of neighbouring areas.
Leeds City Region	The sub-area comprising Barnsley, Bradford, Calderdale, Craven, Harrogate, Kirklees, Leeds, Selby, Wakefield and York local authorities, for which specific policies are included in the Regional Spatial Strategy.
Local Development Document	Comprising two main types, Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not. Together Local Development Documents form the main part of the Local Development Framework.
Local Development Framework (LDF)	A portfolio of Local Development Documents which sets out the planning policy framework for the District. It also includes the Local Development Scheme, the Statement of Community Involvement and the Annual Monitoring Report.
Local Development Scheme	A three year project plan setting out the Council's programme for the preparation of Local Development Documents, reviewed annually in the light of the Annual Monitoring Report.
Local Government Yorkshire and the Humber (LGYH) [formerly Yorkshire & Humber Assembly]	Acts as the Regional Planning Body and strategic regional partnership for the Yorkshire & the Humber region. One of its tasks is to prepare the Regional Spatial Strategy on behalf of the Secretary of State.
Local Strategic Partnership	Umbrella organisation which aims to improve the quality of life and governance in a particular locality. Partnerships seek to align and co-ordinate services and priorities to meet the needs and aspirations of those who use them. The Wakefield District Partnership is responsible for producing the Community Strategy.
Local Transport Plan	The West Yorkshire Local Transport Plan is the statutory long-term transport strategy for the county and five year action plan which is used by the Department for Transport (DfT) to allocate funds for local transport improvements. Prepared by a partnership of the five West Yorkshire local authorities and Metro.
Natural England	Formed by bringing together English Nature, the Countryside Agency and the Rural Development Service. Aims to conserve and enhance the natural environment for its intrinsic value, the wellbeing and enjoyment of people and the economic prosperity that it brings.
Northern Way	A strategy to promote regeneration and growth in the three northern English regions (the North East, North West and Yorkshire and the Humber).
Planning Policy Guidance	Guidance produced by central government setting out its policies on specific planning topics. Being updated and replaced by Planning Policy Statements.

Term/Acronym	Definition
Planning Policy Statement	Statements produced by central government setting out its policies on specific planning topics. Regional Spatial Strategies and Local Development Frameworks must take account of and conform to national planning policy.
Proposals Map	A map, illustrating clearly on an Ordnance Survey or similar base the spatial extent of policies and proposals, must be prepared and maintained to accompany all Development Plan Documents. This may contain inset maps, where necessary.
Protected Area of Search for Long Term Development	A term used in the Wakefield Unitary Development Plan First Alteration and the Local Development Framework to denote areas to be safeguarded for possible long term development beyond the period of the current plan.
Regional Aggregates Working Party	Partnership of members of mineral planning authorities (including Wakefield), the aggregates industry and government, set up to prepare guidelines on the provision of aggregates in the region.
Regional Development Agency	Government agencies set up to co-ordinate regional economic development and regeneration, enable the English regions to improve their relative competitiveness and reduce imbalances within and between regions. Yorkshire Forward is the Regional Development Agency for Yorkshire and the Humber.
Regional Economic Strategy	A 10-year plan that provides a framework of common priorities for businesses, public agencies, voluntary groups and communities in the region to focus their investment. It highlights a number of strategic objectives, themes and priority actions for the region and is co-ordinated by Yorkshire Forward.
Regional Housing Strategy	Produced by the Regional Housing Board, the Regional Housing Strategy sets out priorities for housing in the region and includes a Regional Investment Plan for funding housing initiatives and interventions.
Regional Planning Body	Body charged with preparing and monitoring a draft of the Regional Spatial Strategy for the region.
Regional Planning Guidance	Non-statutory guidance prepared by the Regional Planning Body and issued by the Secretary of State. Now replaced by the Regional Spatial Strategy.
Regional Spatial Strategy (RSS)	The statutory replacement for Regional Planning Guidance prepared by the Regional Planning Body and issued by the Secretary of State. It forms part of Wakefield's statutory development plan and provides a spatial framework to inform the preparation of Local Development Documents, the Local Transport Plan and regional and sub regional strategies and programmes that have a bearing on land-use activities
Regional Sustainable Development Framework	A strategic framework which provides the context for regional activity, and sets targets and indicators, identifies necessary regional action and sets out a mechanism for sustainability appraisal.
Regional Technical Advisory Body	The body which gives impartial technical advice on waste management and disposal issues.
Regional Transport Strategy	Sets out the policies and investment priorities for transport in the region. Forms part of the Regional Spatial Strategy.
Saved Policy / Proposal	A policy or proposal in a current Unitary Development Plan (or Local Plan) which is automatically retained for three years from commencement of Part 2 of the Planning &

Term/Acronym	Definition
	Compulsory Purchase Act 2004 i.e. until 28th September 2007. Policies and proposals can be saved for longer with the agreement of the Secretary of State.
Special Policy Area	A term used in the Wakefield Unitary Development Plan First Alteration and the Local Development Framework to denote areas proposed for mixed use development where special policy considerations will apply to achieve the desired outcome.
Statement of Community Involvement	Sets out the Council's vision and strategy for the standards to be achieved in involving the community and stakeholders in the preparation of all Local Development Documents and in decisions on planning applications.
Strategic Environmental Assessment	All major strategies and plans, including Local Development Documents, must be subject to the requirements of the European Union Directive on Strategic Environmental Assessment. Environmental impacts have to be assessed and monitored and necessary mitigation measures identified. (See also Sustainability Appraisal).
Strategic Flood Risk Assessment	An assessment of the risk of flooding within a defined area, usually a local authority area or river basin, carried out for strategic planning purposes.
Supplementary Planning Document	A Local Development Document which is part of the Local Development Framework but does not form part of the statutory development plan. Supplementary Planning Documents elaborate upon policies and proposals in a Development Plan Document or the saved Unitary Development Plan and include development briefs and guidance documents.
Supplementary Planning Guidance	Guidance which elaborates upon policies and proposals in the Unitary Development Plan. Supplementary Planning Guidance can not be 'saved' but can still be relevant if related to a policy or proposal in a saved plan or a Development Plan Document. Supplementary Planning Guidance will need to be replaced by an appropriate Supplementary Planning Document.
Sustainable Development	Activity which achieves mutually reinforcing economic, social and environmental benefits without compromising the needs of future generations.
Sustainability Appraisal	The process of assessing and weighing the economic, social and environmental costs and benefits of development proposals, both individually and collectively. (See also Strategic Environmental Assessment). All Local Development Documents must be subject to Sustainability Appraisal prior to submission and adoption.
Unitary Development Plan (UDP) First Alteration	The statutory development plan for the district adopted by the Council in January 2003 which forms the basis for determining planning applications. Its policies and proposals will be 'saved' for at least three years. Its policies and proposals will be replaced eventually by new Development Plan Documents.
Yorkshire Bus Initiative	A partnership between the West Yorkshire Local Transport Plan Partnership, bus operators, South Yorkshire authorities and the City of York Council which aims to improve infrastructure, vehicles and priorities on the core bus network and to address accessibility to bus services.
Yorkshire Forward	The regional development agency responsible for the sustainable economic development and regeneration of the Yorkshire & the Humber region.

Term/Acronym	Definition
Yorkshire & Humber Assembly [renamed Local Government Yorkshire and the Humber (LGYH)]	Acts as the Regional Planning Body and strategic regional partnership for the Yorkshire & the Humber region. One of its tasks is to prepare the Regional Spatial Strategy on behalf of the Secretary of State.

Table 9