

A NEW VISION FOR DEVELOPING CENTRAL WAKEFIELD

**Preferred Options
Report**

Sustainability
Appraisal Appendices



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Central Wakefield Area Action Plan

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LOCAL DEVELOPMENT FRAMEWORK CENTRAL WAKEFIELD AREA ACTION PLAN DPD, WAKEFIELD METROPOLITAN DISTRICT COUNCIL

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**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

APPENDICES

- APPENDIX A SA AND SEA METHODOLOGY**
- APPENDIX B PLANNING POLICY REVIEW**
- APPENDIX C BASELINE DATA SOURCES**
- APPENDIX D ENVIRONMENTAL CONSTRAINTS FOR AAP AREAS**
- APPENDIX E LIST OF AREA ACTION PLAN OPTIONS**
- APPENDIX F SUSTAINABILITY APPRAISAL OF AREA ACTION PLAN OPTIONS**

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Appendix A SA AND SEA METHODOLOGY

OVERVIEW

The ODPM published draft guidance on the procedures for carrying out 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks - Consultation Paper' in September 2004. This was designed to integrate the requirements of SEA legislation into SA when assessing RSSs, and LDFs.

An 'Interim Advice Note on Frequently Asked Questions: Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' was published by the ODPM in April 2005. This note provided a response to some common questions in respect of the September 2004 consultation version of the ODPM's guide on Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks.

The final version of the guidance was published by ODPM in November 2005, and this has incorporated the recommendations included in the interim advice note.

Due to the timing of this sustainability appraisal the process has followed the stages set out in the original consultation draft guidance, and these are outlined below. In doing so, the process has met all the requirements of the final November 2005, guidance. The main difference is that this sustainability appraisal has incorporated the extra step of producing an Initial SA Report (at Stage B), something that is no longer required under the final guidance.

METHODOLOGY

A summary of the recommended approach to Sustainability Appraisal, as described in the ODPM's consultation draft guidance and Interim Advice Note is presented below.

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- Develop and agree appraisal methodology and programme;
- Ensure stakeholder involvement in the appraisal process has been included in the Statement of Community Involvement (SCI);
- Identify and review other relevant policies, plans and programmes, and sustainable development objectives that will affect or influence the LDF;
- Collect relevant social, environmental and economic baseline information and produce a characterisation of the LDF area;
- Identify key sustainability issues for the SA to address;
- Develop the SA framework, consisting of the sustainability objectives, indicators and targets; and
- Produce a Scoping Report and consult relevant authorities, the public and other key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.

Stage B: Appraise Options and the Draft LDF

- Test the LDF objectives against the sustainability objectives and whether the objectives are consistent with one another;
- Develop the SA consulting relevant stakeholders, and test issues and options against the SA framework;

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

- Consultation on issues and options;
- Take account of consultation on issues and options in ongoing SA approach;
- Predict the effects and carry out detailed assessment of the effects of the Preferred Options;
- Propose measures to maximise beneficial effects and mitigate adverse effects; and
- Develop proposals for monitoring.

Stage C: Document the appraisal process

- Documenting the appraisal process in the SA report.

Stage D: Consult on the Draft Plan and SA Report

- Consult on the SA Report along with the Preferred Options;
- Carry out, where necessary, appraisal of any significant changes made as a result of public participation;
- Submit DPD and SA Report to the Secretary of State;
- If necessary, carry out appraisal of any significant changes proposed as a result of representations, including possible alternative site proposals;
- Inform consultees that the DPD is adopted;
- Prepare an '**SEA Statement**' summarising information on how the SA results and consultees' opinions were taken into account, reasons for choice of options (i.e. policy approach or allocations), and proposals for monitoring, in relation to any recommended changes; and
- Make the DPD and Final SA Report available to the public and other stakeholders.

Stage E: Monitoring implementation of the LDF

- Monitor significant effects of the DPD to identify at an early stage any unforeseen adverse effects;
- Publish sustainability monitoring reports periodically as part of the Annual Monitoring Report as new information becomes available; and
- Undertake appropriate remedial action where necessary.

Sources: The ODPM's Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, - Consultation Paper and Interim Advice Note on Frequently Asked Questions.

REQUIREMENTS OF THE SEA DIRECTIVE

The SEA Directive, as implemented by the Environmental Assessment of Certain Plans and Programmes Regulations 2004, places certain requirements which must be addressed through the assessment and reporting process. These are the same for all SEA assessments, irrespective of whether or not they are incorporated into sustainability appraisal, as they are in this case.

The following table lists the requirements of the Directive, and provides sign-posting as to where in the Sustainability Appraisal Report they have been covered.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Requirements of the SEA Directive	Where covered in SA report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex 1):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Section 1
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Section 3
c) The environmental characteristics of areas likely to be significantly affected;	Section 3
d) Any existing environmental problems which are relevant to the plan or programme, including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43 EEC;	Section 3
e) The environmental protection objectives, established at international Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	Section 3
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological, heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Section 6
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Sections 6
i) A description of measures envisaged concerning monitoring in accordance with Art. 10;	Section 7
j) A non-technical summary of the information provided under the above headings	Non Technical Summary
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	
<ul style="list-style-type: none"> • Consultation: authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) • authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) 	<p>Section 2 and also in the Initial SA Report</p> <p>The consultation to be undertaken on this SA Report will fulfil this requirement.</p>

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Requirements of the SEA Directive	Where covered in SA report
<ul style="list-style-type: none"> other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7) 	N/A
<p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted under Art. 7 must be informed and the following made available to those informed:</p> <ul style="list-style-type: none"> the plan or programme as adopted a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8 and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and the measures decided concerning monitoring (Art. 9) 	To be completed at AAP adoption
<p>Monitoring of the significant environmental of the plan's or programme's implementation (Art.10)</p>	Section 7. The final monitoring requirements will be detailed in the statement which will accompany the adopted AAP. Monitoring will then take place after the AAP has been implemented.
<p>Quality Assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive</p>	N/A

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Appendix B PLANNING POLICY REVIEW

International Policy

The following international documents were reviewed as part of this assessment:

- Directive 1996/62/EC on Ambient Air Quality and Management
- Directive 2000/60/EC Establishing a Framework for the Community Action in the Field of Water Policy (The Water Framework Directive)
- Environment 2010 Our Future Our Choice (EU Sixth Environment Action Programme)
- EU Habitats Directive [Directive 92/43/EC]
- European Spatial Development Perspective 1999
- Kyoto Protocol on Climate Change
- The Convention on Biological Diversity, Rio de Janeiro 1992
- The EC Directive on the Conservation of Wild Birds 79/409/EEC 1979
- The Johannesburg Declaration of Sustainable Development 2002
- Waste Framework Directive (91/156/EEC)

National Planning Policy

The following national planning documents were reviewed as part of this assessment:

- PPS 1 – Creating Sustainable Communities
- PPG 2 – Green Belts
- PPG 3 – Housing
- PPG 4 – Industrial, commercial development and small firms
- PPS 6 – Town Centres and Retail Developments
- PPS 7 – Sustainable Development in Rural Areas
- PPG 8 – Telecommunications
- PPS 9 – Biodiversity and Geological Conservation
- PPS 12 – Local Development Frameworks
- PPG 13 – Transport
- PPG 15 – Planning and the Historic Environment
- PPG 16 – Archaeology and Planning

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

- PPG 17 – Planning for Open Space, Sport, and Recreation
- PPG 21 – Tourism
- PPS 22 - Renewable Energy
- PPS 23 – Planning and Pollution Control
- PPG 24 – Planning and Noise
- PPG 25 – Development and Flood Risk
- Draft PPS25 - Development and Flood Risk
- Securing the Future – UK Government Sustainable Development Strategy (2005)
- Wildlife and Countryside Act 1981 (as amended)
- Countryside and Rights of Way Act 2000 (CRoW)
- UK Biodiversity Action Plan (UK Biodiversity Partnership, 1994) but ongoing development - see <http://www.ukbap.org.uk/>
- England Forestry Strategy (Forestry Commission, 1999)
- 'Working with the Grain of Nature': A Biodiversity Strategy for England (Defra, 2002)
- Our Energy Future – Creating a Low Carbon Economy (DTI, 2003)
- Climate Change: The UK Programme (Defra, 2001)
- Air Quality Strategy: Working Together for Clean Air (Defra, 2000)
- The Historic Environment: A Force for Our Future (Department for Culture, Media and Sport, 2001)

Regional Planning Policy

The following regional planning documents were reviewed as part of this assessment:

- Communities Plan (Sustainable Communities – Building the Future) 2003
- Advancing Together A Revised Strategic Framework for Yorkshire and Humber, Final Consultation Draft 2003
- The Yorkshire and Humber Regional Sustainable Development Framework
- Regional Planning Guidance (RPG12), 2001
- Regional Spatial Strategy for Yorkshire and the Humber (based on selective review of RPG12) December 2004
- The Yorkshire and Humber Regional Economic Strategy
- The Yorkshire and Humber Regional Environmental Enhancement Strategy
- The Yorkshire and Humber Regional Housing Strategy, 2003

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

- The Yorkshire and Humber Regional Cultural Strategy
- The Yorkshire and Humber Regional Framework for Health
- The Yorkshire and Humber Regional Forestry Framework
- The Yorkshire and Humber Regional Waste Strategy.

Local Policy and Strategy Documents

The following local planning documents were reviewed as part of this assessment:

- Community Strategy – Fast Forward
- Wakefield Housing Strategy
- West Yorkshire Local Transport Plan
- Wakefield Cultural Strategy
- Wakefield Municipal Waste Strategy
- Wakefield Greenspace Strategy (Consultation Draft)
- Wakefield Cycling Strategy
- Community Safety Strategy
- Wakefield Walking Strategy
- Wakefield District Local Biodiversity Report
- A Tree and Woodland Strategy for Wakefield District 2004 – 2009
- Calderdale, Kirklees and Wakefield Strategic Flood Risk Assessment
- Calder Catchment Flood Management Plan
- Aire and Calder Catchment Abstraction Strategy

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

KEY OBJECTIVES RELEVANT TO PLAN	KEY TARGETS AND INDICATORS RELEVANT TO PLAN	IMPLICATIONS FOR PLAN
International Policies		
EU Habitats Directive [Directive 92/43/EC]		
Maintain or restore in a favourable condition designated natural habitat types and habitats of designated species listed in Annexes I and II respectively of the Directive. If a project compromising one of these habitats must proceed in spite of negative conservation impacts due to it being in the public interest, compensatory measures must be provided for. Linear structures such as rivers/ streams, hedgerows, field boundaries, ponds, etc., that enable movement and migration of species should be preserved.	None	Accept the primacy of nature conservation objectives, and clearly take note of these designations in setting SA objectives and defining options in the AAP.
Kyoto Protocol on Climate Change		
Achieve a reduction in anthropogenic CO ₂ levels to at least 5% below 1990 levels by 2012. Consider afforestation and reforestation as carbon sinks.	None	Ensure all reasonable opportunities are taken forward to encourage development which is energy efficient and reduces reliance on private cars.
The EC Directive on the Conservation of Wild Birds 79/409/EEC 1979		
Imposes duty on Member States to sustain populations of naturally occurring wild birds by sustaining areas of habitats in order to maintain populations at ecologically and scientifically sound levels.	None	The SA should consider the effects of local developments on European protected bird species.
The Convention on Biological Diversity, Rio de Janeiro 1992		
Article 6a requires each Contracting Party to develop national strategies, plans or programmes for the conservation and sustainable use of biological diversity.	None	SA should consider biodiversity impacts within its objectives. It should take a holistic view of ecosystems rather than a focusing on 'islands' of protected species.
Directive 2000/60/EC Establishing a Framework for the Community Action in the Field of Water Policy (The Water Framework Directive)		

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

KEY OBJECTIVES RELEVANT TO PLAN	KEY TARGETS AND INDICATORS RELEVANT TO PLAN	IMPLICATIONS FOR PLAN
Requires all Member States to achieve 'good ecological status' of inland water bodies by 2015, and limits the quantity of groundwater abstraction to that portion of overall recharge not needed by ecology.	None	Surface water run off from paved surfaces and built up areas can cumulatively pollute watercourses. SA should include objective on water quality/ quantity. SA should consider the capacity of groundwater areas to support new development without harming connected ecological systems.
Directive 1996/62/EC on Ambient Air Quality and Management		
Establishes mandatory standards for air quality and sets limits and guides values for sulphur and nitrogen dioxide, suspended particulates and lead in air.	None	The location of new developments should take into account any emissions caused by new transport links (and new 'need' to travel), along with emissions from new industry. SA will include objectives for air quality.
The Johannesburg Declaration of Sustainable Development 2002		
Undertake to strengthen and improve governance at all levels, for the effective implementation of Agenda 21.	None	None
European Spatial Development Perspective 1999		
European cultural landscapes, cities and towns, as well as a variety of natural and historic monuments are part of the European Heritage. Its fostering should be an important part of modern architecture, urban and landscape planning in all regions of the EU. A big challenge for spatial development policy is to contribute to the objectives, announced by the EU during international conferences concerning the environment and climate, of reducing emissions into the global ecological system.	None	The AAP could influence the historic environment in several ways, including the ambience of historic structures and features. The SA should include objectives for Conservation Areas and reducing Carbon Dioxide emissions.
Waste Framework Directive (91/156/EEC)		

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

KEY OBJECTIVES RELEVANT TO PLAN	KEY TARGETS AND INDICATORS RELEVANT TO PLAN	IMPLICATIONS FOR PLAN
<p>Article 4.</p> <p>Member States shall take the necessary measures to ensure that waste is recovered or disposed of without endangering human health and without using processes or methods which could harm the environment, and in particular:</p> <ul style="list-style-type: none"> • without risk to water, air, soil and plants and animals, • without causing a nuisance through noise or odours, • without adversely affecting the countryside or places of special interest. 	None	<p>AAP should consider these impacts when deciding on locations for waste disposal or processing.</p> <p>This would feed into SA objectives for noise, air, landscape, and biodiversity.</p>
Environment 2010: Our Future, Our Choice (EU Sixth Environment Action Programme)		
<p>Recognises that land use planning and management decisions in the Member States can have a major influence on the environment, leading to fragmentation of the countryside and pressures in urban areas and the coast. Also includes objectives on stabilising greenhouse gases, halting biodiversity loss, reducing pollution and resource use.</p>	None	<p>SA should include objectives on minimising production of greenhouse gases, halting biodiversity loss, reducing pollution and resource use.</p>
National Policy		
DEFRA (2005): Securing the Future: The Government's Sustainable Development Strategy		
<p>This is a review of the original sustainable development strategy of 1999.</p> <p>The new objectives included within the strategy are:</p> <ul style="list-style-type: none"> ▪ Living within environmental limits; ▪ Ensuring a strong healthy and just society ▪ Achieving a sustainable economy ▪ Promoting good governance ▪ Using sound science responsibly 	None	<p>The aim of the plans should reflect the first three objectives of the strategy and these should form the basis for the SA objectives for the plan.</p>
PPS 1 – Creating Sustainable Communities		
<p>The document sets out the key policies and principles and the Government' vision for planning. It includes high level objectives and sets out the framework for specific policies further developed in the thematic Planning Policy</p>	None	<p>Local Authorities should consider how their plans are addressing the four pillars of sustainable development by including relevant sustainability</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

KEY OBJECTIVES RELEVANT TO PLAN	KEY TARGETS AND INDICATORS RELEVANT TO PLAN	IMPLICATIONS FOR PLAN
<p>Statements which will substitute the current PPG documents.</p> <p>Sustainable development is the purpose of planning. Communities need to be actively involved in the planning process, which is not simply regulations and control but must become a proactive management of development.</p> <p>These overarching objectives inform specific objectives such as promotion of urban and rural regeneration, of local economies, of inclusive, healthy and safe communities.</p>		<p>objectives both for the plan and the SA.</p>
PPG 2 – Green Belts		
<p>There should be a general presumption against inappropriate development in the Green Belt. This includes the construction of new buildings unless exempted under Para. 3.4 of the guidance note.</p> <p>When any large scale development or redevelopment occurs within the Green Belt, it should contribute towards the objectives provided in Para. 1.6 of the guidance note.</p>	None	N/A
PPG 3 – Housing		
<p>Plan to meet the housing needs of the whole community, consider mix used developments and prioritise redevelopment of brownfield sites. Place the needs of the people before ease of traffic movement.</p>	None	<p>SA should recognise and include objectives tackling social exclusion.</p> <p>The SA objective for townscape should emphasize the presumption towards brownfield developments.</p>
PPG 4 – Industrial, Commercial Development and Small Firms		
<p>Guidance on the provision in planning for economic development married to respect for the environment.</p> <p>Industrial and commercial developments are vital for the wealth of an area but need to be carefully placed so to minimise dependency of businesses and customers from road transport and integration with existing and planned transport and housing developments and plans.</p>	<p>Encourage new developments in locations which minimise the length and number of trips, especially by motor vehicles;</p> <p>Encourage new development in locations that can be served by more energy efficient modes of transport;</p> <p>Discourage new development where it would be likely to add unacceptably to congestion;</p> <p>Locate development requiring access mainly to local roads away from trunk roads, to avoid unnecessary congestion on roads designed for longer distance movement.</p>	<p>The AAP should promote the vitality of the city centre whilst increasing accessibility and reducing social exclusion.</p> <p>Heritage issues should be taken into account when considering proposals to convert buildings of special architectural or historic interest.</p> <p>The AAP should seek to make beneficial use of previous industrial areas which are currently under-used or vacant.</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

PPS 6 – Town Centres and Retail Developments		
<p>Adopt a town centre first sequential approach to development.</p> <p>To promote and enhance existing centres by focusing development in such centres and encouraging a wide range of services in a good environment.</p> <p>Encouraging town centre development will promote their vitality and viability, and will enhance consumer choice with a wide provision of shopping, leisure and local services to meet the needs of the whole community;</p> <p>To ensure development is accessible by a range of means of transport, and to encourage a cleaner, safer, greener town centre environment;</p> <p>To promote social inclusion by encouraging investment in disadvantaged areas to provide improved services and more employment opportunities;</p> <p>To promote high quality and inclusive design and make efficient use of land in town centres to deliver more sustainable development</p>	None	<p>The nature of the area covered by the AAP should help ensure that the main underlying principles held by PPS6 are adhered to.</p> <p>However the AAP should take consideration of the requirements for meeting the other key objectives of the guidance.</p>
PPS 7 – Sustainable Development in Rural Areas		
<p>Requires that development within existing villages should be permitted where it meets local economic and community needs, where it maintains or enhances the environment and does not conflict with other policies.</p>	None	N/A
PPG 8 – Telecommunications		
<p>The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The Government also has responsibility for protecting public health.</p>	None	<p>The plan needs to ensure that is includes the right mix of policies to balance the competing demands of industry, health concerns and the environment</p>
PPS 9 – Biodiversity and Geological Conservation		
<p>This guidance which replaces PPG9 sets out a series of key principles which need to be taken into consideration when preparing local development documents and regional spatial strategies:</p> <ul style="list-style-type: none"> • Decisions should be based upon up-to-date information about the environmental characteristics of the area. • Decisions should seek to maintain, or enhance, or add to biodiversity and geological conservation interests. • A strategic approach to the conservation and enhancement of biodiversity and geology should be taken. • Developments seeking to conserve or enhance the biodiversity and 	None	<p>Accept the primacy of nature conservation objectives, and clearly take note of these designations in setting SA objectives and defining options.</p> <p>Requires compensatory measures for negative conservation impacts if development has to proceed on grounds of human health and safety. This should be reflected in the mitigation strategies for all plans and the potential for more strategic mitigation between the plans should be considered.</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

<p>geological conservation interests of the area should be encouraged.</p> <ul style="list-style-type: none"> LPA should consider whether proposed developments can be accommodated without causing harm to biodiversity and geological conservation interests. Where development will result in unavoidable and significant adverse impacts, planning permission for it should only be granted where adequate mitigation measures are put in place. <p>Development policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development.</p> <p>Points specific to LDDs are:</p> <ul style="list-style-type: none"> When identifying designated sites of importance for biodiversity and geodiversity on the proposals map, clear distinctions should be made between the hierarchy of international, national, regional, and locally designated sites. <p>Biodiversity objectives that reflect both national and local priorities, including those which have been agreed by local biodiversity partnerships, should be reflected in policies in local development documents and proposals. Local planning authorities should ensure that all policies in local development documents and proposals are consistent with those biodiversity objectives.</p>		
PPS 12 – Local Development Frameworks		
<p>Outlines a new style of land use planning, streamlining programme for policy agreement and ensuring community engagement throughout the process</p>	<p>No relevant objectives, targets and indicators.</p>	<p>The LDF should accord with national guidance in terms of process. No particular policy considerations.</p>
PPG 13 - Transport		
<p>Actively manage the pattern of urban growth and the location of major travel generating development to make the fullest use of public transport, and to encourage walking and cycling.</p> <p>Land use planning should facilitate a shift in transport of freight from road to rail and water. Attention should be paid to the value of disused transport sites and effort made to prevent their loss to different land uses.</p>	<p>None</p>	<p>This objective is fundamental in encouraging public transport use and establishing a viable patronage base, as well as cycling and walking. In doing so, the AAP would be contributing to the air quality, human health, climate change and social inclusion objectives of its SA.</p>
PPG 15 – Planning and the Historic Environment		
<p>Objectives are for effective protection for all aspects of the historic environment.</p>	<p>None</p>	<p>The historic environment can be affected by changing land uses in a number of ways, including inappropriate development, vibration/noise impacts, and visual intrusion. The</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

		SA should include objectives for the conservation of the historic environment.
PPG 16 – Archaeology and Planning		
Development plans should reconcile the need for development with the interests of conservation including archaeology. Detailed development plans (i.e. local plans and unitary development plans) should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.	None	Archaeological sites can be potentially damaged through construction of new build. Archaeological and cultural objectives should be included within the SA.
PPG 17 – Planning for Open Space, Sport, and Recreation		
The recreational quality of open spaces can be eroded by insensitive development or incremental loss of the site. In considering planning applications - either within or adjoining open space - local authorities should weigh any benefits being offered to the community against the loss of open space that will occur.	None	Ensure policy proposals take account of the impact of developments on all open public space.
PPG 21 – Tourism		
Ensure land use is distributed and managed in such a way that it supports the qualities that underpin the tourism industry.	None	Promoting tourism would increase prosperity and employment, however it is important to recognise the potential conflicts between tourist developments and other environmental objectives.
PPS 22 Renewable Energy		
Regional spatial strategies and local development documents should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. Except where these developments are likely to have an adverse effect on designated conservation sites (historic and natural), or designated landscapes.	Targets should be expressed as the minimum amount of installed capacity for renewable energy in the region, expressed in megawatts, and may also be expressed in terms of the percentage of electricity consumed or supplied. Targets will be set in the revised RPG for achievement by 2010 and by 2020.	Prioritise policies that protect designated sites in relation to renewable energy developments.
PPS 23 - Planning and Pollution Control		
Any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use; The planning system plays a key role in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution.	None	Policies should be developed that assist in determining the location of potentially polluting development. Policies should be developed that require remediation of contaminated sites.

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

PPG 24 – Planning and Noise		
Noise-sensitive developments should be located away from existing sources of significant noise (or programmed development such as new roads) and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised.	None	Ensure that SA includes a noise objective.
PPG 25 – Development and Flood Risk		
Consider the information available on the nature of flood risk and its potential consequences and accord it appropriate weight in the preparation of development plans and in determining applications for planning permission and attaching conditions where permission is granted.	None	The AAP should avoid unnecessary development in the floodplains that might decrease storage/increase runoff, and compromise human safety. The AAP should also encourage development of Sustainable Urban Drainage Systems.
PPS 25 – Development and Flood Risk (Draft)		
Draft PPS25 requires that the sequential test should be used "to demonstrate that there are no alternative sites available in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. A sequential approach should be used in areas known to be at risk from other forms of flooding."	The main aim to locate all new development in flood zone 1.	The AAP should be informed by the findings of the Calderdale, Kirklees and Wakefield Strategic Flood Risk Assessment. The SA needs to provide appropriate emphasis to flood risk.
Securing the Future – UK Government Sustainable Development Strategy (2005)		
<p>This strategy aims to promote sustainable development. It contains:</p> <ul style="list-style-type: none"> ▪ Five principles (with a more explicit focus on environmental limits). ▪ Four agreed priorities (sustainable consumption and production, climate change, natural resource production and sustainable communities). ▪ A new indicator set with new indicators such as on well being. <p>The new objectives included within the strategy are:</p> <ul style="list-style-type: none"> ▪ Living within environmental limits. ▪ Promoting good governance. ▪ Using sound science responsibly. 	None	To implement the new strategy the AAP should aim to promote sustainable development wherever possible.
Wildlife and Countryside Act 1981 (as amended)		
Addresses the problem of species protection and habitat loss by setting out the protection that is afforded to wild animals and plants in Britain.	None	There is significant interaction between wildlife and different types of land use. The SA should consider the affects of land use on biodiversity.

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

Countryside and Rights of Way Act 2000 (CRoW)		
Emphasizes the public's right of access to open country and common land, and gives additional protection to Sites of Special Scientific Interest (SSSI).	None	Certain land uses and development might hinder accessibility to open country and common land. The AAP should consider these issues which have relevance to SA objectives on human health, population, and severance.
UK Biodiversity Action Plan		
The UK BAP was published in response to the requirements of the Convention on Biological Diversity (1992). It highlights a number of priority habitats and species with associated action plans.	None	AAP should take account of any priority habitats and species in the Action Plan area, and integrate their plan objectives within it, whenever possible.
England Forestry Strategy 1999		
Continued steady expansion of woodland area to provide more benefit for society and the environment.	None	N/A
'Working with the Grain of Nature': A Biodiversity Strategy for England (2002)		
Ensures biodiversity considerations are embedded in all main sectors of economic activity. (It is the principal means by which the government will comply with duties under section 74 of the CRoW Act).	None	The SA aims to integrate biodiversity into AAP activity by highlighting interaction between land use and wildlife.
Our Energy Future – Creating a Low Carbon Economy		
Stimulate new, more efficient sources of power generation, and cut emissions from the transport and agricultural sector.	None	AAP should encourage development of renewable energy facilities and attempt to reduce the need for long distance car travel.
Climate Change: The UK Programme.		
Cutting UK Carbon Dioxide emissions 60% by 2050.	None	The SA should contain objectives for reducing Carbon Dioxide emissions.
Air Quality Strategy: Working Together for Clean Air		
Sets objectives for eight main air pollutants to protect health.	None	AAP should consider the location of any Air Quality Management Areas, and the objectives for the eight main air pollutants.
The Historic Environment: A Force for Our Future		
The historic environment should be protected and sustained for the benefit of our own and future generations.	None	The AAP could influence the historic environment in several ways, including the ambience of historic structures and features. The SA should include objectives for

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

		Conservation Areas.
Regional Policies		
Communities Plan (Sustainable Communities: Building for the Future) 2003		
To transform Regional Planning Guidance into a Regional Spatial Strategy which increases delivery and targets for brown field development; takes closer account of low demand and affordable housing issues; rolls forward annual new housing provision; identifies strategic employment locations; clearly defines transport priorities; addresses waste and renewable energy and reinforces urban and rural renaissance. In Yorkshire and Humber there are 476,000 homes at risk of low demand and abandonment. This problem is especially acute in South Yorkshire and Hull.	None	RPG and RSS should feed directly into the AAP through the LDF, and as such – issues such as brownfield development and low demand for housing should be tackled within the AAP. The SA topics concerned with these issues are human health, population, accessibility (which increases housing demand) and townscape.
Advancing Together		
<p>Overarching regional policy framework that sets out the region's vision for directing, joining up and integrating all regional strategies. Advancing Together has 6 relevant objectives:</p> <ul style="list-style-type: none"> • Yorkshire & Humber (Y & H) will have a world class prosperous and sustainable economy • Y & H will have physical infrastructure and communications that meet the needs of people, businesses, places and the environment • Y & H will have high quality natural and man-made environments • Y & H will have exceptional education and training, widespread learning and skills and a healthy labour market without skills gaps or shortages • Y & H will be a socially cohesive and inclusive region. Our people will have the capacity, resources and equitable access to quality services needed to live well • Y & H will possess and portray the highest standards of governance at all levels and the highest levels of civic participation in decision- making and community life 	<p>Advancing Together has 32 indicators that cover all these objectives:</p> <p>Economic growth Productivity Enterprise Innovation Investment Employment Rural Economy Traffic Volume Transport Use Housing Completions Housing Affordability Land Re- use Air Quality Water Quality Biodiversity Waste Emissions Energy Consumption Young People's Education & Skills Basic Skills IT Skills</p>	<p>Advancing Together objectives need to be fully integrated into the AAP</p> <p>Advancing together indicators need to be included in AAP monitoring framework.</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

	<p>Workforce Skills and Training Higher Level Skills Deprivation Health Culture Crime Urban and Rural Renaissance Access to Services Community Well - Being Civic Participation Good Governance</p>	
Regional Sustainable Development Framework		
<p>The RSDF seeks to ensure that sustainable development is an integral part of policy and decision-making at regional, sub-regional levels and local levels. It includes 15 sustainability aims that provide the basis of the regions sustainability appraisal.</p> <ul style="list-style-type: none"> • Good quality employment opportunities available to all • Conditions enabling business success, economic growth and investment • Education and training opportunities building the skills and capacities of the population • Safety and security for people and property • Conditions and services engendering good health • Culture, leisure and recreation opportunities available to all • Vibrant communities participating in decision making • Local needs met locally • A transport network maximising access whilst minimising detrimental impacts • A quality built environment and efficient land use patterns making good use of derelict sites, minimising travel and promoting balanced development • Quality housing available to everyone 	<p>The Regional Sustainable Development Framework shares most of its indicators with Advancing Together but it also has some additional ones:</p> <p>Listed buildings Area of woodland cover Average energy efficiency of housing stock Housing quality</p>	<p>The sustainability aims and indicators should be integrated into the AAP.</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

<ul style="list-style-type: none"> • A bio-diverse and attractive natural environment • Minimal pollution levels • Minimal greenhouse gas emissions and a managed response to the effects of climate change • Prudent and efficient use of energy and natural resources with minimal production of waste 		
Regional Planning Guidance (RPG 12)		
<p>Regional Planning Guidance has four strategic themes:</p> <p>Economic regeneration and growth</p> <p>Promoting social inclusion</p> <p>Urban and Rural Renaissance</p> <p>Conserving and enhancing natural resources</p>	<p>RPG12 includes an extensive set of indicators and targets. These are reported in an annual monitoring report. The latest version of this produced in 2003 is published on the Yorkshire and Humber Assembly website.</p>	<p>RPG indicators need to be integrated into AAP monitoring</p>
Regional Spatial Strategy for Yorkshire and the Humber (based on selective review of RPG12) December 2004.		
<p>The selective review addresses the following RPG12 topics: rural regeneration, coastal communities, culture and tourism, climate change, renewable energy, flood risk, waste management and transport.</p> <p>Other parts of RPG12 have been carried forward largely unchanged.</p> <p>Opportunities and challenges from the RSS are presented under the following headings: Economic, Housing, Integrating Transport & Land-Use, Sustainable Waste Management, A Changing Climate, and Development and Patterns of Economic and Social Activity.</p> <p>Key objectives are mapped on to the four core objectives of sustainable development:</p> <p>Maintenance of high and stable levels of economic growth and employment:-</p> <ul style="list-style-type: none"> • Regeneration of areas damaged by past industrial decline as well as capitalising on economic growth points <p>Social progress which recognises the needs of everyone:-</p>	<p>Economy</p> <p>GDP and GDP per head to be higher in real terms and relative to UK and EU average.</p> <p>Higher percentage of employees in the high technology sector.</p> <p>Lower regional unemployment relative to national average</p> <p>VAT registrations as % of stock of businesses – reduction in gap between regeneration areas and the rest of the region</p> <p>Increase business start ups, and % of new businesses surviving for 3 years.</p> <p>Social Progress</p> <p>Homes judged unfit to live in – reduction in number and %</p> <p>Numbers on local authority waiting list</p> <p>Annual provision of affordable housing – 4,000 homes pa in the region (1998-2016)</p> <p>Reduction in long term levels of crime</p> <p>Indicators of success in tackling poverty and social exclusion</p>	<p>The RSS provides the policy context for the development of LDFs, AAPs and other local plans. Objectives need to be taken into consideration in formulating the plans.</p> <p>Where appropriate the SA should utilise the targets and indicators that have been developed to monitor the performance of the RSS Objectives.</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

<ul style="list-style-type: none">• Seeking social equity and inclusion• Protecting rural communities and recognising their particular need• Seeking wider housing opportunity and choice <p>Effective protection of the environment:-</p> <ul style="list-style-type: none">• Making full use of urban land and minimising the loss of greenfield land• Protecting and enhancing natural resources• Tackling urban traffic congestion and reducing transport related emissions• Making urban areas attractive, high quality, safe places where people choose to live• Minimising the loss of the rural landscape, maintaining and where possible enhancing its diverse character		
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**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

<p>Prudent use of natural resources:-</p> <ul style="list-style-type: none"> • Addressing the causes of and responding to the effects of climate change • Minimising travel needs and maximising use of energy efficient modes • Limiting pollution to what is compatible with health and biosphere capacity • Reducing resource consumption and encouraging use of renewable energy • Promoting the sustainable management of waste 	<p>Expected years of healthy life</p> <p>Environment</p> <p>New homes built on previously developed land (PDL) and provided through conversions – Target 60%</p> <p>% of employment allocations on PDL</p> <p>Emissions of greenhouse gases- reduce by at least 20% below 1990 levels by 2010 and by at least 255 below 1990 levels by 2015.</p> <p>Rivers of good or fair quality – 100km of rivers to be improved by one quality grade by 2005.</p> <p>Population of wild birds – maintain or increase populations.</p> <p>Natural Resources</p> <p>Road traffic targets to be set</p> <p>Reduce traffic congestion in the inter-urban network and in urban areas below the current levels by 2010.</p> <p>Passenger travel by mode - 10% increase in bus passenger usage by 2010. 50% increase in rail passenger kilometres by 2010.</p> <p>Increase percentage of municipal waste recycling.</p> <p>Energy generated from renewable sources – at least 9.4% of regional energy consumption by 2010 and 22.5% by 2020. West Yorkshire to supply 74MW by 2020.</p>	
Regional Economic Strategy		
<ul style="list-style-type: none"> • Grow the region's businesses • Higher business birth rates • More private and public investment • Improving education, learning and skills • Connecting communities to economic opportunity • Enhanced infrastructure and environment 	<p><i>Tier 1 targets (by 2010):</i></p> <p>Create 150,000 new jobs</p> <p>Double the rate of business start- ups per 10, 000 population</p> <p>Treble investment</p> <p>3 million people trained in IT skills</p> <p>Halve the number of deprived wards</p> <p>Cut greenhouse gases by over 20%</p> <p>A year on year increase in GDP growth above EU average</p>	<p>AAP needs to have regard to RES targets and indicators.</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

	<p><i>Tier 2 targets (by 2005)</i></p> <p>Employment rate above 72.8%</p> <p>Increase productivity by at least 6%</p> <p>Increase level of business innovation</p> <p>Achieve LSC targets on structured learning, NVQ level 2 & 3, numeracy and literacy skills and workforce development</p> <p>15% population increase in wards falling wholly within urban areas</p>	
Regional Environmental Enhancement Strategy		
<p>Building knowledge and understanding – creating a region where decisions are based on a real understanding of the environment and a desire to enhance it.</p> <p>Conserving environmental resources – making radical improvements in resource efficiency to reduce the region’s consumption and prevent further climate change</p> <p>Managing environmental change – seizing opportunities to enhance environmental wealth by repairing damage and giving people and nature the chance to strive</p> <p>Making community connections – engaging with people and organisations to ensure that everyone can enjoy the environment and have the chance to participate in shaping and enhancing the environment</p>	<p>No targets, but strategy includes a range of indicators related to key objectives:</p> <p>River Quality</p> <p>Household Waste Arising</p> <p>% of housing developed on previously used land</p> <p>Total Motor Vehicle Km travelled</p> <p>% of journeys to work by walk/ cycle/ public transport</p> <p>Average time taken travelling to work (mins)</p> <p>Mean traffic speed (kph)</p>	<p>Consider how plan can contribute to the environmental enhancement strategy.</p>
Regional Housing Strategy		
<p>Increase social inclusion, and improve the quality, popularity and sustainability of deprived neighbourhoods through regeneration and renewal.</p> <p>Ensure sufficient new housing, and ensure affordable housing provision for local people.</p> <p>Improve homes to meet decent standards and aspirations, including social and private homes.</p> <p>Fair access to quality housing for all groups</p>	<p>To increase new housing developed on previously developed land to 60% by 2016 (49% in 1998).</p> <p>To reverse the trend of decline or stagnation and achieve population increase of 0.15% in urban wards 2001-2005.</p> <p>To reduce the number of households in fuel poverty to NIL by 2010 (29.1% in 1996)</p>	<p>Compare plan target for delivery of housing on previously developed land with regional target.</p> <p>Consider how plan can contribute to providing affordable housing and improving standards of regional housing.</p> <p>Compare plan target of increasing population in urban wards with regional target.</p> <p>SA should recognise and include objectives tackling social exclusion. The SA objective for townscape should emphasize the presumption towards brownfield developments and</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

		affordable housing.
Regional Cultural Strategy		
<p>Establish the principles of sustainability at the heart of the region's cultural development</p> <p>Ensure that the regions historic environment in its widest sense is understood, appreciated, used and re-used in a sustainable way and where necessary, enhanced without compromising its qualities or character</p> <p>Support the sustainability of cultural facilities and services and ensure proper standards of stewardship so that future generations can enjoy all aspects of the region's cultural heritage</p>	The strategy contains a number of sustainability related outcomes	Consider how AAP can contribute to achieving these objectives
Regional Framework for Health		
<p>This strategy is currently being developed by the Regional Public health Group. It will take forward the keys issues for public health in the region identified in the consultation report 'Our Region, Our Health'.</p> <p>The consultation document contains a number of relevant recommendations:</p> <p>Primary Care Trusts and Local Authorities should develop joint objectives and targets on diet and physical activity. This should involve a wide range of partners to, amongst other things, increase cycling, walking and physical recreation</p> <p>The reduction of alcohol- related violence and anti- social behaviours be reflected in the approaches taken to urban design and the provision of infrastructure, including public transport</p>	To be developed	The AAP should be informed by the recommendations of the consultation document.
Regional Forestry Framework		
<p>Ensure that as change occurs, any expansion or modification of the region's tree and woodland resource is carried out in a way that respects the historic, natural and cultural identity of the region.</p> <p>To ensure that the value and importance of the region's trees and woodlands are understood and recognised.</p> <p>A sustainably managed regional tree and woodland resource supporting the retention and development of a viable and vibrant forestry sector.</p> <p>To utilise the many environmental strengths of trees and woodlands to underpin the economic renaissance of the region.</p> <p>To achieve maximum biodiversity gain for the region through appropriate tree and woodland planting and management that takes proper account of the historic environment.</p> <p>To create healthier environments and facilitate healthier lifestyles through tree</p>	The strategy contains a number of sustainability related objectives	The AAP should be informed by the aims and objectives of this strategy

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

planting and making woodlands accessible. To help the region combat global warming through maximising the contribution of trees and woodlands.		
Regional Waste Strategy		
Gain community support and involvement in the delivery of the strategy Reduce waste production and increase re-use, recycling and composting Manage residual waste in the most sustainable way Provide technical support and advice	Reduce the annual increase in waste production per household to 2% by 2008/9	Consider how AAP can contribute to achieving these objectives and meeting this target. SA objectives should consider the promotion of recycling and waste disposal methods other than landfill.
Local Policy and Strategy Documents		
Community Strategy – Fast Forward		
Creating a safer environment Reducing health inequalities between communities Encouraging investment and enterprise in the District and the development of clusters of economic development Reconnecting the Coalfield Communities in the South East The Five Towns Initiative Urban Renaissance of Wakefield City Promoting and maintaining a clean and attractive environment Improving transport choice and make it easier to get around	Increasing the percentage of residents who feel safe while outside in the District during the day and at night. Reducing the percentage of people with limiting long term illness. Decrease in the proportion of resident working age population out of work and claiming benefit. Reducing the proportion of derelict land and increase the percentage of development on previously developed land. Increasing recycling and composting rates. Reducing the number of unfit homes. Increasing use of public transport.	The AAP should be informed by the objectives and targets of this strategy.
Wakefield Housing Strategy		
To work with partners to deliver regeneration solutions in areas of greatest housing stress. Making sure all residents of Wakefield have a chance to live in decent, safe, well maintained homes Promoting a range of tenures to deliver affordable housing Helping individuals in housing need by providing the most appropriate solutions	All public sector properties to be improved to the Decent Homes Standard by 2010 70% of vulnerable people in the private sector to be living in Decent Homes by 2010 No properties in the district will be valued below £25,000 by 2005. Additional affordable housing to the value of £10 million will be	Consider how AAP can contribute to achieving these objectives and meeting these targets. SA should recognise and include objectives tackling social exclusion

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

	<p>provided through the planning system by 2010.</p> <p>Wakefield will become the Safest Metropolitan District in West Yorkshire to live in by 2010.</p>	
West Yorkshire Local Transport Plan 2006 - 2011		
<p>To develop and maintain an integrated transport system that supports economic growth in a safe and sustainable way and enhances the overall quality of life for the people of West Yorkshire.</p> <p>Delivering Accessibility</p> <ul style="list-style-type: none"> To improve access to jobs, education and other key services for everyone. <p>Tackling Congestion</p> <ul style="list-style-type: none"> To reduce delays to the movement of people and goods <p>Safer Roads</p> <ul style="list-style-type: none"> To improve safety for all highway users <p>Better Air Quality</p> <ul style="list-style-type: none"> To limit transport emissions of air pollutants, greenhouse gases and noise <p>Effective Asset Management</p> <ul style="list-style-type: none"> To improve the condition of the transport infrastructure 	<p>Delivering Accessibility</p> <p>Increase bus punctuality to 95% by 2010/11</p> <p>Increase satisfaction with LTP funded public transport facilities to 90% by 2010/11.</p> <p>Tackling Congestion</p> <p>No increase in average vehicle delay during LTP2 in the AM peak period</p> <p>A 5% increase in bus patronage by 2010/11</p> <p>A 10% increase in overall levels of cycling by 2010/11</p> <p>A 20% increase in cycling trips to Leeds, Wakefield and Halifax centres in the AM peak by 2010/11</p> <p>Increase in the proportion of children cycling to school to 2% by 2011</p> <p>Increase peak time rail patronage by 12% to 2010/11</p> <p>Safer Roads</p> <p>30% reduction in total KSI casualties (from the 2002-4 average) by 2010</p> <p>40% reduction in Child KSI casualties (from the 2002-4 average) by 2010</p> <p>15% reduction in total slight casualties (from the 2002-4 average) by 2010</p> <p>30% reduction in the number of pedestrian KSI in road traffic collisions (from the 2002-4 average) by 2010</p> <p>Better Air Quality</p> <p>15% reduction in NOx from 2004/5 to 2010/11</p> <p>5% reduction in CO2 emissions from 2004/5 to 2010/11</p>	<p>Consider how the AAP can contribute to achieving these targets</p> <p>The AAP should encourage development which is accessible to existing or planned public transport networks in order to reduce the reliance on the private car.</p> <p>The AAP should ensure that there is a link between the location of new services and the current accessibility issues that are identified in the LTP accessibility strategy.</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

	<p>Effective Asset Management</p> <p>Road network requiring maintenance</p> <ul style="list-style-type: none"> • Targets vary with the type of road <p>Reduce the length of pavements needing repair from 30% to 14% by 2011.</p> <p>100% of bus shelters to meet modern standards by 2010/11</p>	
Wakefield Cultural Strategy		
<p>Improve and enhance the level and quality of cultural facilities, services and activities in the District.</p> <p>Ensure cultural opportunities are accessible to everyone.</p> <p>Develop employment opportunities in the Cultural Sector for local people.</p> <p>Improve the attractiveness of the physical environment.</p> <p>Protect the natural environment.</p> <p>Develop and manage outdoor spaces which people can use for leisure and recreation.</p> <p>Create ways for cultural organisations to improve how people reach their venues and activities.</p>		<p>Consider how AAP can contribute to achieving these objectives</p>
Wakefield Municipal Waste Strategy		
<p>Deliver quality, efficient and effective waste management services, which demonstrate value for money and meet the needs of the community</p> <p>Ensure that services are delivered in a way that protects the environment</p> <p>Continue reduction in the levels of waste generated from within the district</p> <p>Move waste disposal methods away from landfills towards initiatives such as recycling and incineration with energy recovery.</p> <p>Enhance recycling opportunities within communities</p>	<p>Increase the amount of waste recycled to 10% by 2003/4 and 18% by 2005/6.</p>	<p>Consider how AAP can contribute to achieving these objectives and targets</p>
Wakefield Greenspace Strategy (Consultation Draft)		
<p>To balance greenspace provision to meet the recreational and social requirements of a wide cross section of the community.</p> <p>To provide a diverse range of high quality, sustainable greenspaces.</p>	<p>6,200 more residents will live within the catchment areas of Accessible Greenspace by 2009.</p> <p>3,900 more residents will live within the catchment areas of Accessible Greenspace sites larger than 2 hectares by 2009.</p>	<p>Consider how AAP can contribute to achieving these objectives and meeting this target Ensure policy proposals take account of the impact of developments on all open public greenspace.</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

<p>To ensure provision is equitably distributed and located appropriately.</p> <p>To engender a sustainable approach to greenspace management.</p> <p>To promote the value of greenspace as a major contributor to the health and social well being of local communities.</p> <p>To ensure that greenspaces are a valued and well-used community asset.</p> <p>To protect and enhance the natural environment for the benefit of people and wildlife.</p> <p>To contribute to the landscape, biodiversity and cultural value of the District.</p> <p>To promote 'connectivity' and ensure greenspace sites complement and enhance the surrounding environment.</p> <p>To provide a framework for capital and revenue investment towards the development and management of greenspace.</p> <p>To contribute to the wider regeneration of the District.</p>	<p>1,700 more children will live within the catchment areas of Kickabout Areas by 2009.</p>	
<p>Wakefield Cycling Strategy</p>		
<p>Encourage more people to cycle more often for both utility and leisure journeys and so help to reduce the dependency on private cars and improve health</p> <p>Develop a safe, convenient, efficient and attractive transport infrastructure that encourages and facilitates cycling.</p> <p>Reduce the casualty rate for cyclists</p> <p>To ensure that policies to increase cycling and meet the needs of cyclists are integrated into all appropriate Policies, Plans, Strategies and resources bids.</p>	<p>Double the overall number of trips by cycle by 2002 and double again by 2012 from a base of 1996 levels. 5% of journeys to work in the major urban centres to be by cycle by 2012.</p> <p>10% of the trips by pupils of 11 years and older in schools that have implemented school travel initiatives to be by cycle by 2012.</p> <p>To provide cycle safety training for 20% of all 10 – 12 year olds by 2002 and 50% by 2012.</p> <p>To provide Wakefield's contribution to the National Cycle Network within the five-year programme (April 2000 – March 2005) of the LTP</p> <p>To reduce overall cyclist fatalities and serious casualties by 40%, 50% for children and a 10% reduction in slight casualties by the year 2010 compared with the 1994 – 1998 average</p> <p>To have 75% of secondary schools and colleges involved and committed to school travel initiatives by 2012</p> <p>Increase the total cycle parking provision throughout the district year on year until 2012</p> <p>Increase the total length of cycle routes throughout the district year on year until 2012</p>	<p>Consider how AAP can contribute to achieving these objectives and meeting these targets. Ensure policy proposals facilitate the increased use of cycling as a safe means of transport.</p>

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

	To ensure that all proposed cycle routes are subject to consultation by interested parties/consultation forums	
Community Safety Strategy		
<p>To reduce house burglaries year on year</p> <p>To reduce crime rates and levels of fear of crime within high crime areas.</p> <p>To identify communities with the highest rates of house burglaries and to reduce crime and the fear of crime in these areas.</p> <p>To reduce vehicle crime year on year in line with Home Office targets</p> <p>To improve safety in areas where people live and work, town centres, public spaces and parks and around public transport services.</p> <p>To ensure that 'designing out crime' and 'designing in safety' are promoted throughout the District.</p>	None	Consider how AAP can contribute to achieving these objectives. Ensure policy proposals take account of the potential to reduce crime through effective planning
Wakefield Walking Strategy		
<p>To provide an improvement in pedestrian and walking provision for residents, workers and visitors to the Wakefield District which results in a sustained increase in walking trips, improved environmental quality and better health for all'</p>	<p>To halt the long term decline in walking by maintaining the pedestrian share of journey's to work at 11% by 2011.</p> <p>To increase and sustain the pedestrian share of journey's to school within schools where travel plan initiatives by 15% above the initial base line survey.</p> <p>Continue to work towards a reduction of 50% in the numbers of pedestrians killed and seriously injured by 2010 (from a 1994/98 base year).</p> <p>To increase the number and range of services and facilities located within a convenient walking distance of the home or workplace (typically a walk journey of 13 minutes or 800m in distance)</p>	Consider how AAP can contribute to achieving these objectives and meeting these targets. Ensure policy proposals facilitate the increased use of walking as a safe means of transport.
Wakefield District Local Biodiversity Report		
The summary below includes the objectives and targets for the individual Habitat and Species Action Plans.		
<p><u>Ancient Woodland</u></p> <p>Maintain and enhance current extent of Ancient Semi-Natural (ASN) Woodland.</p> <p>Encourage the restoration of other broadleaved woodland to an ASN character.</p>	<p>Prevent any further loss of ASN woodland in the Wakefield District.</p> <p>Ensure all ASN woodland is being appropriately managed by 2010.</p> <p>Plant 50ha of new broadleaved woods adjacent to or linking existing ASNW by 2010.</p> <p>Ensure 20% of all broadleaved woods are in appropriate</p>	The AAP should provide the appropriate level of protection, and encouragement of the enhancement, of the habitats and species in the Local Biodiversity Action Plan.

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

	management by 2010 and 50% by 2015.	
<p><u>Heathland</u></p> <p>Maintain and, where feasible and appropriate, enhance current extent of Lowland Heath.</p> <p>Provide opportunities for the creation of new Lowland Heath.</p>	<p>Continuation and appraisal of current management through existing management plans and partnerships with English Nature for sites within WMDC's ownership. Creation of partnerships for land management with private landowners.</p> <p>Carry out prescribed management regimes for land in WMDC's ownership.</p> <p>Ensure all Lowland Heath is being appropriately managed by 2010.</p> <p>Where opportunity exists promote recreation of Lowland Heath.</p> <p>Create 10 ha of Lowland Heath through appropriate management by 2020.</p>	See comment above.
<p><u>Scrub</u></p> <p>Maintain and, where feasible and appropriate, enhance current extent of scrub.</p> <p>Produce management plans for important scrub habitat and aim to allocate areas of scrub as Wakefield Nature Areas under the Unitary Development Plan.</p> <p>Provide opportunities for the creation of new areas of Scrubland within the district.</p>	<p>Continuation and appraisal of current management through existing management plans and practices for sites within WMDC's ownership. Creation of partnerships for land management with private landowners.</p> <p>Devise management regimes for land on in WMDC's ownership.</p> <p>Ensure all scrubby areas are being appropriately managed by 2010.</p> <p>Where opportunity exists recreate scrubby areas.</p> <p>Identify all existing scrub habitat in the district and grade them for importance. Also, note any potential conflict with other habitats for example lowland heath, magnesian limestone grassland.</p> <p>Appraisal of current management of Scrub on all WMDC's land by 2010.</p>	See comment above.
<p><u>Marshland and Wet Grassland</u></p> <p>Maintain and, where feasible and appropriate, protect and enhance current extent of Marshland and Wet grassland.</p> <p>Provide opportunities for the creation of new areas of Marshland and Wet grassland.</p>	<p>Continuation and appraisal of current management through existing management plans and practices for sites within WMDC's ownership. Creation of partnerships for land management with private landowners.</p> <p>Devise management regimes for land on in WMDC's ownership.</p> <p>Ensure all Marshland and Wet grassland is being appropriately managed by 2010.</p> <p>Where opportunity exists recreate Marshland and Wet</p>	See comment above.

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

	grassland. Create 10 ha of Marshland and Wet grassland through appropriate management by 2020.	
<p><u>Unimproved Magnesian Limestone Grassland</u></p> <p>Maintain and, where feasible and appropriate, enhance current extent of Magnesian Limestone Grassland.</p> <p>Provide opportunities for the creation of new Magnesian Limestone Grassland.</p>	<p>Continuation and appraisal of current management through existing management plans and practices for sites within WMDC's ownership. Creation of partnerships for land management with private landowners.</p> <p>Devise management regimes for land on in WMDC's ownership.</p> <p>Ensure all Magnesian Limestone Grassland is being appropriately managed by 2010.</p> <p>Where opportunity exists recreate Magnesian Limestone Grassland.</p> <p>Create 10 ha of Magnesian Limestone Grassland through appropriate management by 2020.</p>	See comment above.
<p><u>Great Crested Newt</u></p> <p>Maintain the current population in Wakefield by ensuring the future of known breeding sites.</p>	Establish 2 new breeding sites by 2005.	See comment above.
<p><u>Lapwing</u></p> <p>To stabilise the breeding population on known sites by 2002.</p> <p>To halt the decline in breeding numbers on farmland within 5 to 10 years.</p>	Increase the District population by at least 20% by 2015.	See comment above.
<p><u>Skylark</u></p> <p>To stabilise the breeding population in the 'core' grassland areas identified above by 2002</p> <p>To halt the decline in breeding numbers on farmland within 5 to 10 years.</p>	Increase the District population by at least 10% by 2015.	See comment above.
<p><u>Tree Sparrow</u></p> <p>To stabilise the breeding population in the colonies identified above by 2001.</p> <p>To attempt to establish new colonies within colonisation distance of existing ones by 2005.</p>	No targets specified	See comment above.
<p><u>Water Vole</u></p> <p>Maintain the current distribution of water vole within the Wakefield District.</p> <p>Identify current and historic extent of water vole populations within Wakefield.</p>	<p>Conduct desk survey by end 2000. Encourage field surveys to cover gaps 2001-2002 field seasons.</p> <p>Improve habitat along 5 km length of river/ditch/lakeside by 2010, targeting areas that will link existing populations</p>	See comment above.

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

Extend the range of water vole to its historic extent.		
White-Letter Hairstreak Maintain the current population in Wakefield by ensuring the future of known breeding sites. Maintain the current population in Wakefield by ensuring the future of known breeding sites. Allow diseased Wych Elms that are felled to regenerate from the cut stumps.	No targets specified	See comment above.
The Tree and Woodland Strategy for Wakefield District 2004		
Priority is to protect, enhance and develop the urban tree resource throughout the whole District. Trees growing in streets, gardens, parks and highway verges are the most prominent urban tree resource. These trees are invaluable in the appropriate setting, offering shade, seasonal colour and local distinctiveness. Urban trees should always receive adequate protection from the threat of removal when they are in good condition and are of value in the local landscape. Trees growing in unsuitable places should be removed to prevent problems occurring. However, new trees should be planted elsewhere to compensate for this loss. The Wakefield District mature tree resource is in decline. There is not enough new planting taking place to reverse this process.	Increase tree cover in the District from 1,258 hectares to 1,764 hectares by 2009. This represents a 7% year on year increase in actual tree cover. This will mean 688,500 more trees being planted by 2009, equivalent to 2 trees for every resident.	Consider how the AAP can assist the strategy in achieving its targets. Consider how the AAP can address the conservation of the tree and woodland resource in the Central Wakefield Area. Consider how the AAP could deter the removal of/ aid in the protection of urban trees growing in suitable places within the Central Wakefield Area. Consider how the AAP could assist in new planting initiatives.
Calderdale, Kirklees and Wakefield Strategic Flood Risk Assessment		
This Strategic Flood Risk Assessment (SFRA) was carried so that the council's would have the necessary information to be in a position to fully meet the requirements of PPG25 and the emerging Draft PPS25. The SFRA determines the variations in flood risk across the area and acts as the basis for preparing appropriate policies for flood risk management for these areas and enable the local authority to determine the acceptability of flood risk in relation to emergency planning capability. A key objective of the SFRA is to adopt a precautionary approach and support the application of the sequential test as allowed for in PPG25, first placing new development in areas not subject to flood risk.	None	The SFRA should link into the Sustainability Appraisal work when determining the locations of sites at both a strategic and site specific level.
Calder Catchment Flood Management Plan (Consultation Report March 2005)		
The following catchment objectives have been developed:	No targets currently developed	The AAP and SA should take into account the objectives of this plan.

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

<ul style="list-style-type: none"> • Reduce the risk to life from deep flood water in urban areas. • Seek to manage the flood risk to commercial and residential property in urban areas as low as practicable. • Avoid damage to, and where possible enhance the condition of protected sites. • Maintain and enhance Local Biodiversity Action Plan (LBAP) habitats and species in line with the plans' targets and the Environment Agency Ridings Area Biodiversity Action Plan (BAP). • Reduce the length of river where the water runs in a confined channel and there is no natural floodplain. • Reduce flood risk to the best and most versatile agricultural land. • Ensure no increase in risk of major accidents or consequences at COMAH (Control of Major Accident Hazards) sites – these are sites where the activities, such as industry, undertaken mean that accidents or flooding can be major environmental hazards. • Seek to manage the flood risk to essential infrastructure as low as practicable. • Protect and improve the integrity of conservation areas and Scheduled Ancient Monuments (SAMs). 		
Aire and Calder Catchment Abstraction Strategy		
<p>This strategy has a vision “to contribute towards sustainable development by managing the water resources within the catchment to maximise the availability of resource for abstraction while protecting the flow requirements of the riverine ecology”.</p>	No targets	The AAP needs to take account of this strategy when considering the type and scale of the developments proposed.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Appendix C BASELINE DATA SOURCES

City of Wakefield Metropolitan District Council (2003) Strategy for Contaminated Land Inspection.

City of Wakefield Metropolitan District Council; *Air Quality Review and Assessment Stage 3 Monitoring Report*.

Wakefield Metropolitan District Council and English Nature; Wakefield District Local Biodiversity Report; 2001.

<http://www.environment-agency.gov.uk>

www.countryside-agency.gov.uk

www.english-heritage.gov.uk

www.naei.org.uk

www.airquality.co.uk

Indicative floodplain map <http://www.environment-agency.gov.uk>

<http://www.magic.gov.uk>

www.statistics.gov.uk

National Statistics – Region in Figures, Yorkshire and Humberside.

Wakefield District Community Safety Partnership Crime, Disorder and Drugs Audit: Summary 2004

Central Wakefield Action Plan Demographic Profile

ODPM: Index of Multiple Deprivation

South-West Observatory – Super Output Area Look-up Tool

Gehl Architects; Wakefield Strategy Plan December 2004

Ecological data obtained from West Yorkshire Ecology

WMDC; Central Wakefield AAP Draft Issues and Options report; 2005

Calderdale, Kirklees and Wakefield Strategic Flood Risk Assessment

Wakefield City Centre Health Check. GVA Grimley, 2005.

Community Health Profiles: <http://www.communityhealthprofiles.info/index.php>

Local State of the Environment Report – Wakefield. Environment Agency, May 2006.

Audit Commission Area Profiles: <http://www.areaprofiles.audit-commission.gov.uk>

Housing Needs Statement 2005/06

Audit Commission 2006

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Appendix D ENVIRONMENTAL CONSTRAINTS FOR AAP AREAS

Entire Central Wakefield AAP Plan Area	
Biodiversity constraints	Area of Wildlife Habitat Network No designated sites, Local SSIs, Ancient Woodland, or Wakefield Nature Areas. Records of water voles, bats and smooth newts.
Heritage constraints	8 Conservation Areas within the plan area
	6 Archaeological Sites (Wakefield Bridge; Aire & Calder Navigation Lock; Fall Ings Lock; Old Grammar School, Brook Street; Wakefield Cathedral; and St Johns Church)
	1 Ancient Monument – Wakefield Bridge
	135 Listed Buildings
Flood risk constraints	Small area of SFRA Zones 2 and 3c. Large area of 3a. No 3b areas.
Other constraints	The entire area has been designated as an Air Quality Management Area in relation to the levels of nitrogen dioxide. Area abuts with Green Belt in the south-west corner

Retail Policy Area	
Biodiversity constraints	No designated sites, Ancient Woodland, Wakefield Nature Areas or Area of Wildlife Habitat Network.
Heritage constraints	3 Conservation Areas within the plan area
	2 Archaeological Sites (Wakefield Cathedral and Old Grammar School, Brook Street)
	0 Ancient Monuments
	25 Listed Buildings
Flood risk constraints	No area of SFRA Zones 2, 3a, 3b or 3c.
Other constraints	The entire area has been designated as an Air Quality Management Area in relation to the levels of nitrogen dioxide.

Proposed Housing Zone	
Biodiversity constraints	No designated sites, Ancient Woodland, Wakefield Nature Areas or Area of Wildlife Habitat Network.
Heritage constraints	No Conservation Areas, Archaeological sites, Listed Buildings or Ancient Monuments
Flood risk constraints	No area of SFRA Zones 2, 3a, 3b or 3c.
Other constraints	The entire area has been designated as an Air Quality Management Area in relation to the levels of nitrogen dioxide.

Employment Zone	
Biodiversity constraints	No designated sites, Ancient Woodland, or Wakefield Nature Areas. Adjacent to an Area of Wildlife Habitat Network.
Heritage constraints	Small area of 1 Conservation Area
	Directly adjacent to 1 Archaeological Site (Aire & Calder Navigation Lock)
	0 Ancient Monuments
	0 Listed Buildings
Flood risk constraints	Small areas of SFRA Zones 2 & 3c (functional floodplain). Majority of the Employment Zone is in Zone 3a.
Other constraints	The entire area has been designated as an Air Quality Management

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

	Area in relation to the levels of nitrogen dioxide.
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Special Policy Area – Trinity Walk	
Biodiversity constraints	No designated sites, Ancient Woodland, Wakefield Nature Areas or Area of Wildlife Habitat Network.
Heritage constraints	0 Conservation Areas within the plan area
	1 Archaeological Site (Old Grammar School, Brook Street)
	0 Ancient Monuments
	1 Listed Building
Flood risk constraints	No area of SFRA Zones 2, 3a, 3b or 3c.
Other constraints	The entire area has been designated as an Air Quality Management Area in relation to the levels of nitrogen dioxide.

Special Policy Area – Westgate/Burton Street	
Biodiversity constraints	No designated sites, Ancient Woodland, Wakefield Nature Areas or Area of Wildlife Habitat Network.
Heritage constraints	Part of 2 Conservation Areas within the policy area
	0 Archaeological Sites
	0 Ancient Monuments
	10 Listed Buildings
Flood risk constraints	No area of SFRA Zones 2, 3a, 3b or 3c.
Other constraints	The entire area has been designated as an Air Quality Management Area in relation to the levels of nitrogen dioxide.

Special Policy Area – The Waterfront	
Biodiversity constraints	Area of Wildlife Habitat Network
	No designated sites, Ancient Woodland, or Wakefield Nature Areas
Heritage constraints	1 Conservation Area covers most of the policy area
	3 Archaeological Sites (Wakefield Bridge; Aire & Calder Navigation Lock; and Fall Ings Lock)
	1 Ancient Monument – Wakefield Bridge
	9 Listed Buildings
Flood risk constraints	Small area of SFRA Zone 2. Large area of 3a. No 3b or 3c areas.
Other constraints	The entire area has been designated as an Air Quality Management Area in relation to the levels of nitrogen dioxide.

Special Policy Area – An area adjacent to Ings Road and north of the railway viaduct	
Biodiversity constraints	No designated sites, Ancient Woodland, Wakefield Nature Areas or Area of Wildlife Habitat Network.
Heritage constraints	No Conservation Areas within the policy area
	0 Archaeological Sites
	0 Ancient Monuments
	1 Listed Building
Flood risk constraints	Areas of SFRA Zones 2 and 3a. No area of SFRA Zones 3b or 3c.
Other constraints	The entire area has been designated as an Air Quality Management Area in relation to the levels of nitrogen dioxide.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Special Policy Area – An area around Kirkgate Roundabout/Kirkgate Station	
Biodiversity constraints	No designated sites, Ancient Woodland, Wakefield Nature Areas or Area of Wildlife Habitat Network.
Heritage constraints	Part of 1 Conservation Area within the policy area
	0 Archaeological Sites
	0 Ancient Monuments
	2 Listed Buildings
Flood risk constraints	Area of SFRA Zone 2 and small area of 3a. No areas of 3b or 3c.
Other constraints	The entire area has been designated as an Air Quality Management Area in relation to the levels of nitrogen dioxide.

Special Policy Area – Registry of Deeds/Clayton Hospital/W.Yorks Police HQ/Northgate Car Park	
Biodiversity constraints	No designated sites, Ancient Woodland, Wakefield Nature Areas or Area of Wildlife Habitat Network.
Heritage constraints	Part of 2 Conservation Areas within the policy area
	0 Archaeological Sites
	0 Ancient Monuments
	11 Listed Buildings
Flood risk constraints	No area of SFRA Zones 2, 3a, 3b or 3c.
Other constraints	The entire area has been designated as an Air Quality Management Area in relation to the levels of nitrogen dioxide.

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Framework Central Wakefield Area Action Plan,
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Appendix E LIST OF AREA ACTION PLAN OPTIONS

CW1 The area covered by the Plan will be as identified in the Issues and Options Report with one amendment – the boundary will run along Belle Isle Avenue between Doncaster Road and Barnsley Road instead of through the former Calderford's site.

Transport

CW2 The Council will create the Emerald Ring and complete it by linking Bell Street to Marsh Way with a one-way gyratory system consequently creating further areas of pedestrian priority within the Emerald Ring.

CW3 The Emerald Ring will be constructed and maintained in accordance with the following design principles:

- it will be a tree-lined road or street;
- there will generally be an absence of continuous central reservations;
- there will be provision for pedestrians/cyclists alongside;
- there will be pedestrian/cyclist crossing points at grade; and
- roundabouts will, wherever possible, be replaced by signal controlled junctions.

CW4 Traffic will be restricted within the Emerald Ring on the roads shown on Plan No. 2.

CW5 Pedestrian and cycle routes shown on Plan No. 1 – Proposals, and Plan No.3 – Pedestrian Routes will be protected, developed and enhanced.

CW6 The total number of public car parks will be reduced and replaced with a smaller number of larger facilities.

CW7 Long-stay car parks will be located around/outside the Emerald Ring with good accessibility to the city centre. Short stay car parking will be located within the Emerald Ring.

Protection and Enhancement of the Built Environment

CW8 Policy HIS1 of the Development Control Policies Preferred Options Report shall apply to the following areas located on the proposals map as Class I and Class II sites of archaeological value, registered on the County Sites and Monuments Record:

CW8(1) Class I Wakefield Bridge, South End of Kirkgate

CW8(2) Class II St. John's Church and Grounds, Wakefield

CW8(3) Class II Wakefield Cathedral and Grounds, Wakefield

CW8(4) Class II Fall Ings Lock, Doncaster Road, Wakefield

CW8(5) Class II Old Grammar School, Wakefield

CW8(6) Class II Aire and Calder Navigation, Wakefield

CW9 Policies HIS3, HIS5 and HIS6 in the Development Control Policies Preferred Options Report shall apply in the following existing conservation areas as shown on the proposals map:

CW9(1) St. John's Conservation Area

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

CW9(2)Wentworth Terrace Conservation Area

CW9(3)Wood Street Conservation Area

CW9(4)Cathedral Conservation Area

CW9(5)South Parade Conservation Area

CW9(6)Upper Westgate Conservation Area

CW9(7)Lower Westgate Conservation Area

CW9(8)Wakefield Waterfront Conservation Area

CW10 Appropriate support shall be given by the Council to amenity groups wishing to identify and prepare information relating to buildings within the plan area for submission to the Secretary of State for consideration for inclusion in s.1 Planning (Listed Buildings and Conservation Areas) Act 1990

CW11 Development will not be supported if it obstructs or detracts from the view of the spires of the Cathedral, Town Hall and St John's Church and the roof of County Hall from the following key view points and around the city:

- the entrances/forecourts of Kirkgate and Westgate rail stations and the bus station;
- the entrance/forecourt of the proposed new Westgate rail station; and
- the approaches/crossings of the Emerald Ring by the main arterial routes.

CW12 Development proposals on sites currently occupied by existing buildings that have a negative effect on the City's skyline and/or obscure the views of the City's key buildings from important view points within and around the City must include a detailed visual appraisal of the proposal's effect on the City's skyline and important views. Such buildings include:

- 8 Bond Street;
- Crown House;
- Rishworth Street Car Park;
- Carr House, Rodney Yard off George Street;
- Greenwood House, George Street; and
- Primrose House, Lower Kirkgate.

CW13 Development, including signage and advertisements, etc., will not be supported if it detracts from the following vistas:

- The Civic Buildings viewed up Wood Street;
- The Town Hall viewed from George and Crown Yard;
- The Cathedral viewed from Bread Street;
- The Cathedral viewed from Wood Street;
- The Cathedral and precinct viewed from Little Westgate; and
- The Cathedral and precinct viewed from Lower Kirkgate.

CW14 The following sites/locations, as shown on Plan No.5 – Landmarks, Vistas, and Views have potential for landmark buildings/developments. Development proposals will be required to maximise that potential.

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

- Junction of Marsh Way and Northgate
- Junction of Marsh Way, Peterson Road and Kirkgate
- Chantry Bridge/Junction of A61 and A638
- Junction of Denby Dale Road and Ings Road
- Junction of Westgate and Quebec Street

CW15 Development in the vicinity of the Emerald Ring will be constructed in accordance with the following design principles:

- buildings will be constructed up to the back of footways, avoiding large areas of car parking between the road/footway and buildings;
- frontages to the Emerald Ring will generally be active at ground level; and
- new developments, conversions and refurbishments will be of high quality design and materials.

Such development will be expected to make a financial contribution to the construction of the Emerald Ring.

CW16 Development within the Emerald Ring will be required to make a positive contribution to the public realm by virtue of its siting, design, materials and shall have regard to the hierarchy of quality in the Wakefield City Centre Streetstyle Design Guide.

CW17 Development within, and in the vicinity of, the Emerald Ring will make a financial contribution, in accordance with the scale of contributions set out in the SPD relating to developer contributions, to the improvement of the public realm within that area.

CW18 The public realm will be developed and enhanced in accordance with the following principles and objectives derived from the Wakefield City Centre Streetstyle Design Guide, and set out below:

Principles:

1. The creation of a people orientated City.
2. The creation of a sense of identity for Wakefield by enriching the urban fabric.
3. The creation of a spatial hierarchy, that provides a structure for the development of the public realm in a coherent manner over time.

Objectives:

- achieve a high standard and quality of design that will be embraced by Wakefield's inhabitants and instils a sense of pride for the City;
- enhance the character and usage of a space in a way that compliments the rest of the city centre so that the network of street and spaces are legible and easy to understand;
- provide a coherent and consistent public realm through the City whilst still allowing the flexibility to respond to the immediate environment and use of a space;
- reinforce what makes Wakefield distinctive; respecting and reflecting both its heritage and aspirations remaining forward looking while still keeping in touch with its roots;
- create a simple and uncluttered environment and allow the character of the

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

existing buildings to come through;

- create a public realm that encourages a diverse street culture and a place for people to work, live and visit;
- create a functional and accessible streetscape;
- create a robust and durable public realm that promotes cost effective and sustainable maintenance to ensure long term quality; and
- create a safe and inviting environment for Wakefield's inhabitants and visitors.

CW19 The provision, improvement and refurbishment of the public realm shall be carried out in a manner that has regard to the hierarchy of quality as shown on Plan No.4 – Streetstyle Quality and the Streetstyle Materials Matrix included overleaf.

CW20 The River Calder corridor as shown on Plan No 1 – Proposals is designated as part of the Wildlife Habitat Network.

Housing

CW21 The following site is allocated for housing and related purposes:

Jacobs Well Lane/Stanley Road (3.1 hectares)

This site will be on the outer edge of the Emerald Ring and is bordered on three sites by existing areas of residential development. Part of the site is the former gasworks/depot, part is the wholesale market and the remainder is occupied by a petrol station, public house and various other buildings.

Existing Employment Areas

CW22 Policy CS19 of the Core Strategy Preferred Options Report and Policy EMP 1 of the Development Control Policies Preferred Options Report shall apply in the following areas designated as Employment Zones on the proposals map:

- a) Calder Vale
- b) Thornes Wharf

Offices

CW23 Demands for substantial new office floor space will be met within the Emerald Ring and/or in Special Policy Areas.

CW24 In those parts of the Plan area outside the Emerald Ring not designated as Special Policy Areas it is anticipated that the existing office uses will continue as at present. Small scale extensions and redevelopment of such uses will generally be acceptable where it can be shown that there will be no adverse environmental and traffic consequences.

Retailing

CW25 Development of additional retail floor space within the Emerald Ring, which enhances and extends the city's retail attraction, will be encouraged during the plan period. The priority location for any such development not accommodated in traditional shopping frontages is to the north and east of the existing retail area, but within the defined retail policy area, in the Markets/Marsh Way/Former Bus Station area.

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

CW26 In accordance with Policy CS28 of the Core Strategy Preferred Options Report a Retail Policy Area is defined on the Plan within which retail development will be permitted and encouraged. Beyond this retail policy area, significant redevelopment for retail purposes will be supported only where it can be shown that the proposed development could not be accommodated within the retail policy area and would not be detrimental to the viability of the core retail area.

CW27 The following shopping frontages as shown on the Plan shall be defined as primary shopping frontages and Policy S6 (this is a UDP policy that has been retained) shall apply wherein any ground floor non-retail use shall be restricted to classes A2, A3 and A4.

The Ridings Centre

Westgate: Nos 1- 49 & 2 – 38

Marygate: Nos 1 & 3

Bread Street – Both sides

Cross Square – Both sides

Bull Ring: Nos 1 – 23

Northgate: Nos 1 – 17

Kirkgate: Nos 2 – 104 & 1 – 71

Trinity Walk – the shopping frontages on the as yet unbuilt retail development to the north and east of the existing retail area.

CW28 Notwithstanding the provisions of policy CS28 the Council will view sympathetically proposals for the renovation and renewal of buildings, especially in conservation areas which contain elements of retailing provided that:

- The proposals do not materially alter the character of the area;
- The retail elements are of a small scale and do not of themselves involve significant new construction;
- The resultant shopping facilities will complement those within the designated retail area; and
- The proposals form part of a wider scheme for renewal of properties which will enhance the environment of the immediate area.

CW29 The premises within the area of Northgate, Bull Ring, Marygate and Cross Street as shown on the Central Wakefield Area Action Plan, will be identified as a Specialist Retail Area. Within this area the Council will seek to maintain and enhance the specialist nature of the area by:

- Opposing comprehensive redevelopment; and
- Maintaining and enhancing the public realm.

Special Policy Areas

CW30 Special Policy Areas are defined on the Central Wakefield Area Action Plan as follows:

- a) Trinity Walk
- b) Westgate/Burton Street
- c) The Waterfront

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

- d) An area adjacent to Ings Road and north of the railway viaduct;
- e) An area including Kirkgate Roundabout, Chantry House, Crown House, Kirkgate Station.
- f) An area north-west of the city centre that includes the sites currently occupied by Registry of Deeds (Margaret Street), Clayton Hospital, West Yorkshire Police HQ (Laburnum Road), Northgate Car Park and adjoining land.

Culture, Leisure, Tourism, and the Evening Economy

- CW31** Proposals for new/refurbished nightclubs, public houses, restaurants, cafes, bars and music venues will be accompanied by a statement detailing measures to establish and maintain a safe and secure environment in and around such premises.

**SA Report Appendices, Local Development
Framework Central Wakefield Area Action Plan,
DPD, Wakefield Metropolitan District Council**

Appendix F SUSTAINABILITY APPRAISAL OF AREA ACTION PLAN OPTIONS

In carrying out the appraisal of the options contained within the Central Wakefield Area Action Plan Preferred Options Report, a series of matrices has been used to document the predicted effects of each option against the 15 Sustainability Objectives, and their sub-objectives, that have been developed in the earlier stages of the SA process. For the purpose of this assessment, significant effects are defined as are those which have been identified as very sustainable (✓✓) or very unsustainable (××) in the assessment.

The following key indicates the symbols and abbreviations that have been used in these matrices.

Abbreviation	Description
Scale of Effect	
MA	Major
MO	Moderate
MI	Minor
Permanence of Effect	
T	Temporary
P	Permanent
Timescale	
S	0 – 10 years of the plan
M	10 – 20 years of the plan
L	After the life of the plan
Assessment of Effect	
✓✓	Very sustainable
✓	Sustainable
–	Neutral
?	Uncertain
×	Unsustainable
××	Very unsustainable

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Preferred Option CW1 The area covered by the Plan will be as identified in the Issues and Options Report with one amendment – the boundary will run along Belle Isle Avenue between Doncaster Road and Barnsley Road instead of through the former Calderford's site.					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MO	P	M-L	✓	The areas involved may benefit from measures e.g. to provide office and retail space in the AAP. Increased employment opportunities should be provided.
Conditions which enable economic growth (SA2)	MO	P	M-L	✓	The areas involved may benefit from measures e.g. to provide office and retail space in the AAP.
SOCIAL					
Education and training opportunities (SA3)	MI	P	M	✓	Access to educational and training facilities in the area should be improved for those without access to a car.
Conditions to engender good health (SA4)	MI	P	M	✓	Improved pedestrianised areas and cycle routes in the area may benefit those living and working within the City centre, as well as those visiting the City.
Safety & security for people & property (SA5)	MI	P	M-L	✓	The area may benefit from measures to improve safety and security at night.
Vibrant communities to participate (SA6)	MO	P	M	✓	Those living within the plan area may benefit from more vibrant community and City centre area.
Accessibility to culture & leisure activities (SA7)	MO	P	M	✓	Those living within the area should benefit from improved access to leisure and cultural facilities.
Local needs met locally (SA8)	MO	P	M	✓	Benefits include improved access by non-motorised methods, reduced congestion, improved facilities and a greater range of retail and leisure opportunities.
Quality housing available to everyone (SA9)	MO	P	M-L	✓	The area will benefit from an increased quantity and quality housing. Affordable housing should be provided.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	M-L	✓	Car travel into the City should be discouraged as cycling and walking becomes more attractive.
A bio-diverse and attractive natural environment (SA12)	MI	P	M-L	✓	Areas within the plan area may benefit from tree planting and the development of other green spaces.
Minimal pollution levels (SA13)	MO	P	M-L	✓	It may contribute to reducing pollution to air, soil, water and noise pollution as traffic levels reduce. It will also help raise awareness of the effects of pollution.
Minimise greenhouse gas emissions (SA14)				?	Large parts of the plan area at risk from flooding. Small areas are SFRA zones 2 and 3c. Large area of zone 3a.

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Prudent use of resources, minimal waste (SA15)	MI	P	M-L	✓	It may reduce the use of non-renewable resources as energy through reduced use of vehicles, assuming that walking and cycling substitute car trips.
Conclusions					
This option should have positive effects on the economic, social and environmental objectives. The positive impacts are linked to the benefits that the area now included in the plan should receive if the other AAP options are achieved. No significant effects have been identified. With regard to the issue of flood risk the SFRA should be used to inform the process of allocating sites for particular purposes. Where development is to proceed, appropriate robust mitigation measures will be required.					

Preferred Option CW2 The Council will create the Emerald Ring and complete it by linking Bell Street to Marsh Way with a one-way gyratory system consequently creating further areas of pedestrian priority within the Emerald Ring.					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MO	P	S	?	Reduction of vehicular traffic should be supported by adequate infrastructure to ensure access to employment sites within the town centre (e.g. improved cycle facilities, more public transport or park and ride at reasonable cost).
Conditions which enable economic growth (SA2)	MO	T	M-L	✓	The option may contribute to making the City centre a more pleasant experience for shoppers and for evening activities. However, people may also decide to shop/ get their entertainment somewhere else where they can use the car more freely. Empirical evidence exists of many cases where some non-price measures, especially pedestrianisation of town centres have had successful local economic effects ¹ . However, there is also evidence to suggest there may be a transitional phase for about a year where revenue may drop ² . It would therefore require “adjustment” of habits for people using the City centre and time for providing alternatives. The option would need to be supported by enhanced public transport services to reduce short term negative economic effects. Reducing private car travel could stimulate new smaller businesses e.g. electric car/ bike hire schemes.
SOCIAL					
Education and training opportunities (SA3)				?	Reduction of vehicular traffic should be supported by adequate infrastructure to ensure access to schools within the City centre (e.g. more public transport).

¹ SACTRA (2000): Transport and the economy: Summary report

² Hass-Klau, C. (1993): Impact of Pedestrianisation and Traffic Calming on Retailing. *Transport Policy* 1 (1).

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Conditions to engender good health (SA4)	MO	P	S	✓	Assuming that trips by walking and cycling substitute car trips, it may promote positive health of the inhabitants and prevent ill health of the people walking and cycling. Reduced traffic should also contribute to air quality improvement and noise reduction, both of which will engender good health.
Safety & security for people & property (SA5)	MO	P	S	✓	Should result in the increased safety for cyclists and pedestrians. However, it is possible that reduced congestion will increase vehicle speeds which would potentially reduce safety. There may be a requirement to introduce suitable traffic calming measures.
Vibrant communities to participate (SA6)	MO	P	S	✓	Should create a safer public realm that communities can exploit and enjoy. Removal of the 'impersonal' vehicle to be replaced with a more sociable mode of transport could potentially increase social interaction.
Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	Positive effects on culture and heritage through reduced vibration and air pollution (and therefore reduced impacts on historic fabric) and increased accessibility to open spaces. If good public transport infrastructure is implemented (maintaining accessibility) then shopping, as a leisure activity, would improve.
Local needs met locally (SA8)	MO	P	M-L	✓	It may support the vibrancy of the City centre making it a more enjoyable place to be. There may be some potential for adverse impacts on local traders in the centre in the short term as infrastructure improvements are being made.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	S	✓✓	This option may discourage car travel into the City centre and make it more attractive to cyclists and pedestrians. It may also be an infrastructural incentive for businesses and schools to implement travel plans (less cars allowed, safer roads for people to wishing to walk/ cycle to work/ school). Adequate public transport infrastructure should be provided.
Quality built environment and efficient land-use patterns (SA 11)				?	Should improve the local urban environment along the route. Constructing the ring (in conjunction with the Westgate redevelopment) will result in the demolition of two listed buildings. However, the Westgate development has already received planning consent and therefore the demolition will go ahead whether or not the Emerald Ring is established. The AAP has no control over this ongoing process.
A bio-diverse and attractive natural environment (SA12)	MI	T	S	✓	The option may favour urban flora and fauna through reduction of pollution. Opportunities to make the City centre greener, e.g. through tree planting, should be maximised.
Minimal pollution levels (SA13)	MO	P	S	✓	It may contribute to reducing pollution to air, soil, water and noise pollution as traffic levels reduce. It will also help raise awareness of the effects of pollution.
Minimise greenhouse gas emissions (SA14)	MI	P	S	✓	On a global scale the option may reduce CO ₂ emissions from transport, assuming that walking and cycling substitute car trips.
Prudent use of resources, minimal waste (SA15)	MI	P	S	✓	It may reduce the use of non-renewable resources as energy through reduced use of vehicles, assuming that walking and cycling substitute car trips.

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Conclusions	This option will have positive effects on the economic, social and environmental objectives. The positive effects are linked to the reduction in vehicular traffic in the City centre. Significant positive effects have been identified for objective SA10 on transport. There is uncertainty about the effect of the option on SA11 as the construction of the Emerald Ring will indirectly contribute towards the demolition of two listed buildings, but at the same time will result in public realm improvements. However, the Westgate development has already received planning consent and therefore the demolition will go ahead whether or not the Emerald Ring is established. The AAP has no control over this ongoing process. A reduction of vehicular traffic should be supported by adequate public transport infrastructure to ensure access to the City centre. There may also be a requirement to introduce suitable traffic calming measures to improve safety for cyclists. Opportunities to make the City centre greener, e.g. through tree planting, should be maximised.
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Preferred Option CW3 The Emerald Ring will be constructed and maintained in accordance with the following design principles:					
<ul style="list-style-type: none"> • it will be a tree-lined road or street; • there will generally be an absence of continuous central reservations; • there will be provision for pedestrians/cyclists alongside; • there will be pedestrian/cyclist crossing points at grade; • roundabouts will, wherever possible, be replaced by signal controlled junctions. 					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)	MI	P	M-L	✓	The option may contribute to making the City centre a more pleasant experience for shoppers and for evening activities. This may lead to the creation of new demand and therefore new jobs.
Conditions which enable economic growth (SA2)	MI	P	S	✓	The option may contribute to making the City centre a more pleasant experience for shoppers and for evening activities.
SOCIAL					
Education and training opportunities (SA3)				?	New cycle routes may improve access to educational facilities. However traffic calming methods will be required to improve safety for cyclists.
Conditions to engender good health (SA4)	MO	P	S	✓	The option should encourage walking and cycling within the City centre thus promoting positive health of the inhabitants and preventing the ill health of those people walking and cycling. However routes must be safe for pedestrians and cyclists.
Safety & security for people & property (SA5)	MO	P	S	✓	Should result in the increased safety for cyclists and pedestrians. However, it is possible that reduced congestion may increase vehicle speeds which would potentially reduce safety. There may be a requirement to introduce suitable traffic calming measures.
Vibrant communities to participate (SA6)	MO	P	S	✓	Should create a more pleasing and safer public realm that communities can exploit and enjoy.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	Positive effects on culture and heritage through reduced vibration and air pollution (and therefore reduced impacts on historic fabric) and increased accessibility to open spaces. If good public transport infrastructure is implemented (maintaining accessibility) then shopping, as a leisure activity, would improve.
Local needs met locally (SA8)	MO	P	S	✓	The option may make the City centre a more pleasant place to be. It should improve community interaction opportunities through the removal of central reservations and the encouragement of more sociable modes of transport.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MI	P	S	✓	The option should make cycling and walking more attractive to users wishing to access the city centre.
Quality built environment and efficient land-use patterns (SA 11)				?	Should improve the local urban environment along the route. However, may result in the demolition of a number of listed buildings.
A bio-diverse and attractive natural environment (SA12)	MO	P	M	✓	Lining the route with trees may lead to some greening of the urban area. Reduced pollution should favour urban flora and fauna.
Minimal pollution levels (SA13)	MO	P	S	✓	The option may contribute to reducing pollution to air, water and noise pollution if traffic levels reduce due to an increase in walking and cycling. This may also help raise awareness of the effects of pollution.
Minimise greenhouse gas emissions (SA14)	MI	P	S	✓	On a global scale the option potentially reduces CO ₂ emissions from transport, assuming that the provision of better facilities for walking and cycling reduces the number of car journeys.
Prudent use of resources, minimal waste (SA15)	MI	P	S	✓	It may reduce the use of non-renewable resources as energy through reduced use of vehicles, assuming that walking and cycling substitute car trips.
Conclusions	This option should have positive effects on the economic, social and environmental objectives. The positive effects are linked to the improvements to be made to the urban environment and the encouragement of walking and cycling. There is uncertainty about the effect of the option on SA11 as the construction of the Emerald Ring may result in the demolition of a number of listed buildings. No significant effects have been identified. Traffic calming methods may be required to improve safety for pedestrians and cyclists.				

Preferred Option CW4 Traffic will be restricted within the Emerald Ring on the roads shown on Plan No. 2.					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

ECONOMIC					
Employment opportunities (SA1)	MO	P	S	?	Reduction of vehicular traffic should be supported by adequate infrastructure to ensure access to employment sites within the town centre (e.g. improved cycle facilities, more public transport or park and ride at reasonable cost). The provision of a more reliable bus service due to reduced congestion in the City centre and bus lanes may improve access.
Conditions which enable economic growth (SA2)	MO	T	M-L	✓✓	The option may contribute to making the City centre a more pleasant experience for shoppers and for evening activities. However, people may also decide to shop/ get their entertainment somewhere else where they can use the car more freely. Empirical evidence exists of many cases where some non-price measures, especially pedestrianisation of town centres have had successful local economic effects ¹ . However, there is also evidence to suggest there may be a transitional phase for about a year where revenue may drop ² . It would therefore require "adjustment" of habits for people using the City centre and time for providing alternatives. The option would need to be supported by enhanced public transport services to reduce short term negative economic effects. The provision of bus priority measures should support this option as the City should become more accessible to more consumers (i.e. those without access to a car) and therefore support demand for shops and leisure. Reducing private car travel could stimulate new smaller businesses e.g. electric car/ bike hire schemes.
SOCIAL					
Education and training opportunities (SA3)	MI	P	S	✓	The provision of a more reliable bus service due to reduced congestion in the City centre and bus lanes should improve access to education services.
Conditions to engender good health (SA4)	MO	P	S	✓	The option should encourage walking and cycling within the City centre thus promoting positive health of the inhabitants and preventing the ill health of those people walking and cycling. However routes must be safe for pedestrians and cyclists. A shuttle bus service could help in guaranteeing more accessibility to Pinderfields Hospital, especially for those people without a car.
Safety & security for people & property (SA5)	MO	P	S	✓	Restricted traffic should result in the increased safety for cyclists and pedestrians.
Vibrant communities to participate (SA6)	MO	P	S	✓✓	The option should contribute to building a safer and quieter public realm that communities can start exploiting and exploring. Removal of the 'impersonal' vehicle to be replaced with a more sociable mode of transport could potentially increase social interaction. The option should lead to increased accessibility for those without access to a car. Improving the bus service, could provide more access for the community to facilities.
Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	Positive effects on culture and heritage through reduced vibration and air pollution (and therefore reduced impacts on historic fabric) and increased accessibility to open spaces. By improving the bus service, it could encourage people to visit the area and therefore generate demand.
Local needs met locally (SA8)	MO	P	S	✓	The option may make parts of the City centre a more pleasant place to be. Enhancements to the bus service could ensure that essential services are more accessible.

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Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	S	✓✓	This option will discourage car travel into the City centre and make it more attractive to cyclists and pedestrians. The improved bus service should also result in more users.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	M	✓✓	Positive effects on culture and heritage through reduced pollution and enhancement of parts of the City centre environment. The option may contribute to protecting heritage assets in the long term. It should support local distinctiveness and character of the City. The option may improve and preserve the streets for pedestrian users. New developments could benefit from an improved bus service.
A bio-diverse and attractive natural environment (SA12)	MO	P	S	✓	Reduced pollution should favour urban flora and fauna. Opportunities to make the City centre greener through tree planting should be maximised.
Minimal pollution levels (SA13)	MA	P	S	✓	It may contribute to reducing pollution to air, water and noise pollution as traffic levels reduce. It may also help raise awareness of the effects of pollution.
Minimise greenhouse gas emissions (SA14)	MI	P	S	✓	On a global scale the option potentially reduces CO ₂ emissions from transport, assuming that the provision of better facilities for walking and cycling reduces the number of car journeys.
Prudent use of resources, minimal waste (SA15)	MI	P	S	✓	It may reduce the use of non-renewable resources as energy through reduced use of vehicles, assuming that walking and cycling substitute car trips.
CONCLUSIONS					
Conclusions	This option should have positive effects on the economic, social and environmental objectives. The positive effects are linked to the reduction in vehicular traffic in the City centre. Significant positive effects have been identified for objective SA2 on the economy, SA6 communities, SA 10 on transport and SA11 on the built environment. Traffic calming methods may be required to improve safety for pedestrians and cyclists. Opportunities to make the City centre greener through tree planting should be maximised.				

Preferred Option CW5 Pedestrian and cycle routes shown on Plan No. 1 – Proposals, and Plan No.3 - Pedestrian Routes will be protected, developed and enhanced.					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)				-	No predicted effects.
Conditions which enable economic growth (SA2)				-	

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

SOCIAL					
Education and training opportunities (SA3)				?	New cycle routes may improve access to educational facilities. However traffic reduction methods will be required to improve safety for cyclists.
Conditions to engender good health (SA4)	MO	P	S	✓	Assuming that trips by walking and cycling substitute car trips, it may promote positive health of the inhabitants and prevent ill health of the people walking and cycling. Routes must be safe for pedestrians and cyclists. Reduced traffic should also contribute to air quality improvement and noise reduction, both of which will engender good health.
Safety & security for people & property (SA5)	MO	P	S	✓	Dedicated cycle routes will encourage segregation of bicycles from other vehicles, which should improve safety. However, pedestrians and cyclists will also need to be kept segregated on these routes. The removal of underpasses may improve the safety of pedestrians and cyclists.
Vibrant communities to participate (SA6)	MI	P	S	✓	The option should contribute to building a safer and quieter public realm that communities can start to exploiting and exploring. The option should lead to increased accessibility for those without access to a car.
Accessibility to culture & leisure activities (SA7)	MI	T	M	✓	If this option led to a reduced level of car usage then there would be positive effects on culture and heritage through reduced pollution. This option could lead to increased accessibility to open spaces.
Local needs met locally (SA8)	MO	T	S	✓	The option may support the vibrancy of the City providing accessibility for people without a car and through more enjoyable routes.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MI	T	S	✓✓	It may make cycling and walking more attractive to users wishing to access the City centre.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	M	✓	Positive effects on culture and heritage through reduced pollution. Opportunities for improving the local urban environment along the routes.
A bio-diverse and attractive natural environment (SA12)				?	Potential for biodiversity losses when these new routes are created although this is a minimal risk. However, reduction of pollution should favour urban flora and fauna. Opportunities to make the City centre greener through tree planting should be maximised.
Minimal pollution levels (SA13)	MO	P	S	✓	It may contribute to an overall reduction in vehicle use which should contribute to reducing air, water and noise pollution.
Minimise greenhouse gas emissions (SA14)	MI	P	S	✓	On a global scale the option potentially reduces CO ₂ emissions from transport, assuming that the provision of better facilities for walking and cycling reduces the number of car journeys.
Prudent use of resources, minimal waste (SA15)	MI	P	S	✓	It may reduce the use of non-renewable resources as energy through reduced use of vehicles, assuming that walking and cycling substitute car trips.

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Conclusions	This option should have positive effects on social and environmental objectives. The positive effects are linked to reductions in vehicular traffic in the City centre. Significant positive effects have been identified for SA10 transport. Traffic reduction methods will be required to improve safety for cyclists. There are also opportunities for improving the local urban environment along the pedestrian and cycle routes i.e. tree planting should be encouraged.

Preferred Option CW6 The total number of public car parks will be reduced and replaced with a smaller number of larger facilities.					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MI	P	M	✓	New development on land which used to be used for parking could lead to more employment in the City centre.
Conditions which enable economic growth (SA2)				?	The option could release land for office or retail space within the City centre.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				?	Traffic congestion could be focused around these new larger sites. The option could therefore lead to a reduction in air quality surrounding the new larger car parking sites.
Safety & security for people & property (SA5)				?	Fewer car parking sites may be easier to secure.
Vibrant communities to participate (SA6)				?	Depending on the location of the car parks, access to essential services by car may be reduced. Consideration needs to be given to the location of these car parking sites.
Accessibility to culture & leisure activities (SA7)				?	Depending on the location of the car parks, access to culture and leisure activities by car may be reduced. Consideration needs to be given to the location of these car parking sites.
Local needs met locally (SA8)				?	Depending on the location of the car parks, access to essential services by car may be reduced. Consideration needs to be given to the location of these car parking sites.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	M	✓	Fewer car parking spaces should encourage a reduction in car use.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Quality built environment and efficient land-use patterns (SA 11)	MO	P	M	✓	The option may release brownfield land for redevelopment within the City centre. Car park redesign could reduce the impact of unsightly car parks on the urban environment.
A bio-diverse and attractive natural environment (SA12)	MO	P	M	✓	The option could release land for open space within the City centre. Opportunities to make the City centre greener, e.g. through tree planting, should be maximised.
Minimal pollution levels (SA13)	MO	P	S	✓	Fewer car parking spaces should encourage a reduction in car use thereby reducing pollution levels.
Minimise greenhouse gas emissions (SA14)	MI	P	S	✓	Fewer car parking spaces should encourage a reduction in car use thereby reducing CO ₂ emissions from vehicles.
Prudent use of resources, minimal waste (SA15)	MO	P	S	✓	Fewer car parking spaces should encourage a reduction in car use thereby reducing energy use from vehicles.
Conclusions	This option should have positive effects on economic and environmental objectives. The positive effects are linked to the overall reduction in car parking spaces which should encourage a reduction in car use in the City centre. The effects on the social objectives are uncertain. For example, the option may transfer traffic congestion to other parts of the City and depending on the location of the car parks access to services may be reduced. Consideration needs to be given to the location of the car parking sites. Opportunities to make the City centre greener, e.g. through tree planting, should be maximised. No significant effects have been identified.				

Preferred Option CW7 Long-stay car parks will be located around/outside the Emerald Ring with good accessibility to the city centre. Short stay car parking will be located within the Emerald Ring.					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)	MI	T	M	✓	This option should allow for accessibility to employment to opportunities within the Emerald Ring. The option would need to be supported by a good public transport system.
Conditions which enable economic growth (SA2)	MO	T	M	✓	The option may support growth as the City will be more accessible to consumers for shopping/ leisure as car parks within the Emerald Ring will not be filled by commuters.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				?	More car traffic may be generated by the availability of car parking spaces for consumers within the Emerald Ring. Peak traffic in the Emerald Ring should be reduced which should lead to a reduction in air quality and noise impacts engendering better health. However, peak traffic may increase in the areas surrounding the long stay car parks outside the Emerald Ring causing increased air quality and noise problems.

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Safety & security for people & property (SA5)				?	Long term car parks are often linked to anti social behaviour. It is important that appropriate security is in place to protect these car parking sites.
Vibrant communities to participate (SA6)	MO	T	S	✓	It could provide more access to facilities for local communities as the short stay parking should be in close proximity to public services and facilities.
Accessibility to culture & leisure activities (SA7)	MI	T	M	✓✓	By guaranteeing short stay car parking spaces in the Emerald Ring, it could encourage more people to visit the area and therefore sustain the market through generating demand. Accessibility to culture and leisure facilities should be enhanced.
Local needs met locally (SA8)	MO	T	S	✓	The option could improve accessibility to essential services by car.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	S	✓	The option reduces long stay car parking within the Emerald Ring. It may provide a stimulus for employers to initiate travel plans. It could provide give priority to public transport, and therefore enable a better service and more used confidence, through a reduction in traffic.
Quality built environment and efficient land-use patterns (SA 11)				?	Dependent on the location of the car parking sites.
A bio-diverse and attractive natural environment (SA12)				?	Dependent on the location of the car parking sites. Could have a negative effect if new parking spaces are constructed on land of biodiversity interest.
Minimal pollution levels (SA13)				?	Peak time pollution may reduce within the Emerald Ring due to a decrease in commuter long stay parking in the area. However, this pollution will be transferred to areas surrounding the long stay car parks. Fewer parking spaces overall should reduce overall pollution levels.
Minimise greenhouse gas emissions (SA14)	MI	P	S	✓	Fewer long stay car parking spaces should encourage a reduction in car use thereby reducing CO ₂ emissions from vehicles.
Prudent use of resources, minimal waste (SA15)	MO	P	S	✓	Fewer long stay car parking spaces should encourage a reduction in car use thereby reducing energy use from vehicles.
CONCLUSIONS					
Conclusions	This option should have a positive effect on economic objectives, linked to the improved accessibility to employment opportunities and shopping and leisure activities. The option should have an overall positive effect on social and environmental objectives, linked to the reduction in car parking spaces, which should encourage a reduction in car use in the City centre, and improvements in accessibility. However, there remain uncertainties about whether peak traffic may increase in the areas surrounding the long stay car parks outside the Emerald Ring, the effects of anti-social behaviour and (dependent on the location of the sites) impacts on the built and natural environment. Significant positive effects have been identified for SA7 accessibility to culture and leisure activities.				

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Preferred Approach CW8 Policy HIS1 of the Development Control Policies Preferred Options Report shall apply to the following areas located on the proposals map as Class I and Class II sites of archaeological value, registered on the County Sites and Monuments Record: CW8(1) Class I Wakefield Bridge, South End of Kirkgate CW8(2) Class II St. John's Church and Grounds, Wakefield CW8(3) Class II Wakefield Cathedral and Grounds, Wakefield CW8(4) Class II Fall Ings Lock, Doncaster Road, Wakefield CW8(5) Class II Old Grammar School, Wakefield CW8(6) Class II Aire and Calder Navigation, Wakefield					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)				-	No predicted effects.
Conditions which enable economic growth (SA2)				-	
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	M	✓	Greater sense of place achieved through the protection of heritage interest. Improvement in community and social capital.
Accessibility to culture & leisure activities (SA7)	MO	P	M	✓	It could improve the public's knowledge of, attraction to and accessibility to Wakefield's historic environment.
Local needs met locally (SA8)	MO	P	M	✓	It may provide local cultural attractions and could contribute to the vibrancy of the City centre.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				-	No predicted effects.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	M	✓✓	The approach directly addresses the objectives of supporting local distinctiveness and protecting and enhancing the built heritage. It could also protect and possibly enhance archaeological.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)				-	

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	
Conclusions	This approach is identified as having positive effects on a small number of social and environmental objectives. The positive effects are linked to the protection of heritage assets providing a greater sense of place and accessible local cultural attractions. A significant positive effect has been identified for SA11 on the built environment, as the approach directly addresses the objective of supporting local distinctiveness and protecting built heritage.				

Preferred Approach CW9 Policies HIS3, HIS5 and HIS6 in the Development Control Policies Preferred Options Report shall apply in the following existing conservation areas as shown on the proposals map: CW9(1) St. John's Conservation Area CW9(2) Wentworth Terrace Conservation Area CW9(3) Wood Street Conservation Area CW9(4) Cathedral Conservation Area CW9(5) South Parade Conservation Area CW9(6) Upper Westgate Conservation Area CW9(7) Lower Westgate Conservation Area CW9(8) Wakefield Waterfront Conservation Area					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)				-	No predicted effects.
Conditions which enable economic growth (SA2)				-	
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	M	✓	Greater sense of place achieved through the protection of heritage interest. Improvement in community and social capital.
Accessibility to culture & leisure activities (SA7)	MO	P	M	✓	It could improve the public's knowledge of, attraction to and accessibility to Wakefield's historic environment.
Local needs met locally (SA8)	MO	P	M	✓	It may provide local historic and cultural attractions and could contribute to the vibrancy of the City centre.

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Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				-	No predicted effects.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	M	✓✓	The approach directly addresses the objectives of supporting local distinctiveness and protecting and enhancing the built heritage. It may also protect and possibly enhance heritage assets.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)				-	
Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	
CONCLUSIONS					
Conclusions	This approach is identified as having positive effects on a small number of social and environmental objectives. The positive effects are linked to the protection of heritage assets providing a greater sense of place and accessible local cultural attractions. A significant positive effect has been identified for SA11 on the built environment, as the approach directly addresses the objective of supporting local distinctiveness and protecting built heritage.				

Preferred Option CW10 Appropriate support shall be given by the Council to amenity groups wishing to identify and prepare information relating to buildings within the plan area for submission to the Secretary of State for consideration for inclusion in s.1 Planning (Listed Buildings and Conservation Areas) Act 1990.					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)				-	No predicted effects.
Conditions which enable economic growth (SA2)				-	
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	M	✓	

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Accessibility to culture & leisure activities (SA7)	MI	P	M	✓	It could improve the public's knowledge of, attraction to and accessibility to Wakefield's historic environment.
Local needs met locally (SA8)	MI	P	M	✓	It may provide local historic and cultural attractions and could contribute to the vibrancy of the City centre.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				-	No predicted effects.
Quality built environment and efficient land-use patterns (SA 11)	MI	P	M	✓	Addresses the objectives of supporting local distinctiveness and protecting and enhancing the built heritage.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)				-	
Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	
CONCLUSIONS					
Conclusions	This option is identified as having positive effects on a small number of social and environmental objectives. The positive effects are linked to the protection of heritage assets providing a greater sense of place and accessible local cultural attractions. No significant effects have been identified.				

Preferred Option CW11 Development will not be supported if it obstructs or detracts from the view of the spires of the Cathedral, Town Hall and St John's Church and the roof of County Hall from the following key view points within and around the city:					
<ul style="list-style-type: none"> the entrances/forecourts of Kirkgate and Westgate rail stations and the bus station the entrance/forecourt of the proposed new Westgate rail station the approaches/crossings of the Emerald Ring by the main arterial routes. 					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)				?	Counteracting effects: measures to protect these views may limit the extent of some commercial developments in the City centre but might also attract more tourists to the area.
Conditions which enable economic growth (SA2)				?	As above.

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SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	S	✓	The option could protect the identity of the City centre. Historic buildings offer a sense of place and something for the community to be proud of, thus improving community identity.
Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	Maintaining the character of an area should preserve its attractiveness.
Local needs met locally (SA8)				-	No predicted effects.
Quality housing available to everyone (SA9)				-	
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				-	No predicted effects.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	S	✓	The option should protect the distinctiveness of the City centre. It will be important to designate the protected vistas.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)				-	
Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	
Conclusions	This option is identified as having a positive effect on a small number of social and environmental objectives. The positive effects are linked to protecting the identity, character and distinctiveness of the City centre. Counteracting effects have been identified on the economic objectives as measures to protect the views have the potential to limit the extent of commercial development but might also attract tourists to the area. The effects on the economic objectives therefore remain uncertain. No significant effects have been identified. It will be important to designate the protected vistas.				

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<p>Preferred Option CW12 Development proposals on sites currently occupied by existing buildings that have a negative effect on the City's skyline and/or obscure the views of the City's key buildings from important view points within and around the City must include a detailed visual appraisal of the proposal's effect on the City's skyline and important views. Such buildings include:</p> <ul style="list-style-type: none"> • 8 Bond Street • Crown House • Rishworth Street Car Park • Carr House, Rodney Yard off George Street • Greenwood House, George Street • Primrose House, Lower Kirkgate 					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)				?	Counteracting effects: measures to protect these views may limit the extent of some commercial developments in the City centre but might also attract more tourists to the area.
Conditions which enable economic growth (SA2)				?	As above.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	S	✓	The option could protect the vibrancy and identity of the City centre. Historic buildings offer a sense of place and something for the community to be proud of, thus improving community identity.
Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	Maintaining the character of an area should preserve its attractiveness.
Local needs met locally (SA8)				-	No predicted effects.
Quality housing available to everyone (SA9)				-	
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				-	No predicted effects.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	S	✓	The option should protect the distinctiveness of the City centre. It could also allow for the removal of buildings which are considered to be eyesores and improve views. It will be important to designate the protected vistas.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Minimal pollution levels (SA13)				-	
Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	
Conclusions	This option is identified as having a positive effect on a small number of social and environmental objectives. The positive effects are linked to protecting the identity, character, removing eyesores and improving views. Counteracting effects have been identified on the economic objectives as measures to protect the views have the potential to limit the extent of commercial development but might also attract tourists to the area. The effects on the economic objectives therefore remain uncertain. No significant effects have been identified. It will be important to designate the protected vistas.				

Preferred Option CW13 Development, including signage and advertisements, etc., will not be supported if it detracts from the following vistas:					
<ul style="list-style-type: none"> • The Civic Buildings viewed up Wood Street; • The Town Hall viewed from George and Crown Yard; • The Cathedral viewed from Bread Street; • The Cathedral viewed from Wood Street; • The Cathedral and precinct viewed from Little Westgate • The Cathedral and precinct viewed from Lower Kirkgate 					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)				?	Counteracting effects: measures to protect these views may limit the extent of some commercial developments in the City centre but might also attract more tourists to the area.
Conditions which enable economic growth (SA2)				?	As above.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	S	✓	The option could protect the vibrancy and identity of the City centre. Historic buildings, such as the Cathedral and Civic Hall, offer a sense of place and something for the community to be proud of, thus improving community identity.
Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	Maintaining the character of an area should preserve its attractiveness.

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Local needs met locally (SA8)	MI	P	S	✓	The option could protect the vibrancy of the City centre.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				-	No predicted effects.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	S	✓	The option should protect the distinctiveness of the City centre by ensuring new development in these areas is well designed and appropriate to its setting.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)				-	
Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	
CONCLUSIONS					
Conclusions	This option is identified as having a positive effect on a small number of social and environmental objectives. The positive effects are linked to protecting the identity, character, distinctiveness and vibrancy of the City centre. Counteracting effects have been identified on the economic objectives as measures to protect the views have the potential to limit the extent of commercial development but might also attract tourists to the area. The effects on the economic objectives therefore remain uncertain. No significant effects have been identified.				

Preferred Option CW14 The following sites/locations, as shown on Plan No.5 – Landmarks, Vistas, and Views have potential for landmark buildings/developments. Development proposals will be required to maximise that potential.

- Junction of Marsh Way and Northgate
- Junction of Marsh Way, Peterson Road and Kirkgate
- Chantry Bridge/Junction of A61 and A638
- Junction of Denby Dale Road and Ings Road
- Junction of Westgate and Quebec Street

SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MO	P	M	✓	New landmark buildings have the potential to draw in investment (especially office based) creating employment opportunities.
Conditions which enable economic growth (SA2)	MO	P	M	✓	New landmark buildings have the potential to act as catalysts for further investment (due to profile raising and agglomeration).

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SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	S	✓	The option could protect the vibrancy and identity of the City centre. Landmark buildings offer a sense of place and something for the community to be proud of, thus improving community identity.
Accessibility to culture & leisure activities (SA7)				?	The landmark developments could conflict with the existing historic and cultural buildings. It will be important to ensure the new development is in character with the surrounding area of the City.
Local needs met locally (SA8)	MI	P	S	✓	The option could protect the vibrancy of the City centre.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				?	The option could increase the demands on local transport systems. Public transport infrastructure would need to be provided to reduce the potential impacts.
Quality built environment and efficient land-use patterns (SA 11)	MI	P	M	✓	The option should provide high quality urban design, improving the urban environment. The development will take place on brownfield land.
				?	The landmark developments could conflict with the existing historic and cultural buildings. It will be important to ensure the new development is in character with the surrounding area of the City.
A bio-diverse and attractive natural environment (SA12)	MO	P	M	✓	Development of landmark buildings should be respectful of the natural environment. Natural features and open spaces should be encouraged.
Minimal pollution levels (SA13)	MI	P	M	✓	The construction of landmark sites may contribute to the clean up of areas (e.g. former industrial sites).
Minimise greenhouse gas emissions (SA14)				?	The option could increase the demands on local transport systems. Landmark sites should be developed near to public transport interchanges to minimise impacts on green house gas emissions.
Prudent use of resources, minimal waste (SA15)	MO	P	M	✓	The option makes use of brownfield land. The landmark developments should employ appropriate sustainable development codes, e.g. photovoltaic cells.

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Conclusions	This option should have positive effects on the economic, social and environmental objectives. The positive economic effects are linked to new landmark buildings having the potential to attract investment and create employment opportunities. The positive social effects are linked to protecting the vibrancy of the City centre and improving community identity. The positive environmental effects are linked to developing on brownfield land and providing high quality urban design. There remains some uncertainty about the effect of the option on accessibility to culture and leisure and the built environment as landmark developments could conflict with existing historic and cultural buildings. It will be important to ensure new development is in character with the surrounding area of the city. In addition, there is uncertainty about the effect the option may have on local transport systems. Public transport systems would need to be provided to reduce potential impacts. Landmark buildings should be developed near to public transport interchanges to minimise impacts.
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Preferred Option CW15 Development in the vicinity of the Emerald Ring will be constructed in accordance with the following design principles:

- buildings will be constructed up to the back of footways, avoiding large areas of car parking between the road/footway and buildings;
- frontages to the Emerald Ring will generally be active at ground level;
- new developments, conversions and refurbishments will be of high quality design and materials.

Such development will be expected to make a financial contribution to the construction of the Emerald Ring.

SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)				-	No predicted effects.
Conditions which enable economic growth (SA2)	MO	P	S	✓	Improving the public realm may enhance the appeal of the City to potential investors.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)	MO	P	S	✓	Well designed buildings could contribute to a greater sense of wellbeing. There are many opportunities to improve quality of life/health through landscaping, improved natural lighting, natural ventilation and no overshadowing.
Safety & security for people & property (SA5)	MO	P	S	✓	Good quality design should create a safe and secure environment that reduces opportunities for crime to be committed.
Vibrant communities to participate (SA6)	MO	P	S	✓	Good quality design should benefit the local community by improving the local environment.
Accessibility to culture & leisure activities (SA7)				-	No predicted effects.

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Local needs met locally (SA8)				-	
Quality housing available to everyone (SA9)	MO	P	S	✓	Any housing built in the vicinity of the Emerald Ring should be built to a high standard.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				-	No predicted effects.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	S	✓✓	New developments should be well designed and make efficient use of land.
A bio-diverse and attractive natural environment (SA12)	MI	P	S	✓	High quality design should include the provision of open spaces and green landscaping.
Minimal pollution levels (SA13)				-	
Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	
CONCLUSIONS					
Conclusions	This option should have positive effects on economic, social and environmental objectives. The positive effects are linked to improvements to the public realm which should enhance the appeal of the City to investors, contribute to a greater sense of wellbeing, reduce the opportunities for crime and provide open spaces and green landscaping. Significant positive effects have been identified for SA11 as new developments should be well designed and make efficient use of land. Sustainable construction e.g. minimisation of waste; energy or water efficiency should be encouraged.				

Preferred Option CW16 Development within the Emerald Ring will be required to make a positive contribution to the public realm by virtue of its siting, design, materials and shall have regard to the hierarchy of quality in the Wakefield City Centre Streetstyle Design Guide.					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)	MO	P	S	✓	If improvements in the public realm encourage new investment from developers new employment opportunities could be provided.
Conditions which enable economic growth (SA2)	MO	P	S	✓	Improving the public realm may enhance the appeal of the City to potential investors.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Conditions to engender good health (SA4)	MO	P	S	✓	Well designed buildings should contribute to a greater sense of wellbeing. There are many opportunities to improve quality of life/health through landscaping, improved natural lighting, natural ventilation and no overshadowing.
Safety & security for people & property (SA5)	MO	P	S	✓	Good quality design should create a safe and secure environment that reduces opportunities for crime to be committed.
Vibrant communities to participate (SA6)	MO	P	S	✓	Improving the public realm may benefit the community by improving the quality of facilities and the local environment.
Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	Improvements to the public realm should help to preserve and enhance culture and heritage and increase access to open spaces.
Local needs met locally (SA8)	MO	P	S	✓	New developments in the Emerald Ring should be a useful additional facility for the local community.
Quality housing available to everyone (SA9)	MO	P	S	✓	The option should encourage housing developers to build good quality housing.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				-	No predicted effects.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	S	✓✓	New developments should be well designed and make efficient use of land.
A bio-diverse and attractive natural environment (SA12)	MO	P	S	✓	High quality design should include the provision of open spaces and green landscaping.
Minimal pollution levels (SA13)				-	
Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	
CONCLUSIONS					
Conclusions	This policy should have positive effects on economic, social and environmental objectives. The positive economic effects are linked to an improved public realm encouraging new investment. The positive social effects are linked to good design contributing to a greater sense of wellbeing, reducing opportunities for crime, the provision of good quality housing and improving the quality of community facilities, including access to open spaces. The positive environmental effects are linked to the provision of open spaces and green landscaping. In addition, a significant positive environmental effect has been identified for SA11 as new developments should be well designed and make efficient use of land. Sustainable construction e.g. minimisation of waste; energy or water efficiency should be encouraged. There are also many opportunities to improve quality of life/ health through landscaping, improved natural lighting, natural ventilation and no overshadowing.				

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Preferred Option CW17 Development within, and in the vicinity of, the Emerald Ring will make a financial contribution, in accordance with the scale of contributions set out in the SPD relating to developer contributions, to the improvement of the public realm within that area.					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)				?	If improvements in the public realm encourage new investment from developers and new employment opportunities could be provided. However, some developers may be put off investing in the area if their costs are increased to meet the financial contribution.
Conditions which enable economic growth (SA2)				?	Improving the public realm will enhance the appeal of the City to potential investors. However, some developers may be put off investing in the area if their costs are increased to meet the financial contribution.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)	MO	P	S	✓	Improvements to the public realm are likely to contribute to a greater sense of wellbeing. There are many opportunities to improve quality of life/health through landscaping, improved natural lighting, natural ventilation and no overshadowing.
Safety & security for people & property (SA5)	MO	P	S	✓	Improvements to the public realm should create a safe and secure environment that reduces opportunities for crime to be committed.
Vibrant communities to participate (SA6)	MO	P	S	✓	Improving the public realm may benefit the community by improving the quality of facilities and the local environment.
Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	Improvements to the public realm could help to preserve and enhance culture and heritage and increase access to open spaces.
Local needs met locally (SA8)	MO	P	S	✓	This option should encourage improvements to be made to the public realm.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				-	No predicted effects.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	S	✓	Improvements to the public realm could help to preserve and enhance culture and heritage.
A bio-diverse and attractive natural environment (SA12)	MO	P	S	✓	Improvements to the public realm could include the provision of open spaces and green landscaping.
Minimal pollution levels (SA13)				?	The option could lead to the cleaning up of contaminated land.
Minimise greenhouse gas emissions (SA14)				-	No predicted effects.

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Prudent use of resources, minimal waste (SA15)				-	
Conclusions	This option should have positive effects on social and environmental objectives. The positive social effects are linked to good design contributing to a greater sense of wellbeing, reducing opportunities for crime and improving the quality of community facilities including access to open spaces. The positive environmental effects are linked to the preservation and enhancement of cultural heritage and provision of open spaces and green landscaping. This policy could have uncertain effects on the economic objectives, as improvements in the public realm could encourage new investment from developers. However, some developers may be put off investing in the area if their costs are increased to meet the financial contribution. No significant effects have been identified. Sustainable construction e.g. minimisation of waste; energy or water efficiency should be encouraged. There are also many opportunities to improve quality of life/ health through landscaping, improved natural lighting, natural ventilation and maximisation of levels of sunlight and daylight.				

Preferred Option CW18 The public realm will be developed and enhanced in accordance with the following principles and objectives derived from the Wakefield City Centre Streetstyle Design Guide, and set out below:

Principles:

1. The creation of a people orientated City.
2. The creation of a sense of identity for Wakefield by enriching the urban fabric.
3. The creation of a spatial hierarchy, that provides a structure for the development of the public realm in a coherent manner over time.

Objectives:

- achieve a high standard and quality of design that will be embraced by Wakefield's inhabitants and instils a sense of pride for the City,
- enhance the character and usage of a space in a way that compliments the rest of the city centre so that the network of street and spaces are legible and easy to understand,
- provide a coherent and consistent public realm through the City whilst still allowing the flexibility to respond to the immediate environment and use of a space,
- reinforce what makes Wakefield distinctive; respecting and reflecting both its heritage and aspirations remaining forward looking while still keeping in touch with its roots,
- create a simple and uncluttered environment and allow the character of the existing buildings to come through,
- create a public realm that encourages a diverse street culture and a place for people to work, live and visit,
- create a functional and accessible streetscape,
- create a robust and durable public realm that promotes cost effective and sustainable maintenance to ensure long term quality,
- create a safe and inviting environment for Wakefield's inhabitants and visitors.

SA Objective (abridged)	Nature of Effect				Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale	Assessment	
ECONOMIC					
Employment opportunities (SA1)	MO	P	S	✓	If improvements in the public realm encourage new investment from developers new employment opportunities could be provided.
Conditions which enable economic growth (SA2)	MO	P	S	✓	Improving the public realm along this line may enhance the appeal of the City to potential investors.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.

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Conditions to engender good health (SA4)	MO	P	S	✓	The option should help contribute to a greater sense of wellbeing. There are many opportunities to improve quality of life/health through landscaping, improved natural lighting, natural ventilation and no overshadowing.
Safety & security for people & property (SA5)	MO	P	S	✓	The option should create a safe and secure environment that reduces opportunities for crime to be committed.
Vibrant communities to participate (SA6)	MO	P	S	✓✓	The option should create a City which is developed to a high standard of quality and design. The sense of identity and pride produced should help to develop social and community confidence.
Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	Improvements to the public realm should help to preserve and enhance culture and heritage and increase access to open spaces.
Local needs met locally (SA8)	MO	P	S	✓✓	The option may support the vibrancy of the City centre through high quality developments and improvements to the public realm.
Quality housing available to everyone (SA9)	MO	P	S	✓	Housing developers should create high quality public areas surrounding their developments.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MI	P	S	✓	Creating a functional and accessible streetscape should allow for the consideration of all road users, including pedestrians, cyclists, and motorists in public realm planning.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	S	✓✓	The option should encourage the public realm to be built to a high standard and quality. It should also encourage improvements to be appropriate to their setting and enhance the character of the City centre. Historic and cultural assets should be protected through this option.
A bio-diverse and attractive natural environment (SA12)	MO	P	S	✓	Improvements to the public realm could include the provision of open spaces and green landscaping.
Minimal pollution levels (SA13)				-	No predicted effects.
Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	
CONCLUSIONS					
Conclusions	This policy should have positive effects on economic, social and environmental objectives. The positive economic and social effects are linked to improvements to the public realm encouraging investment, contributing to a greater sense of wellbeing, reducing opportunities for crime, developing social and community confidence, preserving and enhancing culture and heritage, increasing access to open spaces and supporting vibrancy. The positive environmental effects relate to creating a functional and accessible streetscape, building high quality developments which are appropriate to their setting, protecting cultural and historic assets, and provision of open spaces and green landscaping. Significant positive effects have been identified for SA6 on vibrant communities, SA8 on local needs met locally and SA11 on the built environment. Sustainable construction e.g. minimisation of waste; energy or water efficiency should be encouraged. There are also many opportunities to improve quality of life/ health through landscaping, improved natural lighting, natural ventilation and maximisation of levels of sunlight and daylight.				

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Preferred Option CW19 The provision, improvement and refurbishment of the public realm shall be carried out in a manner that has regard to the hierarchy of quality as shown on Plan No.4 – Streetstyle Quality and the Streetstyle Materials Matrix included overleaf.					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MO	P	M	✓	If improvements in the public realm encourage new investment from developers new employment opportunities could be provided.
Conditions which enable economic growth (SA2)	MO	P	M	✓	Improving the public realm using the matrix may enhance the appeal of the City to potential investors.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)	MO	P	S	✓	Improvements to the public realm, such as trees and planting and water features may contribute to a greater sense of wellbeing. This option provides many opportunities to contribute to improved quality of life/health through landscaping.
Safety & security for people & property (SA5)	MO	P	S	✓	Improved lighting should increase safety.
Vibrant communities to participate (SA6)	MO	P	S	✓	Improving the public realm may benefit the community by raising the standard of the local environment, for example providing street furniture and bus shelters, planting trees, and improving lighting.
Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	The improvement and refurbishment of the public realm following the matrix could preserve and enhance culture and heritage. The provision of public art at key sites may improve access to culture in the City.
Local needs met locally (SA8)	MO	P	S	✓	High quality improvements should be made to the public realm which will potentially support the vibrancy of the City centre.
Quality housing available to everyone (SA9)	MI	P	S	✓	The option supports the development of a high quality public real surrounding existing and new housing developments.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	S	✓	Improving the public realm should increase the number of people accessing the City by foot, cycle and bus. For example through improved street lighting and new bus shelters.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	S	✓✓	Improvements to the public realm should be built to a high standard and quality. It should also encourage improvements which are appropriate to their setting and enhance the character of the City centre. Historic and cultural assets should be protected through this option.
A bio-diverse and attractive natural environment (SA12)	MO	P	S	✓	The option encourages incorporating trees, planting and green spaces into the urban environment. Opportunities to develop green spaces should be maximised.

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Minimal pollution levels (SA13)				?	The option could lead to increased light pollution. Consideration needs to be given to using low beam and energy efficient lighting.
Minimise greenhouse gas emissions (SA14)				-	No predicted effects.
Prudent use of resources, minimal waste (SA15)				-	
Conclusions	This policy should have positive effects on economic, social and environmental objectives. The positive economic and social effects are linked to improvements to the public realm encouraging investment, contributing to a greater sense of wellbeing, improving the standard of the local environment, preserving and enhancing culture and heritage and supporting vibrancy. The positive environmental effects relate to increasing accessibility on foot, bike or bus, building high quality developments which are appropriate to their setting, protecting cultural and historic assets, and provision of trees, planting and green spaces. Significant positive effects have been identified for SA11 on the built environment. Opportunities to develop green spaces should be maximised. Consideration needs to be given to using downward emitting and energy efficient road/ street lighting.				

Preferred Option CW20 The River Calder corridor as shown on Plan No 1 – Proposals is designated as part of the Wildlife Habitat Network.					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)				-	No predicted effects.
Conditions which enable economic growth (SA2)				-	
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)	MO	P	S	✓	The protection of green space could contribute to a greater sense of wellbeing.
Safety & security for people & property (SA5)				-	No predicted effects.
Vibrant communities to participate (SA6)	MO	P	S	✓	The designated area should protect an area of green space which the local community can explore and exploit. Local community groups may become involved in the conservation of the local area.
Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	The designated area should protect an area of green space which the local community can use for leisure purposes.
Local needs met locally (SA8)	MO	P	S	✓	The designated area should protect an area of green space which should be accessible to those without access to a car.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				-	No predicted effects.
Quality built environment and efficient land-use patterns (SA 11)				?	Designating this site should prevent development on this area in the immediate vicinity of the River Calder which could be at risk from flooding.
A bio-diverse and attractive natural environment (SA12)	MO	P	S	✓✓	This option should protect biodiversity in the River Calder corridor and protect the continuity of the Wildlife Habitat Network. The option should also support any local conservation awareness programmes.
Minimal pollution levels (SA13)	MI	P	S	✓	The option should help to protect the water quality of the River Calder.
Minimise greenhouse gas emissions (SA14)				?	Risk of flooding may be reduced as the designation will prevent development in the immediate vicinity of the River Calder.
Prudent use of resources, minimal waste (SA15)				-	No predicted effects.
CONCLUSIONS					
Conclusions	This option should have positive effects on social and environmental objectives. The positive effects are linked to the protection of an area of green space in the urban environment which could contribute to a greater sense of wellbeing, is available for use by the community, and is accessible for those without access to a car. Significant positive effects have been identified for SA12 as the option should protect and enhance biodiversity in the River Calder corridor and protect the continuity of the Wildlife Habitat Network. The option will have an uncertain effect on SA 11 and SA14 as risk of flooding could be reduced as the designation could prevent development in the immediate vicinity of the River Calder.				

Preferred Option CW21 The following site is allocated for housing and related purposes:

Jacobs Well Lane/Stanley Road (3.1 hectares)

This site will be on the outer edge of the Emerald Ring and is bordered on three sides by existing areas of residential development. Part of the site is the former gasworks/depot, part is the wholesale market and the remainder is occupied by a petrol station, public house and various other buildings.

SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MI	T	M	✓	Job opportunities during construction at the site.
Conditions which enable economic growth (SA2)				-	No predicted effects.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

SOCIAL					
Education and training opportunities (SA3)				?	There will be potential pressure on educational facilities due to an increased population. This will be dependent on the types of properties developed in this area. If pressure on educational facilities results, this would need to be addressed by providing new/improved/expanded facilities.
Conditions to engender good health (SA4)				?	Conflicting impacts: potential pressure on health services due to an increased population. This would need to be addressed by providing new/improved/expanded facilities. However provision of housing nearer to the City centre could contribute to improving accessibility to health services and take up of sustainable transport modes.
Safety & security for people & property (SA5)	MO	P	M-L	✓	Putting derelict buildings into use may contribute to the recovery of the area and a reduction of vandalism. Increased natural surveillance in areas otherwise not occupied at present.
Vibrant communities to participate (SA6)	MO	P	M-L	✓✓	Further communities may be retained within the City centre which could contribute towards revitalising the central area.
Accessibility to culture & leisure activities (SA7)	MO	P	M-L	✓✓	More residents should have City centre facilities at their doorsteps. Increased demand for leisure and cultural services could lead to the provision of more facilities thus benefiting the City as a whole.
Local needs met locally (SA8)	MO	P	M-L	✓✓	It could support the vibrancy of the City centre and provide for housing needs of the local population. However, this is dependent on the type and mix of housing.
Quality housing available to everyone (SA9)	MO	P	M-L	✓✓	The option may contribute to meeting the housing needs of the area; however affordable housing should be included in the development.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				?	The option may contribute to improving accessibility without use of the car. Due to the close vicinity of the housing to the City centre more people could walk or cycle. However there could be an increase in overall vehicular traffic from the increase in new City centre residents.
Quality built environment and efficient land-use patterns (SA 11)	MA	P	M-L	✓	The option may make use of a brownfield site. It will contribute to improving accessibility to services without access to car. New developments will need to be in keeping with their setting.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)	MO	P	M-L	✓	Redevelopment of this site should involve the remediation of a former gas works/depot. It may contribute to an overall reduction in vehicle use which will contribute to reducing air, water and noise pollution. The option should encourage sustainable construction e.g. minimisation of waste; energy or water efficiency.
Minimise greenhouse gas emissions (SA14)	MI	P	M-L	✓	On a global scale the option may potentially reduce CO ₂ emissions from transport, assuming that the provision of better facilities for walking and cycling reduces the number of car journeys.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Prudent use of resources, minimal waste (SA15)	MI	P	M-L	✓	The use of brownfield land may minimise impacts on greenfield sites. The option should encourage sustainable construction e.g. minimisation of waste; energy or water efficiency.
Conclusions	This option should have mainly positive effects on economic, social and environmental objectives. The positive economic effects are linked to temporary job opportunities being created during construction. The option will have a positive effect on most of the social objectives. With regard to SA3 there is potential to put pressure on educational facilities due to an increased population. This would need to be addressed by providing new/improved or expanded facilities. Significant positive effects have been identified for SA6, SA7, SA8 and SA9. These effects are linked to increasing the vibrancy of the City centre and meeting the housing needs of the area. However, both of these are dependent on the type and mix of housing. There is a need to ensure affordable housing is provided. The option will have a positive effect on the majority of environmental objectives, linked to the potential reduction in car use and re-use of brownfield land. Sustainable construction e.g. minimisation of waste; energy or water efficiency should be encouraged.				

Preferred Option CW22 Policy CS19 of the Core Strategy Preferred Options Report and Policy EMP 1 of the Development Control Policies Preferred Options Report shall apply in the following areas designated as Employment Zones on the proposals map:					
a) Calder Vale					
b) Thornes Wharf					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)	MO	P	M-L	✓	The option should protect employment opportunities in these areas.
Conditions which enable economic growth (SA2)	MO	P	M-L	✓	The option allows these areas to remain as employment zones which should support the local economy by providing employment.
SOCIAL					
Education and training opportunities (SA3)	MI	T	M-L	✓	Training opportunities should be available in these zones.
Conditions to engender good health (SA4)				-	No predicted effects.
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)				-	
Accessibility to culture & leisure activities (SA7)				-	
Local needs met locally (SA8)	MO	P	M-L	✓	Employment opportunities should be available for local people and are accessible
Quality housing available to everyone (SA9)				?	Potentially reduces the land available for housing.

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ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	M-L	✓	By encouraging employment in the City centre this should reduce travel if it means less out of town employment site development.
Quality built environment and efficient land-use patterns (SA 11)				?	Provides the potential to redevelop the old industrial areas with modern employment uses.
A bio-diverse and attractive natural environment (SA12)				?	This option could reduce the pressure to develop greenfield sites for employment purposes.
Minimal pollution levels (SA13)				?	Provides the potential to redevelop the old industrial areas with less polluting employment uses. The potential reduction in travel will also help to contribute towards this objective.
Minimise greenhouse gas emissions (SA14)	MO	P	M-L	x	Employment zones are in SFRA flood risk zone 3a (high risk) with a small are of the Thornes wharf zone being in the functional floodplain (Zone 3c). However the redevelopment for employment uses rather than for new housing will help to reduce the overall impact of flooding.
Prudent use of resources, minimal waste (SA15)	MO	P	M-L	✓	This option will make efficient use of land by encouraging the development of brownfield sites in favour of greenfield.
Conclusions					
This option should have a positive effect on the economic objectives, linked to the protection of employment. The option should have a positive effect on a small number of social objectives. The positive effects are due to the provision of training and employment opportunities. The option proposes that the areas identified remain as employment sites and are not lost to housing development. Maintaining employment opportunities close to the City centre will reduce the need to travel and will also reduce the pressure on greenfield out of town sites for employment site development. The employment areas both lie in the high flood risk zone and mitigation measures will therefore be required if the sites are redeveloped. However, the redevelopment of these employment sites as opposed to releasing them to housing will help to reduce the overall impacts of any flooding events.					

Preferred Option CW23 Demands for substantial new office floor space will be met within the Emerald Ring and/or in Special Policy Areas.					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MO	P	M-L	✓✓	This should provide office-based businesses with space within the City area and therefore increase employment opportunities.
Conditions which enable economic growth (SA2)	MO	P	M-L	✓✓	Increase in the availability of office floor space should benefit the area due to trade increases. An increase in employment diversity may lead to increased economic growth.

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SOCIAL					
Education and training opportunities (SA3)	MI	T	M-L	✓	The range of training opportunities available could increase as new companies move in to the area to take up the office space.
Conditions to engender good health (SA4)				-	No predicted effects.
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MO	P	M-L	✓	The location of new office space may initiate a regeneration of the area(s) chosen if offices are located near to facilities that can be used by workers.
Accessibility to culture & leisure activities (SA7)				-	No predicted effects.
Local needs met locally (SA8)	MO	P	M-L	✓	Regeneration initiated by new office space development may benefit the inhabitants of the area, providing that the necessary facilities are provided. Employment opportunities should be accessible for those without access to a car.
Quality housing available to everyone (SA9)				?	Balanced redevelopment of office space should include and not displace housing space.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				?	An increase in office space could increase traffic levels within the Emerald Ring. Public transport infrastructure would need to be provided to reduce the potential impacts.
Quality built environment and efficient land-use patterns (SA 11)				?	Re-use of buildings or development of brownfield sites should be the preferred option.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)				?	An increase in traffic levels due to increased office space may increase pollution in the Emerald Ring. Public transport infrastructure would need to be provided to reduce the potential impacts.
Minimise greenhouse gas emissions (SA14)				?	Office space development could increase the demands on local transport systems. Office space should be developed near to public transport interchanges to minimise impacts on greenhouse gas emissions. Sustainable construction of office space should be encouraged to achieve energy efficiencies.
Prudent use of resources, minimal waste (SA15)				?	An increase in offices may cause an increase in waste production. Consider mitigation measures, such as the provision of recycling facilities to serve the new offices. The option should encourage sustainable construction e.g. minimisation of waste; energy or water efficiency.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Conclusions	This option should have a positive effect on the economic objectives. This positive effect is linked to an increase in office space offering further employment opportunities. Significant positive effects have been identified for SA1 and SA2. The option should also have a positive effect on some of the social objectives, due to the potential for training opportunities and regeneration of areas close to the new office space. The effect of this option on the environmental objectives remains uncertain. Most of this uncertainty is connected to the potential increase in traffic within the Emerald Ring. Public transport infrastructure would need to be provided to reduce any impacts and office space should be located close to public transport interchanges. Sustainable construction of office space should be encouraged to achieve energy efficiencies.

Preferred Option CW24 In those parts of the Plan area outside the Emerald Ring not designated as Special Policy Areas it is anticipated that the existing office uses will continue as at present. Small scale extensions and redevelopment of such uses will generally be acceptable where it can be shown that there will be no adverse environmental and traffic consequences.					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MI	P	M-L	✓	The option allows for office spaces to be extended which could lead an increase in the number of jobs. Redevelopment of the office space for other uses could also provide employment.
Conditions which enable economic growth (SA2)	MO	P	M-L	✓	Allowing for extensions and redevelopments encourages inward investment. The option may potentially increase office or retail floor space.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	M-L	✓	Expansion of office space could initiate a regeneration of the surrounding area if offices are located near to facilities that can be used by workers.
Accessibility to culture & leisure activities (SA7)				?	The option could provide additional leisure facilities if there is a change in use.
Local needs met locally (SA8)	MI	P	M-L	✓	Regeneration initiated by office space expansion and redevelopment may benefit the inhabitants of the area, providing that the necessary facilities are provided.
Quality housing available to everyone (SA9)				?	The option could provide additional housing in the City centre if there is a change in use.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	M-L	✓	The option requires that there should be no adverse impacts on traffic due to any expansion or redevelopment.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	M-L	✓	The option requires that there should be no adverse impacts on the built environment, including historic and cultural heritage due to any expansion or redevelopment. The option allows for the reuse of buildings for other uses.
A bio-diverse and attractive natural environment (SA12)	MI	P	M-L	✓	The option requires that there should be no adverse impacts on the natural environment due to any expansion or redevelopment.
Minimal pollution levels (SA13)	MO	P	M-L	✓	The option requires that there should be no adverse impacts on pollution levels due to any expansion or redevelopment. The option should encourage sustainable construction any expansion or redevelopment to consider sustainable construction e.g. minimisation of waste; energy or water efficiency.
Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	
Conclusions					
This option should have a positive effect on the economic objectives. This positive effect is linked to expansions in office space offering further employment opportunities. The option should also have a positive effect on some of the social objectives, due to the potential for training opportunities and regeneration of areas close to the new office space. This option should have a positive effect on the environmental objectives, as it requires that there should be no adverse impacts on the built environment, natural environment or pollution levels. Consideration needs to be given as to how adverse effects will be prevented and/or monitored. The option should encourage any expansion or redevelopment to consider sustainable construction e.g. minimisation of waste; energy or water efficiency.					

Preferred Approach CW25 Development of additional retail floor space within the Emerald Ring, which enhances and extends the city's retail attraction, will be encouraged during the plan period. The priority location for any such development not accommodated in traditional shopping frontages is to the north and east of the existing retail area, but within the defined retail policy area, in the Markets/Marsh Way/Former Bus Station area.					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MO	P	M-L	✓✓	The approach allows for retail floor space to expand which should create more jobs.
Conditions which enable economic growth (SA2)	MI	P	M-L	✓✓	The approach allows for retail floor space to expand which should attract investment and create new jobs.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	S	✓	The approach could contribute to regeneration and to making the area a better place to live.
Accessibility to culture & leisure activities (SA7)	MI	P	S	✓	The approach may increase shopping as a leisure activity.
Local needs met locally (SA8)	MO	P	S	✓	A wider variety of shops should benefit the local community.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	S	✓	Reduced need for locals to travel to access shops. A potential increase of shoppers from outside the area should be managed through provision of public transport infrastructure.
Quality built environment and efficient land-use patterns (SA 11)				?	Potential conflicts with heritage assets if new developments detract from their quality.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)	MI	P	S	✓	There could be a decrease in car use by locals who no longer have to travel as far to find good shops. This could lead to a reduction in pollution from vehicles. A potential increase in shoppers from outside the area should be managed through provision of public transport services.
Minimise greenhouse gas emissions (SA14)	MI	P	S	✓	There could be a decrease in car use by locals who no longer have to travel as far to find good shops. This could lead to a reduction in CO ₂ emissions. A potential increase in shoppers from outside the area should be managed through provision of public transport services.
Prudent use of resources, minimal waste (SA15)				-	No predicted effects.
Conclusions	This approach should have a positive effect on the economic, social and environmental objectives. The positive effects are linked to expansion of retail floor space increasing employment opportunities, increasing the potential for shopping as a leisure activity, and reducing the need for car travel to access good shops. Significant positive effects have been identified for SA1 and SA2. There is uncertainty about the impact of the approach on SA11, as there is potential for conflicts with heritage assets if new developments detract from their quality.				

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Preferred Approach CW26 In accordance with Policy CS28 of the Core Strategy Preferred Options Report a Retail Policy Area is defined on the Plan within which retail development will be permitted and encouraged. Beyond this retail policy area, significant redevelopment for retail purposes will be supported only where it can be shown that the proposed development could not be accommodated within the retail policy area and would not be detrimental to the viability of the core retail area.					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MO	P	M-L	✓	The approach allows for additional retail floor space to be developed while protecting the vitality of existing retail areas. This should protect existing jobs in retail and potentially create additional employment opportunities.
Conditions which enable economic growth (SA2)	MO	P	M-L	✓	The approach allows for additional retail floor space to be developed while protecting the vitality of existing retail areas. This should protect existing jobs in retail and potentially create additional employment opportunities.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	S	✓	The approach may contribute to regeneration and to making the area a better place to live.
Accessibility to culture & leisure activities (SA7)	MI	P	S	✓	The approach may increase shopping as a leisure activity.
Local needs met locally (SA8)	MO	P	S	✓	The approach should protect retail facilities for local people.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	S	✓	Reduced need for locals to travel to access shops. A potential increase of shoppers from outside the area should be managed through provision of public transport infrastructure.
Quality built environment and efficient land-use patterns (SA 11)				-	No predicted effects.
A bio-diverse and attractive natural environment (SA12)				-	
Minimal pollution levels (SA13)	MI	P	S	✓	There should be a decrease in car use by locals who no longer have to travel as far to find good shops. This should lead to a reduction in pollution from vehicles. A potential increase in shoppers from outside the area should be managed through provision of public transport services.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Minimise greenhouse gas emissions (SA14)	MI	P	S	✓	There should be a decrease in car use by locals who no longer have to travel as far to find good shops. This should lead to a reduction in CO ₂ emissions. A potential increase in shoppers from outside the area should be managed through provision of public transport services.
Prudent use of resources, minimal waste (SA15)				-	No predicted effects.
Conclusions	This approach should have positive effects on economic objectives linked to the protecting existing retail jobs and potentially creating additional employment. The approach should have a positive effect on three of the social objectives, linked to protecting facilities for local people. The approach should also have a positive effect on three of the environmental objectives due to decrease in car use. No significant effects have been identified. A potential increase in shoppers from outside the area should be managed through provision of public transport services.				

Preferred Option CW27 The following shopping frontages as shown on the Plan shall be defined as primary shopping frontages and Policy S6 (this is a UDP policy that has been retained) shall apply wherein any ground floor non-retail use shall be restricted to classes A2, A3 and A4.

The Ridings Centre

Westgate: Nos 1- 49 & 2 – 38

Marygate: Nos 1 & 3

Bread Street – Both sides

Cross Square – Both sides

Bull Ring: Nos 1 – 23

Northgate: Nos 1 – 17

Kirkgate: Nos 2 – 104 & 1 – 71

Trinity Walk – the shopping frontages on the as yet unbuilt retail development to the north and east of the existing retail area.

SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MI	P	S	✓	The option should protect jobs in these areas.
Conditions which enable economic growth (SA2)	MI	P	S	✓	The option should protect jobs in these areas.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	S	✓	The policy supports these areas remaining as facilities for local people, i.e. shops, financial services, restaurants, cafes or bars.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Accessibility to culture & leisure activities (SA7)	MI	P	S	✓	This policy should allow these areas to remain as shops or become other leisure facilities such as restaurants, cafes or bars.
Local needs met locally (SA8)	MI	P	S	✓	The policy supports these areas remaining as facilities for local people, i.e. shops, financial services, restaurants, cafes or bars.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	S	✓	Reduced need for locals to travel to access shops or other entertainment venues. A potential increase of shoppers from outside the area should be managed through provision of public transport infrastructure.
Quality built environment and efficient land-use patterns (SA 11)				-	No predicted effects.
A bio-diverse and attractive natural environment (SA12)				-	
Minimal pollution levels (SA13)				-	
Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	
Conclusions					
Conclusions	This option should have positive effects on economic objectives linked to protecting employment opportunities. The option should have a positive effect on three of the social objectives, linked to protecting facilities for local people. The option should also have a positive effect on one of the environmental objectives due to decrease in car use. No significant effects have been identified. A potential increase in shoppers from outside the area should be managed through provision of public transport services.				

Preferred Approach CW28 Notwithstanding the provisions of policy CS28 the Council will view sympathetically proposals for the renovation and renewal of buildings, especially in conservation areas which contain elements of retailing provided that:					
<ul style="list-style-type: none"> • The proposals do not materially alter the character of the area; • The retail elements are of a small scale and do not of themselves involve significant new construction; • The resultant shopping facilities will complement those within the designated retail area; and • The proposals form part of a wider scheme for renewal of properties which will enhance the environment of the immediate area. 					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)	MI	P	S	✓	Potential to create new jobs in more specialist retail areas.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Conditions which enable economic growth (SA2)	MI	P	S	✓	The approach should provide opportunities for entrepreneurs and small businesses. Potential to create new jobs in more specialist retail areas.
SOCIAL					
Education and training opportunities (SA3)	MI	P	S	✓	Potentially more apprenticeship opportunities.
Conditions to engender good health (SA4)				-	No predicted effects.
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	S	✓	The approach may contribute to regeneration and to making the area an interesting place to live.
Accessibility to culture & leisure activities (SA7)	MI	P	S	✓	The approach may increase shopping as a leisure activity. Culture and heritage assets should be protected.
Local needs met locally (SA8)	MI	P	S	✓	There should be benefits to local enterprises and inhabitants (e.g. a wider variety of shops).
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MI	P	S	✓	Reduced need for locals to travel to access a variety of shops. Opportunity for local entrepreneurs to open a shop on their doorstep. A potential increase of shoppers from outside the area should be managed through provision of public transport infrastructure.
Quality built environment and efficient land-use patterns (SA 11)	MI	P	S	✓	The approach may protect and enhance the character of the City.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)	MI	P	S	✓	There should be a decrease in car use by locals who no longer have to travel as far to find specialist shops. This should lead to a reduction in pollution from vehicles. A potential increase in shoppers from outside the area should be managed through provision of public transport services.
Minimise greenhouse gas emissions (SA14)	MI	P	S	✓	There should be a decrease in car use by locals who no longer have to travel as far to find specialist shops. This should lead to a reduction in CO ₂ emissions. A potential increase in shoppers from outside the area should be managed through provision of public transport services.
Prudent use of resources, minimal waste (SA15)				-	No predicted effects.
CONCLUSIONS					
Conclusions	This approach should have positive effects on the economic, social and environmental objectives. The positive economic effects are linked to the creation of new jobs and opportunities for small businesses and entrepreneurs. The positive social effects are linked to apprenticeship opportunities, contribution to regeneration and increasing opportunities for shopping as a leisure activity. The positive environmental effects are linked to a reduction in car use and the protection and enhancement of character. No significant effects have been identified. A potential increase in shoppers from outside the area should be managed through provision of public transport services.				

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<p>Preferred Option CW29 The premises within the area of Northgate, Bull Ring, Marygate and Cross Street as shown on the Central Wakefield Area Action Plan, will be identified as a Specialist Retail Area. Within this area the Council will seek to maintain and enhance the specialist nature of the area by:</p> <ul style="list-style-type: none"> • Opposing comprehensive redevelopment; and • Maintaining and enhancing the public realm. 					
		Nature of Effect			
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)	MI	P	S	✓	The option focuses on encouraging new independent shops which should bring employment opportunities. Although the employment numbers may not be very large due to the nature of the small scale sector the jobs will be varied and provide a widened skills base in the area.
Conditions which enable economic growth (SA2)	MO	P	S	✓	Encouraging new and maintaining current specialist shops will make Wakefield an attractive place to visit providing opportunities for entrepreneurs and small businesses.
SOCIAL					
Education and training opportunities (SA3)	MI	P	S	✓	Potentially more apprenticeship opportunities.
Conditions to engender good health (SA4)				-	No predicted effects.
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MI	P	S	✓	The option may contribute to regeneration and to making the area an interesting place to live. Improving the public realm will benefit the community by raising the standard of the local environment.
Accessibility to culture & leisure activities (SA7)	MI	P	S	✓	The option may increase shopping as a leisure activity. It may preserve culture and heritage assets by opposing comprehensive redevelopment.
Local needs met locally (SA8)	MO	P	S	✓✓	There should be benefits to local enterprises and inhabitants (e.g. a wider variety of shops). Improving the public realm may benefit local inhabitants by raising the standard of the environment.
Quality housing available to everyone (SA9)				-	No predicted effects.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	S	✓	Reduced need for locals to travel to access a variety of shops. Opportunity for local entrepreneurs to open a shop on their doorstep. A potential increase of shoppers from outside the area should be managed through provision of public transport infrastructure.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	S	✓	Enhancing the public realm may improve the built environment in these areas. Historic and cultural assets in these areas should be protected through opposing comprehensive redevelopment.

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A bio-diverse and attractive natural environment (SA12)	MI	P	S	✓	Improvements to the public realm could include the provision of open spaces and green landscaping.
Minimal pollution levels (SA13)	MI	P	S	✓	There should be a decrease in car use by locals who no longer have to travel as far to find specialist shops. This should lead to a reduction in pollution from vehicles. A potential increase in shoppers from outside the area should be managed through provision of public transport services.
Minimise greenhouse gas emissions (SA14)	MI	P	S	✓	There should be a decrease in car use by locals who no longer have to travel as far to find specialist shops. This should lead to a reduction in CO ₂ emissions. A potential increase in shoppers from outside the area should be managed through provision of public transport services.
Prudent use of resources, minimal waste (SA15)				-	No predicted effects.
Conclusions	This option should have positive effects on the economic, social and environmental objectives. The positive economic effects are linked to the creation of new jobs and opportunities for small businesses and entrepreneurs. The positive social effects are linked to apprenticeship opportunities, contribution to regeneration, preservation of heritage and cultural assets and increasing opportunities for shopping as a leisure activity. Significant positive effects have been identified for SA8 local needs meet locally. The positive environmental effects are linked to a reduction in car use, the protection of historic and cultural assets and enhancement of the public realm. A potential increase in shoppers from outside the area should be managed through provision of public transport services.				

Preferred Approach CW30 Special Policy Areas are defined on the Central Wakefield Area Action Plan as follows:

a) Trinity Walk:

SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MI	P	M	✓	The approach should provide employment opportunities.
Conditions which enable economic growth (SA2)	MI	P	M	✓	The approach should provide employment opportunities.
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	No predicted effects.
Safety & security for people & property (SA5)				-	No predicted effects.

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Vibrant communities to participate (SA6)	MI	P	M	✓	The approach should provide new or improved community facilities, such as a library, supermarket and an indoor and outdoor market. Improvements to the public realm should improve the local environment.
Accessibility to culture & leisure activities (SA7)	MI	P	S	✓	The approach may increase shopping as a leisure activity. It should protect the Elizabethan Gallery and the surrounding area.
Local needs met locally (SA8)	MI	P	M	✓	The approach should provide new or improved community facilities, such as a library, supermarket and an indoor and outdoor market. It should also support the vibrancy of the City centre.
Quality housing available to everyone (SA9)	MI	P	M	✓	The approach should provide housing in the form of apartments. Affordable housing should be provided.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MI	P	M	✓	The approach should provide a pedestrian friendly link to the City centre. Improvements to the public realm may encourage more people to walk and cycle.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	M	✓	Enhancing the public realm may improve the built environment in this area. The historic and cultural assets in these areas need to be protected.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)				?	The approach may improve air quality if improvements to the public realm encourage more people to walk and cycle in the area instead of using their car.
Minimise greenhouse gas emissions (SA14)				-	No predicted effects.
Prudent use of resources, minimal waste (SA15)				-	No predicted effects.
CONCLUSIONS					
Conclusions	This approach should have positive effects on the economic and social objectives. The positive economic effects are linked to the provision of employment. The positive social effects are due to new or improved community facilities, including housing, and improvements to the public realm. The approach should have a positive effect on two of the environmental objectives. No significant effects have been identified.				

Preferred Approach CW30 Special Policy Areas are defined on the Central Wakefield Area Action Plan as follows:

b) Westgate/Burton Street:

SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		

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ECONOMIC					
Employment opportunities (SA1)	MO	P	M-L	✓✓	It should provide office-based businesses with space within the City area and therefore increase employment opportunities.
Conditions which enable economic growth (SA2)	MO	P	M-L	✓✓	Increase in the availability of office floor space should benefit the area due to trade increases. An increase in employment diversity may lead to increased economic growth.
SOCIAL					
Education and training opportunities (SA3)	MI	T	M-L	✓	The range of training opportunities available could increase as new companies move in to the area to take up the office space.
Conditions to engender good health (SA4)				-	No predicted effects.
Safety & security for people & property (SA5)				-	
Vibrant communities to participate (SA6)	MO	P	M-L	✓	The location of new office space may initiate a regeneration of the area(s) chosen if offices are located near to facilities that can be used by workers.
Accessibility to culture & leisure activities (SA7)	MO	P	M-L	✓✓	Provision of new leisure and retail facilities will benefit the local community. A new rail station will improve access to these facilities.
Local needs met locally (SA8)	MO	P	M-L	✓✓	Regeneration initiated by new office space development may benefit the inhabitants of the area. Employment opportunities should be accessible for those without access to a car. A new rail station will improve access to facilities.
Quality housing available to everyone (SA9)	MO	P	M-L	✓	The approach will provide new high quality residential properties. Affordable housing should be included in the development. The approach should encourage sustainable construction e.g. minimisation of waste; energy or water efficiency.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				?	An increase in office space could increase traffic levels. However, the area is close to existing public transport infrastructure and the development of a new railway station should alleviate this issue.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	M-L	✓	The approach supports the building of very high standard developments in terms of scale, quality, design and materials. The Westgate redevelopment will result in the demolition of two listed buildings, however, the development has already received planning consent and therefore the demolition will go ahead regardless of the AAP. The AAP has no control over this ongoing process. The conservation area and remaining listed buildings should be protected.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)				?	An increase in office space could increase traffic levels. However, the area is close to existing public transport infrastructure and the development of a new railway station should alleviate this issue.

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Minimise greenhouse gas emissions (SA14)				?	An increase in office space could increase traffic levels. However, the area is close to existing public transport infrastructure and the development of a new railway station should alleviate this issue.
Prudent use of resources, minimal waste (SA15)				?	An increase in offices may cause an increase in waste production. Consider mitigation measures, such as the provision of recycling facilities to serve the new offices. The approach should encourage sustainable construction e.g. minimisation of waste; energy or water efficiency.
Conclusions	This approach should have a positive effect on the economic objectives. This positive effect is linked to an increase in office space offering further employment opportunities. Significant positive effects have been identified for SA1 and SA2. The approach should also have a positive effect on the social objectives, due to the potential for training opportunities, provision of new community facilities, including housing and regeneration of areas close to the new office space. Significant positive effects have been identified for SA7 and SA8. The effect of this approach on the environmental objectives remains uncertain. Most of this uncertainty is connected to the potential increase in traffic within the Emerald Ring. However, the area is close to existing public transport infrastructure and the development of a new railway station should alleviate this issue. Two listed buildings will need to be demolished as part of the redevelopment, however this has already been granted consent and the AAP therefore has no influence on this process. Sustainable construction of office space should be encouraged to achieve energy efficiencies.				

Preferred Approach CW30 Special Policy Areas are defined on the Central Wakefield Area Action Plan as follows:					
c) The Waterfront;					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)	MO	P	M	✓	The approach should provide employment opportunities.
Conditions which enable economic growth (SA2)	MO	P	M	✓	The approach should provide employment opportunities. An increase in employment diversity may also lead to increased economic growth.
SOCIAL					
Education and training opportunities (SA3)	MI	T	M-L	✓	The range of training opportunities available could increase as new companies move in to the area to take up the office space.
Conditions to engender good health (SA4)				-	No predicted effects.
Safety & security for people & property (SA5)					
Vibrant communities to participate (SA6)	MO	T	M-L	✓	The approach should provide new or improved community facilities. Improving the public realm and opening up the waterfront area should build community capital.

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Accessibility to culture & leisure activities (SA7)	MO	T	M-L	✓✓	The approach should provide additional leisure and cultural facilities which are accessible for local people. In particular the provision of a new art gallery.
Local needs met locally (SA8)	MO	T	M-L	✓	The approach should provide new or improved community facilities. The approach should also provide additional employment opportunities for the local community.
Quality housing available to everyone (SA9)	MO	T	M-L	✓	The approach will provide new high quality residential properties. Affordable housing should be included in the development. The approach should encourage sustainable construction e.g. minimisation of waste; energy or water efficiency.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	S	✓	Reduced need for locals to travel to access a variety of shops and leisure activities. A potential increase of visitors from outside the area should be managed through provision of public transport infrastructure.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	S	✓	Enhancing the public realm may improve the built environment in these areas. Historic and cultural assets in these areas should be protected through a high standard of development.
A bio-diverse and attractive natural environment (SA12)	MI	P	S	?	Improvements to the public realm could include the provision of open spaces and green landscaping. Opportunities for greening the urban environment should be maximised. However there is some uncertainty over whether protected species would be affected by this redevelopment. Water voles have been recorded between Belle Isle and Fall Ings.
Minimal pollution levels (SA13)	MI	P	S	✓	There should be a decrease in car use by locals who no longer have to travel as far to find shopping, cultural and leisure activities. This should lead to a reduction in pollution from vehicles. A potential increase in visitors from outside the area should be managed through provision of public transport services.
Minimise greenhouse gas emissions (SA14)				xx	Most of this area is at risk from flooding. Small area of SFRA Zone 2. Large area of Zone 3a. Mitigation measures will need to be appropriate to deal with the level of risk involved.
Prudent use of resources, minimal waste (SA15)				-	No predicted effects.
CONCLUSIONS					
Conclusions	This approach should have positive effects on the economic, social and environmental objectives. The positive economic effects are mainly linked to the provision of employment. The positive social effects are due to new or improved community facilities, including housing and cultural facilities, and improvements to the public realm. Significant positive effects have been identified for SA7. The positive environmental effects are due to the reduced need for locals to travel to access a variety of cultural/ leisure activities. A potential increase in visitors from outside the area should be managed through provision of public transport services. Uncertainty exists as to the affect on protected species, notably water voles, which have been recorded in the area. The effect of the approach on SA14 has been assessed as having a significant adverse effect in relation to flood risk, as much of the area lies in a high risk flood zone. Mitigation measures will be needed to reduce these effects. Sustainable construction e.g. minimisation of waste; energy or water efficiency should also be encouraged. Opportunities for greening the urban environment should be maximised.				

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Preferred Option CW30 Special Policy Areas are defined on the Central Wakefield Area Action Plan as follows:					
d) <u>An area adjacent to Ings Road and north of the railway viaduct;</u>					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MO	P	M	✓	New landmark buildings have the potential to draw in investment (especially office based) creating employment opportunities.
Conditions which enable economic growth (SA2)	MO	P	M	✓	New landmark buildings have the potential to act as catalysts for further investment (due to profile raising and agglomeration).
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.
Conditions to engender good health (SA4)				-	No predicted effects.
Safety & security for people & property (SA5)				-	No predicted effects.
Vibrant communities to participate (SA6)	MO	P	M	✓	The option should create a more pleasing public realm for the community to exploit and enjoy. Landmark buildings offer a sense of place and something for the community to be proud of, thus improving community identity.
Accessibility to culture & leisure activities (SA7)				?	Landmark developments could conflict with existing historic and cultural buildings. There is one listed building in the area. It will be important to ensure new development is in character with the surrounding area of the City.
Local needs met locally (SA8)	MO	P	M	✓	The option may make this part of the City a more pleasing place to be and could contribute to protecting the vibrancy of the City.
Quality housing available to everyone (SA9)				?	The option may provide an area of residential development. The inclusion of affordable housing should be considered.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				?	The option could increase the demands on local transport systems. Although, embracing the principles of the Emerald Ring concept should mean cycling and walking becomes more attractive. Public transport infrastructure would need to be provided.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	M	✓	The option should improve the quality of the urban environment in this part of the City. The development will take place on brownfield land.
				?	Landmark developments could conflict with existing historic and cultural buildings. There is 1 listed building in the area. It will be important to ensure new development is in character with the surrounding area of the City.

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A bio-diverse and attractive natural environment (SA12)	MI	P	M	✓	Development of landmark buildings should be respectful of the natural environment. Embracing the principles of the Emerald Ring concept should mean that routes are lined with trees. Natural features and open spaces should be encouraged.
Minimal pollution levels (SA13)				?	The option could increase the demands on local transport systems. Although, embracing the principles of the Emerald Ring concept should mean cycling and walking becomes more attractive. Public transport infrastructure would need to be provided.
Minimise greenhouse gas emissions (SA14)				xx	A large part of this area is at risk from flooding. Approximately half the area is classified as the high risk SFRA Zone 3a. Mitigation measures will need to be appropriate to deal with the level of risk involved.
Prudent use of resources, minimal waste (SA15)				-	No predicted effects.
Conclusions					
The positive economic effects are linked to new landmark buildings having the potential to attract investment and create employment opportunities. The positive social effects are linked to protecting the vibrancy of the City centre and improving community identity. There is some uncertainty about the effect of the option on SA9 housing. The positive environmental effects are linked to developing on brownfield land and providing high quality urban design. There remains some uncertainty about the effect of the option on accessibility to culture and leisure and the built environment as landmark developments could conflict with existing historic and cultural buildings. It will be important to ensure new development is in character with the surrounding area of the city. In addition, there is uncertainty about the effect the option may have on local transport systems and flooding. Public transport systems would need to be provided to reduce potential impacts. The effect of the option on SA14 has been assessed as having a significant adverse effect in relation to flood risk, as a large proportion of the area lies in a high risk flood zone. Sustainable construction e.g. minimisation of waste; energy or water efficiency should also be encouraged. No significant effects have been identified.					

Preferred Option CW30 Special Policy Areas are defined on the Central Wakefield Area Action Plan as follows:					
e) An area including Kirkgate Roundabout, Chantry House, Crown House, Kirkgate Station; and					
SA Objective (abridged)	Nature of Effect			Assessment	Justification for the Assessment and Recommendations for Mitigation
	Scale	Permanence	Timescale		
ECONOMIC					
Employment opportunities (SA1)	MO	P	M	✓	New landmark buildings have the potential to draw in investment (especially office based) creating employment opportunities.
Conditions which enable economic growth (SA2)	MO	P	M	✓	New landmark buildings have the potential to act as catalysts for further investment (due to profile raising and agglomeration).
SOCIAL					
Education and training opportunities (SA3)				-	No predicted effects.

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Conditions to engender good health (SA4)				-	No predicted effects.
Safety & security for people & property (SA5)	MI	P	M	✓	The removal of subways and improved pedestrian links may improve safety in the area.
Vibrant communities to participate (SA6)	MO	P	M	✓	The option should create a more pleasing public realm for the community to exploit and enjoy. Landmark buildings offer a sense of place and something for the community to be proud of, thus improving community identity. Improvements to Kirkgate Station will benefit the local community.
Accessibility to culture & leisure activities (SA7)				?	Landmark developments could conflict with existing historic and cultural buildings. There is 1 listed building in the area. It will be important to ensure new development is in character with the surrounding area of the City. Improvements to Kirkgate Station will improve access for the local community.
Local needs met locally (SA8)	MO	P	M	✓	The option may make this part of the City a more pleasing place to be and could contribute to protecting the vibrancy of the City. Improvements to Kirkgate Station will benefit the local community.
Quality housing available to everyone (SA9)				?	The option may provide an area of residential development. The inclusion of affordable housing should be considered.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				?	The option could increase the demands on local transport systems. Although, embracing the principles of the Emerald Ring concept should mean cycling and walking becomes more attractive. Improvements to the Kirkgate Station should also help to alleviate the problems. Public transport infrastructure would need to be provided.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	M	✓✓	The option should bring about a major improvement to the quality of the urban environment in this part of the City. The development will take place on brownfield land.
				?	Landmark developments could conflict with existing historic and cultural buildings. There are 2 listed buildings and part of a Conservation Area in the area. It will be important to ensure new development is in character with the surrounding area of the City.
A bio-diverse and attractive natural environment (SA12)	MI	P	M	✓	Development of landmark buildings should be respectful of the natural environment. Embracing the principles of the Emerald Ring concept should mean that routes are lined with trees. Natural features and open spaces should be encouraged.
Minimal pollution levels (SA13)				?	The option could increase the demands on local transport systems. Although, embracing the principles of the Emerald Ring concept should mean cycling and walking becomes more attractive. Improvements to the Kirkgate Station should also help to alleviate the problems. Public transport infrastructure would need to be provided.
Minimise greenhouse gas emissions (SA14)				?	Parts of this area are at risk from flooding. There is a small area of SFRA Zones 2 and 3a.
Prudent use of resources, minimal waste (SA15)				-	No predicted effects.

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Conclusions	The positive economic effects are linked to new landmark buildings having the potential to attract investment and create employment opportunities. The positive social effects are linked to protecting the vibrancy of the City centre and improving community identity. There is some uncertainty about the effect of the option on SA7 as landmark buildings could conflict with existing historic and cultural buildings and SA9 as housing could be provided. The positive environmental effects are linked to developing on brownfield land and providing high quality urban design. There remains some uncertainty about the effect of the option on the built environment as landmark developments could conflict with existing historic and cultural buildings. However, from the general point of improving the public realm in this area of the City, this option should have a significant positive effect. It will be important to ensure new development is in character with the surrounding area of the city. In addition, there is uncertainty about the effect the option may have on local transport systems and flooding. Public transport systems would need to be provided to reduce potential impacts. Sustainable construction e.g. minimisation of waste; energy or water efficiency should also be encouraged.
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Preferred Option CW30 Special Policy Areas are defined on the Central Wakefield Area Action Plan as follows:					
f) <u>An area north-west of the city centre that includes the sites currently occupied by Registry of Deeds (Margaret Street), Clayton Hospital, West Yorkshire Police HQ (Laburnum Road), Northgate Car Park and adjoining land.</u>					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation
ECONOMIC					
Employment opportunities (SA1)	MO	P	M	✓	New landmark buildings have the potential to draw in investment (especially office based) creating employment opportunities. Other parts of this SPA should also provide employment opportunities.
Conditions which enable economic growth (SA2)	MO	P	M	✓	New landmark buildings have the potential to act as catalysts for further investment (due to profile raising and agglomeration). Other parts of this SPA should also provide employment opportunities.
SOCIAL					
Education and training opportunities (SA3)				?	Two of the sites may be developed for educational purposes.
Conditions to engender good health (SA4)				-	No predicted effects.
Safety & security for people & property (SA5)				-	No predicted effects.
Vibrant communities to participate (SA6)	MO	P	M	✓	The option should create a more pleasing public realm for the community to exploit and enjoy. Landmark buildings offer a sense of place and something for the community to be proud of, thus improving community identity.
Accessibility to culture & leisure activities (SA7)				?	Parts of two Conservation Areas are located in this SPA. It will be important to ensure new development is in character with the surrounding area of the City.

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Local needs met locally (SA8)	MO	P	M	✓	The option may make this part of the City a more pleasing place to be and could contribute to protecting the vibrancy of the City. The option could also provide some services for the community, such as education facilities or employment opportunities.
Quality housing available to everyone (SA9)	MO	P	M	✓	The option should provide an area of residential development. The inclusion of affordable housing should be considered.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)				?	The option could increase the demands on local transport systems. Public transport infrastructure would need to be provided.
Quality built environment and efficient land-use patterns (SA 11)	MO	P	M	✓	The option should improve the quality of the urban environment in this part of the City. The development will take place on brownfield land.
				?	Parts of two Conservation Areas are located in this SPA. It will be important to ensure new development is in character with the surrounding area of the City.
A bio-diverse and attractive natural environment (SA12)				-	No predicted effects.
Minimal pollution levels (SA13)				?	The option could increase the demands on local transport systems. Public transport infrastructure would need to be provided.
Minimise greenhouse gas emissions (SA14)				-	No predicted effects.
Prudent use of resources, minimal waste (SA15)				-	No predicted effects.
CONCLUSIONS					
Conclusions	This option should have positive effects on the economic and social objectives. The positive economic effects are linked to new landmark buildings having the potential to attract investment and create employment opportunities. The positive social effects are linked to protecting the vibrancy of the City centre, improving community facilities and provision of housing. The positive environmental effects are linked to developing on brownfield land and providing high quality urban design. There remains some uncertainty about the effect of the option on the built environment as development could conflict with existing historic and cultural buildings. It will be important to ensure new development is in character with the surrounding area of the city. In addition, there is uncertainty about the effect the option may have on local transport systems. Public transport systems would need to be provided to reduce potential impacts. Sustainable construction e.g. minimisation of waste; energy or water efficiency should also be encouraged. No significant effects have been identified.				

Preferred Option CW31 Proposals for new/refurbished nightclubs, public houses, restaurants, cafes, bars and music venues will be accompanied by a statement detailing measures to establish and maintain a safe and secure environment in and around such premises.					
	Nature of Effect				
SA Objective (abridged)	Scale	Permanence	Timescale	Assessment	Justification for the Assessment and Recommendations for Mitigation

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

ECONOMIC					
Employment opportunities (SA1)	MI	P	M-L	✓	The wider range of facilities that may develop as a result of the City opening up at night is likely to create a wider range of job opportunities.
Conditions which enable economic growth (SA2)	MO	P	M-L	✓	A safer and more secure City centre environment at night may eventually create more demand from investors.
SOCIAL					
Education and training opportunities (SA3)				?	Potential for more people to feel safer to attend evening classes in the City centre.
Conditions to engender good health (SA4)	MI	P	S	✓	It may improve sense of wellbeing from increased use of leisure facilities and a greater feeling of security.
Safety & security for people & property (SA5)	MO	P	S	✓	This option may start to address the problem of anti-social behaviour and nuisance. However consideration needs to be given to the impacts of existing nightclubs, public houses, restaurants, cafes, bars and music venues.
Vibrant communities to participate (SA6)	MO	P	S	✓	It may enable communities to start to regain ownership of the City centre at night. Should improve access to facilities due to a greater feeling of security. However consideration needs to be given to the impacts of existing nightclubs, public houses, restaurants, cafes, bars and music venues.
Accessibility to culture & leisure activities (SA7)	MO	P	S	✓	Evening leisure activities may be more accessible if people feel safe visiting the City centre at night. Consideration needs to be given to the impacts of existing nightclubs, public houses, restaurants, cafes, bars and music venues.
Local needs met locally (SA8)	MO	P	S	✓	Reduced need to travel to other safer places for evening activities. More opportunities for local trade.
Quality housing available to everyone (SA9)	MI	P	S	✓	It may contribute to quality of life and make living in Wakefield more attractive to everyone (e.g. families). Consideration needs to be given to the impacts of existing nightclubs, public houses, restaurants, cafes, bars and music venues.
ENVIRONMENTAL					
Transport – max. access minimise impacts (SA10)	MO	P	S	✓	Reduced need to travel to other safer places for evening activities.
Quality built environment and efficient land-use patterns (SA 11)				-	No predicted effects.
A bio-diverse and attractive natural environment (SA12)				-	
Minimal pollution levels (SA13)				-	
Minimise greenhouse gas emissions (SA14)				-	
Prudent use of resources, minimal waste (SA15)				-	

SA Report Appendices, Local Development Framework Central Wakefield Area Action Plan, DPD, Wakefield Metropolitan District Council

Conclusions	<p>In appraising this option an assumption is made that this policy will bring about a reduction in anti-social behaviour. However, the option on its own, without considering existing establishments or other drivers of anti-social behaviour will have a limited effect. It is recognised however that many of these issues are outside of the scope of the AAP. This option will have positive effects on the economic and social objectives. The positive effects are linked the wider range of evening activities which could become accessible if anti-social behaviour is reduced. The option could also have a positive effect on the environmental objective for transport if the need to travel is reduced. No significant effects have been identified.</p>				