

### ANNEX A – CHANGES REQUIRED TO MAKE THE CENTRAL WAKEFIELD AREA ACTION PLAN SOUND

Change Ref	Policy/ Paragraph Reference	Recommended/Required Change (Precise wording)	Paragraph number in Inspector's Report
CWA30	1.13	<b>Delete</b> second sentence and <b>amend</b> the first sentence to read: <i>The area action plan replaces the saved policies in the Wakefield Unitary Development Plan First Alteration that specifically relate to central Wakefield (namely WCC5-8, 11-14, 17-19, 23-37.)</i>	2.1
CWA35	2.11	<b>Amend</b> paragraph 2.11 to read: <i>The Central Wakefield Area Action Plan will help deliver the vision and achieve the challenges of the community strategy, as set out in table 2 below.</i> <b>Insert</b> Table 2 entitled: <i>How the Central Wakefield Area Action Plan will implement the challenges of the Wakefield District Community Strategy</i> after paragraph 2.12: (Set out at the end of this schedule.)	2.3
CWA54	4.57	<b>Amend</b> paragraph to read: <i>In addition, there is an ongoing need to diversify the economic base of the city by developing new business clusters and knowledge based industries (such as communications, creative and digital media, and financial services) as well as enhancing access to higher education facilities. Wakefield College campus on the Margaret Street site will be redeveloped to provide new college buildings, including a new sixth form/higher education college and a new performing arts centre. The long term aim of the college is to create a dedicated university centre for Wakefield as part of the drive to improve skills and enterprise.</i>	2.4
IC1	4.50	<b>Delete</b> the words <i>at least</i> that preface 30% of new dwellings must be affordable.	2.10
CWA6	4.65	<b>Amend</b> the paragraph to read: <i>Calder Vale (as shown on Plan No. 1 – Proposals as CW29) has a long history of supporting heavy industrial activity such as engineering works and fuel and chemical installations and forms part of a larger employment zone. Businesses within this area provide a range of jobs suitable for local people and are accessible by different modes of transport within close proximity of the city centre. Flood risk is a significant issue in this area and more vulnerable uses such as housing will not be permitted. Flood risk assessments should address:</i> <ul style="list-style-type: none"> <li>• <i>the retention of existing flow paths for all sources of flooding;</i></li> <li>• <i>the retention of space for water to be safely stored and managed;</i></li> <li>• <i>floor levels;</i></li> <li>• <i>the provision of a place of safety accessible to all users of the site; and</i></li> <li>• <i>the implications for emergency planning procedures.</i></li> </ul>	3.1.17
CWA8	4.103	<b>Add</b> after second sentence: <i>Planning Policy Statement 25 (Development and Flood Risk) classifies different land uses according to their flood risk vulnerability. The classes are:</i> <ul style="list-style-type: none"> <li>• <i>essential infrastructure;</i></li> <li>• <i>highly vulnerable;</i></li> <li>• <i>more vulnerable;</i></li> </ul>	3.1.17

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		<ul style="list-style-type: none"> <li>• <i>less vulnerable; and</i></li> <li>• <i>water-compatible development.</i></li> </ul> <p><i>Residential is included in the more vulnerable class and shops, offices, general industry, restaurants/cafes are included in the less vulnerable class.</i></p>	
CWA9	4.104	<b>Add</b> after second sentence: <i>The Strategic Flood Risk Assessment has been fed into the emergency planning process in Wakefield and will inform short and long term decision making.</i>	3.1.17
CWA70	4.104	<b>Amend</b> the first sentence of the paragraph to read: <i>A detailed flood risk assessment has also been prepared to inform the sequential and exception test relating to sites within central Wakefield.</i>	3.1.17
CWA141	4.101	<b>Insert</b> new paragraph after paragraph 4.101 to read: <i>The Environment Agency publishes Flood Zone maps, which are updated regularly, showing areas at different degrees of risk from fluvial and tidal flooding. The maps are available on the Environment Agency website at: <a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a>. The latest flood risk information should be taken into account when considering proposals for development.</i>	3.1.18
IC2	Proposals Map	<b>Amend</b> the Proposals Map (Plan No.1 – Proposals) to show the areas at risk from flooding (See amended replacement proposals map).	3.118
CWA142	4.102	<b>Amend</b> paragraph to read: <i>The Council's Strategic Flood Risk Assessment identifies areas of flood risk within central Wakefield ranging from Flood zone 1 (low risk) to flood zone 3 (high risk).<sup>(32)</sup> The River Calder flows through the waterfront area and employment sites to the south of the inner ring road. Most of this area falls within flood zones 2 and 3 and includes some of the Development Sites and Special Policy Areas where development is expected to take place during the plan period. These flood zones extend to the north of the inner ring road as far as Kirkgate roundabout and the southern boundary of the Retail Policy Area. The Strategic Flood Risk zones are shown on the proposals map (Plan No.1 – Proposals).</i>	3.1.18
IC3	Proposals Map	<b>Amend</b> the Proposals Map (Plan No.1 – Proposals) to show City centre boundary (See amended replacement proposals map).	3.1.19
IC8	Figure 2 Context Map	<b>Delete</b> the green line denoting 'Wakefield Urban Area'.	3.1.25
CWA2	1.8	Insert new paragraph after paragraph 1.8 to read: <i>The area action plan has been prepared to help guide and shape the future growth of central Wakefield. This is because:</i> <ul style="list-style-type: none"> <li>• <i>central Wakefield has been identified as a priority area for regeneration;</i></li> <li>• <i>the area action plan will have statutory status to ensure the effective delivery of proposals set out in</i></li> </ul>	3.1.27

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		<p><i>Yorkshire Forward's renaissance programme;</i></p> <ul style="list-style-type: none"> <li>• <i>central Wakefield has been identified as a key location for new growth within the district and as such there is significant pressure for change and development;</i></li> <li>• <i>the process of development needs to be carefully managed and coordinated to ensure there is sufficient infrastructure and open space provision to meet future growth needs within central Wakefield;</i></li> <li>• <i>central Wakefield includes several areas of potentially significant change which do not have a clear focus and require policy intervention; and</i></li> <li>• <i>government policy requires us to promote city and town centres as the primary focus for new development.</i></li> </ul>	
CWA26	1.6	<b>Delete</b> paragraph.	3.1.27
CWA28	1.9	<b>Amend</b> paragraph to read: <i>Development and other relevant proposals within central Wakefield will be considered in the context of the following DPDs.</i>	3.1.28
CWA29	1.11	<b>Insert</b> new paragraph after paragraph 1.11 to read: <i>The Retailing and Town Centres DPD will identify a hierarchy of centres and includes policies for assessing new retail and leisure developments within the district, including those within central Wakefield.</i>	3.1.28
CWA31	Figure 1	<b>Delete</b> Figure 1 and <i>insert</i> a new Figure 1. (Attached at the end of this schedule).	3.1.28
IC4	1.20	<b>Amend</b> the last sentence of paragraph 1.20 to read: <i>Wakefield is also one of the largest settlements in the sub region and is home to the district's main cultural, shopping, leisure and tourist attractions.</i> <b>Add</b> the following sentence to the end of the paragraph: <i>The issues facing central Wakefield up to 2021 are summarised in chapter 3 of the Core Strategy and in chapter 3 of area action plan technical paper.</i>	3.1.32
CWA143	4.2	<b>Add</b> the following sentence to the end of paragraph 4.2: Appendix C, shows the relationship between the strategy and objectives of the area action plan and the specific policies (including projects) and also associated projects being brought forward through programmes such as the Highways Master Plan and the Public Realm Implementation Plan.	3.1.33
CWA144	New Appendix C	<b>Add</b> Appendix C: Strategy, Objectives, Policies and Projects (See Appendix C at the end of this schedule).	3.1.33
CWA72	4.106	<b>Replace</b> sub-title and paragraph 4.106 with the following:  <b>The Waterfront</b>  Central Wakefield's waterfront, once the forefront of Yorkshire's textile and woollen industry, is one of the city's most important assets. The river Calder and Calder and Hebble Navigation provide important strategic links to the wider UK waterways network and are used for both commercial and leisure purposes.  The river corridor (as identified on Plan No. 1 – Proposals) does not just serve as a natural backdrop to the city	3.1.34

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		<p>centre but also forms an important ecological corridor providing strategic links to other parts of the city and the countryside. There are opportunities to enhance biodiversity and the leisure, recreational and tourism potential of the river corridor and the waterspaces themselves through the introduction of new open spaces, riverside footpaths and ancillary visitor facilities and enhancement of existing waterways. These issues are addressed under policies CW25 and CW27.</p> <p>The river corridor also forms part of the Wildlife Habitat Network (as shown on the LDF proposals map) that connects sites of ecological and geological conservation importance within the district.</p> <p>In addition to the area action plan policies, proposals affecting the river Calder and the Calder and Hebble Navigation will also need to take into account of policies D6, D11 and D12 of the Development Policies DPD.</p>	
CWA57	4.70	<p><b>Amend</b> paragraph 4.70 to read: <i>Central Wakefield is made up of a number of individual areas, each with their own identity and attributes. These include:</i></p> <ul style="list-style-type: none"> <li>• <i>the historic waterfront overlooking the river Calder and Aire and Calder navigation canal and its associated former industrial warehouses and mills;</i></li> <li>• <i>a series of narrow and long alleys and yards to the north of Westgate, including eighteenth and nineteenth century red brick, Georgian style former merchant houses, small public squares and traditional ale houses. This area is known as 'Westgate Yards' (see policy CW16);</i></li> <li>• <i>the civic quarter between Westgate railway station and Wakefield bus station featuring several fine neo-gothic municipal buildings such as the town hall and former county hall of West Riding;</i></li> <li>• <i>the St Johns area to the north of the city centre comprising St John the Baptist Church and a fine square surrounded by elegant three-storey Georgian terraces;</i></li> <li>• <i>pedestrianised shopping streets encircling All Saints cathedral, Northgate and Kirkgate; and</i></li> <li>• <i>a mixture of terraced and semi detached housing to the north and east of the current inner ring road.</i></li> </ul> <p><i>The industrial and maritime character of the city can be seen in the grandeur of its buildings, spaces and streets. It is a city of spires, towers, turrets, medieval chapels, narrow alleys and lanes, warehouse mills, merchant town houses, and an extensive network of waterways.</i></p>	3.1.34
CWA60	4.75	<p><b>Add</b> the following to the end of paragraph 4.75: <i>... under policy D19 of the Development Policies DPD. Notable examples include the locks along the canal and the elevated railway viaduct on the east coast mainline.</i></p>	3.1.34
CWA90	New Housing	<p><b>Insert</b> a new policy after new policy CW4:</p>	3.1.36

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	policy	<p><b>Policy CW5: Meeting Housing Needs within Central Wakefield</b></p> <p>At least 2162 homes will be built during the plan period within central Wakefield (to 2021) as a contribution towards the overall housing requirement for the urban area of Wakefield.</p> <p>Housing sites are identified on the proposals map (Plan No. 1 – Proposals) within the Development Sites and Special Policy Areas, either as a stand alone proposal or as part of mixed use development. All of these sites are previously developed and are located within areas of good public transport accessibility close to the Emerald Ring.</p> <p>Allocated sites will come forward in phases to ensure there is an adequate and continuous supply of land for housing during the plan period.</p> <p>Residential development on non allocated sites will generally be supported during the plan period in line with the vision and objectives of the area action plan subject to other policies in the LDF.</p> <p><b>Policy Justification</b></p> <p>A key objective of the area action plan is to encourage and support high quality city centre living within the plan area. Community consultation revealed general support for more good quality housing in the city centre, especially within mixed use developments and affordable, family-based housing.</p> <p>In order to support the city's role as a Sub Regional City, central Wakefield has a key role in delivering the overall housing requirement for the urban area of Wakefield. The Core Strategy seeks to concentrate new housing in the city centre to support the urban renaissance vision.</p> <p>The above policy will ensure the delivery of new homes within central Wakefield as a contribution to the overall target for the urban area of Wakefield. The housing target for central Wakefield is based on the following.</p> <ul style="list-style-type: none"> <li>• An assessment of housing needs and market delivery requirements<sup>1</sup>.</li> <li>• An assessment of the capacity of sites to accommodate new housing taking into account (amongst other things) land ownership, site availability, the townscape character of surrounding areas, public transport accessibility, capacity of highway network to accommodate additional traffic and recent planning application information<sup>2</sup>.</li> </ul>	

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		<p>The housing market assessment identifies a demand for more one and two bedroom units and small family housing in the urban area of Wakefield, particularly within the city centre. There is also shortage of affordable housing within the urban area, including central Wakefield.</p> <p>Table 3 outlines how these housing sites will be developed and the likely timing of their release, including estimated capacity and density requirements (see chapter 4). Some of these sites are already under construction or have planning permission and/or will come forward as part of mixed use proposals. Others have already been the subject of detailed discussion between the council and interested parties. However, sites within Kirkgate and Ings Road Special Policy Areas and parts of the waterfront are less advanced than others due to land ownership and/or flood risk issues. Consequently, there is no presumption that planning permission will be granted for the number of units shown (i.e. figures are indicative only).</p> <p>A housing trajectory illustrating the expected rate of delivery of new sites within central Wakefield as a contribution to the overall requirement for Wakefield urban area is set out in chapter 4 (figure 3).</p> <p>Development proposals on these sites must also provide a mix of housing (including affordable housing) to meet local needs subject to the criteria specified under policy CS6 of the Core Strategy to meet identified needs. The amount of affordable housing will be reviewed taking into account market conditions and circumstances.</p> <p>Evidence confirms there is sufficient land is available in the plan area to meet at least five years of 'deliverable' housing sites and ensure that there is a remaining supply of sites which can be developed up to 2021.</p> <p>This policy will help implement the spatial development strategy and policies CS1, CS3 and CS6 of the Core Strategy, consistent with the government's wider principles of encouraging high density, mixed-use development within city and town centres.</p> <p><b>Delivery and Implementation</b></p> <p>We will implement this policy by working closely with our partners in the house building industry as well as landowners and public sector organisations such as the Homes and Communities Agency and Wakefield First to bring forward housing sites through the area action plan.</p> <p>We will also implement this policy through the determination of planning applications and other processes such as the preparation of masterplans.</p> <p>Planning applications for new housing development will be assessed against the needs and requirements from the most recent strategic housing market assessment, which will be updated on a regular basis.</p>	

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		<p>Housing supply will be monitored on an annual basis against the target for central Wakefield to ensure there is an adequate five year supply of housing during the plan period. The results from the SHLAA will be reported in the Annual Monitoring Report.</p> <p><b>Other Relevant Documents</b></p> <ul style="list-style-type: none"> <li>• Planning Policy Statement 3</li> <li>• Core Strategy</li> <li>• Development Policies DPD</li> <li>• Annual Monitoring Report</li> <li>• Strategic Housing Market Assessment</li> <li>• Strategic Housing Land Availability Assessment</li> <li>• Developer Contributions SPD</li> </ul> <p><b>Add</b> these footnotes:</p> <p>1 Strategic Housing Market Assessment (David Culmerland Regeneration Ltd, 2007)</p> <p>2 The results of the assessment and the methodology used to assess housing capacity are set out in the Strategic Housing Land Availability Assessment (SHLAA)</p>	
CWA53	4.53-4.55	<b>Delete</b> paragraphs.	3.1.36
CWA50	4.50	<b>Insert</b> a new paragraph after paragraph 4.50 and table 3 to read. <i>Figure 3 below sets out the housing trajectory showing central Wakefield's contribution towards the requirement for Wakefield urban area. The trajectory is based on the results of the Strategic Housing Land Availability Assessment (SHLAA).</i>	3.1.36
CWA51	After 4.50	<b>Insert</b> <i>Figure 3 – Central Wakefield Area Action Plan Contribution to Wakefield Urban Area Indicative Housing Requirement</i> (attached to the end of this schedule.)	3.1.36
CWA5	4.49	<b>Delete</b> paragraph 4.49 and <b>replace</b> with the following new paragraph 4.49: In accordance with the Core Strategy, Wakefield urban area will be expected to accommodate at least 30% of the district's housing requirement in the period up to 2021, reflecting its role and status as a Sub Regional City and its capacity for growth. Around 35% of this new housing will be located within central Wakefield.	3.1.36
CWA4	4.40	<b>Amend</b> the paragraph to read: <i>Kirkgate station will be enhanced and its surroundings will be redeveloped as part of a comprehensive master plan approach to enhance the sense of arrival into the city centre.</i>	3.1.39
CWA81	Policies CW1 and CW2	<b>Merge</b> policies CW1 and CW2. The new composite policy should read as follows:  <b>Policy CW1: Emerald Ring – Restriction of Traffic</b>	3.2.5

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		<p><i>The Emerald Ring as shown on the proposals map (Plan No. 1 – Proposals) will be created to complete the existing inner ring road by linking Bell Street to Marsh Way with a one-way gyratory system and by giving priority to pedestrians and cyclists within it.</i></p> <p><i>Traffic will be restricted on the following roads within the Emerald Ring as shown on the proposals map (Plan No. 2 -Road Hierarchy).</i></p> <ul style="list-style-type: none"> <li>• <i>Wood Street</i></li> <li>• <i>Westgate</i></li> <li>• <i>Kirkgate</i></li> <li>• <i>Marygate</i></li> <li>• <i>Northgate</i></li> <li>• <i>Bull Ring</i></li> <li>• <i>Smyth Street</i></li> <li>• <i>George Street</i></li> <li>• <i>Union Street</i></li> <li>• <i>Brook Street</i></li> <li>• <i>Lower Warrengate</i></li> </ul>	
CWA83	Paragraphs 5.3 to 5.8	<p><b>Clarify</b> that paragraphs 5.3 to 5.6 are justification text to support policies CW1 and CW2 (new policy CW1). <b>Insert</b> the following new paragraph after 5.6: <i>The design principles aim to improve the environmental quality of the Emerald Ring and improve provision for pedestrians and cyclists.</i> (This new paragraph and paragraphs 5.7 and 5.8 are justification text to support policies CW3 and CW4 (new policy CW2)).</p>	3.2.5
CWA85	Policies CW3 and CW4	<p><b>Add</b> policy CW4 to the end of policy CW3 to form a composite policy entitled: <i>Emerald Ring – Design Principles</i>. The wording of the policy will remain the same.</p>	3.2.5
CWA79	5.2	<p><b>Insert</b> a new paragraph after 5.2 to read: <i>We explain under each policy how it will be delivered and implemented. Further details of key delivery agents, phasing and funding arrangements relating to each policy are set out in the delivery and implementation framework (see table 6).</i></p>	3.2.8

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CWA84	5.9	<b>Amend</b> the paragraph to read: <i>Funded mainly through developer contributions, the Emerald Ring is due to be completed during phase two of the plan period at an estimated cost of around £15 million. Highway works associated with the implementation of the North Wakefield Gyratory System will be funded through the local transport plan and public sector grants. Funding towards other sections of the Emerald Ring will be subject to neighbouring sites coming forward and further public sector support from the local transport plan and other sources. The obligation must comply with the policy tests of government circular 05/2005.</i>	3.2.8
CWA82	5.5	<b>Insert</b> a new paragraph after paragraph 5.5 to read: <i>The above policy is designed to be flexible to enable traffic restrictions to be applied on a street to street basis to meet the overall objective of reducing through traffic within the Emerald Ring. Construction of the Emerald Ring will enable these traffic restrictions to be brought forward.</i>	3.2.8
CWA89	5.21	<b>Amend</b> paragraph 5.21 to read: <i>Pedestrian and cycle routes will be funded through a combination of developer contributions and public sector monies from the local transport plan and other sources. The amount of contribution from developers will be determined through the Developer Contributions SPD and secured through a section 106 agreement. Additional sources of funding towards the provision and maintenance of new pedestrian and cycle routes will also be sought from Yorkshire Forward, national lottery, grant funding and the local transport plan.</i>	3.2.9
CWA86	CW5	<b>Insert</b> the following paragraph after the first paragraph in the policy to clarify the numerical implications of long and short stay car parks: <i>Around 1500 new car parking spaces will be needed to meet the forecast shortfall within central Wakefield from 2010 onwards. The majority of these spaces will be long stay facilities.</i>	3.2.10
CWA87	5.13	<b>Insert</b> the following paragraph after paragraph 5.13: <i>The city centre car parking strategy estimates there will be a shortfall of 1500 car parking spaces over and above the capacity in the proposed Merchant Gate, Trinity Walk and Waterfront schemes. Most of this shortfall relates to long stay car parking beyond the Emerald Ring as existing long stay car parking will have been removed and new car parking will include predominately short stay spaces.</i>	3.2.10
CWA88	5.16	<b>Insert</b> the following sentence at the beginning of paragraph 5.16: <i>Private sector operators will fund and operate the majority of the new car parks. We will also take proactive measures to ensure that car parks are built in the most sustainable locations and achieve closer integration with public transport nodes.</i>	3.2.11
CWA92	CW7	<b>Insert</b> the following sentence at the beginning of the policy: <i>One of Wakefield's most valuable assets is its historic and distinctive skyline. Strategic views of the skyline within central Wakefield will be protected, maintained and where possible enhanced.</i>	3.2.14

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CWA93	CW8	<b>Insert</b> the following sentence at the beginning of the policy: Key vistas of the spires and towers and other historic civic buildings within central Wakefield will be protected, maintained and where possible enhanced.	3.2.14
CWA10	CW7	<b>Amend</b> the first sentence: ...Wakefield County Hall, <i>particularly</i> from the following key viewpoints ...	3.2.14
CWA11	CW8	<b>Amend</b> the first sentence: We will not allow proposals for development (including signage and advertisements etc) that would obstruct or detract from <i>important vistas within the city centre, especially the following</i> (as shown on Plan No. 5 - Landmarks, vistas and views).	3.2.14
CWA94	CW9 & CW10	<p><b>Delete</b> policies CW9 and CW10 and replace with the following combined policy.</p> <p><b><i>Policy CW6: Landmark Sites/Development</i></b></p> <p><i>The following sites/locations shown on the proposals map (Plan No 5 – Landmarks, Vistas and Views) have the potential for landmark buildings/developments.</i></p> <ul style="list-style-type: none"> <li>• <i>Junction of Marsh Way and Northgate</i></li> <li>• <i>Junction of Marsh Way, Peterson Road and Kirkgate</i></li> <li>• <i>Chantry Bridge/junction of A61 (Barnsley Road) and A638 (Doncaster Road)</i></li> <li>• <i>Junction of Denby Dale Road and Ings Road</i></li> <li>• <i>Junction of Westgate and Quebec Street</i></li> <li>• <i>Junction of Stanley Road and the Emerald Ring</i></li> </ul> <p><i>Landmark development must be of exceptional design quality and use the best quality materials. They must also create active street frontages and provide strong links to the public realm and footpath/pedestrian network.</i></p> <p><i>Proposals for landmark development must also be accompanied by the following information.</i></p> <ul style="list-style-type: none"> <li>• <i>An assessment of the townscape setting out how the proposal will contribute to the urban form and character of the city and the built environment. This must include a thorough analysis of the siting and design of the building and its potential effects on both the immediate and surrounding context, including the built form, streetscape, waterways and the distinctive topography of the city.</i></li> <li>• <i>In the case of tall buildings, details of daylight and sunlight and wind effects to show how the proposal will affect neighbouring buildings and spaces in terms of privacy, levels of sunlight and extent of overshadowing.</i></li> <li>• <i>An assessment of the effect on the prominence or visibility of the key spires and towers as well as</i></li> </ul>	3.2.15

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		<ul style="list-style-type: none"> <li>• <i>An assessment of the effect on character and appearance of the area where it adjoins a conservation area or would affect the setting of a listed building or group of listed buildings.</i></li> <li>• <i>Architectural models and three dimensional drawings to illustrate how the proposal will appear in the streetscape and how it will relate to other structures and landmarks, such as public spaces, and how the building will shape the city's skyline.</i></li> <li>• <i>An assessment of how the proposal will improve accessibility for all users, including people with impairments and how it will be managed and maintained.</i></li> </ul>	
CWA95	CW9 and CW10 Justification text	<p><b>Combine</b> the supporting text to policies CW9 and CW10 as follows:</p> <p><i>The above policy identifies the sites that will be suitable for landmark development and sets out the detailed requirements that will need to accompany planning applications for landmark or tall buildings.</i></p> <p><i>Our aim is to create eye catching and distinctive landmark buildings at key gateway locations and sites (as shown on the proposals map) that substantially enhance the character and legibility of the surrounding area and the skyline of the city centre. Landmark development will be expected to achieve the highest environmental standards in terms of energy efficiency, design and sustainable construction, and should be located within areas of good public transport accessibility, such as bus corridors and railway stations.</i></p> <p><i>Landmark buildings are defined as those that stand out from their immediate and surrounding context by virtue of their design, size, or other characteristics (i.e. mark a key gateway or vista into the city centre and include distinctive/illuminating features of special interest. It is important that landmark buildings work well at ground floor level and do not create blank or uninteresting fronts.</i></p> <p><i>Tall buildings are defined as "buildings which are substantially taller than their neighbours and/or which significantly change the skyline".<sup>3</sup> In the right locations, tall buildings can enhance the quality of the skyline and act as a catalyst for regeneration by giving an area a stronger focus and identity. Landmark/tall buildings can also provide points of orientation or focal points that are visible far away and mark areas of civic importance to help people navigate around the city centre. On the other hand, tall buildings could potentially have a negative impact on the character and appearance of the city and its skyline due to their height, profile and scale.</i></p> <p><i>It is essential that full account is taken of the impact which the development of these areas will have upon the</i></p>	3.2.15

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		<p><i>character and setting of Wakefield's historic assets and key views across the city centre.</i></p> <p><i>At the specified locations, development proposals will need to have regard to the following specific landscape/townscape features.</i></p> <ul style="list-style-type: none"> <li>• <i>Junction of Marsh Way and Northgate – Wentworth Terrace Conservation Area and views of the cathedral</i></li> <li>• <i>Junction of Marsh Way, Peterson Road and Kirkgate - views of the cathedral from Kirkgate station</i></li> <li>• <i>Chantry Bridge/junction of A61 (Barnsley Road) and A638 (Doncaster Road) – views of cathedral, Waterfront Conservation Area, Chantry Bridge and Chapel and Packhorse Bridge (sites of archaeological significance) and river Calder/Calder and Hebble Navigation</i></li> <li>• <i>Junction of Denby Dale Road and Ings Road – views of cathedral and Ings Beck</i></li> <li>• <i>Junction of Westgate and Quebec Street – views of County Hall, Lower Westgate Conservation Area and seventeenth century grade II listed buildings.</i></li> </ul> <p><i>It should be noted that a landmark development does not necessarily mean high rise. In addition, tall buildings should not be located where they would harm significant views and vistas (as identified on Plan No. 5 – Landmarks, Vistas and Views) or the character and appearance of historic assets, such as conservation areas and listed buildings.</i></p>	
CWA97	CW13	<p><b>Amend</b> policy CW13 to read:</p> <p><i>Public realm improvements including the provision of new open spaces and refurbishments must take into account and reflect the 'hierarchy of quality', as set out below.</i></p> <p><b>Exemplar quality</b></p> <p><i>The city's principal streets and focal spaces (Westgate, Kirkgate, Wood Street, Northgate, the cathedral precinct, Bull Ring and Westgate Yards) will be characterised by very high quality public spaces and natural stone materials. Public realm projects should reflect the form and scale of the street pattern and enhance the importance of these streets. Public art and innovative design features such as off the shelf street furniture and water features should be used to enhance the pedestrian environment.</i></p> <p><b>High quality</b></p> <p><i>All public spaces within the key regeneration areas (i.e. Special Policy Areas) must be treated with high quality materials and detailing and reflect the traditional layout of the street pattern. Major focal spaces must provide meeting spaces or events/activities and place strong emphasis on high quality art work and creative lighting to enhance the character of the public realm.</i></p>	3.2.19

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		<p><b>Good quality</b></p> <p><i>The key linkages through central Wakefield - including the Special Policy Areas - provide a network of spaces that link various parts of the city centre together particularly the waterfront and residential communities to the north and west. In these areas emphasis will be placed on continuity and cohesive design that promotes accessibility, safety and security to provide a network of physical links that are safe and well used. These spaces should reflect the surrounding character of the streetscene and provide links to pedestrian spaces, integrating public art work and high quality street furniture with active frontages and street activity to achieve a safe and accessible pedestrian environment.</i></p> <p><i>The streets and spaces to which these principles apply are shown on the proposals map (Plan No. 4 – Streetstyle Quality).</i></p>	
CWA98	5.39	<b>Delete</b> the paragraph.	3.2.19
CWA52	4.52	<p><b>Delete</b> the second sentence of the paragraph and <b>insert</b> the following after the first sentence:</p> <p><i>In view of the compact nature of the city centre, it is important that local residents have access to both private amenity space (which may need to be communal within apartments) and public open space. Developers will need to find innovative ways of integrating private amenity space into the design of new development in line with policy D15 of the Development Policies DPD. In the case of high density residential development, private amenity space could include balconies, decks, communal roof gardens or green roofs.</i></p> <p><i>Private amenity spaces should only be made available to the residents or occupiers of the development to ensure privacy, personal safety and reduce opportunities for crime. There should also be a clear distinction between private and public areas.</i></p>	3.2.21
CWA99	CW14	<b>Delete</b> policy CW14 and its justification text, including the sub sections (paragraphs 5.41 to 5.43 and 'Other Relevant Documents' ).	3.2.21
CWA100	CW15	<p><b>Add</b> the following sentence after the first sentence:</p> <p><i>The three major regeneration schemes (Trinity Walk, Merchant Gate and Waterfront) will provide at least 49,000 square metres of office space.</i></p>	3.2.24
CWA133	Table 6	<p><b>Amend</b> table 6 to include further details of delivery/funding mechanisms, phasing and key delivery agencies (see amended table 6 at the end of this schedule)</p> <p><b>Amend</b> the title of table 6 to read: <i>Delivery and Implementation Framework</i></p>	3.2.14
CWA101	CW16	<b>Add</b> the following after the first sentence: <i>The Retail Policy Area will accommodate at least 53,000 square metres of</i>	3.2.25

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		<i>new retail floorspace to 2016.</i>	
IC5	5.48	<b>Add</b> to the end of the first sentence: <i>of PPS6.</i>	3.2.26
CWA104	5.57	<b>Add</b> after the second sentence: <i>... and include a mixture of retail and non-retail uses that complement each other and active frontages.</i>	3.2.26
CWA106	CW18	Amend the second sentence of the policy to read: <i>We seek to maintain and enhance the specialist nature of this area by:</i> <ul style="list-style-type: none"> <li>• <i>opposing comprehensive redevelopment;</i></li> <li>• <i>retaining an active frontage;</i></li> <li>• <i>ensuring no more than a third of the shopping frontage at ground floor level includes non retail uses; and</i></li> <li>• <i>maintaining and enhancing the public realm</i></li> </ul>	3.2.28
CWA107	5.59	<b>Delete</b> <i>Retail Policy Area</i> and <b>substitute</b> with <i>Primary Shopping Frontages</i>	3.2.29
CWA108	5.60	<b>Add</b> after the first sentence: <i>We will do this by:</i> <ul style="list-style-type: none"> <li>• <i>retaining the existing street pattern and character of individual streets and shop units within this area;</i></li> <li>• <i>improving the quality of the streetscape and public realm (especially shop fronts) through better signage and lighting;</i></li> <li>• <i>enhancing links with other parts of city centre;</i></li> <li>• <i>attracting national retailers to act as anchor tenants; and</i></li> <li>• <i>restricting the number of non retail uses such as bars and clubs and/or the amalgamation of plots or uses where it would have a negative impact on the retail character of the area.</i></li> </ul>	3.2.29
CWA109	5.60	<b>Insert</b> the following after paragraph 5.60:  <b><i>Delivery and Implementation</i></b>  <i>We will implement this policy by proactively managing planning applications and public realm initiatives such as shop front improvement grants and Wakefield in Bloom. The balance of uses within this area will be closely monitored to protect the integrity of the specialist retail function and the amenity of surrounding occupiers.</i>  <b><i>Other Relevant Documents</i></b> <ul style="list-style-type: none"> <li>• <i>Planning Policy Statement 6</i></li> <li>• <i>Development Policies DPD</i></li> <li>• <i>Wakefield Yards Development Framework</i></li> </ul>	3.2.29

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Change Ref	Policy/ Paragraph Reference	Recommended/Required Change (Precise wording)	Paragraph number in Inspector's Report
CWA110	Policy CW19	<ul style="list-style-type: none"> <li>• <i>Developer Contributions SPD</i></li> </ul> <p>Add after first paragraph of the policy: <i>The following uses will be encouraged and permitted within this area.</i></p> <ul style="list-style-type: none"> <li>• <i>Offices</i></li> <li>• <i>Small scale shops</i></li> <li>• <i>Restaurants, and cafes</i></li> <li>• <i>Health and community facilities</i></li> <li>• <i>Residential development on upper floors</i></li> </ul> <p><i>In particular, proposals within this area must:</i></p> <ul style="list-style-type: none"> <li>• <i>widen and promote pedestrian access through better signage and lighting;</i></li> <li>• <i>improve appearance of shop fronts and facades;</i></li> <li>• <i>preserve the special architectural and historic character of the area by refurbishing and enhancing the quality of existing buildings, spaces and historic features;</i></li> <li>• <i>retain and promote business cluster opportunities where possible;</i></li> <li>• <i>include works of public art where possible;</i></li> <li>• <i>minimise traffic penetration; and</i></li> <li>• <i>minimise detrimental environmental impacts and anti social behaviour</i></li> </ul> <p><i>A new public open space will be created on the site of the Granary car park within Woolpack's Yard. We will allow active uses on the ground floor such as restaurants and cafes to provide active frontages at street level so long as they do not harm the commercial viability of the area.</i></p> <p><i>On the northern side of Westgate, western side of Wood Street and both sides of Kings Street, development must include active uses and provide frontages at street level to maintain and promote the commercial viability of the area.</i></p>	3.2.30
CWA139	Appendix A	<b>Amend</b> monitoring target from 90% to 100% in line with policy CW20 (See amended Appendix A at the end of this schedule).	3.2.39
CWA112	CW21	<p><b>Replace</b> policy CW21 with the following:</p> <p><i>The following sites are allocated for development on the proposals map (Plan No 1- Proposals).</i></p> <ol style="list-style-type: none"> <li>a) <i>Jacobs Well Lane/Stanley Road</i> <i>The site is allocated for housing at densities of around 65-75 dwellings per hectare.</i></li> <li>b) <i>Clayton Hospital</i></li> </ol>	3.3.6

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		<p><i>Clayton hospital and its associated buildings will be redeveloped for housing. Densities of around 70-80 dwellings per hectare will be appropriate having regard to the character of the St John's conservation area. Alternatively, it could remain in institutional use i.e. education and community facilities.</i></p> <p><i>c) Borough Road Car Park</i> <i>The site is suitable for a mixed use, housing led development. This could include offices, institutional and leisure uses. Any development on this site must be designed at high density to create a strong visual gateway to the city centre, whilst respecting views of All Saints Cathedral and the adjoining conservation area.</i></p> <p><i>d) Wakefield College/Sandy Walk</i> <i>The site is allocated for housing subject to densities of around 60 and 70 dwellings per hectare.</i></p> <p><i>e) Registry of Deeds</i> <i>The site is allocated for housing subject to densities of around 60 and 70 dwelling per hectare.</i></p> <p><i>Other uses such as small scale offices (e.g. live work units) and retail uses, food and drink uses and community/institutional facilities will be permitted within the housing sites provided they are ancillary and small in scale.</i></p> <p><i>Three of the sites (a-c) will be subject to a masterplan/design code setting out how the proposal will deliver high quality sustainable design and meet the design principles of the area action plan. Public consultation with local stakeholders and relevant organisations will be required.</i></p>	
IC6	5.89	<b>Delete</b> paragraph 5.89	3.3.7
CWA113	5.89	<b>Replace</b> paragraph 5.89 with the following: <i>With the exception of Jacobs Well Lane, the Development Sites are owned by public sector organisations such as the council and there are no major land assembly issues. Further information regarding phasing and the capacity of these sites are set out in table 3 in chapter 4. The delivery and implementation framework (see table 6) also provides details of key delivery agents, delivery mechanisms and funding sources.</i>	3.3.7
CWA13	5.77	<b>Amend</b> the second sentence of the paragraph to read: Some of the existing hospital buildings are of significant architectural/historic value any redevelopment scheme must include an evaluation of buildings to be altered/removed.	3.3.7
CWA114	CW22	<b>Delete</b> policy CW22.	3.3.10

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CWA115	5.90	<p><b>Delete</b> paragraph 5.90 and <b>replace</b> with:</p> <p><i>A number of areas within central Wakefield are coming under increasing pressure for redevelopment and change such as the waterfront and sites around the Emerald Ring. These are identified on the proposals map (Plan No. 1 – Proposals) as 'Special Policy Areas'.</i></p> <p><i>Special Policy Areas will be subject to comprehensive redevelopment over the course of the plan period and will be expected to include a broad mix of uses and activities that are well integrated with neighbouring areas. Policies CW19 to CW24 deal with each individual Special Policy Area.</i></p>	3.3.10
CWA117	5.92 to 5.94	<p><b>Delete</b> sub title 'Delivery and Implementation' and <b>delete</b> paragraphs 5.92-5.</p>	3.3.10
CWA118	After 5.94	<p><b>Delete</b> 'Other Relevant Documents' and <b>insert</b> a sub-section entitled <i>Other Relevant Documents</i> under each policy relating to the Special Policy Areas.</p>	3.3.10
CWA119	5.99	<p><b>Insert</b> the following after paragraph 5.99:</p> <p><b>Other Relevant Documents</b></p> <ul style="list-style-type: none"> <li>• <i>Trinity Walk – Urban Design Analysis and Masterplan Proposals (DLA Architects)</i></li> <li>• <i>Planning Policy Statement 6</i></li> <li>• <i>Core Strategy</i></li> <li>• <i>Development Policies DPD</i></li> <li>• <i>Developer Contributions SPD</i></li> </ul>	3.3.10
CWA122	5.106	<p><b>Insert</b> the following after paragraph 5.106:</p> <p><b>Other Relevant Documents</b></p> <ul style="list-style-type: none"> <li>• <i>Westgate Development Framework (Carey Jones Architects)</i></li> <li>• <i>Core Strategy</i></li> <li>• <i>Development Policies DPD</i></li> <li>• <i>Developer Contributions SPD</i></li> </ul>	3.3.10

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CWA124	5.106	<p><b>Insert</b> the following after paragraph 5.129: <b>Relevant Documents</b></p> <ul style="list-style-type: none"> <li>• <i>Wakefield Waterfront Masterplan (Faulkner Browns Architects)</i></li> <li>• <i>Flood risk assessment for central Wakefield</i></li> <li>• <i>Development Policies DPD</i></li> <li>• <i>Wood Street Conservation Area Appraisal and Management Plan</i></li> <li>• <i>Upper Westgate Conservation Area Appraisal and Management Plan</i></li> <li>• <i>Lower Westgate Conservation Area Appraisal and Management Plan</i></li> <li>• <i>Developer Contributions SPD</i></li> </ul>	3.3.10
CWA125	5.147	<p><b>Insert</b> the following after paragraph 5.147: <b>Relevant Documents</b></p> <ul style="list-style-type: none"> <li>• <i>Masterplan for Kirkgate station and the surrounding area</i></li> <li>• <i>Flood risk assessment for central Wakefield</i></li> <li>• <i>Development Policies DPD</i></li> <li>• <i>Waterfront Conservation Area Appraisal and Management Plan</i></li> <li>• <i>Developer Contributions SPD</i></li> </ul>	3.3.10
CWA126	5.165 and 5.166	<p><b>Merge</b> the paragraphs and <b>insert</b> the following after paragraph 5.166: <b>Relevant Documents'</b></p> <ul style="list-style-type: none"> <li>• <i>Flood risk assessment for central Wakefield</i></li> <li>• <i>Development Policies DPD</i></li> <li>• <i>Upper Westgate Conservation Area Appraisal and Management Plan</i></li> <li>• <i>Developer Contributions SPD</i></li> <li>• <i>Wakefield City Centre Car Parking Strategy</i></li> </ul>	3.3.10

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Change Ref	Policy/ Paragraph Reference	Recommended/Required Change (Precise wording)	Paragraph number in Inspector's Report
CWA128	5.172	<p><b>Insert</b> the following after paragraph 5.172: <i><b>Relevant Documents'</b></i></p> <ul style="list-style-type: none"> <li>• <i>Flood risk assessment for central Wakefield</i></li> <li>• <i>Development Policies DPD</i></li> <li>• <i>Waterfront Conservation Area Appraisal and Management Plan</i></li> <li>• <i>Developer Contributions SPD</i></li> </ul>	3.3.10
CWA121	5.106	<p><b>Add</b> after paragraph 5.106: <i>The Merchant Gate scheme is a three phase, 10-year development programme, predominantly funded by the English Cities Fund with assistance from Yorkshire Forward, European Regional Development Fund and the council. The total cost of the scheme is estimated to be around £136 million and is due to be completed by 2018.</i></p>	3.3.14
CWA116	5.91	<p><b>Add</b> after paragraph 5.91: <i>Details of phasing, potential funding sources and the main delivery agents responsible for securing development within the Special Policy Areas are set out in the delivery and implementation framework (see table 6).</i></p>	3.3.14
CWA127	5.172	<p>Amend paragraph to read: <i>Proposals for the redevelopment of existing employment sites within Thornes Wharf will be considered through the determination of planning applications and the masterplanning process. The masterplan should enhance visual and functional links to the Hepworth Wakefield Gallery and other waterfront developments as well as the city centre.</i></p>	3.3.23
CWA17	CW26	<p><b>Add</b> to CW26ii in the policy text: <i>Flood risk is a significant issue in this area. All development proposals must be accompanied by a flood risk assessment which should address:</i></p> <ul style="list-style-type: none"> <li>• <i>the retention of existing flow paths for all sources of flooding;</i></li> <li>• <i>the retention of space for water to be safely stored and managed; and</i></li> <li>• <i>floor levels.</i></li> </ul> <p><b>Add</b> after these bullet points: <i>A masterplan will be required to provide further guidance on the design and layout of new development in line with the principles of the area action plan.</i></p>	3.3.25

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Change Ref	Policy/ Paragraph Reference	Recommended/Required Change (Precise wording)	Paragraph number in Inspector's Report
CWA18	CW27	<p><b>Add</b> to CW27i in the policy text: <i>Flood risk is a significant issue in this area. All development proposals must be accompanied by a flood risk assessment which should address:</i></p> <ul style="list-style-type: none"> <li>• <i>the retention of existing flow paths for all sources of flooding;</i></li> <li>• <i>the retention of space for water to be safely stored and managed;</i></li> <li>• <i>floor levels; and</i></li> <li>• <i>the opening up of culverting on Ings Beck or a contribution towards the opening up of culverting on Ings Beck.</i></li> </ul> <p><b>Add</b> after these bullet points: <i>A masterplan will be prepared for each of the individual areas showing how the principles of the area action plan will be met.</i></p>	3.3.25
CWA19	CW28	<p><b>Add</b> after first sentence of the policy text: <i>Flood risk is a significant issue in this area and uses that are particularly vulnerable to flooding will not be allowed. All development proposals must be accompanied by a flood risk assessment which should address:</i></p> <ul style="list-style-type: none"> <li>• <i>the retention of existing flow paths for all sources of flooding;</i></li> <li>• <i>the retention of space for water to be safely stored and managed;</i></li> <li>• <i>floor levels;</i></li> <li>• <i>the provision of a place of safety accessible to all users of the site; and</i></li> <li>• <i>the implications for emergency planning procedures.</i></li> </ul> <p><b>Add</b> after the third sentence of the policy text: <i>A detailed masterplan will be prepared to coordinate the redevelopment of the area showing how the principles of the area action plan will be met.</i></p>	3.3.25
CWA21	Plan No.1 – Proposals CW26 and CW27	<p><b>Mark</b> the sub-divisions of Kirkgate and Ings Road Special Policy Areas on the proposals map (Plan No.1 – Proposals). (See amended replacement proposals map).</p>	3.3.35

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Change Ref	Policy/ Paragraph Reference	Recommended/Required Change (Precise wording)	Paragraph number in Inspector's Report
CWA20	Plan No.1 – Proposals CW25	<b>Mark</b> the sub-divisions of the Waterfront Special Policy Area on the proposals map (Plan No.1 – Proposals). (See amended replacement proposals map).	3.3.26
CWA15	CW25	<p><b>Amend</b> the second sentence of the policy text as follows:</p> <p><i>Development within this area that has a waterfront edge should provide public access and incorporate mooring points wherever possible and maximise the potential of the waterspace to enhance the tourist, leisure and recreational facilities.</i></p> <p><b>Add</b> after the second sentence:</p> <p><i>Flood risk is a significant issue in this area. All development proposals must be accompanied by a flood risk assessment which should address:</i></p> <ul style="list-style-type: none"> <li>• <i>the retention of existing flow paths for all sources of flooding;</i></li> <li>• <i>the retention of space for water to be safely stored and managed;</i></li> <li>• <i>floor levels;</i></li> <li>• <i>the provision of a place of safety accessible to all users of the site; and</i></li> <li>• <i>the implications for emergency planning procedures.</i></li> </ul> <p><b>Add</b> the following criteria after iii:</p> <p><i>iv) Land alongside Doncaster Road will be suitable for office, business and some leisure uses</i>  <i>v) Land to the south of Fall Ings will be suitable for office, business and some leisure uses</i>  <i>vi) Stennard Island will be suitable for offices and business uses</i>  <i>vii) Land to the north of Chantry Bridge will be suitable offices, business and small scale retail and leisure.</i></p>	3.3.26
CW16	5.125	<b>Delete</b> the bullet points:	3.3.26
IC7	5.116	<b>Add</b> the following to the end of paragraph 5.116; <i>Residential uses will be supported in the Core Waterfront area if they are brought forward within the parameters relating to the amount of development established by outline planning permission 04/99/67595.</i>	3.3.28

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Change Ref	Policy/ Paragraph Reference	Recommended/Required Change (Precise wording)	Paragraph number in Inspector's Report
CWA132	6.7	<p>After paragraph 6.7 <b>add</b> the following: The general approach to delivering the vision and objectives is to be flexible. We will use our own land to support <i>projects where appropriate. This may include selling sites to developers such as existing car parks, or buying land to help achieve development proposals. Where necessary, we will use our planning and development powers such as compulsory purchase orders to bring development sites forward. We will also put in place contingency measures in the event that sites and proposals do not come forward as expected or align with the timetable set out in table 6.</i></p> <p><i>If there is any delay in bringing forward sites or projects, the following actions will be undertaken to ensure that area action plan targets are met. We will:</i></p> <ul style="list-style-type: none"> <li>• <i>review or update the housing market assessment and strategic housing land availability assessment;</i></li> <li>• <i>hold discussions with developers and landowners to identify barriers to delivery (e.g. via developer agreements);</i></li> <li>• <i>lead on the implementation of master plans to drive forward development within the designated Development Sites and Special Policy Areas;</i></li> <li>• <i>proactively promote more residential uses within mixed use schemes; and</i></li> <li>• <i>review the area action plan or other relevant LDF documents, as appropriate.</i></li> </ul> <p><i>Other sources of funding will be sought through Yorkshire Forward and other capital programmes to secure the necessary infrastructure and public realm works.</i></p> <p><i>A series of detailed masterplans will be prepared to provide detailed advice on the composition and mix of uses within the Development Sites and Special Policy Areas and the layout and phasing of development taking into account the results of the flood risk assessment and the principles of the Emerald Ring. The delivery and implementation framework explains how these sites and areas will be delivered.</i></p> <p><i>Developers should discuss their proposals with the local community at an early stage and also undertake various forms of pre-application consultation (e.g. public meetings, exhibitions and leaflets) in line with the Statement of Community Involvement.</i></p> <p><i>We will prepare detailed masterplans for Ings Road, Thornes Wharf and Kirkgate Special Policy Areas as part of a comprehensive approach to redevelopment. Many of these areas require land assembly, site clearance, infrastructure improvements and relocation of existing uses.</i></p>	3.4.5

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Change Ref	Policy/ Paragraph Reference	Recommended/Required Change (Precise wording)	Paragraph number in Inspector's Report
CWA134	Appendix A	<b>Amend</b> and <b>update</b> the monitoring framework to include additional information relating to delivery and implementation of the policies concerning key delivery agents and management processes. (See amended Appendix A at the end of this schedule.)	3.4.5
CWA135	Appendix A	<b>Amend</b> monitoring indicator relating to policy CW16 and insert new monitoring indicator and target to measure the amount of completed office floorspace. (See amended Appendix A at the end of this schedule.)	3.4.5
CWA136	Appendix A	<b>Replace</b> monitoring indicator relating to cycle use. (See amended Appendix A at the end of this schedule.)	3.4.5
CWA137	Appendix A	<b>Delete</b> monitoring indicator and target under objective 6. (See amended Appendix A at the end of this schedule.)	3.4.5
CWA138	Appendix A	<b>Insert</b> two new monitoring indicators and targets relating to retail and vitality and viability issues under objective 9 (See amended Appendix A at the end of this schedule).	3.4.5
CWA24	All	<b>Delete</b> <i>determination of planning applications</i> and <b>insert:</b> <i>We will implement this policy by proactively managing planning applications and related processes.</i>	3.4.5

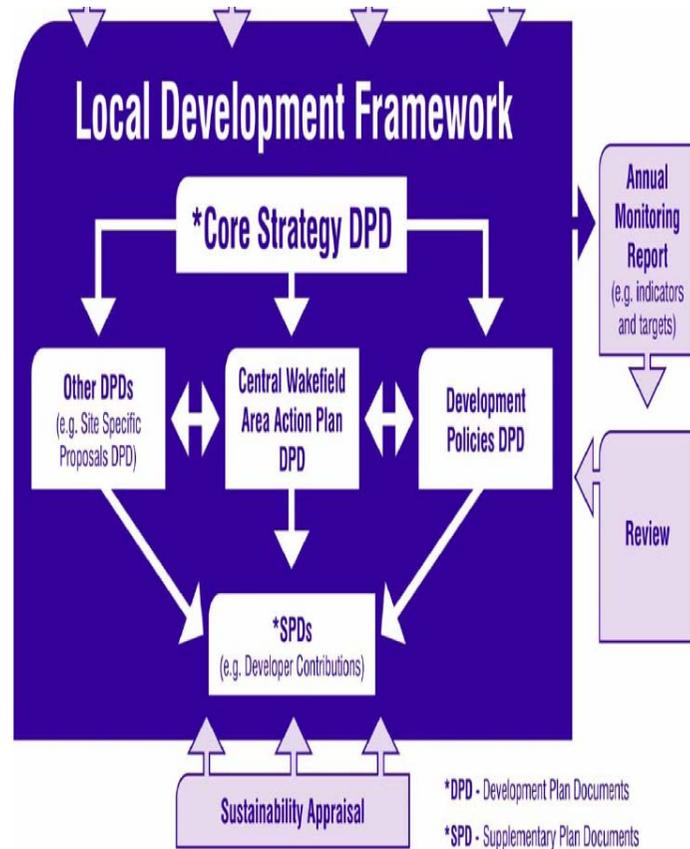
**TABLE 2 - CWA35**

Table 2: How the Central Wakefield Area Action Plan will implement the challenges of the Wakefield District Community Strategy (Developing Knowledge Communities)

Challenges	How the Central Wakefield Area Action Plan will meet the challenge
<b><i>Safer and stronger communities</i></b>	<ul style="list-style-type: none"> <li>• Promotes well-designed buildings and spaces in accessible locations</li> <li>• Prioritises the needs of people over motor vehicles especially those who are impaired (e.g. Emerald Ring)</li> <li>• Protects and enhances public spaces</li> <li>• Improves the safety of shoppers and city centre users</li> <li>• Addresses anti social behaviour and fear of crime</li> <li>• Improves the connectivity between city centre and surrounding areas</li> <li>• Enhances the quality of the townscape and protects historic and valued environments</li> <li>• Concentrates a diverse range of uses and activities within central Wakefield to promote choice and broaden its appeal to a wider range of age groups.</li> <li>• Contributes to the attractiveness of central Wakefield, enhancing image for inward investment</li> <li>• Directs major investment towards central locations close to transport nodes</li> </ul>
<b><i>Healthier communities</i></b>	<ul style="list-style-type: none"> <li>• A network of cycling and walking routes will encourage healthy and sustainable travel.</li> <li>• New public spaces will provide focal points for interaction, especially along the waterfront</li> <li>• Improves access to green and play space</li> </ul>

<b>Skills and enterprise</b>	<ul style="list-style-type: none"> <li>• Reducing traffic and congestion</li> <li>• Develops the skills capacity of the local workforce and strengthen the local economy by exploiting the growth potential of new business opportunities especially those developing new technologies such as creative and digital industries</li> <li>• Enhances education and cultural facilities</li> </ul>
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**CWA31 - Figure 1: Relationship of the Central Wakefield Area Action Plan to Other Local Development Framework Documents.**



### CWA144 - APPENDIX C: Strategy, Objectives, Policies and Projects

Strategy	Objectives	Policies (including projects)	Associated Projects
<b>Transport:</b> <ul style="list-style-type: none"> <li>Reduce through traffic and congestion within the Emerald Ring.</li> <li>Reduce air, noise and light pollution and its impact on development.</li> <li>Improve road safety and promote pedestrian priority within the Emerald Ring.</li> <li>Improve accessibility and links between the city centre and surrounding communities.</li> <li>Provide car parking to serve short and long stay visitors.</li> <li>Provide a good public transport system.</li> </ul>	<p>1</p> <p>1, 2, 8, 9</p> <p>1</p> <p>1,6,10</p> <p>1,9</p> <p>1,9</p>	<p>CW1(Emerald Ring – Restriction of Traffic), CW19 (Trinity Walk), CW20 (Merchant Gate).</p> <p>CW1 (Emerald Ring – Restriction of Traffic), CW18A (Jacobs Well Lane/Stanley Road), CW18C (Borough Road Car Park), CW21 (The Waterfront), CW22 (Kirkgate).</p> <p>CW1 (Emerald Ring – Restriction of Traffic), CW2 (Emerald Ring – Design Principles).</p> <p>CW2 (Emerald Ring – Design Principles), CW3 (Number and Location of Car Parks), CW4 (Pedestrian And Cycle Routes), CW10 Public Realm – Principles and Objectives), CW22 (Kirkgate).</p> <p>CW3 (Number and Location of Car Parks), CW16 (Westgate Yards), CW19 (Trinity Walk), CW20 (Merchant Gate), CW22 (Kirkgate), CW23 (Ings Road).</p> <p>CW20 (Merchant Gate), CW22 (Kirkgate).</p>	<p>North Wakefield gyratory system, park and ride schemes.</p> <p>Ings Road/Denby Dale Road gyratory.</p> <p>Wakefield free city bus, cycle and pedestrian routes, Thornhill Street scheme.</p> <p>Car parking strategy, parking enforcement measures, variable message signs.</p> <p>Wakefield city centre : Planning for buses, Kirkgate traffic management scheme.</p>
<b>Housing:</b> <ul style="list-style-type: none"> <li>Provide adequate high</li> </ul>	2, 5,8, 9	CW5 (Meeting Housing Needs within Central Wakefield),	

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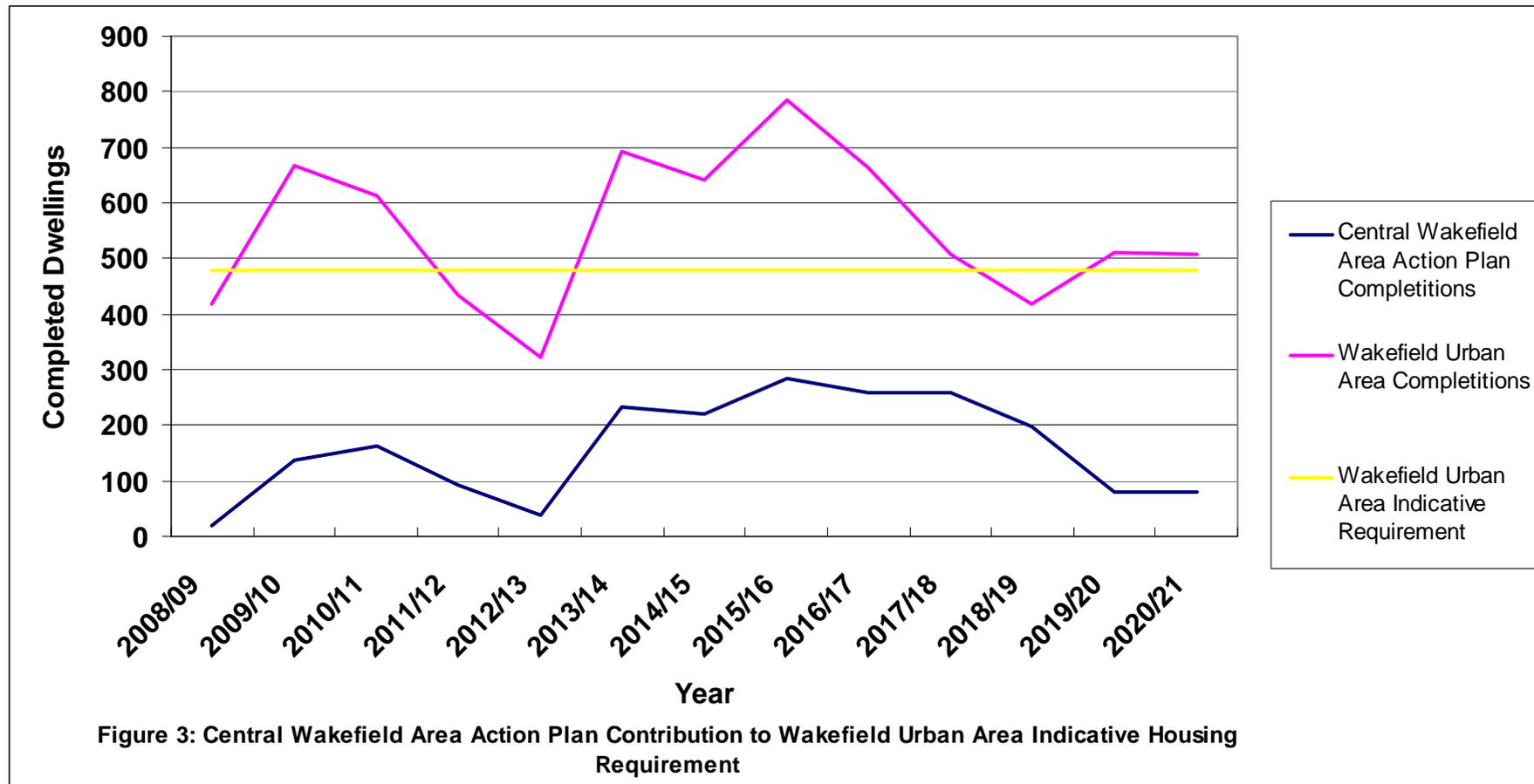
Strategy	Objectives	Policies (including projects)	Associated Projects
<p>quality residential units to encourage city centre living.</p> <ul style="list-style-type: none"> <li>• Provide an adequate mix of housing.</li> <li>• Provide an adequate amount of affordable housing.</li> <li>• Provide housing at appropriate densities.</li> </ul>		<p>CW18 (Development Sites), CW20 (Merchant Gate), CW21 (The Waterfront), CW22 (Kirkgate), CW23 (Ings Road). Core Strategy policies</p> <p>Core Strategy policies</p> <p>Core Strategy policies</p>	
<p><b>Economy and Employment:</b></p> <ul style="list-style-type: none"> <li>• Provide modern office accommodation to regenerate the local economy.</li> <li>• Retain existing employment areas.</li> </ul>	3, 9	<p>CW15 (Specialist Retail Area), CW16 (Westgate Yards) , CW20 (Merchant Gate), CW21 (The Waterfront), CW22 (Kirkgate), CW24 (Thornes Wharf).</p> <p>CW25 (Calder Vale).</p>	
<p><b>Protecting And enhancing the built and natural environment:</b></p> <ul style="list-style-type: none"> <li>• Development will respect conservation areas, historic buildings, archaeology</li> <li>• Skylines, landmarks</li> </ul>	4  4, 9	<p>CW18b (Clayton Hospital), CW18C (Borough Road Car Park), CW18D (Wakefield College – Sandy Walk), CW18E (Registry of Deeds), CW19 (Trinity Walk), CW20 (Merchant Gate), CW21 (The Waterfront), CW22 (Kirkgate). CW6 (Skylines and Strategic Views),</p>	

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Strategy	Objectives	Policies (including projects)	Associated Projects
<p>and important views will be respected and developed.</p> <ul style="list-style-type: none"> <li>• Ensure development is of high quality design.</li> <li>• Achieve the delivery of high quality public realm.</li> </ul>	<p>4</p> <p>4,6,7,9</p>	<p>CW7 (Vistas), CW8 (Landmark Sites/Development), CW18A (Jacobs Well Lane/Stanley Road), CW18B (Clayton Hospital), CW19 (Trinity Walk), CW20 (Merchant Gate), CW21 (The Waterfront), CW22 (Kirkgate), CW23 (Ings Road).</p> <p>CW6 (Skylines and Strategic Views) , CW7 (Vistas), CW8 (Landmark Sites/Development), CW10 (Public Realm – Principles and Objectives), CW11 (Public Realm – Hierarchy of Quality), CW19 (Trinity Walk), CW20 (Merchant Gate), CW21 (The Waterfront), CW22 (Kirkgate), CW23 (Ings Road), CW24 (Thornes Wharf).</p> <p>CW1 (Emerald Ring – Restriction of Traffic), CW4 (Pedestrian and Cycle Routes), CW8 (Landmark Sites/Development), CW9 (Financial Contributions towards Public Realm Improvements), CW10 (Public Realm – Principles and Objectives), CW11 (Public Realm – Hierarchy of Quality), CW16 (Westgate Yards), CW18 (Development Sites), CW19 (Trinity Walk), CW20 (Merchant Gate), CW21 (The Waterfront), CW22 (Kirkgate), CW23(Ings Road), CW24 (Thornes Wharf).</p>	<p>Design review panel.</p> <p>Bull Ring scheme, County Hall civic space, Wood Street pedestrianisation, Wood Street north scheme, Westgate/Marygate, Historic Yards (Westgate area), Brooke Street, Teal Street, Marsh Way (Lower Warren gate – Kirkgate Roundabout), Thornhill Street scheme.</p>



CWA50 – Figure 3: Housing Trajectory for Central Wakefield



**CWA133 - Table 6: Delivery and Implementation Framework**

<b>Area Action Plan Policy/ Proposal</b>	<b>Delivery Agency</b>	<b>Delivery Mechanisms</b>	<b>Funding/Delivery</b>	<b>Phasing/Target</b>
Emerald Ring (CW1-CW2)	Wakefield MDC and partners (including the Highways Agency and Metro)	Planning applications and LTP2	Funding through redevelopment of adjacent development sites from developer contributions via section 106 agreements  Contributions from LTP2 towards road improvements and traffic management measures	Phase one (Completion of inner ring road) and phase two (public realm works)
Development of Pedestrian and Cycle Routes (CW4)	Wakefield MDC and partners	Planning applications	Developer contributions (section 106 agreements) and other sources of revenue such as Yorkshire Forward, LTP2 monies and grant/lottery funding	All phases
Westgate Yards (CW16)	Wakefield MDC and Yorkshire Forward	Planning applications	Section 106 agreements, Arts Council funding and shop front/historic buildings grants	All phases
<b>Development Sites (CW18)</b>				
(A) Jacobs Well Lane/Stanley Road	Private landowners	Planning applications/ developer agreement	Private developers and financial support from registered social landlords.	Phases one and two
(B) Clayton Hospital	NHS (North Kirklees and Wakefield Partnership Board and Wakefield MBC)	Planning applications	Private sector funding	Phase two (new hospital at Pinderfields due to open in 2010)
(C) Borough Road Car Park	Wakefield MBC and private landowners	Planning applications	Private sector funding plus Yorkshire Forward and Wakefield MDC. Wakefield MDC will prepare a masterplan to redevelop the site as landowners.	Phase two
(D) Wakefield College (Sandy Walk)	Wakefield College and Learning and Skills Council	Planning applications	Public sector funding (Learning and Skills Council)	Phase two (new city centre campus at Margaret Street due to open in 2012).
(E) Registry of Deeds	West Yorkshire Archive Service	Planning applications	Private sector funding	Phase two
<b>Special Policy Areas</b>				
Trinity Walk	Modus (lead	Masterplan	Private sector funding	Phase one due for

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(CW19)	partner), Simons Developments, Wakefield MDC and Shepherd Construction	and planning applications		completion – late 2010)
Merchant Gate (CW20)	English Cities Fund (Legal and General, Insurance, English Partnerships and Muse Developments	Masterplan and planning applications	Mainly private sector funding plus English Partnerships, Yorkshire Forward, European Regional Development Fund, Network Rail and Wakefield MDC	Phase one (main infrastructure and public realm works, office/residential buildings and car park) and phase two (offices and residential)
The Waterfront (CW21)	CTP/St James	Masterplan and planning applications	Mainly private sector funding plus significant match funding from Arts Council, Heritage Lottery Fund, European Regional Development Fund and English Partnerships.	Phase one (Hepworth Wakefield Gallery and associated building works) and phase two (restoration of Rutland Mills)
Kirkgate (CW22)	Metro, Network Rail (owner of Kirkgate station and depot), Wakefield MDC, Wakefield District Housing and UCMED	Masterplans, planning applications and developer agreements	Department of Transport and Railway Heritage Trust (Kirkgate station enhancements), private developers and possible section 106 contributions to fund Emerald Ring and public realm works from the redevelopment of Chantry House roundabout/adjacent sites, plus assistance from Yorkshire Forward, Wakefield District Housing and Wakefield MDC.  Wakefield MDC will coordinate land assembly and infrastructure works in relation to the roundabout and adjacent sites. A development framework for Kirkgate station and surrounding area will be prepared.	Phase two and three
Ings Road (CW23)	Private landowners	Masterplans, planning applications and developer agreements	Wakefield MDC and private developers with assistance from Yorkshire Forward and others.  Pooled section 106 contributions to fund open spaces and Emerald Ring features	Phase two and three
Thornes Wharf (CW24)	Private landowners	Masterplans, planning	Wakefield MDC, private developers and others such as Yorkshire Forward	Phase three

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		applications and developer agreements		
The Bull Ring/ Westmoorland Street/The Springs	Wakefield MDC	Planning application	Section 106 contributions from Trinity Walk scheme, Yorkshire Forward and others	Phase one (due to be completed by the end of 2010)

## C8 - Replacement Appendix A

### Appendix A: Monitoring Framework

#### Central Area Action Plan objective 1:

*To reduce traffic levels within Wakefield city centre and enable all users to gain equal access to shops and services by making it more pedestrian friendly, safer and more accessible by foot, bicycle and public transport.*

Policy/Topic Reference	Indicator	Target	Delivery Agency	Implementation
Emerald Ring (policies CW1 and CW2)	Car trips per year	A 3% reduction in city centre traffic (2011)  Source: West Yorkshire Local Transport Plan	Wakefield MDC, Highways Agency, Metro and bus operators	Number of vehicles entering/leaving central cordon  Demand management measures
Cyclists (policy CW3)	Number of cycle trips	5% of the number of journeys to work to central Wakefield by cycle by 2012  Source: West Yorkshire Local Transport Plan	Wakefield MDC and West Yorkshire Local Transport Plan	Proactively managing planning applications and related processes such as section 106 agreements and cycle parking standards
Location of car parks (policy CW3)	Percentage of long stay car parks located around/outside the Emerald Ring	90% by 2021	Wakefield MDC and private car operators	Proactively managing car parks through planning applications and related processes such as travel plans

#### Central Area Action Plan objective 2:

*To encourage city centre living for different types of household and tenure to meet the housing needs/requirements for central Wakefield.*

Policy/Topic	Indicators	Targets	Delivery Agency	Implementation
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Development Sites (policy CW18)	Completed new housing development by number of bedrooms and dwelling type within central Wakefield	To match the housing mix requirement set out in the Strategic Housing Market Assessment	House builders, developers, Homes and Communities Agency, Wakefield District Housing and social landlords	Proactively managing housing and mixed use development through planning applications and related processes.
Special Policy Areas (policies CW19 to CW24)				
Housing (policy CW5)	Number of new dwellings built	2162 (by 2021)	House builders, developers, Homes and Communities Agency Wakefield District Housing and social landlords	Proactively managing housing development through planning applications and related processes.

**Central Area Action Plan objective 3:**

*Regenerate the local economy by focussing major new office, retail and leisure development within central Wakefield*

<b>Policy/Topic</b>	<b>Indicators</b>	<b>Targets</b>	<b>Delivery Agency</b>	<b>Implementation</b>
New office floorspace (CW12)	Amount of completed office space within central Wakefield	Office (49,000 square metres)	Wakefield MDC, Wakefield <i>first</i> , private developers and funding partners Yorkshire Forward and Mid-Yorkshire Chamber of Commerce and Industry	Proactively managing development through planning applications and related processes.
Retail Policy Area (policy CW13)	Amount of completed retail floorspace within the Retail Policy Area	Retail (53,000 square metres)		
Primary Shopping Frontages (policy CW14)	Percentage of non-retail frontages granted planning permission within the Primary Shopping Frontages	No more than 25%		
Development Sites (policy CW18)	Improve Wakefield's position in the national retail rankings.	Top 50 by 2021		
Special Policy Areas (policies CW19 to CW24)				

**Central Wakefield Area Action Plan objective 4:**

*To protect and enhance the historic and distinctive character of central Wakefield, including the skyline and strategic views of the spires and towers.*

<b>Policy/ Topic Reference</b>	<b>Indicator</b>	<b>Target</b>	<b>Delivery Agency</b>	<b>Implementation</b>
Skylines and strategic views (policy CW6)  Vistas (policy CW7)	Number of developments that obscure the skyline, strategic views and vistas	None	Developers, Wakefield MDC and partners such as the design advisory panel	Proactively managing development through planning applications and related processes.  Development proposals that would affect the skyline will be submitted to the design advisory panel

**Central Area Action Plan objective 5:**

*To promote the highest standards of design and construction in new developments within central Wakefield by making best use of existing resources and renewable energy technologies, and minimising carbon emissions.*

<b>Policy/Topic Reference</b>	<b>Indicator</b>	<b>Target</b>	<b>Delivery Agency</b>	<b>Implementation</b>
Emerald Ring – Design Principles (policy CW2)	Percentage of works to the Emerald Ring that accord with the design principles set out in policy CW2	100%	Developers, Highways Agency and Wakefield MDC	Proactively managing development through planning applications and related processes such as highway maintenance
Development Sites (policy CW18) and Special Policy Areas (policies CW19 to CW24)	All new dwellings within Special Policy Areas and Development Sites to comply with national standards	100%	Wakefield MDC – planning and building control	Proactively managing development through planning and building regulation applications
Public Realm – Hierarchy of Quality (policy CW11)	Percentage of public realm improvements in accordance with the hierarchy of quality	90%	Developers, Wakefield MDC and partners (including the design advisory panel and Wakefield <i>first</i> )	Proactively managing development through planning applications and related processes

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**Central Wakefield Area Action Plan objective 6:**

*To enhance the public realm and improve links between the city centre and surrounding areas, including the waterfront.*

Policy/ Topic Reference	Indicator	Target	Delivery Agency	Implementation
Public Realm – Hierarchy of Quality (policy CW11)	Percentage of public realm improvements in accordance with the hierarchy of quality	100%	Developers, Wakefield MDC and partners (including the design advisory panel and Wakefield <i>first</i> )	Proactively managing development through planning applications and related processes

**Central Wakefield Area Action Plan objective 7:**

*To protect and enhance the natural environment by promoting biodiversity and recreational opportunities within the waterfront and providing greenspaces within new developments.*

Policy/Topic Reference	Indicator	Target	Delivery Agency	Implementation
Financial contributions towards public realm (policy CW9)	Percentage of planning applications where contributions are secured to contribute toward providing or improving open space	90%	Natural England, Sport England, Wakefield MDC and partners	Proactively managing development through planning applications and related processes such as section 106 agreements

**Central Wakefield Area Action Plan objective 8:**

*To influence the location, layout and design of new development so that it reduces or minimises the risk of flooding and ensure that new development does not have an adverse impact on air quality, noise and light pollution*

Policy/ Topic Reference	Indicator	Target	Delivery Agency	Implementation
Flood risk	Number of planning applications granted within central Wakefield contrary to advice of Environmental Agency on flood defence	100%	Developers, Wakefield MDC and partners (the design advisory panel and Wakefield <i>first</i> )	Proactively managing development through planning applications and related processes  Flood risk assessments

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	grounds			
Air quality	Annual mean nitrogen dioxide concentrations	40mg/cubic metre annual average or lower	Wakefield MDC, Metro and Highways Agency	Proactively managing development through planning applications and related processes such as air quality assessments

**Central Area Action Plan objective 9:**  
*To increase the attractiveness of central Wakefield for residents, workers, tourists and visitors, including those previously lost to other centres*

Policy/ Topic Reference	Indicator	Target	Delivery Agency	Implementation
Development of pedestrian and cycle routes (policy CW4)	Percentage of pedestrian footfall in central Wakefield	25% by 2015 and 30% by 2021	Wakefield MDC (UCMED) and private developers	City centre health checks and perception surveys  Pedestrian counts
Retail (policy CW13)	Percentage of planning applications for major retail development within the city centre	95% (2016)	Wakefield MDC and private developers	Proactively managing development through planning applications and related processes
Retail (policy CW13)	Number of vacant units within the Retail Policy Area	Achieve vacancy levels below UK average of 10% to maintain the vitality and viability of the city centre	Wakefield MDC (UCMED) and private developers	City centre health checks

**Central Area Action Plan objective 10:**  
*Promote a vibrant evening economy for a wide range of ages and social groups whilst improving pedestrian safety and reducing opportunities for crime.*

Policy/Topic Reference	Indicator	Target	Delivery Agency	Implementation
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Evening economy (policy CW17)	Venues with statement of safety measures	<del>90%</del> 100% of relevant venues	Wakefield MDC and partners such as West Yorkshire Police, Wakefield Strategic Partnership and private developers	Proactively managing development through planning applications and licence applications
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