

ANNEX A – CHANGES REQUIRED TO MAKE THE DEVELOPMENT POLICIES DPD SOUND

Change Ref.	Policy/ Para Ref	Recommended/Required Change	Reason for Change	Inspector's Report Para. Ref.
DPA225	Appendix 2	In the Table heading replace <i>UDP First Alteration Policy</i> with <i>Unitary Development Plan Policy</i> . Amend the first sentence to read: <i>The policies contained in the Development Policies documents will replace ...</i> Replace UDP with <i>Unitary Development Plan</i> . Delete Table 8 Core Strategy policies. Amend policy numbers in Table 9 Development Policies. Re-number as Appendix 1. See replacement Appendix at the end of this schedule.	For accuracy and to reflect changes made to policies which have been amended or deleted and for clarification.	3.5
DPA23	D3	Delete Policy.	Duplicates national policy.	3.5
DPA25	3.10	Amend the first sentence to read: <i>In the Green Belt new housing development normally constitutes inappropriate development unless it is for agricultural, forestry and other rural occupational dwellings.</i> Delete third sentence.	For consistency with national policy	3.5
DPA231	3.11	Amend the second sentence to read: <i>In line with policy CS3, when proposing the change of use of a non-residential building to residential use in smaller settlements, developers will need to demonstrate that alternative employment and community uses have been properly considered before conversion for residential use.</i>	For clarification to aid implementation.	3.5
DPA26	3.12	Move to follow paragraph 3.10	For clarification	3.5
DPA27	3.13	Move to follow paragraph 3.10 and replace last sentence to read: <i>Proposals will be considered on their individual circumstances in accordance with national policy.</i>	For clarification to aid implementation.	3.5
DPA28	3.14 - 3.17	Delete paragraphs	Unnecessary text	3.5
DPA29	3.18	Replace Policy D2 with <i>This policy</i> and delete third sentence referring to D3.	For clarification and consistency	3.5
DPA30	3.19	Amend paragraph 3.19 to read: <i>This policy replaces policy OL16 in the Wakefield UDP.</i>	For clarification and consistency	3.5
DPA46	D8	Delete Policy	Duplicates national policy.	3.5
DPA121	D24	Delete Policy	Duplicates national policy.	3.5
DPA122	6.81	Add new second and third sentences to read: <i>Planning Policy Guidance 8 - Telecommunications sets out the Government's national policy on telecommunications development. It is not considered necessary to repeat this as a detailed policy in the LDF.</i>	For consistency following deletion of Policy D24.	3.5
DPA248	6.83	Delete paragraph	For consistency following deletion of Policy D24.	3.5
DPA125	6.84 - 6.85	Delete paragraphs	Not required following deletion of Policy D24	3.5
DPA138	D27	Delete Policy	Duplicates national policy	3.5
DPA139	6.99	Add the following text to the end of the paragraph: <i>Planning Policy Guidance 15: Planning and the Historic Environment (amended</i>	For clarification following the deletion of Policy	3.5

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		<i>by Circulars 01/2001 & 09/2005) sets out the Government's national policy for protecting historic buildings, conservation areas and other elements of the historic environment. It is not considered necessary to repeat this as a detailed policy in the LDF.</i>	D27.	
DPA140	6.99	Add the following paragraph after 6.99: <i>The preservation of buildings and structures of special architectural or historic interest and their settings will be secured by:</i> <ul style="list-style-type: none"> • <i>a presumption in favour of the preservation of Listed Buildings and structures;</i> • <i>ensuring that proposed alterations, extensions or changes of use to Listed Buildings, or development within their vicinity, will not have an adverse impact on the special architectural or historic interest of such buildings and their settings;</i> • <i>taking measures to ensure that neglected Listed Buildings are appropriately repaired and re-used.</i> 	For clarification following the deletion of Policy D27.	3.5
DPA133	6.104 - 6.105	Move Conservation Areas section with paragraphs 6.104 – 6.105 to follow 6.95	Policy now covers Conservation Areas, text moved and renumbered to reflect this.	3.5
DPA134	New paragraph	Add a new paragraph using Policy D28 text added after 6.104 above to read: <i>The preservation or enhancement of the special character or appearance of Conservation Areas and their settings will be secured by:</i> <ul style="list-style-type: none"> • <i>a programme of Conservation Area Appraisals and management schemes to manage change;</i> • <i>a presumption in favour of the preservation of buildings and structures, both listed and unlisted, identified as making a positive contribution to the special character or appearance of that Conservation Area;</i> • <i>ensuring that development within or which would affect the setting of a Conservation Area will not have an adverse impact on its special character or appearance;</i> • <i>safeguarding spaces, street patterns, views, vistas, uses and trees which contribute to the special character or appearance of that Conservation Area.</i> 	Policy now covers Conservation Areas, justification amended to reflect this.	3.5
DPA135	6.96	Add a new first sentence to read: <i>Procedures for the control of development that affects Conservation Areas is established by the Listed Buildings and Conservation Areas Act 1990. Planning Policy Guidance...</i>	For clarity as the policy now covers Conservation Areas.	3.5
DPA143	D28	Delete Policy	Duplicates national policy and Policy D26.	3.5
DPA141	6.101	Delete second and final sentences.	Not required following the	3.5

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			deletion of Policy D27	
DPA142	6.102 – 6.103	Delete paragraphs	Not required following deletion of Policy D27	3.5
DPA144	6.104 – 6.105	Move paragraphs to Development Affecting Historic Locations section at paragraph 6.95. Preface with a new sub-heading: Conservation Areas .	Policy D26 now covers Conservation Areas, text moved to reflect this.	3.5
DPA145	6.106	Move first sentence to become the first sentence of paragraph 6.96. Delete the remainder of paragraph.	Policy D26 now covers Conservation Areas, text moved to reflect this.	3.5
DPA146	6.107 – 6.108	Delete paragraphs	Covered in paragraphs 6.97 and 6.98	3.5
DPA192	D38	Delete policy	Duplicates national policy.	3.5
DPA16	D1	Delete policy and move into Core Strategy	The policy is most appropriately located in the Core Strategy	4.1.2
DPA45	D7	Delete policy and move into Core Strategy	The policy is most appropriately located in the Core Strategy	4.1.2
DPA235	3.2	Amend paragraph so that it reads: <i>The underlying principle in national and regional policy is to deliver sustainable development. Key to this approach is to guide and influence the location and scale of housing within easy access to services and to ensure that it is accessible by public transport, cycling and walking. The policies grouped under this theme provide the broad spatial framework to meeting local needs in sustainable locations. This section contains information and policies which address:</i> <ul style="list-style-type: none"> • housing density • rural housing • development on windfall sites • ensuring land is safeguarded for future development 	For clarification following changes to D1	4.1.2
DPA17	3.3	Delete paragraph	For clarification following relocation of the policy in the Core Strategy	4.1.2
DPA18	3.4	Move paragraph to follow paragraph 3.6	For clarification	4.1.2
DPA237	3.5	Add new sentence to beginning of paragraph which reads: <i>RSS policy sees raising urban density as one means of combating climate change and reducing greenhouse gas emissions.</i> Amend final sentence: <i>Policy CS3 sets out the requirement for housing within the district, including its scale, distribution and density.</i>	For clarification	4.1.2
DPA238	3.6	Change PPS3 to Planning Policy Statement 3 – Housing (PPS3). In the second sentence add ...30 dwellings per hectare... Add a final sentence <i>All proposals for residential development should achieve a</i>	For clarification	4.1.2

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		<i>minimum density of 30 dph. There may be local circumstances where site characteristics and other constraints limit what can be achieved on site in terms of density. In these circumstances a lower density may be acceptable but this will need to be justified.</i>		
DPA21	3.7 – 3.8	Delete paragraphs	Unnecessary text	4.1.2
DPA44	4.2	Amend paragraph to read: <i>This section outlines how housing will be developed that is affordable and meets the needs of people from all sections of the community.</i>	For consistency following deletion of policies	4.1.2
DPA47	4.3	Amend the last sentence to begin: <i>This section gives...</i>	For consistency following deletion of policies	4.1.2
DPA48	4.4 – 4.7	Delete paragraphs	Unnecessary text following the deletion of associated policies	4.1.2
DPA240	4.8	Amend the first sentence and add a new second sentence to read: <i>Affordable housing is defined in PPS3 which also sets out the circumstances in which affordable housing will be required where it is viable to do so and the approach to seeking developer contributions. Developers should also refer to the Council's Developer Contributions Supplementary Planning Document.</i>	For clarification of implementation of the policy.	4.1.2
DPA50	New paragraph	Add a new paragraph to follow 4.8 to read: <i>The Council's Strategic Housing Market Assessment together with Housing Needs Surveys set out the requirements for affordable housing within the district. This will include the need for affordable housing in both urban and rural settlements.</i>	For clarification of the implementation mechanisms.	4.1.2
DPA51	4.9	Delete paragraph.	Superseded by amendments to 4.8 and new paragraph added above.	4.1.2
DPA52	4.10	Delete second sentence. Insert a new sentence after third sentence that reads: <i>Priority will be given to previously developed land and sites within settlements before greenfield sites. In the fourth sentence replace by with <i>in consultation with.</i></i>	For consistency following deletion of D8	4.1.2
DPA53	4.11 – 4.12	Delete paragraphs.	For consistency following deletion of associated policies	4.1.2
DPA55	4.14	Replace with new text: <i>The Code for Sustainable Homes (The Code) was introduced in April 2007. It is a voluntary national standard designed to improve the sustainability of new homes by setting a framework within which homes can be designed and constructed to higher environmental standards. Minimum standards for compliance have been set above the requirements of Building Regulations. From May 2008 onwards mandatory ratings against The Code will be introduced. The Council will encourage development to meet Level 3 Current Best Practice or above.</i>	To update and clarify	4.1.2
DPA8	Table 1	Amend policy numbers in table and change title <i>DPD to Document.</i>	For consistency following	4.1.2

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			amendment/deletion of policies	
IC2	D11	Move policy D11 to precede paragraph 6.10	For coherence	4.1.4
DPA72	6.16	Amend to read: <i>This policy replaces E3 in the Wakefield UDP</i>	For coherence and consistency arising from IC2	4.1.4
IC3	D17	Move policy D17 to precede paragraph 6.50	For coherence	4.1.4
DPA94	New heading & para	Add to follow paragraph 6.49: Delivery & Implementation <i>This policy will be implemented by proactively managing development through planning applications and related planning processes.</i>	For coherence	4.1.4
DPA95	New heading & paragraph	Add to follow new paragraph added by DPA94: Replaced UDP Policy <i>None</i>	For coherence	4.1.4
IC4	6.60	Move paragraph 6.60 to follow Policy D19	For coherence	4.1.4
DPA247	6.67	Delete first and seventh sentences.	For accuracy	4.1.4
IC5	6.114 to 6.125	Move paragraphs 6.114 to 6.125 to follow Policy D30	For coherence	4.1.4
DPA167	6.140	Amend heading to: Policy Framework. Amend paragraph to read: <i>National planning policy for development in the Green Belt is set out in Planning Policy Guidance 2: Green Belts, which provides detailed guidance on its purpose and the use of land within it. Development proposals on land in the Green Belt, as shown on the Proposals Maps, will be determined in accordance with the policies and guidance set out in Planning Policy Guidance 2 or any subsequent revision of national planning policy or guidance on Green Belts and Core Strategy Policy CS12.</i>	For clarification	4.1.5
DPA168	6.144	Delete paragraph	Covered in 6.140	4.1.5
DPA169	6.145-6.147	Delete paragraphs	For clarification	4.1.5
DPA173	6.152	Replace <i>application</i> with <i>policy</i> .	For clarification	4.1.5
DPA177	7.4 – 7.5	Move section on Foul Water Drainage to follow section on Surface Water Drainage following on from paragraph 7.7	For clarity	4.1.5
DPA230	D36 & Paragraphs 7.10 – 7.15	Move Policy D36 and paragraphs 7.10 to 7.15 to precede Policy D35.	For clarity	4.1.5
IC1	Whole DPD	After all other changes recommended in this Annex have been made re-number all paragraphs, policies, pages and appendices.	For clarity	4.1.5
DPA22	D2	In part 2b. and part 3 of Policy D2 after the words <i>the sub-division</i> add the words <i>or replacement</i>	For consistency with PPG2	4.2.3
DPA31	D4	Delete Policy	Inconsistent with national policy and Core Strategy	4.2.4
DPA32	3.21	Delete last two sentences and add <i>...loss of unallocated former employment land...</i>	For clarification	4.2.4
DPA33	3.23	Replace with: <i>Planning Policy Statement 3 advises that where a windfall proposal is sustainable, will make effective use of land and is in line with the housing and wider objectives of the plan, planning permission for housing should be granted.</i>	For clarification	4.2.4

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DPA34	3.24 – 3.26	Delete paragraphs	Not required following deletion of policy D4	4.2.4
DPA35	D5	Delete policy D5	Lacks local distinctiveness and effectiveness	4.2.5
DPA36	3.27 – 3.30	Delete paragraphs	Not required following deletion of policy D5	4.2.5
DPA37	D6	Add a new first sentence so that the policy reads; <i>Areas of safeguarded land have been identified on the edge of settlements which may be suitable to meet longer term development needs for housing or employment land. Within these...</i>	For clarification and to add local distinctiveness	4.2.6
DPA38	3.31	Amend the paragraph to read: <i>The Council's policy on safeguarded land is set out in Section 9 of the Core Strategy. This safeguarded land is designated as Protected Areas of Search for Long Term Development and will be identified on the Proposals Maps.</i>	For clarification	4.2.6
DPA39	3.32 – 3.33	Delete paragraphs.	Covered in Core Strategy	4.2.6
DPA40	3.34	Amend paragraph and delete last sentence so that it reads: <i>Land covered by the Protected Areas of Search for Long Term Development designation should not automatically be regarded as long-term development land. Future reviews of LDF documents may reconsider the suitability of safeguarded land but in the meantime ...</i>	For clarification	4.2.6
DPA41	3.35	Change in the first sentence PPG2 to <i>Planning Policy Guidance 2 – Green Belts (PPG2)</i> . In the final sentence replace <i>Protected Areas of Search</i> with <i>safeguarded land</i> .	For clarification	4.2.6
DPA42	3.36	Replace <i>Protected Areas of Search sites</i> with <i>safeguarded land</i> .	For clarification	4.2.6
DPA241	D9	Delete Policy D9 and replace with the following policy: <i>The district's most sustainable and valued employment areas identified as Employment Zones which are shown on the Proposals Maps shall continue to be occupied primarily by employment uses. Proposals for development or re-development for employment uses in these zones will generally be supported. Non-employment uses will be permitted if:</i> <i>1. It can be demonstrated that:</i> <i>a. Alternative employment sites are available in the locality which are suitable in terms of quality and quantity so as not to prejudice opportunities for local employment uses;</i> <i>b. where a site is in use, suitable alternative provision has been made to accommodate any existing occupiers of the site or premises;</i> <i>c. where a site or premises are not in use appropriate marketing shows that the site or premises are not in demand for employment use.</i> <i>2. In each case the following criteria are met:</i> <i>a. existing neighbouring uses are not restricted by the introduction of new uses and the amenities of the new occupiers are not compromised by</i>	For clarity and to make the policy effective.	4.4.2

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		<i>existing neighbouring uses; and b. the proposal would not result in environmental, amenity or traffic problems, and c. the zone retains a mix of uses including a proportion which generates employment. 3. General retailing will not be permitted on land protected for employment use.</i>		
DPA57	5.8	Add text to the final sentence of paragraph 5.8 to read; <i>particularly in small rural settlements with limited employment opportunities (see Policy D1).</i>	For clarification	4.4.2
DPA106	D20	Delete policy D20 and combine with D15 as a criterion.	As a stand-alone policy it lacks precision and local distinctiveness.	4.5.2
DPA155	D31	Delete policy and partially merge with D30	Lacks local distinctiveness and effectiveness.	4.5.2
DPA242	D10	Amend the first paragraph of the policy as follows: <i>Within the district are a number of sites designated for biological or geological conservation of international, national, regional and local importance. Where the Council considers that any designated site or any species of principal importance for conservation may be affected by a development proposal, an ecological assessment will be required to be submitted with the planning application.</i> In part 1 in the first sentence delete not and replace with <i>only</i> , delete unless and replace with <i>if</i> , delete override and replace with <i>clearly outweigh</i> . In the second sentence delete the first word <i>Where</i> and replace with <i>The</i> and delete proposals are permitted they . In part 2 in the first sentence delete not and replace with <i>only</i> , delete unless and replace with <i>if</i> , In part 2b. delete exceptional... and replace override... <i>with outweigh</i>	To emphasise local circumstances for effectiveness	4.5.5
DPA61 •	6.3	Amend the paragraph to read: <i>Sites designated for biological and geological conservation within Wakefield District will be identified as:</i> Amend the third bullet point to: <ul style="list-style-type: none"> • <i>Regional and Local Designations: Regionally Important Geological Sites (RIGS), Sites of Scientific Interest (SSI), Local Nature Reserves (LNR), Ancient Woodland (AW) and Wakefield Nature Areas (WNA)</i> Add the following text beneath the bullet points: <i>These designated sites will be shown on the Proposals Maps. Developers should refer to Planning Policy Statement 9 where they are proposing development which may directly or indirectly affect any of these Designated Sites.</i>	For clarity and to aid implementation.	4.5.5
DPA62	6.5	Delete paragraph	Now included in paragraph 6.3	4.5.5
DPA64	New heading and	Add the following new paragraph after paragraph 6.9 <i>Delivery & Implementation</i>	For clarification	4.5.5

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	paragraph	<i>This policy will be implemented through allocations in the Sites Specific proposals document and by proactively managing development through planning applications and related planning processes.</i>		
DPA65	New heading and paragraph	Add the following new paragraph after the paragraph inserted above Replaced UDP Policies <i>This policy replaces policy E2 in the Wakefield UDP.</i>	For clarification	4.5.5
DPA243	D12	After <i>permitted</i> in the first sentence delete <i>in exceptional circumstances</i> and add the following policy text: <i>if it can be demonstrated that reasons of public interest for the development clearly outweigh any significant harm</i>	For consistency with PPS9	4.5.6
DPA66	D11	Add the following policy text as the new first sentence of the policy: <i>The Wakefield District Local Biodiversity Report identifies watercourses and water bodies as important ecological assets.</i>	To emphasise local circumstances for effectiveness.	4.5.7
DPA67	6.11	Amend the second sentence to read: <i>Where possible opportunities to remove weirs or install fish passes should be taken, especially on the River Aire and River Calder.</i>	For accuracy	4.5.7
DPA68	6.12	Replace <i>buffer zones</i> with <i>buffer strips</i> .	Clarification of terminology	4.5.7
DPA69	6.13	Add the following sentence to the beginning the of paragraph: <i>Watercourses and their banks are valuable habitats for many species. A highly effective way of protecting this habitat and contributing to wildlife habitat networks and green infrastructure is to retain buffer strips along watercourses.</i>	For accuracy and to aid implementation.	4.5.7
DPA70	New paragraph	After paragraph 6.13 add the following new paragraph: <i>Minimising culverting of watercourses and aspiring to reopen existing culverts is beneficial for ecology and also helps reduce flooding. Within new developments culverts should be avoided unless absolutely necessary for essential access, and existing culverting should be reopened wherever possible.</i>	To aid implementation.	4.5.7
DPA72	6.16	Amend paragraph to inform that: <i>This policy replaces policy E3 in the Wakefield UDP.</i>	For accuracy	4.5.7
DPA78	D13	Add the following as the first paragraph of policy text: <i>The district's woodland, hedgerows and trees are important ecological assets identified in the Wakefield District Local Biodiversity Report. Where the Council considers that trees or woodland may be affected by a development proposal, it will require an appropriate tree survey to be submitted with the planning application.</i> In the first sentence of part 1 delete <i>not</i> and replace with <i>only</i> and delete <i>unless</i> and replace with <i>if</i> In the first sentence of part 2 delete <i>not</i> and replace with <i>only</i> and delete <i>unless</i> and replace with <i>if</i>	To emphasise local circumstances and remove negativity for effectiveness.	4.5.8
DPA82	D14	Amend the first two sentences of the policy to read:	To emphasise local circumstances and	4.5.9

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		<i>Landscape is an important and highly valued environmental resource within Wakefield District. Development within the countryside, on the edge of settlements or within areas of open urban green space shall contribute towards the protection, maintenance and enhancement of the character of the district's landscape, its biodiversity, and where appropriate, the recreational quality of the area.</i>	for effectiveness.	
DPA83	6.34	Amend the first and second sentences as follows: <i>Landscape is a significant element of the district's identity. It ...</i>	For consistency with changes to policy D14.	4.5.9
DPA84	6.36	Add the following text to the first sentence... <i>LDF and will be used as the basis for determining the appropriateness of development proposals which might have an impact upon the landscape character of the district.</i>	To aid implementation.	4.5.9
DPA102	D18	Replace the first paragraph of the policy with the following text: <i>Landscape is an important and highly valued environmental resource within Wakefield District. New development shall be designed so that important existing landscaping features such as waterbodies, trees, hedgerows, stone walls and other elements identified in the Landscape Character Assessment together with any new features are incorporated as an integral part of the proposal. In particular development proposals shall:</i>	To emphasise local circumstances and for effectiveness.	4.5.10
DPA229	6.54	Add the following sentence to the end of the paragraph: <i>The Landscape Character Assessment of Wakefield District identifies landscape character types and important landscape elements within the district.</i>	To emphasise local circumstances and for effectiveness.	4.5.10
DPA250	D34	Amend the first paragraph to read: <i>Within Wakefield District a number of industrial, educational and community uses are located in the Green Belt that provide local employment opportunities or important community facilities. In order to allow for their continued operation, limited, small-scale development will be permitted providing the following criteria are met:</i> In part 1 delete <i>not</i> and replace with <i>only</i> and delete <i>unless</i> and replace with <i>if</i> In part 2b. delete <i>...original...</i>	To emphasise local circumstances and remove negativity for effectiveness.	4.5.14
DPA251	6.150	Amend the first sentence to read: <i>A number of industrial, educational and community uses have occupied the same site since before the Green Belt was first brought into effect.</i> In the third sentence after 'small-scale' delete <i>extensions</i> and replace with <i>development...</i>	For consistency	4.5.14
DPA244	D15	Add a first new sentence and amend the second sentence of the policy as follows: <i>Within the district are a diverse range of settlements which have distinctive local characteristics. In order to maintain and enhance local diversity all new development shall make a</i>	To emphasise local circumstances and to add new criteria previously covered by D5 & D20	4.5.14

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		<p><i>positive contribution to the environment and amenity of its locality by virtue of high quality design, layout and landscaping.</i></p> <p>Amend criterion b. to read: <i>b. provide a quality setting within the development;</i></p> <p>Amend criterion j. to read: <i>j. allow for flexibility to adapt non-residential development to alternative uses to meet changing needs and circumstances over the lifetime of the development;</i></p> <p>Delete and at the end of criterion k</p> <p>Add the following criteria: <i>m. allow the opportunity for access to adjoining undeveloped land so it may subsequently be developed; and</i> <i>n. provide open space and recreational facilities in all new housing developments which is related to the scale, type and density of the development, and to the nature of the site and its surroundings.</i></p>		
DPA92	D16	<p>Add a new first paragraph to read: <i>Throughout the district's settlements are a diverse range of residential neighbourhoods, many of which have distinctive local characteristics which should be maintained or enhanced.</i></p> <p>In the third sentence delete <i>not</i> and replace with <i>only</i> and add <i>not</i> after <i>would</i>:</p>	To emphasise local circumstances and remove negativity for effectiveness.	4.5.15
DPA88	6.61-6.62	Move paragraphs 6.61 and 6.62 into section following 6.44.	Supporting text to deleted policy D20 moved into Policy D15 as new criterion.	4.5.16
DPA90	New heading & paragraph	<p>Add the following new paragraph after the paragraphs moved above: <i>Delivery & Implementation</i> <i>This policy will be implemented by proactively managing development through planning applications and related planning processes.</i></p>	To clarify the implementation mechanisms.	4.5.16
DPA91	New heading & paragraph	<p>Add the following new paragraph after the paragraph inserted above: <i>Replaced UDP Policy</i> <i>This policy replaces policies E52, E54, E60 and E61 (part) in the Wakefield UDP.</i></p>	For clarity	4.5.16
DPA245	D17	<p>Add the following policy text to the end of the policy: <i>In particular development along rivers and canals shall:</i></p> <p><i>a. enhance the architectural quality and character of the waterway;</i></p> <p><i>b. improve the visual and physical relationship between the development site, the waterway and any adjoining public areas;</i></p> <p><i>c. improve access along and across the river or canal corridor where appropriate;</i></p> <p><i>d. be orientated and designed to promote surveillance of the river or canal frontage;</i></p> <p><i>e. enhance the public amenity value of the waterway;</i></p> <p><i>f. enhance important views outward from the</i></p>	To emphasise local circumstances and to aid implementation for effectiveness.	4.5.17

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		<i>river or canal corridor; and g. enhance recreational opportunities of the waterway, where appropriate.</i>		
DPA98	New paragraph	Insert the following new paragraph following 6.50: <i>Historically many waterside schemes have been poorly designed and the opportunity offered by the presence of the waterway has been lost. Waterside sites have increasingly been the focus for high quality development and have demonstrated that good urban design can bring added value to waterside development ("The Value of Urban Design", CABE and DETR, 2001). "Planning a Future for the Inland Waterways" (IWAAC, December 2001) identifies a number of measures which can be employed to support good design on waterside sites, including</i> <ul style="list-style-type: none"> • <i>integration of the waterspace with surrounding uses;</i> • <i>taking a corridor approach to waterside development;</i> • <i>treating the towpath as a 'pedestrianised street' with buildings orientated to front the waterway and linked public spaces with active edges overlooking the waterway which are accessed from the tow path in order to generate natural surveillance and policing.</i> 	To emphasise local circumstances and to aid implementation for effectiveness.	4.5.17
DPA105	D19	Add the following text to the beginning of the policy: <i>Areas of Protected Open Land identified on the Proposals Maps shall be safeguarded from development to maintain local character and amenity of settlements and their communities.</i> In the second sentence delete not and replace with <i>only</i> and delete <i>except after permitted.</i>	To emphasise local circumstances for effectiveness and to rephrase the policy positively.	4.5.19
DPA246	6.60	Add a new second sentence to read: <i>These may consist of parks and public recreational space or open areas of green space of amenity value.</i> Amend the fourth sentence to read: <i>Currently one Protected Area of Open Land has been identified in Wrenthorpe in the Sites Specific Proposals document and Proposals Maps.</i> Add a new final sentence to read: <i>Further Protected Areas of Open land may be identified in the forthcoming Leisure, Recreation and Open Space Document.</i>	For clarity to aid implementation.	4.5.19
DPA111	D21	Add a new first sentence to read: <i>Highway safety, road traffic congestion, and the impact of vehicles on environmental quality and amenity are increasingly of concern within the district.</i> In criterion d. replace <i>connectivity</i> with <i>connections...</i>	To emphasise local circumstances for effectiveness.	4.5.20
DPA118	D23	Add a new first sentence to read: <i>Shopfronts, signs and advertisements make a significant contribution to the character and local identity of the district's town centres.</i>	To emphasise local circumstances for effectiveness.	4.5.21
DPA126	D25	Re-word the policy as follows: <i>Within the district there are a number of Scheduled Ancient Monuments and other unique archaeological assets. New development has also</i>	For consistency with national policy.	4.5.22

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		<p><i>led to the discovery and excavation of remains of national, regional and local importance such as Roman and Iron Age Settlements and a chariot burial.</i></p> <p><i>1. Development that affects the site or setting of a Class I or Class II archaeological site will only be permitted if there are exceptional circumstances of over-riding public interest and suitable protective and mitigation measures can be implemented to safeguard the archaeological value of the site.</i></p> <p><i>2. In the case of Class III sites development will only be permitted where:</i></p> <p><i>a. the archaeological remains will be preserved in situ through careful design, layout and siting of the proposed development; or</i></p> <p><i>b. when in-situ preservation is not justified or feasible, appropriate provision is made by the developer for excavation and recording before and/or during development and for the post-excavation analysis, publication, and archive deposition of any findings.</i></p> <p><i>3. Where development proposals affect sites of known or potential archaeological interest, an appropriate archaeological assessment and evaluation will be required to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.</i></p>		
DPA127	6.88 – 6.89	Delete paragraphs and use text in Policy D25.	Text now combined with policy D25.	4.5.22
DPA128	6.90	Delete first sentence and add text to D25. Amend the remaining paragraph to read: <i>Where development that affects an archaeological site is acceptable...</i>	For clarity	4.5.22
DPA131	D26	Amend the first paragraph to read: <i>Development within or likely to affect the district's Historic Parks & Gardens, Historic Landscapes, Conservation Areas and Sites of Historic Battles will only be permitted where there is no adverse impact on:</i>	To emphasise local circumstances for effectiveness.	4.5.23
DPA132	6.94	Amend second sentence and add a new sentence as follows: <i>The Council has also designated the historic site of the Battle of Wakefield and the historic landscape of Heath for protection under this policy. Details of these designations are given in the Sites Specific Proposals document and Proposals Maps. Although...</i>	For clarity to aid implementation.	4.5.23
DPA136	6.97	Replace <i>allocations</i> with <i>designations</i> .	For accuracy.	4.5.23
DPA137	6.98	Amend paragraph to read: <i>This policy replaces policies E28, E29, E30, E33, E35 and E63 in the Wakefield UDP.</i>	For clarity.	4.5.23
DPA147	D29	Amend the policy to read: <i>Within the district are a number of buildings which are identified for protection because of their local significance in terms of their historical or</i>	For clarity to aid implementation.	4.5.24

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		<i>architectural interest. These include buildings of local community interest, individual buildings or groups of buildings that contribute to the character or identity of an area, and buildings which are examples of important work by local architects or builders. Development including extensions, alterations, and changes of use to Buildings of Local Interest will only be permitted where there is no adverse impact on:</i> <i>a. any features of special architectural or historic interest; and</i> <i>b. the character, appearance and setting of the building.</i>		
DPD234	6.109	Add to the first sentence: <i>Within the district are buildings which are not on the statutory list of Listed Buildings and may not be within Conservation Areas, but are of local significance and need to be identified as such and protected because of their local interest.</i>	To emphasise local circumstances and to aid implementation for effectiveness.	4.5.24
DPA249	D30	Amend the policy by adding a new first paragraph to read: <i>Within the district there is a legacy of activities such as mining, quarrying, heavy industrial processes and chemical works which have resulted in the degradation of environmental quality in the past and have potential to cause further pollution or damage to amenity. Air pollution from road traffic is also an increasing problem. In order to protect public health and the environment, and to encourage regeneration, the Council will require that:</i> In the first sentence of part 1 of the policy replace <i>not</i> with <i>only</i> and <i>unless</i> with <i>if</i> . Add the following to the end of criterion 1c.: <i>or lead to a deterioration of local air quality;</i> Add the following new part 3. to the policy: <i>3. Development proposals that include external artificial lighting which may cause unacceptable light pollution in the form of sky-glow, glare or intrusion onto other property and land will only be permitted if the Council is satisfied that adequate and reasonable controls can be put in place to protect dwellings and other sensitive property, the rural night-sky, observatories, road users, and designated sites for conservation of biodiversity or protected species from the intrusive affects of the light pollution.</i>	For clarity	4.5.26
DPA151	6.121	Amend the third sentence and add a sentence following it: <i>In Wakefield District there are Air Quality Management Areas along parts of the M1, M62 and A1 corridors and within Wakefield, Castleford, Pontefract, Featherstone and Knottingley. These are largely due to pollution caused by road traffic.</i>	To emphasise local circumstances and to aid implementation for effectiveness.	4.5.26
DPA152	6.125	Amend the final sentence of the paragraph to read: <i>The Environmental Quality section of the Design, Safety and Environmental Quality chapter in the Core Strategy...</i>	For clarity	4.5.26
DPA156	D32	Add text to the beginning of the policy to read: <i>There are a number of sites and pipelines within the district which are designated as dangerous</i>	To emphasise local circumstances and to aid	4.5.27

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		<p><i>substances establishments and major accident hazard pipelines by virtue of the quantities of hazardous substance present. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the kinds of development permitted in the vicinity of these installations. Development proposals which involve either:</i></p> <p>Amend criterion b. by replacing <i>not</i> with <i>only</i> and <i>unless</i> with <i>if</i>.</p>	implementation for effectiveness.	
DPA161	D33	<p>Preface the policy with the following new paragraph: <i>Within the district are areas where there are adverse ground conditions caused by unstable or contaminated land, including the presence of methane gas, as a result of past activities such as mining, quarrying, heavy industrial processes and chemical works.</i></p> <p>In the first sentence of part 1. delete <i>not</i> and insert <i>only</i> and amend the last sentence to read: <i>This investigation shall clearly identify the contamination, assess the risks to human health and controlled waters, and propose remediation requirements where necessary.</i></p> <p>In the first sentence of part 2. replace <i>affecting</i> with <i>affecting</i></p>	For clarity to aid implementation.	4.5.28
DPA176	D35	<p>Reword the policy as follows: <i>Major flooding events have occurred within the district caused by surface water and sewer flooding.</i></p> <p><i>1. Surface water from new developments must be managed using sustainable drainage techniques unless it can be demonstrated that they are not technically feasible. New developments on brownfield sites will be expected to reduce run-off rates by at least 30%, and must not increase existing rates on greenfield sites. Change of use developments and conversions will be expected to incorporate sustainable drainage techniques wherever possible.</i></p> <p><i>2. Development will only be permitted if infrastructure required to service the development is available or the provision of infrastructure can be co-ordinated to meet the demand generated by the new development.</i></p>	To emphasise local circumstances and strengthen the policy to cover surface and foul water drainage.	4.6.2
DPA178	7.6	<p>Amend the paragraph to read: <i>Much of the major flooding events within the district in 2007 and 2008 were caused by surface water and sewer flooding. This is a significant issue of concern for the Council and is predicted to get worse with the impact of climate change. Planning Policy Statement 25 predicts that rainfall intensity will increase by 30%. A range of sustainable drainage techniques are available to tackle flooding from surface water run-off and associated pollution. Sustainable drainage techniques include the use of ponds, reed beds, swales, permeable paved surfaces and soakaways. Developers will be expected to submit an assessment of the feasibility of using sustainable drainage systems with their proposals for development. The Council will expect</i></p>	To emphasise local circumstances and for clarity to aid implementation for effectiveness.	4.6.2

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		<i>sustainable drainage techniques to be incorporated into the development wherever practical and planning conditions and/or legal agreements may be used to ensure that suitable maintenance plans for sustainable drainage systems are in place.</i>		
DPA179	New paragraph	Add a new paragraph after 7.6 to read: <i>Developers are expected to reduce run-off rates by 30%, the onus will be on the developer to demonstrate as part of their planning application, what the existing run-off rate is. The reduction must be applied to a 1 in 1 year rainfall event. Developments must also incorporate on-site storage for surface water for a 1 in 100 year event. If a new point of discharge to a watercourse is proposed as part of a development, the run-off rate must not exceed greenfield rate (which is normally 2.5 litres per second per second), regardless of whether the site is brownfield or greenfield. Developers will not be expected to reduce run-off rates below the greenfield run-off rate.</i>	For clarity to aid implementation.	4.6.2
DPA177	7.4 – 7.5	Move section on Foul Water Drainage to follow section on Surface Water Drainage following on from paragraph 7.7	For clarification	4.6.4
DPA180	7.8	Delete <i>through the determination of</i> and replace with: <i>by proactively managing development through planning applications and related planning processes.</i> Add a second sentence to read: <i>Developers will be required to enter into legal agreements securing the long-term maintenance of sustainable drainage infrastructure, where it is not possible for them to be adopted.</i>	For clarity to aid implementation.	4.6.4
DPA182	D36	Amend the policy to read: <i>Following flooding events in the district the Council is concerned that development proposals are not at unacceptable risk from flooding or will give rise to flooding elsewhere. The Council will adopt a sequential approach to discourage development in areas at risk from flooding. If after applying the sequential approach it is not possible to avoid flood risk then the Council will adopt a precautionary approach to managing flood risk by seeking to minimise probability and consequence and ensuring developments are safe.</i> <i>The Council's Strategic Flood Risk Assessment will be used to inform the Sequential Test and, where development can only be situated in flood risk areas, it must have wider sustainability benefits that outweigh the flood risk, and should reduce flood risk overall. The Council will adopt the following approach to determining applications in relation to flood risk:</i> <i>a. Applicants proposing development in Flood Zone 2 and 3 must provide evidence of the Sequential Test to the Council;</i> <i>b. An appropriate flood risk assessment will be</i>	For consistency with PPS25 and to emphasise local circumstances.	4.6.6

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		<p><i>required for proposals in</i></p> <ul style="list-style-type: none"> • <i>Flood Zone 1 (low probability) of 1 hectare or more;</i> • <i>Flood Zone 1 where there is known to be a risk of localised flooding;</i> • <i>Flood Zone 2 (medium probability) following successful completion of the Sequential Test;</i> • <i>Flood Zone 3 (high probability) following successful completion of the Sequential Test.</i> <p><i>The Flood Risk Assessment will form part of the Exception Test where required;</i></p> <p><i>c. Applicants must demonstrate that developments can be considered safe over their predicted lifetime, and that they will not increase flooding elsewhere. The Council's Strategic Flood Risk Assessment and national flooding guidance will inform this process;</i></p> <p><i>d. measures to mitigate the risk of flooding and to manage any residual flood risk must be provided as part of the development and provision must be made for their future maintenance;</i></p> <p><i>e. within functional floodplain (Flood Zone 3b as mapped in the Strategic Flood Risk Assessment), development will only be permitted where it is for essential transport or utilities infrastructure for which no alternative location is available. The development shall be designed to remain operational at times of flood, shall not result in any net loss of floodplain storage and shall not impede water flow or increase flood risk elsewhere;</i></p> <p><i>f. A sequential approach to site layout will be required to ensure the most vulnerable aspects of a development are sited on the lowest risk areas of the site, and that the least vulnerable are sited on the highest risk areas.</i></p>		
DPA183	7.10	<p>Amend the first sentence of the paragraph as follows: <i>Climate change is likely to mean new and increased risks of flooding. The floods that caused widespread damage within Wakefield District in 2007 and 2008 are likely to be repeated.</i></p>	For clarity	4.6.6
DPA184	7.11	<p>Amend the paragraph 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 zones vary between Zone 1 where there is considered to be little or no probability of flooding to Zone 3 where the probability is high. A full description of the flood risk zones can be seen in Planning Policy Statement 25 Annex D, together with the Sequential Exception Tests which must be considered when allocating land and considering proposals for development. Development should preferably be located in Zone 1. If this is not possible development in Flood Zone 2, then Flood Zone 3 may be appropriate if the requirements relating to flood risk assessments are met, and the development can be shown to</i></p>	For clarity to aid implementation and for consistency with PPS25.	4.6.6

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		<i>be safe. Some developments are entirely inappropriate in flood risk areas regardless of the Sequential and Exception Tests or a flood risk assessment. These are highlighted in Annex D of Planning Policy Statement 25.</i>		
IC6	7.11	Add the following sentence to the end of the paragraph above: <i>Areas at risk from flooding will be shown on the Proposals Maps.</i>	For clarity to aid implementation and for consistency with PPS12.	4.6.6
DPA187	D37	Preface the policy with the following text: <i>Agricultural land within the district is under pressure from proposals to work minerals, to plant crops for biofuel and from urban expansion. As the climate is changing it is prudent to ensure that the most productive agricultural land is safeguarded for the future.</i> In the last sentence of the policy replace <i>not</i> with <i>only</i> and <i>unless</i> with <i>if</i> .	To emphasise local circumstances and for clarity to aid implementation for effectiveness.	4.6.7
DPA188	7.16	Add after the last sentence: <i>There is increasing concern over climate change and its impact on world food shortages, which is being exacerbated by production of cereals for biofuels rather than for food. Some of the best quality agricultural land in the district is under pressure from proposals for minerals working (such as limestone quarrying), planting with willow coppicing for wood chip to co-fire the power stations within and adjoining the district, and urban expansion as Wakefield District has been identified as a housing growth area in the Leeds City Region. In view of these concerns the Council considers that it is prudent to ensure that the most productive agricultural land within the district is safeguarded for the future.</i>	To emphasise local circumstances and for clarity to aid implementation for effectiveness.	4.6.7
DPA189	7.18	Amend the paragraph to read: <i>Theme 5 of the Core Strategy and Policy CS13 criterion d sets out the framework for adapting to climate change and efficient use of resources, including making the best use of resources such as agricultural land.</i>	For clarity to aid implementation for effectiveness.	4.6.7
DPA252	D39	Amend the policy to read: <i>In order to meet regional and district targets for renewable energy generation new developments of 0.5ha or more in site area, or 10 or more dwellings, or 1,000 square metres or more floor area for employment, commercial, leisure and community development will be required to incorporate on-site renewable energy generation technology unless it can be demonstrated that it is not technically feasible or financially viable, or there are demonstrable alternative decentralised renewable or low carbon energy sources. Predicted carbon emissions shall be reduced by at least 10% until the end of 2010, from 2011 until the end of 2015 the requirement will be at least 15% rising to at least 20% thereafter.</i>	To emphasise local circumstances and for clarity to aid implementation for effectiveness.	4.6.9
DPA253	7.27	Add a new sentence after the first sentence to read: <i>RSS also gives a target of 11 Mega Watts by 2010 and 41 Mega watts by 2021 for Wakefield District, based on the Sub-Regional</i>	For clarity to aid implementation for effectiveness.	4.6.9

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		<i>Renewable Energy Assessments & Targets Study (2004). The study also indicates that the most potential would be from technologies incorporated into buildings such as photovoltaic panels.</i> Amend the second and third sentences as follows: <i>To help meet these targets the Council will require that all major proposals for development will incorporate appropriate renewable technologies for on-site renewable energy generation for heating and power unless it can be demonstrated that it is not technically feasible or financially viable, or there are demonstrable decentralised renewable or low carbon energy sources. In line with other local authorities and established case law the expectation will be that at least a 10% reduction of the predicted annual carbon emissions should be met until 2010. This will increase to at least 15% until 2015 and 20% thereafter.</i>		
DPA194	7.27 – 7.28	Move paragraphs to follow Policy Justification heading before 7.21.	For clarity	4.6.9
DPA200	D40	Amend the first line of the policy as follows: <i>The Council will require that new development within the district ...</i>	For clarity	4.6.11
DPA199	7.33	Amend the third sentence of the paragraph to read: <i>New and converted dwellings should be built to at least the prevailing minimum standard of the Code.</i>	For clarity to aid implementation for effectiveness.	4.6.11
DPA203	Theme 1 D1	Delete D1 Indicators, Targets, Delivery Agency and Implementation.	Policy deleted	4.7.3
DPA204	Theme 1 D2	Amend Indicators as follows: 1. <i>In small settlements not in the Green Belt criteria in Policy D2 Section 1 a-d are fulfilled</i> 2. <i>In small settlements in Green Belt criteria in Policy D2 Section 2 a-c are fulfilled.</i>	Policy amended	4.7.3
DPA205	Theme 1 D3	Delete D3 indicator	Policy deleted	4.7.3
DPA206	Theme 1 D4	Delete D4 indicator	Policy deleted	4.7.3
DPA207	Theme 1 D5	Delete D5 indicator	Policy deleted	4.7.3
DPA208	Theme 2 D7	Delete D7 indicator	Policy deleted	4.7.3
DPA209	Theme 2 D8	Delete D8 indicator	Policy deleted	4.7.3
DPA210	Theme 4 D10	Delete Indicator 2 and Target 2 and replace with Indicator: <i>Improved local biodiversity – active management of local sites.</i> Target: <i>Annual increase.</i>	For clarity	4.7.3
DPA211	Theme 4 D11	Amend Indicator: <i>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood risk or water quality grounds.</i>	For precision and clarity	4.7.3
DPA254	Theme 4 D13	Delete Indicator 2 and replace with: <i>Percentage of residents having access to woodland.</i> Delete Target 2 and replace with: <i>0% of residents more than 500m from at least one area of accessible woodland of no less than 2 ha in size.</i>	Amended to provide a more practical and realistic target.	4.7.3
DPA212	Theme 4	Delete D20 Indicator	Policy deleted	4.7.3

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	D20			
DPA213	Theme 4 D24	Delete D24 Indicator	Policy deleted	4.7.3
DPA214	Theme 4 D26	Add Indicator 2.: <i>Total number of Conservation Areas with Appraisals</i> and Target 2. 100%	Policy amended to include reference to Conservation Areas	4.7.3
DPA215	Theme 4 D27	Delete D27 Indicator	Policy deleted	4.7.3
DPA216	Theme 4 D28	Delete D28 Indicator	Policy deleted	4.7.3
DPA217	Theme 4 D30	Amend Indicator 2.: <i>Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds.</i>	For precision and clarity	4.7.3
DPA218	Theme 4 D31	Delete D31 Indicator	Policy deleted	4.7.3
DPA255	Theme 5 D35	Amend Indicator to: <i>Number of permissions incorporating sustainable drainage techniques</i> Amend target to: <i>100% of practicable schemes</i> Delivery Agency column; Add <i>Environment Agency, Internal Drainage Boards</i>	For precision and clarity	4.7.3
DPA220	Theme 5 D36	Add and amend Indicators 1. <i>Number of planning permissions granted contrary to the advice of the Environment Agency on flood risk grounds</i> 2. <i>Number of windfall housing developments approved in Flood Zone 2 or 3.</i> Add Target 2. <i>Reducing.</i>	For precision and clarity	4.7.3
DPA221	Theme 5 D38	Delete D38 Indicator	Policy deleted	4.7.3
DPA256	Theme 5 D39	Indicator 1; Amend target <i>100% where relevant.</i> Delete Indicator 2 and Target 2.	For clarification	4.7.3
DPA223	Theme 5 D40	Amend Indicator: <i>Number of new residential developments which achieve the Code for Sustainable Homes level 6.</i>	Improved indicator	4.7.3
DPA233	Whole DPD	Replace all references to <i>through the determination of planning applications</i> with <i>proactively managing development through planning applications and related planning processes.</i>	For clarification	4.7.3

DPA225

Appendix 1 Replaced Unitary Development Plan Policies

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

Development Policy:

Policy D1

**Wakefield Unitary Development
Plan Policy**

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Policy D2	OL4
Policy D3	I5
Policy D4	E2
Policy D5	E3
Policy D6	E11, E12
Policy D7	E5, E6, E7, E9
Policy D8	None
Policy D9	E36, E64, E52, E54, E60, E61, H8, L10 L16 L17
Policy D10	None
Policy D11	E55
Policy D12	E56
Policy D13	OL3
Policy D14	T2, T3, T11, T12, T16
Policy D15	None
Policy D16	E58
Policy D17	E13, E15, E16, E17, E18, E19
Policy D18	E28, E29, E30, E33, E35 and E63
Policy D19	E26
Policy D20	E43, E46, E51
Policy D21	E49
Policy D22	E47
Policy D23	OL14
Policy D24	OL6
Policy D25	E65
Policy D26	OL5
Policy D27	OL20
Policy D28	None

Table 7 Development Policies