

Development Control Policies
Development Plan Document
- Preferred Options Report



Local Development Framework Preferred Options

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Information

This Core Strategy Preferred Options Report, the Development Control Policies DPD Preferred Options Report and their accompanying Sustainability Report are available to view and download on the Council's web-site at: www.wakefield.gov.uk/ldf. Copies are also available to view at main libraries and Council offices and can be obtained free of charge from the above address or by ringing (01924) 306495. If you would like to talk to a planning officer working on the LDF about any aspect of this document please contact the Spatial Policy Group on (01924) 306616 / 306620 / 306417.

If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Access to Services Implementation Group on (01924) 306764.

دیکھو سنو

اگر آپ کو اس لیفلٹ کی کاپی آڈیو کیسٹ، بڑی
لکھائی، بریل یا کسی اور زبان میں اس کا ترجمہ
چاہیے تو ہمیں اس نمبر پر فون کریں:

01924 306764

1 Introduction and Explanation

1.1 The Local Development Framework

1.1.1 The Council is introducing a new type of plan, known as the Local Development Framework (LDF), to guide the use of land and new development throughout the District. It is being prepared under new government legislation for development plans¹ and will replace the Unitary Development Plan First Alteration which was adopted in January 2003. The new LDF system is described in more detail in Appendix 1 to this report whilst a glossary of terms used can be found in Appendix 3.

1.1.2 The LDF will include policies and proposals for the development and use of land in the District for the period to 2021. It will be closely linked to Wakefield District Partnership's Community Strategy, *Fast Forward*, addressing issues which relate to land use and development in different parts of the District, with the overall intention of making it a more attractive and prosperous place to live. The LDF will also provide the policy framework for determining planning applications.

1.2 The Development Control Policies Development Plan Document

1.2.1 Whereas the UDP was a single document, the LDF will be made up of a number of separate Local Development Documents. This report is concerned with the Development Control Policies Development Plan Document which will contain policies for the Council to assess planning applications. It provides a detailed set of policies, designed to contribute to achieving the strategy and policies set out in the Core Strategy Development Plan Document and to meet a wide range of national and regional planning issues. It does not include details of land allocations, which will be in separate Development Plan Documents.

1.3 The Preferred Options Stage - Community Engagement

1.3.1 Stakeholder and community involvement is a fundamental requirement of the new planning system. Details of how the community and stakeholders will be involved in the preparation of Local Development Documents are contained in a separate document – the Statement of Community Involvement (SCI). More details are given in Appendix 1.

1.3.2 In January and February 2005 the Council carried out widespread consultation with statutory bodies, local organisations and groups and individual citizens on the issues which the initial LDF should address and the opportunities for dealing with them. It published an 'Issues & Options Report' relating to three Development Plan Documents (DPDs) to stimulate discussion and debate:

- Core Strategy Development Plan Document
- Site Specific Policies and Proposals Development Plan Document
- Development Control Policies Development Plan Document

1.3.3 A total of 1,358 separate comments were received from 114 different respondents covering all three documents. These comments have been considered and taken into account in the current stage of preparing each document – 'Preferred Options'. A short summary of the views

1 The Planning and Compulsory Purchase Act 2004

put forward at the Issues & Options stage is included in the explanation accompanying the policies in later chapters of this report. A fuller report of the Issues & Options consultation as it relates to the Development Control Policies DPD is published separately and can be viewed on the Council's web-site.

- 1.3.4** This is the latest of several rounds of public engagement that the Council is undertaking, in line with the proposals in the SCI and fulfilling statutory requirements²⁾ The purpose of the 'Preferred Options' stage is for the Council to seek the views of the community and stakeholders on the proposals it is recommending for the Development Control Policies DPD which will shape the future planning of the District. The aim is to encourage public involvement before decisions are made about the content of the final document to be submitted to the Secretary of State.

1.4 Structure of the Preferred Options Report

- 1.4.1** The Core Strategy Preferred Options Report, which is being published alongside this document, sets out the strategic issues facing the District which need to be tackled and the current national, regional and local policy framework. It also sets out the Council's preferred options for the LDF's core **vision, objectives, development strategy** and **strategic policies** and explains why each has been chosen. The Development Control Policies Preferred Option Report sets out the detailed policy approach on how individual planning applications will be assessed to contribute to meeting these objectives.
- 1.4.2** Figure 1 explains how the Development Control Policies DPD relates to other strategies which influence its content and its relationship to other parts of the LDF.

2 Regulation 26 of the Town & Country Planning (Local Development) (England) Regulations 2004.

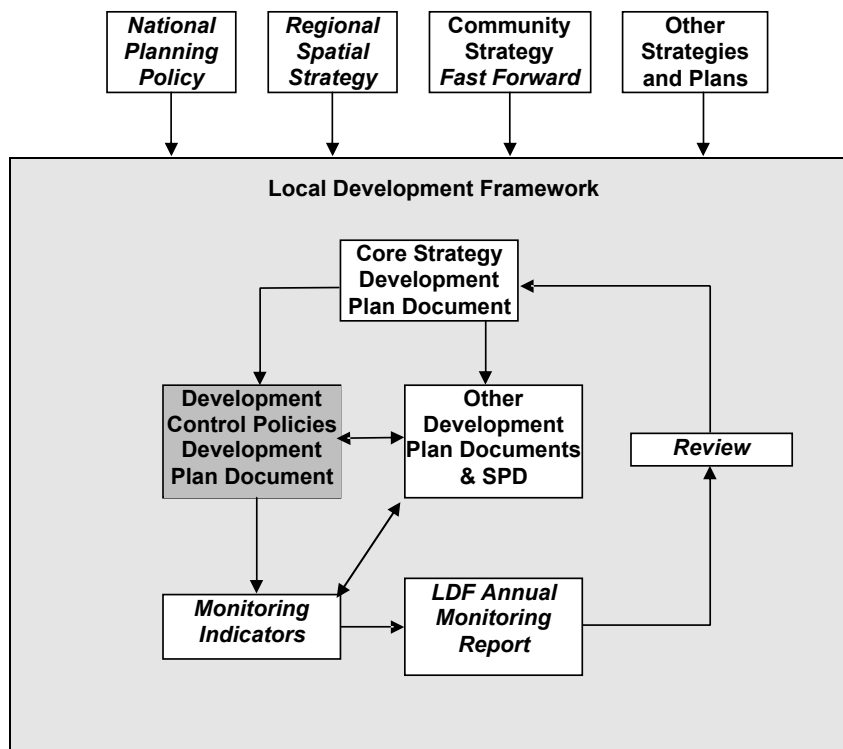


Figure 1 Relationship of the Development Control Policies DPD to Other Documents

1.4.3 The context described in the next chapter effectively limits some of the options for the LDF. Where there are considered to be no reasonable alternatives to the approach favoured by the Council (e.g. where development control policies are required to meet national and regional planning guidance and planning legislation) the term ‘**Preferred Approach**’ has been used. Where there is a choice to be made between different options, the report sets out the option favoured by the Council as the ‘**Preferred Option**’. The alternative options that have been considered are then outlined together with a brief explanation of why each has been rejected. These are termed ‘**Rejected Options**’.

1.5 Sustainability Appraisal

1.5.1 To ensure that the LDF’s policies and proposals will create sustainable development, each of its documents must comply with the requirements of the EU Directive on Strategic Environmental Assessment (SEA)⁽³⁾ and must be subject to a Sustainability Appraisal (SA)⁽⁴⁾. This means testing objectives, strategies and policies at each stage of the process to assess their potential impact on environmental, economic and social objectives and, where necessary, making changes to ensure sustainability. The Sustainability Report which accompanies this Preferred Options Report fulfils these requirements, and should be read in conjunction with this report. Copies are available on request and can be accessed on the Council’s web-site.

3 Environmental Assessment of Plans and Programmes Regulations 2004, and *A Practical Guide to the Strategic Environmental Assessment Directive*, ODPM, 2005

4 *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks*, ODPM, 2005.

1.5.2 A Scoping Report and Initial Sustainability Appraisal Report were issued for the Issues & Options consultation earlier in 2005. The Initial Sustainability Appraisal report appraised both the proposed objectives and the various options for strategy and policies put forward at that time. The outcome of the Initial Sustainability Appraisal has been taken into account when choosing the preferred options for objectives, strategy and policies at this next stage. Appendix 2 shows how the preferred options for the policies included in this report were assessed in terms of sustainability, where an equivalent proposal was included at the Issues & Options stage. Since then, further consideration has been given to the content of the Core Strategy which has subsequently led to a number of changes being made to the policies set out in the Development Control Policies DPD. The latest Sustainability Report appraises the policies as they appear in this report.

1.6 How Do I Get Involved?

1.6.1 We are writing to

- consultees identified in the Council's Statement of Community Involvement;
- all those who responded to the Issues & Options Consultation;
- any one else who has asked to be kept informed about the preparation of the LDF; to let them know that the Core Strategy and Development Control Policies Preferred Options Reports and their accompanying Sustainability Report are available for comment. If you are aware of anyone else who may wish to be informed let us know and we will write to them.

1.6.2 **We need your views.** If you have comments on the Council's preferred options for the vision, objectives, development strategy and policies put forward in this report or you wish to suggest alternatives, please:

- comment online on the Council's web-site at <http://www.wakefield.gov.uk/ldf>; or
- fill in the enclosed comments form and return it to the address below; or
- e-mail your comments to stratpoludp@wakefield.gov.uk.

1.6.3 You can also comment on the Sustainability Report in the same ways.

All comments should reach us by 5.00 p.m. on *Wednesday 1st March 2006*.

Send your comments to:

Wakefield Metropolitan District Council
Spatial Policy Group
Regeneration & Housing Services
PO Box 92
Newton Bar
Wakefield
WF1 1XS
Fax: (01924) 306660

If you wish to be kept informed of progress in preparing the LDF and be notified of future consultation stages tick the relevant box on the form or e-mail us with details and we will add your name and address to our mailing list.

1.7 What Happens Next?

- 1.7.1** All comments received during this 6 week period of consultation will be considered carefully by the Council and will be taken into account in preparing the final version of the Development Control Policies DPD to be submitted to the Secretary of State, which is due to take place in *Autumn 2006*.
- 1.7.2** Whilst everyone's views matter and are taken into account it is not always possible to meet everyone's wishes and aspirations. Difficult choices will have to be made about the strategy and policies to be put forward. To help you know how the Council has responded to your views a report of the Preferred Options consultation will be issued with the final Development Control Policies DPD.
- 1.7.3** If, when the Development Control Policies DPD is submitted to the Secretary of State you think that your views have not been reflected adequately there will be an opportunity to make a formal representation which will be considered by an independent inspector at a Public Examination. Further details about this will be given at the time of submission.
- 1.7.4** Details of the timetable for preparing each LDF document, including the points at which engagement will take place, are shown in the Local Development Scheme (LDS). The LDS has been adopted by the Council and agreed by the Government Office and is available to view on the Council's web-site or from the above address. More details about the LDS are given in Appendix 1. The LDS will be reviewed early in 2006 to reflect recent changes to the time-table.

2 Context

2.1 The Development Control Policies DPD will provide the main basis in determining planning applications within the district. As a Development Plan Document it will form part of the Local Development Framework. This report sets out the preferred approach for development control policies.

2.2 The development control policies are one of the main methods of implementing the land use objectives set out in Wakefield's Community Strategy '*Fast Forward*'. They also need to reflect national and regional planning policies to ensure that development meets the Government's aims of promoting sustainable development. The Core Strategy sets out the main spatial policies for development and sets the strategic framework within which the development control policies operate.

2.3 The policies in this document have been designed to reflect national planning guidance contained in 'PPS12: Local Development Frameworks', that gives the following advice on how Local Planning Authorities should draft development control policies:

"2.28 The local development framework should contain a limited suite of policies which set out the criteria against which planning applications for the development and use of land and buildings will be considered. Such policies will ensure that development accords with the spatial vision and objectives set out in the core strategy. These policies may be included as part of the core strategy or in a separate development plan document.

2.29 Local planning authorities should avoid producing a compendium of use-related development control policies, which can be repetitive and quickly become out-of-date. The focus, instead, should be on topic-related policies such as protecting residential amenity; protecting landscape and natural resources; nature conservation; addressing accessibility; highway and transport issues; protecting vitality and viability; and addressing visual impact etc.

2.30 Generic policies should not repeat national planning policy statements but should explain how they apply to the local area. Policies should define clearly the circumstances in which planning permission will, or will not, be granted and should focus on achieving the outcomes required to meet the authority's spatial vision."

2.4 The 'Issues and Options' Report consultation document asked respondents to confirm if they agreed with the generic approach to forming development control policies (Q.30) and if the aim should be to reduce the overall number of policies providing this does not jeopardise the Council's ability to control development properly (Q.31). The majority of respondents agreed with the approach set out in Q.30 and the aim set out in Q31.

2.5 The approach to defining the preferred options set out in this document has aimed to meet the national planning guidance set out above, ensure links with the Core Strategy and take into account public consultation comments where possible. A summary of how the preferred options for the Development Control Policies DPD link with the Core Strategy and how they were assessed in sustainability terms in the Initial Sustainability Appraisal Report is given in Appendix 2.

3 Housing

3.1 Introduction

- 3.1.1 The strategic approach to housing is set out in the Core Strategy Preferred Options Report. The following preferred options should be read in conjunction with the spatial development strategy, the settlement hierarchy and over-arching strategic housing policies in the Core Strategy.

3.2 Housing Density

- 3.2.1 The UDP First Alteration includes a policy (H18) that is based on national policy guidance about housing density. It states that new housing should be built at a minimum net density of 30 dwellings per hectare (dph), whilst higher densities up to 50 dph or more will be encouraged particularly in town centres and close to main public transport routes. Densities lower than 30 dph may be acceptable because of either the character of the site or the surrounding area, but these will be very much the exception and will need to be justified by special circumstances.
- 3.2.2 The average density of new housing development in the District has risen steadily in recent years though it is still not as high as in some metropolitan authorities. The average density of sites completed in the year ending March 2004 was 32.3 dph. The Regional Spatial Strategy (RSS) sets an 'indicative benchmark' for new housing in the region to be built at an average density of 38 dph and asks local authorities to take this into account when adopting minimum density standards appropriate to their area.
- 3.2.3 An option put forward in the Issues & Options Report was to increase the minimum net density from 30 to 35 dwellings per hectare. Comments received on the Issues & Options Report indicated a mixed reaction to this suggestion. The majority of respondents disagreed with increasing the minimum. General support has been expressed to preventing the loss of greenfield land through the use of higher densities, but conversely higher densities might adversely affect the character of a location, result in parking problems/lower amenity standards, and as targets are being achieved, there is no need to raise densities. It is the **preferred option** therefore to continue with the existing benchmarks for housing densities, but to ensure that some flexibility is allowed to protect the character of the site/location and the future amenities of residents.

Policy H 1

Housing Densities

Proposals for residential development will only be granted where the net residential density is at least 30 dwellings per hectare, except in special circumstances where a lower density may be justified because of either:

- i. the character of the site itself; or*
- ii. the character of the surrounding area; or*
- iii. the need to preserve the amenities of existing or future residents, including providing satisfactory on-site provision of public open space, landscaping, and car parking.*

Housing developments of between 30 and 50 dwellings per hectare net will be encouraged. Greater intensity of development will be sought in Wakefield City Centre, other town centres of the District and where development proposals are close to main public transport routes.

Rejected Options - Housing Densities

1. Adopt a higher minimum density figure

Reason - higher densities might adversely affect the character of a location, result in parking problems/lower amenity standards, but would ensure greater use of available land. Given that we are reaching existing density targets then the existing density figure is considered to be an appropriate balance.

2. Adopt a lower minimum density figure

Reason – lowering the density requirement would be contrary to National planning policy and would not be consistent with the Core Strategy aims of promoting sustainable development and preventing the loss of greenfield sites.

3.3 Intensification

3.3.1 The desire to raise densities is resulting in increasing pressure for new housing on garden infill plots, on back-land and on surplus open space. In some places where current densities are low, proposals are coming forward to redevelop individual houses set in large grounds for higher density development. Where development of this nature meets the necessary design, layout and access standards, it complies with the Government's aim of making the best use of available land. However, in some parts of the District intensification is damaging local character. The **preferred option** is therefore to have a specific policy that would prevent intensification where it would result in a detrimental impact on the character of a site or its wider setting and locality.

3.3.2 A question put forward in the Issues and Options Report asked if a new policy should be included to prevent housing proposals which would lead to intensification which was out of character. Most respondents agreed that such a policy was required.

Policy H 2

Intensification

Proposals for residential development comprising the development of an existing residential site will normally be permitted, unless the proposal would lead to an unacceptable impact on:

- i. the character of the site itself; or*
- ii. the character of the surrounding area; or*
- iii. the amenities of existing or future residents, taking into account other policies in the Core Strategy and Development Control Policies DPD, in particular Policy BED1.*

When determining such proposals, the Council will take into account the cumulative impact of other such developments within the surrounding area.

Rejected Options – Intensification

1. *Removal of this policy and allow the character of areas to change to accommodate new housing proposals.*

Reason - This will not address concerns within some parts of the District where intensification is changing the character of suburban areas and consequently affecting residential amenity.

3.4 Access to Undeveloped Land

- 3.4.1** In the past some longer-term development opportunities have been severely constrained by lack of access to adjoining land from existing developed areas. This has the potential to limit the scope for longer term development. Consequently, the **preferred option** is that, where appropriate, in the detailed planning of new housing areas consideration should be given to enabling access and services to be provided to adjoining land.

Policy H 3

Access to Undeveloped Land

New residential developments, which adjoin undeveloped land, should not be developed in a way that prevents the opportunity for the adjacent land to be subsequently developed.

Rejected Options - Access to Undeveloped Land

1. *An option is not to have this policy.*

Reason - failure to secure future access to sites within or on the edge of existing settlements may undermine the aims and objectives of the development strategy and be contrary to Government guidance on making the best possible use of land.

3.5 Open Space in Residential Areas

- 3.5.1** In seeking to provide sufficient land to meet the housing needs of the District, the Plan recognises the impact that this new development will have on social and community facilities. It is the **preferred approach** that all new developments should ensure that sufficient recreational open space and other facilities are provided to meet the needs of the development. Further advice will be set out in the proposed Leisure, Recreation & Open Space DPD and possibly in a supplementary planning document.

Policy H 4***Open Space in Residential Areas***

All new housing developments should provide for open space and recreational facilities which are related to the scale, type and density of development, and to the nature of the site and its surroundings.

Rejected Options - Open Space in Residential Areas

No options were considered as the proposed policy reflects fundamental aims to improve access to public open space within residential developments as set out in national planning policy.

3.6 Multiple Occupation

- 3.6.1** The change of use of a dwelling-house to a house in multiple occupation often requires planning permission. Houses in Multiple Occupation (HMOs) can have considerable impact on neighbouring residential properties and on parking facilities within an area. HMOs also play an important role in fulfilling the demand for small, cheap, rented accommodation. The **preferred approach** is to include the following policy:

Policy H 5

Multiple Occupation

Proposals for the multiple occupation of dwellings within existing residential areas will be considered having regard to:

- i. a demonstrated local need for the type of accommodation to be provided;*
- ii. the internal standards of the property being suitable for multiple occupation;*
- iii. appropriate off or on-street parking being available;*
- iv. the impact on neighbouring residential properties, and whether this can be ameliorated by suitable conditions;*
- v. the objective of avoiding excessive concentration of HMOs within a particular locality.*

Rejected Options - Multiple Occupation

No options were considered as the proposed policy reflects fundamental aims to protect residential amenity.

3.7 Accommodation for Gypsies, Travellers and Travelling Showpeople

- 3.7.1** Appropriate provision is required to address the particular needs of gypsies, travellers and travelling show people. A draft replacement for Circular 1/94 issued by ODPM in December 2004 proposes that where there is an assessment of unmet need for gypsy and traveller accommodation in the area, LDFs should identify suitable sites. Criteria based policies will also be required to assess sites which are proposed to meet future or unexpected demand.
- 3.7.2** As stated in the Core Strategy, Wakefield is currently meeting the demonstrated need for permanent accommodation for both gypsies and travellers provided at the Council owned site at Heath Common in Wakefield. Although travelling patterns indicate distinct seasonal trends in the number of gypsies and travellers passing through the District, there is little current evidence to suggest there is need for further permanent accommodation in the District. However, the Housing Needs Study 2005 will further assess the housing needs of gypsies and travellers.
- 3.7.3** Should development proposals for additional accommodation for gypsies and travellers be submitted, the **preferred approach** is to consider applications against the criteria in the following policy together with information and guidance in local and regional housing needs assessments and the draft ODPM Circular, *Planning for Gypsy and Traveller Sites*.
- 3.7.4** This policy will also be used, together with Circular 22/91: *Travelling Showpeople*, to assess applications for sites for travelling showpeople and other itinerant groups, whose accommodation needs are broadly similar to those of gypsies, though they may require additional space to store and service fairground equipment and rides.

Policy H 6

Accommodation for Gypsies, Travellers and Travelling Showpeople

Proposals for the use of land for the stationing of caravans occupied by gypsies, travellers and travelling showpeople will be permitted, provided that the proposed development:

- i. will meet an identified need for gypsies, travellers or travelling showpeople with established links with the locality;*
- ii. is accessible to shops, schools and medical facilities by public transport, on foot or by cycle;*
- iii. has good access to the highway network and will not cause traffic congestion or safety problems;*
- iv. includes sufficient space for the parking and manoeuvring of all vehicles associated with the occupiers within the site curtilage;*
- v. is provided with adequate on-site services for water supply; power; drainage; sewage disposal; and waste disposal facilities;*
- vi. is well screened or capable of being well screened and will not harm the character or appearance of the surrounding area;*
- vii. is not within the Green Belt, or within or alongside a designated site of international, national, or local importance for nature conservation; and*
- viii. the proposal would accord with other policies in the Core Strategy and Development Control Policies DPD.*

Rejected Options – Accommodation for Gypsies, Travellers and Travelling Showpeople

No options were considered as the proposed policy reflects the latest planning guidance on accommodation for gypsies, travellers and travelling showpeople.

4 Economy and Employment

4.1 Introduction

- 4.1.1 The overall approach to economic and tourism related development is set out in the Core Strategy, including the main locational principles. The Development Control Policies DPD will need to provide more detailed policies to control development at a local level.

4.2 Controlling the Loss of Employment Land / Employment Zones

- 4.2.1 The District contains several older industrial areas, usually designated as Employment Zones in the present Wakefield UDP First Alteration. These areas usually contain more affordable industrial accommodation, useful for business start-up and young business that must be catered for to maintain a healthy local economy. However, they are also a major source of previously developed land and in recent years there has been a significant loss of this type of land to housing. Government guidance contained in PPG3 – Housing confirms that land and buildings allocated in development plans for industrial and commercial use but no longer needed for such uses, or redundant land and buildings should be considered for housing.
- 4.2.2 Employment Zones are a valuable source of employment land and buildings and an important location for small businesses and industries. As noted in the Core Strategy, all existing Employment Zones have been reviewed to determine which should be retained for employment use and which allowed to be redeveloped for mixed-uses. The **preferred option** is to ensure that existing business and industrial development is protected where appropriate. Core Strategy Policy CS19 proposes to strengthen policies to protect existing employment uses in Employment Zones from redevelopment for other uses unless specific criteria are met. These criteria are set out in Policy EMP1 below.

Policy EMP 1

Controlling the Loss of Employment Land

Within the areas shown on the proposals maps as Employment Zones development proposals should be in accordance with Core Strategy Policy CS19. Non-employment uses will only be permitted where all the following criteria are met:

- i. within the locality there are sufficient alternative employment sites available in terms of quantity and quality so as not to prejudice opportunities for local employment uses;*
- ii. it can be demonstrated that satisfactory provision has been made to accommodate any existing occupiers of the site or premises;*
- iii. it can be demonstrated through appropriate marketing that the site or premises are not in demand for employment use;*
- iv. the scale and nature of the proposed uses are in accordance with the spatial development strategy and other policies in the LDF;*
- v. the proposal consists of mixed use development and a proportion of the proposed use is employment generating;*
- vi. existing neighbouring uses are not restricted by the introduction of new uses and the amenities of the new occupiers are not compromised by existing neighbouring uses;*
- vii. the proposal would not result in environmental, amenity or traffic problems.*

Mixed use development in employment zones will not include general retailing.

Rejected Options - Controlling the Loss of Employment Land

1. Prevent any loss of employment land within the Employment Zones and not adopt a flexible approach to redevelopment proposals.

Reason - This option has not been taken given national planning guidance regarding the possible reuse of employment land for housing. It is considered that the proposed policy balances the need to protect existing employment land with the possible need to redevelop them should a rigorous assessment indicate that they are no longer needed.

4.3 Mixed Use Zones

- 4.3.1** The Core Strategy confirms that the Site Specific Policies and Proposals DPD will allocate a number of 'Mixed Use Zones' where redevelopment of older, industrial areas may be permitted where it can be replaced by mixed use development which could combine residential, office and light industrial uses. The **preferred option** is to encourage such development whilst safeguarding the amenity of any existing and future residents and land uses.

Policy EMP 2

Mixed Use Zones

Within the areas shown on the proposals maps as Mixed Use Zones, mixed use development will be encouraged where:

- i. the scale and nature of the proposed uses are in accordance with the spatial development strategy and would not conflict with other policies in the LDF;*
- ii. existing neighbouring uses are not restricted by the introduction of new uses and the amenities of the new occupiers are not compromised by existing neighbouring uses;*

Mixed use development in Mixed Use Zones will not include general retailing.

Rejected Options - Mixed Use Zones

1. *A possible option is to specify the mix of uses on these sites.*

Reason - The mix of uses on each site would largely depend on the character of the site itself, its surrounding land uses and its marketability. It is therefore considered that detailed comments on the mix of development on such sites be set out in the Sites Specific Policies and Proposals DPD.

4.4 Farm Diversification

- 4.4.1 National policy recognises that diversification into non-agricultural activities is vital to the continuing viability of many farm enterprises. Local planning authorities are encouraged to include policies setting out the criteria to be applied to farm diversification projects and should give favourable consideration to proposals which do not conflict with Green Belt policies. However, a supportive approach should not result in excessive expansion and encroachment into the countryside. LDF policies should encourage the re-use or replacement of existing buildings, where feasible. Any proposals should have regard to the amenity of neighbours, both residents and other businesses, that may be adversely affected by new types of on-farm development.
- 4.4.2 National policy also suggests that equine-related activities, and other suitably located recreational and leisure facilities, can fit well with farming activities and help to diversify rural economies. LDFs should include policies to support such enterprises where they maintain environmental quality and countryside character. As with other diversification proposals, re-use or replacement of existing buildings should be encouraged.
- 4.4.3 General support was given to farm diversification following consultation on the Issues and Options Report and Policy CS17 of the Core Strategy sets out the strategic approach to the rural economy. It is the **preferred approach** that farm diversification should be supported where it broadens the base of the rural economy, and does not conflict with Green Belt and environmental policies particularly where the re-use of existing buildings is involved.

Policy EMP 3

Farm Diversification

Proposals for farm diversification, including equine-related activities, will be supported provided all of the following criteria are met:

- i. the proposal is supplementary to agricultural activities on the farm and is clearly orientated towards the support of the rural economy;*
- ii. the character, scale and location of the proposal is compatible with the LDF landscape and nature conservation policies;*
- iii. the proposal minimises as far as possible any adverse effects on the best and most versatile agricultural land;*
- iv. the likely level of traffic generated by the proposal is acceptable, taking account of the suitability of existing access and approach roads;*
- v. the scheme reuses existing farm buildings. Where it can be demonstrated that a new building is required it should be located within or adjacent to an existing group of buildings, be of a good standard of design and satisfactorily blend into the landscape in terms of its design, siting and materials;*
- vi. the proposal will not bring about an unacceptable level of noise, air or water pollution;*
- vii. the proposal will not have a significant adverse impact on the amenity of local residents or other rural businesses;*
- viii. the proposal accords with national, regional and LDF policies relating to development in the Green Belt.*

Rejected Options - Farm Diversification

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

4.5 Tourist Accommodation

4.5.1 The Council has produced a cultural strategy entitled "The Freedom To Be" Cultural Strategy 2003-15, which sets out a cultural vision for the Wakefield district, including its aspirations for tourism. The Government also require planning policies to adopt a positive approach to tourism related development. The LDF has a role in supporting this vision by ensuring that tourism development can be supported in land use terms, within the constraint of the spatial development strategy set out in the Core Strategy.

4.5.2 Location principles for new development are set out in the Core Strategy. In line with this strategy most tourist accommodation will be expected to locate in the urban areas and local service centres, however, the LDF also needs to play a role in supporting rural tourism, whereby small-scale tourism related accommodation may be permitted. Government guidance for rural areas confirms that LDF policies need to:

- i.** support, through planning policies, sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and which utilise and enrich, but

- do not harm, the character of the countryside, its towns, villages, buildings and other features;
- ii. recognise that in areas statutorily designated for their landscape, nature conservation or historic qualities, there will be scope for tourist and leisure related developments, subject to appropriate control over their number, form and location to ensure the particular qualities or features that justified the designation are conserved; and
 - iii. ensure that any plan proposals for large-scale tourism and leisure developments in rural areas have been subject to close assessment to weigh-up their advantages and disadvantages to the locality in terms of sustainable development objectives.

The **preferred approach** is to include the following policy.

Policy EMP 4

Tourist Accommodation

Proposals for tourist accommodation will be expected to be located within existing urban areas and local service centres in accordance with the spatial development strategy set out in the Core Strategy. In addition to this, proposals for tourist accommodation will be permitted where:

- i. they are compatible with their surroundings in siting, scale, design, materials and landscaping;*
- ii. they will not significantly harm the amenity of people living and working nearby;*
- iii. they can be reached by a choice of means of transport;*
- iv. where associated off street parking is necessary it is accommodated within the curtilage of the development;*
- v. in rural areas, the proposal consists of the conversion of suitable existing rural buildings, or limited extension to existing tourist accommodation.*

In all cases proposals will be subject to other policy considerations set out in the Core Strategy and Development Control Policies DPD, including policies relating to development in the Green Belt.

In locations where residential uses would otherwise be inappropriate in the context of the spatial development strategy or Green Belt policy, developments of tourist accommodation will be limited to short-term lets through conditions or legal agreement. Permitted Development rights may also be removed in the interests of amenity.

Rejected Options - Tourism Accommodation

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

5 Transport and Travel

5.1 Introduction

5.1.1 The Core Strategy sets out the spatial policy context for travel and transport issues that affect the District. Travel objectives set out in the West Yorkshire Local Transport Plan and in Government guidance in PPG13: Transport, require the LDF to secure the provision of cycling and pedestrian facilities in new developments and ensure that new developments provide a safe highway environment and limit the impact on the highway network.

5.1.2 The **preferred approach** is therefore to update the existing UDP policies where necessary to ensure that highway safety, cycling and pedestrian issues are adequately addressed in new developments.

5.2 Transport and Travel

Policy T 1

Transport and Travel

Proposals for development will be permitted where:

- i. they do not result in vehicular movements that would be detrimental to pedestrian safety or the free and safe flow of traffic or other road users;*
- ii. the traffic generated can be adequately accommodated by existing highways and will not unacceptably add to problems of highway safety, environment or efficiency on the highway network;*
- iii. the proposal is accessible by good quality public transport services and meets the accessibility criteria set out in RSS and any Supplementary Planning Document;*
- iv. the proposal incorporates facilities for pedestrians, cyclists and people with special accessibility needs, including safe cycle parking and links to cycling and pedestrian routes.*
- v. the proposal accords with the Council's adopted Parking Standards as set out in Supplementary Planning Guidance.*

Standards of accessibility to be achieved in different locations will be set out in an SPD.

Rejected Options – Transport and Travel

No alternatives are put forward. This policy reflects national/regional guidance. Its aim is to ensure that highway safety concerns are satisfactorily addressed in assessing planning applications and that development proposals contribute to sustainability and accessibility Core Strategy objectives.

6 Green Belt

6.1 Introduction

- 6.1.1 The objectives of the Green Belt are set out in the Core Strategy Preferred Options Report and the following preferred options should be read in conjunction with the over-arching strategic Green Belt policies in the Core Strategy and in the context of the development strategy.
- 6.1.2 The main purpose of the Green Belt is to keep land open by providing a strong presumption against inappropriate development, essentially limiting uses to those that are rural in nature or require extensive areas of land and will, above all, retain the open character of the Green Belt. Policy GB1 below sets out the **preferred approach** to meet this objective. The policy will apply to new buildings, the change of use of buildings and land, and to re-building and redevelopment proposals. For certain types of development, a more detailed interpretation of Green Belt policy is provided. Exceptions to this policy would not be justified merely because land is underused, degraded or derelict. Such land will normally be capable of reclamation or re-use for a compatible Green Belt purpose. Even where a Green Belt location is suited in principle to a particular use, it is essential that its character is not injured by development that is out of scale or character by virtue of its visual impact or intensity of use. The **preferred approach** to meet this objective is that Policy GB2 seeks to protect the open character of the Green Belt.
- 6.1.3 Most responses to the Issues & Options consultation agree that there is no need to alter the existing Green Belt policies set out in the Wakefield UDP First Alteration (Q37 of the Issues and Options Report). However, some want to see much more restrictive policies and others want to see a relaxation of Green Belt policy for certain types of development. Retaining the majority of the UDP Green Belt policies was proposed in the Issues and Options Report and the Initial Sustainability Appraisal identified this approach as generally sustainable. Overall, it is considered that the following preferred approach balances the need to meet national planning policy and Core Strategy objectives, with some flexibility for different development proposals.

6.2 Control of Development in the Green Belt

Policy GB 1

Control of Development in the Green Belt

Within the Green Belt, inappropriate development will not be permitted unless very special circumstances can be demonstrated. Development is defined as inappropriate unless it comprises:

- i. a building or use for agriculture or forestry, except where agricultural permitted development rights have been withdrawn, and provided the proposed siting, design and landscaping of buildings maintains the essential open quality of the Green Belt;*
- ii. outdoor participatory sports and recreation, or a building providing small scale essential facilities directly related to an appropriate sport or recreational use;*
- iii. cemeteries, or for other uses of land which preserve the openness of the Green Belt and do not conflict with Green Belt purposes;*
- iv. extensions and alterations to existing dwellings provided that these are not disproportionate over and above the size of the dwelling when originally constructed and the scale, materials and general design are in keeping with the character of the original buildings and their surroundings;*
- v. replacement of existing dwellings, provided the new dwelling is not materially larger than the dwelling it replaces when originally constructed, is of permanent and substantial construction, and the scale, materials and general design are in keeping with the character of the surroundings;*
- vi. the re-use of buildings, provided that it does not have a materially greater impact than the present use on the openness of the green belt, the existing buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction, and the scale, materials and general design are in keeping with the character of their surroundings. In accordance with policies in the Core Strategy, developers will need to demonstrate that preference has been given to employment and community uses before residential and no more than two dwellings should be created;*
- vii. additional dwellings within the infill boundary of identified Green Belt settlements in accordance with Core Strategy CS6(f).*

Proposals to change the use of land may be considered appropriate in the Green Belt if they maintain openness and do not conflict with the purposes of including land in the Green Belt. Associated development, such as extensive hard-landscaping, car parking, boundary walls and fences, external storage and lighting will be considered against the need to maintain the openness and visual amenity of the Green Belt.

Rejected Options - Control of Development in the Green Belt

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

6.3 Location and Design of Development in the Green Belt

Policy GB 2

Location and Design of New Development in the Green Belt

Development within the Green Belt will not be permitted if it would detract from the open character or visual amenities of a particular Green Belt location by reasons of its physical scale or intensity of use, including matters of siting, design and choice of materials.

Rejected Options - Location and Design of New Development in the Green Belt

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

6.4 Agricultural and Forestry Workers Dwellings

- 6.4.1** Although Core Strategy and Green Belt policies would usually resist new dwellings in rural locations, it is acknowledged that agricultural or forestry workers may require accommodation close to their enterprises in exceptional circumstances. The **preferred approach** is to allow such development, but retaining strict control over when it is permitted. This would require a genuine need for the dwelling to be demonstrated and control over the future occupation of the dwelling by the use of planning conditions.
- 6.4.2** Changes in the scale and character of farming and forestry may affect the longer-term requirement for dwellings for which permission has been granted subject to an agricultural or forestry occupancy condition. The **preferred approach** is that such dwellings, and others in the countryside with an occupancy condition attached, should not be kept vacant, nor should their present occupants be unnecessarily obliged to remain in agricultural or forestry related occupation simply by virtue of planning conditions restricting occupancy which have outlived their usefulness. However, this would be subject to an up to date assessment of the demand for farm (or other occupational) dwellings in the area, bearing in mind that it is the need for a dwelling for someone solely, mainly, or last working in agriculture or forestry in an area as a whole, and not just on the particular holding, that is relevant in the case of agricultural or forestry workers' dwellings.

Policy GB 3

Agricultural/Forestry Workers Dwellings

Within the Green Belt, dwellings for agricultural/forestry workers will be permitted, where:

- i. there is convincing evidence establishing the viability of the agricultural/forestry unit;*
- ii. a conclusive need for a new dwelling exists on agricultural/forestry grounds;*
- iii. convincing evidence has been provided that no alternative accommodation is available to satisfy the agricultural/forestry need;*
- iv. the scale is commensurate with its established functional requirement,*
- v. the scale, materials and general design are in keeping with the character of their surroundings.*

If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation.

Where an application is made to remove or vary an agricultural/forestry occupancy condition, this will only be permitted where:

- i. it can be demonstrated that the dwelling is no longer required by the agricultural/forestry unit or those working, or last working in the locality in agriculture or forestry or by a surviving partner of such a person, or by any resident dependants; and*
- ii. it can be demonstrated that there is no other demand locally for those working in agriculture/forestry or other rural occupations.*

Rejected Options - Agricultural/Forestry Workers Dwellings

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

6.5 Development Abutting the Green Belt

- 6.5.1** Developments adjacent to the Green Belt quite often results in hard development immediately abutting the Green Belt boundary. To ensure a transition between hard and soft development the **preferred option** is to ensure that an appropriate level of landscaping is provided between the development and the Green Belt boundary. This should also assist in the prevention of encroachment of developments into the Green Belt, which has occurred in several parts of the District over the last few years.

Policy GB 4

Development Abutting the Green Belt

Development abutting the Green Belt must provide for a landscaped transition zone between the built development and the open land. Such landscaping should be retained for the lifetime of the development.

Rejected Options - Development Abutting the Green Belt

1. *Allow development right up to the Green Belt boundary.*

Reason - This policy seeks to ensure that new development abutting the Green Belt does not encroach onto Green Belt land through extensions of residential gardens, etc. An option would be to allow development up to the Green Belt boundary but this is not preferable given the potential impact on the visual amenity and openness of the Green Belt.

6.6 Existing Uses in the Green Belt

- 6.6.1** A number of industrial, educational and community uses are located in the Green Belt within the District and in many cases have occupied the same site since the Wakefield Green Belt was first brought into effect. It is not the intention of Green Belt policy to unnecessarily force the relocation of such uses out of the Green Belt and in many cases these uses are providing local employment opportunities or important community facilities. In order to allow for their continued operation the **preferred option** is for a more flexible approach to Green Belt policy with limited, small-scale development being appropriate within certain criteria.
- 6.6.2** Q.38 of the Issues and Options Report asked if a new policy is needed relating to extensions and free-standing buildings within the curtilage of existing industrial or business concerns in the Green Belt. The majority of respondents agreed that a new policy was needed, although comments indicated that any extensions should be carefully controlled in terms of their design, use and impact.

Policy GB 5

Existing Uses in the Green Belt

Within the Green Belt, redevelopment of existing uses will be inappropriate development and will not be permitted unless very special circumstances can be demonstrated or the proposal meets the criteria set out in Policy GB1. However, extensions and/or free standing buildings within an existing developed site may be appropriate where:

- i. extensions and alterations are not disproportionate over and above the size of the existing building(s) when originally constructed and the scale, materials and general design are in keeping with the character of the original buildings and their surroundings; and*
- ii. it does not lead to major increase in the developed proportion of the site; and*
- iii. the proposal complies with Policy GB2.*

Rejected Options - Existing Industry and Business Uses in the Green Belt

- 1. Adopt a more stringent application of Green Belt policy, whereby all development would be inappropriate unless very special circumstances could be demonstrated.*

Reason - This policy approach may result in the closure of some small businesses and important local educational or community facilities within the Green Belt, which would not be desirable.

6.7 Major Developed Sites

6.7.1 Annex C PPG2 – Green Belts confirms that the Green Belt can contain some major developed sites such as factories, collieries, power stations, water and sewage treatment works, military establishments, civil airfields, hospitals, and research and education establishments. These substantial sites may be in continuing use or be redundant and often pre-date the Town and Country Planning legislation and the Green Belt designation. It is the **preferred approach** that the following sites be identified in the UDP as Major Developed Sites including:

- Former Ackworth Colliery
- Bretton Hall
- Ackworth School
- St Wilfrids Catholic High School, North Featherstone
- New College, Park Lane, Pontefract

Infilling or redevelopment that meets the criteria set out in the following policies will not be inappropriate development. These sites will be identified on the Proposals Map that will accompany the Site Specific Policies and Proposals DPD.

Policy GB 6

Infilling of Major Developed Sites

Within the Green Belt, infilling at the major developed sites identified in the LDF will not be inappropriate development provided that:

- i. it has no greater impact on the purposes of including land in the Green Belt than the existing development;*
- ii. it does not exceed the height of the existing buildings;*
- iii. it does not lead to major increase in the developed proportion of the site.*

Policy GB 7

Redevelopment of Major Developed Sites

Within the Green Belt, redevelopment of the major developed sites identified in the LDF will not be inappropriate development provided that:

- i. it has no greater impact on the openness of the Green Belt and the purpose of including land in it, than the existing development;*
- ii. it contributes to the achievement of the objectives for the use of land in the Green Belt;*
- iii. it does not exceed the height of the existing buildings;*
- iv. it will not occupy a larger area of the site than the existing buildings - unless it would achieve a reduction in height which would benefit visual amenity.*

Rejected Options – Major Developed Sites in the Green Belt

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

7 Safeguarded Land

7.1 Protected Areas of Search (PAS) for Long Term Development

- 7.1.1** The Issues & Options consultation asked whether the UDP designation 'Protected Area of Search for Long Term Development' (PAS) should be excluded from the LDF and, if so, what should happen to the land. The majority are in favour of returning PAS land to the Green Belt. However, others consider that PAS fulfils an important function in safeguarding the permanence of the Green Belt and point out that the courts have ruled that, as when taking land out of the Green Belt, there have to be exceptional circumstances why land should be added to it.
- 7.1.2** The preferred option set out in the Core Strategy is to assess all PAS sites from the UDP alongside other potential development sites against a set of criteria to determine which, if any, should be proposed for development in the period up to 2021. Most of the remaining PAS sites that are not required for development will be retained in the Site Specific Policies and Proposals DPD and shown on the Proposals Maps for long term development. To support the retention of those PAS sites that remain, the **preferred option** is to include a policy equivalent to UDP Policy OL4 to control development on PAS sites.

Policy SL 1

Protected Areas of Search for Long Term Development

Within the areas shown on the Proposals Maps and identified in the Site Specific Policies and Proposals DPD, development will be restricted to that which is necessary for the operation of existing uses together with such temporary uses as would not prejudice the possibility of long term development.

Rejected Options - Protected Areas of Search for Long Term Development

- 1. It may be possible to delete this policy, but this is dependent on resolution of how PAS land will be dealt with in the Core Strategy DPD. Should it need to be retained, no options were considered as the proposed policy is essential if the PAS sites are to be protected from permanent development that would otherwise prejudice their availability to meet future development needs. Therefore no alternatives are put forward.*

8 Protection and Enhancement of the Historic Environment

8.1 Introduction

8.1.1 This section includes policies on Archaeology, Listed Buildings, Conservation Areas, Historic Parks & Gardens, Historic Landscapes, Battle Sites and Buildings of Local Interest. From consultations undertaken on the Issues and Options Report there is a considerable amount of support and consensus on the importance of protection and enhancement of the District's historical assets, and the need to ensure policies are adequate.

8.1.2 The **preferred approach** is to update and where necessary introduce new policies to strengthen protection and enhancement to comply with national and regional guidance. The Proposals Maps will show Conservation Areas, Class I and Class II archaeological sites, Historic Parks & Gardens, Historic Landscapes, and Historic Battle Sites.

8.2 Archaeology

8.2.1 Archaeological sites for special protection will be identified as follows:

- Scheduled Ancient Monuments and their settings (Class I sites);
- Areas of Special Archaeological Value (Class II sites) which are registered in the County Sites and Monuments Record where evidence exists to indicate the presence or strong probability of remains of particular archaeological importance;
- Areas of Archaeological Value (Class III sites) which are registered in the County Sites and Monuments Record where evidence exists to indicate the presence or probability of remains of archaeological importance not defined above.

Policy HIS 1

Development Affecting Archaeological Sites

Development will not be permitted which would result in the loss of significant archaeological remains or information. There will be a presumption against development on Class I and Class II sites and their settings, except in exceptional circumstances. Archaeological remains shall be preserved either in situ or by record. Where development proposals affect any archaeological site, the following criteria will apply:

i) an archaeological evaluation of the area/site will be submitted to the Council prior to any planning decision. Such an evaluation will determine whether:

- *the site merits preservation in situ*
- *the site merits preservation by record*
- *no action is necessary*

ii) where an archaeological site merits preservation by record, the Council will require the applicant to demonstrate in writing prior to the planning application being determined, that adequate provision will be made for an appropriate level of archaeological investigation prior to development commencing.

Rejected Options - Investigation of Archaeological Remains

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

8.3 Development Affecting Historic Locations**Policy HIS 2****Development Affecting Historic Locations**

Development within or adjoining the District's historic parks & gardens, historic landscapes and sites of historic battles will not be permitted where there is an adverse impact on:

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

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

Rejected Options - Development Affecting Historic Locations

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

8.4 Demolition of Historic Buildings**Policy HIS 3****Demolition of Historic Buildings**

Consent for the total or partial demolition of a listed building, or a building within a Conservation Area will not be permitted unless exceptional circumstances apply. Where demolition is acceptable, detailed plans for redevelopment must be submitted to the Council and approved before any demolition takes place. The Council will, where appropriate, require a legally binding agreement from the applicant that the new development will be constructed within an agreed time-scale following demolition of the original building.

Rejected Options - Demolition of Historic Buildings

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

8.5 Listed Buildings

Policy HIS 4

Development Affecting Listed Buildings

Development including extensions, alterations, and changes of use of a listed building or within the curtilage of a listed building will only be permitted where there is no adverse impact on:

- i. the character and appearance of the building;*
- ii. features of architectural and historic interest, including landscape features;*
- iii. the preservation of original external and internal details;*
- iv. the setting of the building.*

Rejected Options - Development Affecting Listed Buildings

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

8.6 Development in Conservation Areas

Policy HIS 5

Development in Conservation Areas

Development including extensions, alterations, and changes of use within or adjacent to a Conservation Area will only be granted consent where there is no adverse impact on:

- i. the character and appearance of the Conservation Area;*
- ii. its features of architectural and historic interest;*
- iii. the quality of the street scene such as open spaces, important views and landscape features.*

All planning applications will be expected to be submitted with full details to show the potential impact on a Conservation Area.

Rejected Options - Development in Conservation Areas

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

8.7 Protection of Open Space in Conservation Areas**Policy HIS 6*****Protection of Open Space in Conservation Areas***

Development in areas of open land or gardens within or adjacent to Conservation Areas will only be permitted where it:

- i. makes a significant contribution to the character of the Conservation Area;*
- ii. provides an attractive setting for the buildings within it;*
- iii. is important to the historical form and layout of the settlement;*
- iv. affords the opportunity for vistas in or out of the Conservation Area which are historically or visually significant;*
- v. protects important landscape features.*

Rejected Options - Protection of Open Space in Conservation Areas

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

8.8 Buildings of Local Interest**Policy HIS 7*****Development affecting Buildings of Local Interest***

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. the character and appearance of the building;*
- ii. its features of architectural and historic interest;*
- iii. and any landscape features.*

All planning applications will be expected to be submitted with full details to show the potential impact on the Building of Local Interest

9 Protection and Enhancement of the Natural Environment

9.1 Introduction

9.1.1 This section includes policies on protected sites of ecological and geological conservation (such as Special Areas of Conservation and Sites of Special Scientific Interest), protected species (such as bats and badgers), nature conservation and the protection of trees. From consultations undertaken on the Issues and Options Report there is a considerable amount of support and consensus on the importance of the protection and enhancement of the District's wildlife, its habitats and the natural environment generally.

9.1.2 The Issues and Options Report set out a proposed structure for how policies protecting, conserving and enhancing the natural and built environment might be grouped together to reflect national planning guidance on developing generic policies. Nearly all those who commented agreed with the proposed structure, however, several comments also confirmed the need to ensure that some specific policy areas had detailed policies. The **preferred approach** is to update and where necessary introduce new policies to strengthen protection and enhancement to comply with national and regional guidance. The Proposals Maps will show Special Areas of Conservation, Special Sites of Scientific Interest, Sites of Scientific Interest, Local Nature Reserves, Wakefield Nature Areas, Ancient Woodland and Wildlife Habitat Networks (formerly "Green Corridors" in the UDP).

9.1.3 The Council will expect developers to ensure all proposals which affect the natural environment to contribute towards the objectives of the Wakefield District Biodiversity Action Plan, where appropriate.

9.2 Nature Conservation

9.2.1 Nature conservation designations exist at several levels, including European, National and Local. Developers will be expected to comply with the appropriate legislation in each case. The **preferred approach** is to identify the following protected site designations on the Proposals Maps and in the Sites Specific Policies and Proposals DPD:

9.2.2 Within Wakefield District there are currently the following protected sites and further designations may be made:

International and European Designations

Special Areas of Conservation (SAC)

National Designations

Sites of Special Scientific Interest (SSSI)

Local Designations

Sites of Scientific Interest (SSI)

Local Nature Reserves (LNR)

Wakefield Nature Areas (WNA)

Ancient Woodland

Policy NAT 1

Protected Sites of Ecological or Geological Conservation

Development that is likely to have either a direct or indirect adverse affect on a protected site identified in the Site Specific Policies and Proposals DPD under this policy will not be permitted unless:

- i. exceptional reasons of public interest for development clearly override its ecological importance; and*
- ii. the need for development clearly outweighs any harm which may be caused to the ecological or geological conservation value of the site; and*
- iii. harm can be reduced to acceptable limits by the use of conditions and/or planning obligations in accordance with Policy NAT2.*

Rejected Options - Protected Sites of Ecological or Geological Conservation

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

Policy NAT 2

Development affecting Protected Sites of Ecological or Geological Conservation and Species Protected by Law

Where the Council considers that any site designated for ecological or geological conservation or any species protected by law may be affected by a development proposal, it will require the submission of an appropriate ecological assessment with the planning application. Where development is permitted the Council will use conditions and/or planning obligations to:

- i. minimise disturbance;*
- ii. protect and enhance the site's ecological value;*
- iii. ensure appropriate management;*
- iv. ensure appropriate mitigation measures are designed into the proposal;*
- v. if damage/loss is unavoidable - new or replacement habitats equal to or above the current ecological value of the site will be required.*

Rejected Options - Development affecting Protected Sites of Ecological or Geological Conservation and Species Protected by Law

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

Policy NAT 3

Ecology of Water Bodies

The Council will require that development adjacent to watercourses and water bodies have regard to any ecological features that may be present and incorporate measures to protect and enhance these features. Proposals should include:

- i. environmentally sensitive engineering methods;*
- ii. appropriate wetland features and landscaping;*
- iii. appropriate management schemes for the planning and use of areas of water.*

Rejected Options - Ecology of Water Bodies

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

9.3 Wildlife Habitat Network

- 9.3.1** The Wakefield UDP First Alteration identifies 'Green Corridors' which link areas of wildlife habitats, areas of landscape character and value and/or locations for outdoor recreation. The Green Corridor designation does not preclude development and does not require an assessment of the impact of development proposals on ecology.
- 9.3.2** Ecological and recreational elements can sometimes conflict with one another and the current policy does not always require proper consideration of the ecological impact or adequate landscape treatment to conserve or enhance ecological value of habitat. An option set out in the Issues and Options Report was to delete the Green Corridors and replace them with Wildlife Corridors together with appropriate policies to protect wildlife habitats. The majority of respondents agreed with this approach. As set out in Policy CS34 of the Core Strategy it is the **preferred option** to replace the Green Corridors with Wildlife Habitat Networks.
- 9.3.3** The Wildlife Habitat Network will connect protected sites of ecological and geological value with habitats such as watercourses, woodland, natural and semi-natural areas that are important for biodiversity. The creation of the Wildlife Habitat Network is intended to prevent further fragmentation of ecological resources within the District. The network would allow species to migrate, and includes links to adjoining districts. Within this network nature conservation interests will be protected and opportunities taken to enhance existing habitat, create new habitat and manage the landscape to improve both biodiversity and landscape quality.
- 9.3.4** The Wildlife Habitat Network should fulfil the following broad functions:
- i. Protect and enhance areas of wildlife and landscape value, including water, woodland, wetland areas and habitats identified in the Wakefield Biodiversity Action Plan;
 - ii. Protect, enhance and develop linkages through the creation of new habitats;

- iii. Connect habitats throughout Wakefield District and provide links to adjoining Districts to allow migration of species;
- iv. Increase the District's wildlife resources by preventing further fragmentation of habitats and encouraging appropriate management;
- v. Enhance the District's landscape quality.

9.3.5 The Wildlife Habitat Network would not necessarily preclude development but would seek to ensure that it is carried out in a matter which consolidates the network and does not break its continuity. It is the **preferred option** that the following policy controls development in the Wildlife Habitat Networks.

Policy NAT 4

Wildlife Habitat Network

Within the Wildlife Habitat Network as shown in the Sites Specific Policies and Proposals DPD, development that would adversely affect the integrity and value of the Wildlife Habitat Network across the district or the movement of flora and/or fauna species will only be permitted in exceptional circumstances. Proposals involving land identified on the proposals map should make provision for the retention of the network and protection of its wildlife links and ecological conservation value. The Council may require an appropriate ecological assessment to be submitted. Where development is permitted the Council will use conditions and/or planning obligations to:

- i. minimise disturbance;*
- ii. protect and enhance the sites ecological conservation value;*
- iii. contribute towards the objectives of the Wakefield District Bio-diversity Action Plan;*
- iv. ensure appropriate management;*
- v. if damage is unavoidable new or replacement habitats equal to or above the current ecological value of the site will be required.*

Rejected Options - Wildlife Habitat Network

1. Retain Green Corridor policy and designations on the proposals maps.

Reason - The existing policy is considered to be ineffective. The ecological conservation and recreation elements can sometimes conflict with one another. The Green Corridor policy does not require an assessment of the impact of the proposed development on the ecology of the site. Consequently there is a danger that proposals for development is granted planning consent without proper consideration of the ecological impact or adequate landscape treatment to enhance wildlife habitat where necessary. The policy needs replacing to not only reflect national and regional guidance, but to take the Wakefield District Local Biodiversity Report into account.

9.4 Trees

- 9.4.1** Trees, woodland and hedgerows are a valuable part of the local environment. They provide visual interest, amenity, shade and shelter. They are also a vital part of the ecological balance of the area. Trees can be individually important, in formal groups, copses and woodland. The main statutory protection that can be given to trees is through Tree Preservation Orders, but the Council can protect trees and promote planting through its control of development.
- 9.4.2** It is a key spatial objective of the Core Strategy to ensure that the District's natural environment, including trees, is conserved and protected and this is expressed generally in Policy CS34. It is considered that more specific policies are also needed to protect existing trees and enhance tree cover, which will apply to proposals for new development. The **preferred approach** is to include the following policies:

Policy NAT 5

Protection of Trees

Development that would result in the loss of trees, such as "veteran" trees, ancient woodland or hedgerows, will not be permitted unless the reasons for development clearly outweigh any adverse impact on the ecological value and landscape quality of the area.

Rejected Options - Protection of Trees

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

Policy NAT 6

Development Affecting Trees

Where the Council considers that development might adversely affect trees or woodland it will require the applicant to submit an appropriate tree survey with the planning application. Where development is permitted damage should be kept to a minimum and the Council will use conditions and/or planning obligations to:

- i. ensure appropriate replacement trees are planted;*
- ii. enhance the site's ecological and landscape value by planting native species unless site conditions make non-native species more suitable.*

Rejected Options - Development Affecting Trees

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

9.5 Protection of Countryside and Open Land

- 9.5.1** This section includes policies on protection and enhancement of the District's landscape, countryside and open space. From consultations undertaken on the Issues and Options Report (Q.46f) the majority of respondents supported new policies for the protection and enhancement of the landscape, countryside and open space for its ecological and amenity value in both rural and urban areas.
- 9.5.2** The **preferred approach** is to update and where necessary introduce new policies to strengthen protection and enhancement of landscape character to comply with national and regional guidance. The Proposals Maps and the Site Specific Policies and Proposals DPD will identify areas to be protected for their amenity value.

9.6 Areas of Open Land

- 9.6.1** The existing Wakefield UDP identifies a large tract of open land within Wakefield worthy of protection, but which is not appropriate for Green Belt designation. It is the **preferred option** to retain this designation. The policy fulfils a similar role to the Green Belt policies, but within the built-up area, safeguarding open land from urban encroachment and preserving the identities of distinct and separate communities. In general, the interpretative matter relating to development in the Green Belt will be applicable within the designated area(s). Proposals for recreational and amenity uses might be acceptable provided that the open character of the land remains substantially unaffected. Proposals for development that would detract from the amenity value of the land, such as open storage, would not be considered acceptable.

Policy NAT 7***Area of Open Land***

Within the area of open land identified under this policy, development will not be permitted except in very special circumstances for purposes other than those which would be appropriate in a rural area and which would not substantially affect the open character of the landscape or detract from its amenity value.

Rejected Options - Area of Open Land

1. Omit this policy and provide protection under general open space policies.

Reason – Existing open space policies would not provide the same degree of protection and may allow piecemeal development of large areas of open land which is not in the interests of local amenity.

9.7 Protection of Agricultural Land

9.7.1 Although development will generally be in accordance with the development strategy set out in the Core Strategy, if any undeveloped agricultural land needs to be developed, any adverse effects on the environment should be minimised. It is the preferred approach to protect specific areas of best and most versatile agricultural land from speculative development.

Policy NAT 8

Protection of Agricultural Land

The best and most versatile agricultural land will be protected from irreversible development. In particular, development involving a significant loss from agriculture of land graded 3(a) or higher will not be permitted where land of a lower quality could be developed for the particular purpose. Proposals to work minerals on the best and most versatile agricultural land will not normally be permitted unless it can be demonstrated that a high standard of restoration to the same agricultural land quality can be achieved.

Rejected Options - Protection of Agricultural Land

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

9.8 Landscape Character

Policy NAT 9

Landscape Character

Development within the countryside and areas of open urban green space should contribute towards the protection and enhancement of the character of the landscape, it's biodiversity, and where appropriate, the recreational quality of the area. The Council may require an evaluation of the impact of development on the landscape to be submitted with development proposals. Impact upon the landscape will be assessed having regard to the extent to which development would:

- i. adversely affect landscape elements which contribute to landscape character such as landform, field boundaries, or settlement patterns;*
- ii. adversely affect vegetation and trees which are characteristic of that landscape type;*
- iii. cause unacceptable visual intrusion;*
- iv. introduce or remove incongruous landscape elements.*

Rejected Options - Landscape Character

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

10 Environmental Impact and Control

10.1 Introduction

- 10.1.1** This section includes policies on drainage, flooding, control of pollution, protection from hazards, and development on sites with adverse ground conditions. The strategic approach to these issues is set out in the Core Strategy. From consultations undertaken on the Issues and Options Report there is considerable concern that the environment is adequately protected from risk of flooding, pollution and other hazards. Protection of the amenity of residents and occupiers of development is of equal concern.
- 10.1.2** The **preferred approach** is to update the existing UDP policies and where necessary introduce new policies to strengthen environmental protection to comply with national and regional guidance and to ensure that where development does occur adequate mitigation measures are taken.

10.2 Drainage

Policy EIC 1

Drainage

Development will only be permitted where the Council is satisfied that suitable measures designed to mitigate any adverse effects of surface water run-off are included as an integral part of the development. Wherever possible the Council will support the use of sustainable urban drainage measures to achieve more sustainable management of surface water run-off.

Rejected Options - Drainage

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

10.3 Development and Flood Risk

- 10.3.1** Core Strategy Policy CS35 confirms that the Council will work with its partners, particularly the Environment Agency, to ensure that development proposals do not give rise to an unacceptable level of risk from the operation of natural forces and human activity for existing and future occupants, the wider community and the environment.
- 10.3.2** The Environment Agency publishes Flood Zone maps, which are updated regularly, showing areas at different degrees of risk from flooding. National Planning guidance on flood risk is set out in PPG25: Development and Flood Risk. The zones vary between Zone 1 where there is considered to be little or no risk from flooding and Zone 3, which encompasses areas in the highest risk. Zone 3 is further subdivided to help understand the types of development that may be allowed within them. A full description of the flood risk zones can be seen in

Appendix 4. In addition to this, the Council has also undertaken a Strategic Flood Risk Assessment (SFRA) together with Calderdale and Kirklees Councils. This has analysed flood risk along the River Calder and other main watercourses. Amongst other matters the SFRA includes further guidance on how to consider development proposals which may arise within Zone 3 and its subdivisions. In determining planning applications the Council will take into account advice given and considerations identified in the SFRA. Prospective developers will be required to submit Flood Risk assessments as necessary as part of planning applications. Land allocations in the Site Specific Policies and Proposals DPD will be designated in accordance with the Core Strategy and will take into account guidance PPG25 and the Strategic Flood Risk Assessment, however a detailed policy is required to deal with windfall development. It is the Council's **preferred approach** to bring forward the following policies to assess development proposals where flood risk is an issue:

Policy EIC 2

Flood Risk

The Council will adopt a precautionary approach to managing flood risk and will seek to minimise the probability and consequences of flooding by applying a sequential test to development proposals. Within the overall intention of creating sustainable development, preference will be given to the development of sites in Flood Zones 1 (low risk) and 2 (low to medium risk). The Council will adopt the follow approach to determining applications in relation to flood risk:*

- i. proposals for development in Flood Zone 1 (low risk) of 1 hectare or more or where there is known to be a risk of localised flooding downstream, and all proposals in Flood Zones 2 (low to medium risk), 3 (high risk), Critical Ordinary Watercourse and Internal Drainage District areas, must be accompanied by an appropriate Flood Risk Assessment.*
- ii. developers must demonstrate that the level of flood risk associated with their development is acceptable in terms of the guidance in the Council's Strategic Flood Risk Assessment and national planning policy relating to the Flood Zone (1, 2, 3a, 3b or 3c) in which the development site falls and the type of development proposed. Proposals must not adversely impact upon flood risk up or down stream of the development site.*
- iii. where development is permitted, the Council will use planning obligations and/or conditions to ensure that appropriate flood protection or mitigation measures are undertaken and provision is made for their future maintenance as part of the development.*

*(*Flood Zones 1, 2 and 3 are shown on the Flood Zone maps issued and periodically revised by the Environment Agency.)*

Rejected Options - Flood Risk

No options were considered as the proposed policy reflects national and regional guidance and Wakefield's Strategic Flood Risk Assessment.

Policy EIC 3

Development in Functional Floodplains

Within functional floodplains (Flood Zone 3c), including areas designated as washlands, development will only be permitted where it is for essential transport or utilities infrastructure for which no alternative location is available. The development should be designed to remain operational at times of flood, should not result in any net loss of floodplain storage and should not impede water flow or increase flood risk elsewhere. The Council will use planning obligations and/or conditions where appropriate.

Rejected Options - Development in Functional Floodplains

No alternatives were considered as this policy reflects national and regional guidance and Wakefield's Strategic Flood Risk Assessment.

10.4 Water Quality

Policy EIC 4

Protection of Water Quality

Development that would have an adverse impact on water quality, including groundwater resources, in terms of their quantity, quality and the important ecological features that they support will not be permitted.

Rejected Options - Protection of Water Quality

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

10.5 Pollution Control

- 10.5.1** Development has the potential to harm the environment in a variety of ways, including the emission of pollutants to the air, water courses and soils. It is considered that the Council should consider the possible polluting effects of a development proposal on aspects such as amenity and surrounding land-uses. These considerations will be complemented by legislation outside the planning process, such as the Pollution Prevention and Control Regulations, 2000. The latest available guidance and legislation will be used to shape the final policies on pollution control.

- 10.5.2** Q.45(h) in the Issues and Options Report asked if new policies were needed to control new development in Air Quality Management Areas and to ensure that new development throughout the District does not result in unacceptable levels of air pollution. The majority of respondents agreed that such policies were required.
- 10.5.3** Development proposals that have the potential to result in pollution of the environment, including at the demolition or construction phase, will need to consider measures to help mitigate against the impacts. Where necessary, it is proposed that the Council will use planning conditions to help limit the impact of pollution.
- 10.5.4** Where a proposed development site is known or suspected of being contaminated, applicants will need to provide a full assessment of the contamination and the proposed remediation work necessary before any development is permitted. The Council will also pay particular consideration to the effects of noise, including developments and sites sensitive to noise, such as housing or care homes, rural areas, wildlife sites and historic areas. Applicants are advised to consult Planning Policy Statement 23: Planning and Pollution Control, Planning Policy Guidance 24: Planning and Noise as well as having regard to any relevant environmental legislation as appropriate.

Policy EIC 5

Pollution Control

Development proposals which are likely to cause pollution or are likely to be exposed to likely sources of pollution will not be permitted unless conditions and/or planning obligations can be used to prevent pollution or minimise emissions to a satisfactorily level that protects health, environmental quality and amenity.

Rejected Options - Pollution Control

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

10.6 Air Quality

- 10.6.1** The Authority undertakes local air quality reviews and assessment. Where levels exceed national standards and objectives, Air Quality Management Areas (AQMAs) will be designated. Within these areas significant development proposals will require an Air Quality Assessment. In addition, these new development proposals will be required to contribute to air quality improvement measures. Development outside AQMA's may also require an air quality assessment. The Council has produced an Air Quality Action Plan, and developers will be expected to take this into account when considering development which may have significant air quality impacts. The latest available guidance and legislation will be used to shape the final policies on air quality.

Policy EIC 6

Air Quality

Development that would result in an increase in pollution levels to the detriment of health, environmental quality and amenity will not be permitted.

In determining proposals particular consideration will be given to:

- i. the likelihood of emissions which may have an unacceptable affect on the amenity of the local area;*
- ii. where there is an identified risk that public health may be adversely affected;*
- iii. where there is a possibility that any proposed development will lead to a breach of national air quality objectives.*

Where the Council considers that an Air Quality Management Area may be affected by a development proposal, it will require applicants to submit an appropriate impact assessment with the planning application, which should be consistent with the aims and objectives of the Council's Air Quality Action Plan and include mitigation measures where appropriate. Mitigation measures will be secured through planning conditions and/or legal agreements where appropriate.

Rejected Options - Air Quality

No options were considered as the proposed policy reflects national and regional planning guidance and the Council's air quality objectives, therefore no alternatives are put forward.

10.7 Noise Pollution

Policy EIC 7

Noise Pollution

Development proposals that would cause either unacceptable noise to other land uses, or which would be exposed to unacceptable noise from other land uses, will not be permitted unless the Council is satisfied that adequate and reasonable controls can be put in place to protect the amenity of people using noise sensitive premises and land against the effects of the noise. In determining development proposals the Council may require that:

- i. developers undertake a full and independent noise survey to determine the likely impact of noise on or from the proposed development;*
- ii. developers carry out approved mitigation measures prior to the commencement of the proposed development.*

Planning conditions and/or legal agreements maybe used to control the effects of noise that are particular to the proposed development or to the benefit of the wider community.

Rejected Options – Noise Pollution

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

10.8 Light Pollution

- 10.8.1** The majority of respondents to the Issues and Options Report agreed that new policies were required to reduce the amount of light pollution caused by new developments involving floodlighting, although some concern was expressed with the lack of national planning guidance on this issue. Developments including floodlighting and other forms of artificial lighting can cause significant amenity problems, but conversely can often be a key component of security and safety design. In order to provide a policy context in which to balance these issues it is the **preferred approach** that a light pollution policy be included in the Development Control Policies DPD. The latest available guidance and legislation will be used to shape the final policies on light pollution.

Policy EIC 8***Light Pollution***

Development proposals that include external artificial lighting which would cause unacceptable light pollution in the form of sky-glow, glare or intrusion onto other property and land will not be permitted unless 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 and road users from the intrusive effects of the light pollution. In determining development proposals the Council may require that:

- i. developers provide a full lighting scheme which calculates the likely impact of artificial lighting from the proposed development;*
- ii. developers carry out approved mitigation measures prior to the commencement of the proposed development.*

Planning conditions and/or legal agreements may be used to control the effects of light pollution that are particular to the proposed development or to the benefit of the wider community.

Rejected Options - Light pollution

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

10.9 Regeneration of Derelict or Contaminated Land

Policy EIC 9

Contaminated Land

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

Rejected Options - Contaminated Land

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

Policy EIC 10

Contaminated Land

Development on or adjacent to land where evidence exists to indicate the presence of adverse ground conditions will only be permitted where the Council is satisfied that the adverse ground conditions can be adequately and safely treated. The Council may require that:

- i. a full site investigation be carried out by the developer to determine whether adverse conditions such as instability or contamination may exist and identifying any remediation measures which are required;*
- ii. the developer shall carry out approved remediation measures prior to the commencement of any development.*
- iii. development proposals within 250 metres of former landfill sites should incorporate satisfactory measures to overcome the dangers of migratory gas.*

Rejected Options - Contaminated Land

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

10.10 Hazardous Operations

10.10.1 The Health and Safety Executive (HSE) has identified a number of HSE Consultation Zones in the District within which development proposals need to be assessed in terms of their location and proximity to hazardous operations. The Council will take HSE advice into account when determining such planning applications and it is the **preferred approach** that the following policies be used to control development.

Policy EIC 11

Protection from Hazardous Operations

The juxtaposition of development involving the introduction or congregation of significant numbers of people and development involving hazardous industrial processes or other incompatible activities which may be hazardous will not be permitted if it would result in a risk to public health and safety.

Policy EIC 12

Protection from Hazardous Operations

Planning permission for development proposals involving notifiable quantities of hazardous substances or which are in the vicinity of notified sites or other known hazards will only be granted if it is demonstrated that there is not an unacceptable risk to public health and safety which cannot be satisfactorily overcome by appropriate ameliorating measures.

Rejected Options - Protection from Hazardous Operations

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives

11 Built Environment and Design

11.1 Introduction

11.1.1 This section includes policies on the design of new development, extensions and alterations to dwellings, safety, access, public art, shopfronts, advertisements and development adjacent to water bodies. From consultations undertaken on the Issues and Options Report there is a considerable amount of support and consensus on the importance of good design, protection and enhancement of visual amenity, the quality of the District's built environment, and the need to ensure communities are safe.

11.1.2 The **preferred approach** is to update and introduce new policies on all these issues to comply with national and regional guidance.

11.2 Design

Policy BED 1

Design of New Development

The Council will promote and require good urban design throughout the District. All new development should make a positive contribution to the environment and amenity of its locality by virtue of high quality design, layout and landscaping. The Council will encourage, and in appropriate cases require, the provision of works of art in public places and as part of major development proposals. In particular development should:

- i. relate to the existing character of the locality in terms of design, scale, massing, height, density, layout, materials and colour;*
- ii. provide a quality setting for the development;*
- iii. retain, and where appropriate enhance important ecological and landscape features;*
- iv. relate to existing natural and built features, skyline, landmarks or views that contribute to the character of the area;*
- v. incorporate high quality landscaping and boundary treatment;*
- vi. incorporate adequate design arrangements for servicing, waste handling, recycling and storage;*
- vii. incorporate sensitive treatment of ancillary development such as parking and service areas and provide satisfactory screening where appropriate;*
- viii. allow for flexibility to adapt to meet changing needs and circumstances;*
- ix. have no significant detrimental impact on the amenity of neighbouring users or residents and existing or prospective users;*
- x. be accessible to all sections of the Community.*

In accordance with Core Strategy Policy CS4, planning applications should be accompanied by sufficient supporting information to demonstrate how design related considerations have been addressed, including a Design Statement, where appropriate.

Rejected Options - Design of New Development

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

11.3 Landscape Design**Policy BED 2*****Landscape Design***

Development proposals should be designed so that any important existing landscaping features together with new features are incorporated as an integral part of the proposal. In particular development proposals should:

- i. conserve and integrate existing natural features;*
- ii. use new landscape features such as planting, shelter belts, and green spaces to integrate development with the wider landscape;*
- iii. integrate new and existing development at the boundaries of the site through the continuity of landscape;*
- iv. create areas of valuable habitat for wildlife by additional planting of native species rather than by using purely decorative planting.*

The Council will require applications for full planning permission to include a detailed landscape scheme together with details of the protection of existing wildlife habitats and the creation of new habitats where this is appropriate to the development. Where development is to be permitted which includes landscaping, the Council will require that it is managed and maintained.

Rejected Options - Landscape Design

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

11.4 Safety and Security

- 11.4.1** The Issues and Options Report asked if new policies were needed to ensure that new developments incorporate safe and secure design to improve community safety. The majority of respondents agreed that a new policy was required, provided the individuality of schemes is not lost through overly prescriptive requirements and standardised solutions. The **preferred approach** is to introduce a new policy on this issue, which reflects the Strategic Spatial Policies in the Core Strategy and which is also a key aim of the Community Strategy, *Fast Forward*.

Policy BED 3

Design for Safety and Security

Development proposals should be designed to ensure a safe and secure environment that reduces the opportunities for crime. Development will be permitted where the following have been taken into account:

- i. the use and creation of defensible space;*
- ii. the creation of opportunities for natural surveillance;*
- iii. the location and design of lighting;*
- iv. the location, number and design of footpaths and access points;*
- v. the location and design of parking facilities;*
- vi. the design of landscaping, in particular maximising opportunities for surveillance to avoid creating hiding places and secluded areas.*

Further detailed advice and requirements for designing for safety and security will be set out in a Supplementary Planning Document.

Rejected Options - Design for Safety and Security

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward

11.5 Extensions and Alterations to Dwellings

Policy BED 4

Extensions and Alterations to Dwellings

Extensions and alterations to dwellings should respect residential amenity, the character of the dwelling and its location. Development will not be permitted if it would:

- i. reduce the space about the dwelling resulting in significant harm to residential amenity;*
- ii. significantly reduce the privacy of occupants of the dwelling or neighbouring properties;*
- iii. significantly overshadow neighbouring dwellings resulting in harm to the amenity of occupants of the dwelling or neighbouring properties;*
- iv. be discordant with the style of the original dwelling or the character of the area.*

Rejected Options - Extensions and Alterations to Dwellings

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

11.6 Waterfront Design

Policy BED 5

Waterfront Design

Development adjacent to rivers, canals or bodies of water should be orientated to face the watercourse or body of water and should enhance the water's edge. The Council will encourage the provision of public access in appropriate cases.

Rejected Options - Development Adjacent to Water

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

11.7 Cabling and Pipelines

Policy BED 6

Cabling and Pipelines

The Council will seek to ensure that all wiring, cabling and pipelines on new developments are laid underground or are adequately screened or landscaped unless technical considerations indicate otherwise. The Council will particularly require this to be undertaken in areas of high landscape quality, in Conservation Areas and in development adjacent to, or involving alterations to, Listed Buildings.

Rejected Options - Cabling and Pipelines

No options were considered as the proposed policy reflects fundamental objectives in seeking to protect areas of high landscape quality.

11.8 Advertisements and Shopfront Design

- 11.8.1** The majority of respondents to the Issues and Options Report agreed that new policies were required to improve the control over advertisements and shopfront design affecting both Conservation Areas and Listed Buildings.

Policy BED 7

Advertisements

Advertisements that are dominant, ill designed or unnecessarily numerous in relation to their location will not be permitted. Proposals will be assessed having regards to:

- i. impact on the character of the locality;*
- ii. impact on features of scenic, historic, architectural, cultural or other special interest;*
- iii. impact on highway safety*

Consent for the display of advertisements on a Listed Building, which would affect the setting of a Listed Building, or within a Conservation Area will only be permitted where:

- i. the advertisement is appropriate in terms of design, scale and materials;*
- ii. it does not detrimentally affect any features or details of architectural or historical interest;*
- iii. it would not detract from the character or appearance of a Listed Building and its setting, or the character of a Conservation Area.*

Further detailed advice and requirements for advertisements will be set out in a Supplementary Planning Document.

Rejected Options - Advertisements

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

Policy BED 8

Shopfront Design

The development of new or replacement shop front units will only be permitted if they satisfy the following criteria:

- i. the design is consistent with the character and scale of the existing building, in terms of quality and its use of materials;*
- ii. the shop fascia is designed in scale, in its depth and width, with the façade and street scene of which it forms part.*

Proposals for the alteration of existing shopfronts or installation of new shopfronts on a Listed Building or within a Conservation Area should preserve and enhance the character and appearance of the building and the area in which it is located. Existing traditional shopfronts should be retained and restored unless exceptional circumstances apply. Proposals for new shopfronts must be of a high standard of design and be sympathetic in style, scale and materials to the building and its setting.

Further detailed advice and requirements for advertisements will be set out in a Supplementary Planning Document.

Rejected Options - Shopfront Design

No options were considered as the proposed policy reflects national and regional planning guidance and therefore no alternatives are put forward.

12 Telecommunications

12.1 Location, Scale and Design of Telecommunication Equipment

- 12.1.1 The majority of respondents to the Issues and Options Report agreed that new policies were required to guide the location and design of telecommunication equipment. The District has seen a significant amount of telecommunication development in recent years and the Council is keen to ensure that a policy is in place that will protect amenity and still allow for telecommunication development to take place where appropriate.

Policy TEL 1

Location, Scale and Design of Telecommunication Equipment

Proposals for telecommunications development will be considered having regard to technical and operational requirements and will be permitted provided that:

- i. the proposal will not have a significant adverse affect on the appearance or character of its surroundings in terms of its scale, design and siting;*
- ii. the proposal will not detrimentally affect any Conservation Areas, Buildings of Architectural or Historic Interest, Historic Parks/Gardens/Battle Sites/Landscapes or Class I and Class II archaeological remains or their settings;*
- iii. if on a building - equipment and any associated structures are designed to minimise impact on the host building;*
- iv. the proposal will not detrimentally affect any sites designated for ecological or geological conservation;*
- v. the proposal will not cause any unacceptable highway problems;*
- vi. the operator has demonstrated that the availability, benefits and impacts of alternative sites and developments, including mast or site sharing, have been investigated;*
- vii. the proposal meets the ICNIRP guidelines for public exposure.*

Rejected Options - Telecommunications

1. A possible option is to include perceived health impacts as another criteria for telecommunication development to be assessed against.

Reason - Guidance contained in PPG8: Telecommunications states that it is the Governments firm view that the planning system is not the place for determining health safeguards. It remains central Governments responsibility to decide what measures are necessary to protect public health. In the Governments view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them. The Governments acceptance of the precautionary approach recommended by the Stewart Group's report " mobile phones and health " is limited to the specific recommendations in the Groups report and the Governments response to them. The report does not provide any basis for precautionary actions beyond those already proposed. In the Governments view, local planning authorities should not implement their own precautionary policies e.g. by way of imposing a ban or moratorium on new telecommunications development or insisting on minimum distances between new telecommunications development and existing development.

13 Efficient Use of Natural Resources

13.1 Introduction

13.1.1 This section includes policies on renewable energy and energy conservation. From consultations undertaken on the Issues and Options Report there is considerable support for new policies to encourage the use of renewable energy, and energy conservation in new development. There was also support for a policy requiring a percentage of energy used in new development to be provided by on site generation or from renewable sources.

13.1.2 The **preferred approach** is to introduce new policies to support renewable energy and energy conservation to comply with national and regional guidance. The Council has produced a Supplementary Planning Guidance note on Sustainable Development (SPG5: Sustainable Development Guide), which gives detailed advice on the Council's approach to supporting renewable energy, energy conservation and sustainable development and construction. Developers will be expected to take this guidance into account when submitting planning applications.

13.2 Renewable Energy

Policy REN 1

Renewable Energy

Development proposals for the generation of power from renewable energy sources will be encouraged. Proposals will be permitted provided that:

- i. the development will not adversely affect the character of the landscape or areas of historical interest;*
- ii. the development is located sufficiently away from dwellings to ensure that there are no unacceptable noise problems for local residents;*
- iii. the development relates to the existing character of the locality in terms of design, scale, massing, height, density, layout, materials and colour;*
- iv. where appropriate, the developer undertakes to remove structures and to fully restore the site to the satisfaction of the Council, should all or part of the site become non-operational.*

Where a proposal fails to meet these requirements, the benefits of the following will be taken into consideration:

- i. the potential contribution to meeting local, regional and national energy needs and reducing global pollution;*
- ii. the extent to which the development would provide research benefits which would assist the further development of renewable technologies;*

In doing so it will be acknowledged that certain renewable energy sources can only be harnessed where the resource occurs.

13.3 Renewable Energy Generation Technology

Policy REN 2

Renewable Energy Generation Technology

For new developments of or over 0.5ha site area, or of 10 or more dwellings, or above 1000 square meters in floor area for employment, commercial, leisure and community development, developers will be expected to incorporate renewable energy generation technology to provide at least 10% of predicted energy requirements.

The Council will expect developers to submit supporting information as to how this objective will be achieved and will use conditions and/or legal agreements to ensure such technology is provided.

13.4 Energy Efficiency and Conservation

Policy REN 3

Energy Efficiency and Conservation

New development proposals should be energy efficient and incorporate built-in energy conservation measures. Opportunities to conserve energy and water resources through the layout and design of the development should be maximised wherever practical. In considering planning applications the Council will encourage:

- i. the use of solar energy, passive solar gain and heat recycling (such as combined heat and power);*
- ii. layouts which reduce wind-chill and maximise the efficient use of natural light;*
- iii. the use of green roofs, rain water and grey water recycling, and sustainable drainage systems.*

The Council may require, where appropriate an energy statement to be submitted. Where development is permitted the Council will use conditions and/or planning obligations to ensure energy conservation measures are provided.

Rejected Options - Renewable Energy

No other options are included because these policies seek to implement Core Strategy Policy CS36 which reflects national and regional planning guidance and therefore no alternatives are put forward.

14 Mineral Extraction

14.1 The Protection of Mineral Reserves other than Coal

- 14.1.1 Policy CS38 in the Core Strategy seeks to protect mineral reserves identified on the Proposal Maps and in the Site Specific Policies and Proposals DPD, or which have the benefit of a planning permission from development that could result in their sterilisation.

14.2 Mineral Extraction

- 14.2.1 The Core Strategy sets out in policy CS39 how the Council will work with other local authorities to establish and maintain a supply of aggregate minerals to contribute to the regional and sub-regional demand. There was general support for the continuation of the Wakefield UDP First Alteration criteria based policies on mineral extraction. Given the need to ensure that such activities have regard to material, social and environmental factors, as well as meeting the requirements of CS39, it is the **preferred approach** that all proposals for mineral extraction should comply with the following policy:

Policy MIN 1

Mineral Extraction

Proposals for mineral extraction, coal extraction and colliery spoil disposal will normally be permitted where it can be demonstrated that the impact of the proposal will not be detrimental to amenity or to the environment. In assessing the acceptability of proposals, the Council will have regard to material, social and environmental factors, including:

- i. environmental impacts of noise, vibration, dust, blasting, visual intrusion and traffic and the consequent cumulative impact therefrom on local amenity;*
- ii. effects on landscape, including features of archaeological, historic or natural interest, and agriculture;*
- iii. effects on protected sites for nature conservation of national or international designation, which will be the subject of the most rigorous examination;*
- iv. visual impact on a green belt location, where applicable;*
- v. effect on hydrology or hydrogeology;*
- vi. avoidance of sterilisation of the mineral;*
- vii. avoidance of unplanned, piecemeal working of deposits;*
- viii. the efficient and economic working of other mineral deposits in an environmentally acceptable way;*
- ix. cumulative impact arising in the locality from the extent of past mining activity, other working sites, ongoing restoration and unbroken sequences of working and restoration;*
- x. effect on regeneration objectives, including the image of the locality and efforts to attract or retain investment;*
- xi. impact on existing and proposed land uses in the locality;*
- xii. the extent of environmental or other benefits attributable to the proposal.*

Acceptable proposals will be subject to conditions and, where appropriate, planning obligations which make provision for:

- i. safeguarding of nature conservation interests in compliance with the appropriate environmental policies;*
- ii. the minimising of other environmental problems;*
- iii. the adequate advance screening of the site;*
- iv. satisfactory access arrangements and appropriate transport modes;*
- v. a fully detailed and phased scheme of land restoration, landscaping, aftercare and afteruse linked to a permitted period of operation.*

Development proposals may need to be accompanied by an Environmental Impact Assessment.

Rejected Options – Mineral Extraction

No other options are included as these policies seek to implement Core Strategy Policies CS38-40 which reflect National and Regional planning guidance and therefore no alternatives are put forward.

Appendix 1 The New Development Plan System

- 1.1 In September 2004 the Government introduced changes⁵ to the way in which local planning authorities prepare the development plan for their area. The content and format of plans will also be different. Wakefield's Unitary Development Plan First Alteration (UDP), which was adopted by the Council on 17th January 2003, will be replaced by a Local Development Framework (LDF)⁶.
- 1.2 Whereas the UDP was a single document, the LDF will be made up of a number of separate Local Development Documents (LDDs) some of which will be part of the statutory development plan (known as Development Plan Documents (DPDs)) whilst others will be non-statutory Supplementary Planning Documents (SPDs), replacing current Supplementary Planning Guidance. DPDs will progressively replace the adopted UDP. SPDs include site development briefs and guidance on topics such as affordable housing.
- 1.3 Also, under the new system, the Regional Spatial Strategy for Yorkshire & the Humber to 2016, issued by the First Secretary of State in December 2004, now forms part of Wakefield's statutory development plan, alongside the UDP. The development plan is the basis upon which all planning decisions are made. New RSS is being prepared by the Yorkshire & Humber Assembly; a draft is due to be submitted to the Government in December 2005. In future, new RSS, together with Development Plan Documents in the Council's LDF, will comprise the development plan for the District. The strategy and policies in the LDF must generally conform to those in RSS.
- 1.4 Under the new arrangements there must also be a clear link between the LDF and Wakefield's Community Strategy, *Fast Forward*. The LDF will address the spatial elements of *Fast Forward*, especially those which relate to the use and development of land. It will also need to take full account of the land-use consequences of other policies and programmes of the Council and stakeholders, and will not be restricted to matters which are implemented through the planning system.

The Local Development Scheme

- 1.5 To keep people informed about progress in preparing the new LDF the Council has prepared a 'Local Development Scheme' (LDS) which sets out the programme for producing Local Development Documents over the next three years. The LDS provides summary details of the content of each document which will make up the initial LDF, their relationship to each other and the timetable for their preparation. It includes "consultation milestones" to make clear to the public about opportunities to get involved with the plan-making process and to let them know the likely dates for community engagement.
- 1.6 The LDS for 2005 has been approved by the First Secretary of State and adopted by the Council and came into effect on 1st July 2005. The LDS can be viewed on the Council's web-site at www.wakefield.gov.uk/ldf. It includes proposals to prepare the following documents:

Development Plan Documents

- Core Strategy
- Site Specific Policies & Proposals
- Development Control Policies

5 Planning and Compulsory Purchase Act, 2004

6 See Appendix 3

- Waste
- Central Wakefield Area Action Plan

Supplementary Planning Documents

- Designing for Community Safety Guide

Non-Development Plan Local Development Document

- Statement of Community Involvement

1.7 Progress on the LDS programme will be reviewed annually as part of the LDF Annual Monitoring Report (AMR) (see below) and the scheme will be revised, as necessary, to reflect the need for new or amended Local Development Documents to keep the LDF up to date. A new LDS is due to be issued early in 2006.

Saved Plans

1.8 In the period between commencement of the new development plan system and the completion of the first Local Development Documents, the legislation allows local authorities to 'save' automatically policies and proposals in existing development plans for a period of three years, until September 2007.

1.9 Current planning policies and proposals for the District are contained in the Wakefield Unitary Development Plan First Alteration (UDP), which was adopted by the Council in January 2003. The UDP is considered still to be relevant and up-to-date and its policies and proposals will be 'saved' initially until April 2008, to allow the first LDDs to be completed. Some UDP policies and proposals will be saved for longer to be replaced in later DPDs not programmed in the current LDS. Until replaced the UDP policies and proposals will form part of the LDF and, along with RSS, will continue to be the statutory development plan for Wakefield Metropolitan District. The full UDP text and maps can be viewed on the Council's web-site at www.wakefield.gov.uk/udp. Alternatively, copies can be obtained from the Council.

Community Engagement

1.10 Stakeholder and community involvement is a fundamental requirement of the new planning system. The Council has to prepare a Statement of Community Involvement (SCI) which explains how the community and organisations can take part in preparing the Local Development Framework and in decisions on planning applications. It will explain when consultation and engagement will take place, who will be consulted and what will be done to engage different groups and the general public at each stage. The SCI is a Local Development Document and must be subject to public consultation and a public examination.

1.11 The Council consulted on an Initial Draft SCI and then on a Draft SCI earlier in 2005. The SCI is linked closely to the Council's Community Engagement Framework. Changes were made as a result of comments received and the amended SCI was submitted to the First Secretary of State in July 2005. The submission SCI can be viewed on the Council's web-site at www.wakefield.gov.uk/ldf. The Secretary of State appointed an independent Inspector to hold a public examination to consider the soundness of the SCI and any representations made. As part of the examination the Inspector held a hearing on 1st December 2005. The Inspector has made binding recommendations about changes he thinks are necessary and the final SCI will be adopted by the Council early in 2006. Future consultation on the LDF will be carried out in accordance with the SCI.

Monitoring

1.12 Once Local Development Documents are adopted it will be necessary to monitor whether their policies and proposals are being implemented as intended and how effective they are in meeting the LDF vision and objectives. The Council is required to publish the results of its monitoring in an Annual Monitoring Report (AMR). The report must be submitted to the Secretary of State by the end of December each year, reflecting the situation at the end of the previous March and will be available publicly. The first AMR is due to be published in December 2005.

1.13 The AMR will assess:

- whether the policy targets set out in Local Development Documents are being met, or are on the way to being met, and, if not, the reasons why;
- what impact LDD policies are having on other targets set at national, regional or local level;
- whether any policies need to be replaced to meet sustainable development objectives;
- what action needs to be taken if policies need to be replaced or altered to reflect changes in national or regional policy.

As a result of monitoring, the Council will consider what changes, if any, need to be made to any LDDs.

1.14 The Government has issued guidance ⁽⁷⁾ on the scope and content of AMRs which includes a number of LDF Core Output Indicators that each authority should monitor.

1.15 As noted above, the AMR will also assess progress in preparing the LDF over the year compared to the targets set out in the LDS. If the Council is falling behind schedule or has failed to meet a target, the AMR will set out the reasons for this. If the timetable needs to be changed, or if a new document is to be produced, the LDS will be amended and resubmitted to the First Secretary of State for consideration.

7 Local Development Framework Monitoring: A Good Practice Guide, ODPM, 2005

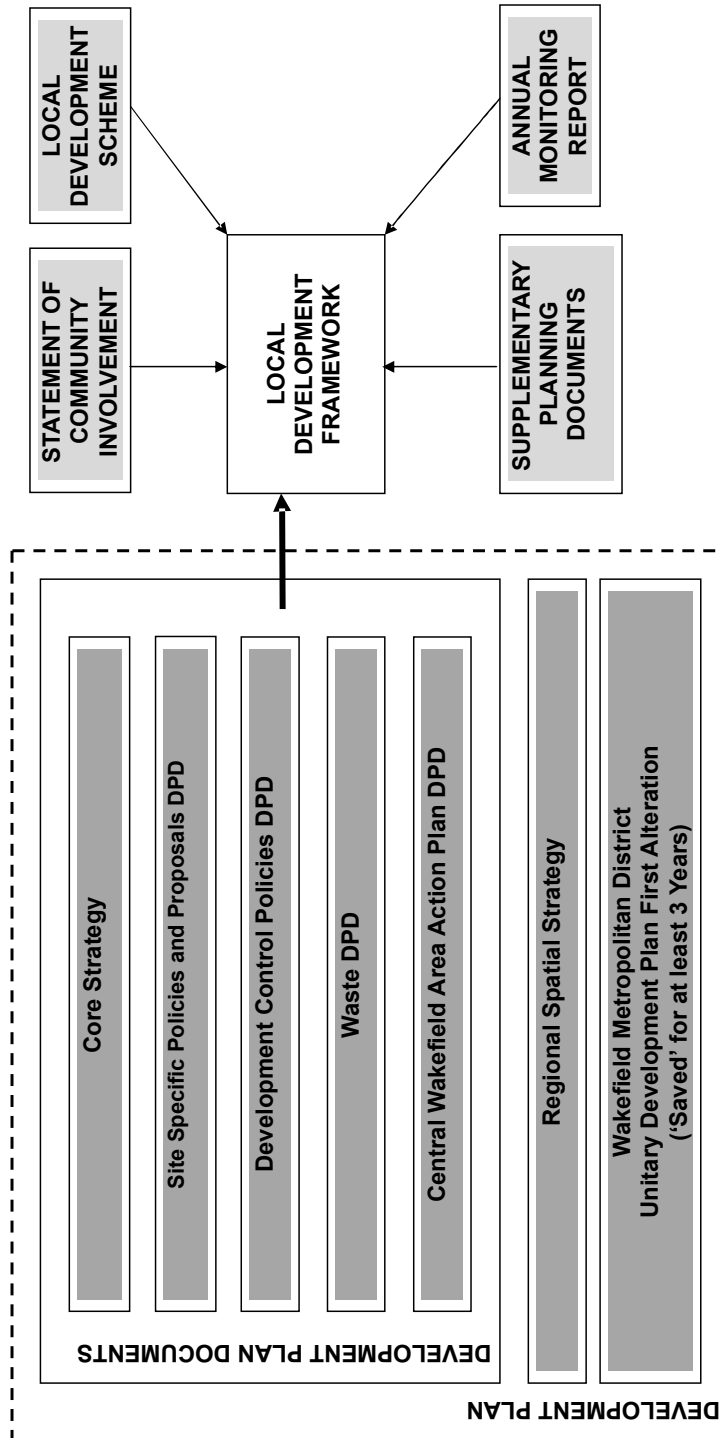


Figure 2 Wakefield Local Development Framework and Development Plan

Appendix 2 Links to Core Strategy and Initial Sustainability Appraisal

Development Control Policies DPD Policies	LDF Core Strategy Policies	Findings of Initial Sustainability Appraisal at Issues & Options Stage
H1 – Housing Densities	CS2, CS4	Option H17 – Allowing developments with a density of 30dph may encourage unsustainable development in terms of land use, although in certain locations these developments may be the most suitable in order to maintain the character of the area.
H2 - Intensification	CS4	Not appraised. Appraisal to be carried out at Preferred Options sustainability appraisal stage.
H3 – Access to Undeveloped Land	CS1, CS2	No direct equivalent at Issues & Options therefore not appraised.
H4 – Open Space in Residential Areas	CS2, CS3, CS31	No direct equivalent at Issues & Options therefore not appraised.
H5 – Multiple Occupation	CS2, CS4	No direct equivalent at Issues & Options therefore not appraised.
H6 – Accommodation for Gypsies, Travellers and Travelling Showpeople	No direct policy link. Issues set out in paragraph 5.7 of the Core Strategy Preferred Options Report.	No direct equivalent at Issues & Options therefore not appraised.
EMP1 - Controlling the Loss of Employment Land	CS16	Option EC13 - Whilst this option goes against the Community Plan guidance of promoting mixed use areas, it would only apply to specific Employment Zones and not all. Employment zones should be protected from change to mixed-use if the current or intended use is linked to heavily polluting industries. It is too uncertain to indicate exactly how sustainable this option is.
EMP2 – Mixed Use Zones	CS16	Option EC14 - The success of such schemes will be very dependent on implementation. Putting housing in or close to inappropriate industry could cause amenity and health issues, and by developing existing Employment Zones it will not be possible to alter the types of industry that are in close proximity to new housing. However, this option does meet a number of sustainability objectives.
EMP3 – Farm Diversification	CS17	Option DC12 - This option will help to maintain the vitality and viability of rural communities. This option is broadly sustainable, however it will be likely that environmental mitigation will be required.
EMP4 – Tourist Accommodation	CS17	No direct equivalent at Issues & Options therefore not appraised.
T1 – Transport and Travel	CS21-CS27	Option T2 (part) - This option is sustainable.
GB1 – Control of Development in the Green Belt	CS33	Option DC8 – Whilst protecting the Green Belt, this option does allow for development within the existing business curtilages, but only in exceptional circumstances. It therefore meets the environmental objectives, but there are some potential issues with regard to both economic and social objectives for local communities if business expansion is restricted. Broadly, this option is sustainable.
GB2 - Location and Design of New Development in the Green Belt	CS33	Option DC8 – Whilst protecting the Green Belt, this option does allow for development within the existing business curtilages, but only in exceptional circumstances. It therefore meets the environmental objectives, but there are some potential issues with regard to both economic and social objectives for local communities if business expansion is restricted. Broadly, this option is sustainable.

Development Control Policies DPD Policies	LDF Core Strategy Policies	Findings of Initial Sustainability Appraisal at Issues & Options Stage
GB3 – Agricultural/Forestry Workers Dwellings	CS17, CS33	No direct equivalent at Issues & Options therefore not appraised.
GB4 - Development Abutting the Green Belt	CS33	No direct equivalent at Issues & Options therefore not appraised.
GB5 – Existing Uses in the Green Belt	CS17, CS33	Option DC9 - This option makes extensions to existing businesses within the Green Belt more likely, as it converts existing UDP text into a policy. The ability of this option to meet the sustainability criteria will vary considerably from case to case. If it provides local jobs and has limited environmental impact it will be successful. If however it encourages travel, and utilises land within existing curtilages that has high biodiversity/landscape/cultural value then it may result in unsustainable development. As a result it is not possible to say whether this option is sustainable or not.
GB6 – Infilling of Major Developed Sites	CS33	Option DC8 - Whilst protecting the Green Belt, this option does allow for development within the existing business curtilages, but only in exceptional circumstances. It therefore meets the environmental objectives, but there are some potential issues with regard to both economic and social objectives for local communities if business expansion is restricted. Broadly, this option is sustainable.
GB7 – Redevelopment of Major Developed Sites	CS33	Option DC8 - Whilst protecting the Green Belt, this option does allow for development within the existing business curtilages, but only in exceptional circumstances. It therefore meets the environmental objectives, but there are some potential issues with regard to both economic and social objectives for local communities if business expansion is restricted. Broadly, this option is sustainable.
SL1 – Protected Areas of Search for Long Term Development	No direct policy link. Issues set out in paragraph 12.2 of the Core Strategy Preferred Options Report.	Option GB1 - Whilst this option generally meets a number of environmental objectives, it may locally affect provision of jobs and housing. Options DC8 and DC9 specifically address development within the Green Belt. This is the do-nothing scenario, as the national and regional guidance for Greenbelt has not changed since the UDP preparation. Overall this option is sustainable.
HIS1 - Development Affecting Archaeological Sites	CS34	No direct equivalent at Issues & Options therefore not appraised.
HIS2 – Development Affecting Historic Locations	CS34	No direct equivalent at Issues & Options therefore not appraised.
HIS3 - Demolition of Historic Buildings	CS34	No direct equivalent at Issues & Options therefore not appraised.
Policy HIS4 – Development Affecting Listed Buildings	CS34	No direct equivalent at Issues & Options therefore not appraised.
HIS5 – Development in Conservation Areas	CS34	No direct equivalent at Issues & Options therefore not appraised.
HIS6 - Protection of Open Space in Conservation Areas	CS34	No direct equivalent at Issues & Options therefore not appraised.
HIS7 – Buildings of Local Interest	CS34	No direct equivalent at Issues & Options therefore not appraised.
NAT1 – Protected Sites of Ecological or Geological Conservation	CS34	No direct equivalent at Issues & Options therefore not appraised.
NAT2 – Development affecting Protected Sites of Ecological or Geological Conservation and Species Protected by Law	CS34	No direct equivalent at Issues & Options therefore not appraised.
NAT3 – Ecology of Water Bodies	CS34	No direct equivalent at Issues & Options therefore not appraised.
NAT4 - Wildlife Habitat Network	CS34	Option DC22 - The option will help to meet the targets of the Local Biodiversity Action Plan. This option is sustainable.

Development Control Policies DPD Policies	LDF Core Strategy Policies	Findings of Initial Sustainability Appraisal at Issues & Options Stage
NAT5 – Protection of Trees	CS34	No direct equivalent at Issues & Options therefore not appraised.
NAT6 – Development Affecting Trees	CS34	No direct equivalent at Issues & Options therefore not appraised.
NAT7 – Areas of Open Land	CS34	Option DC24 - This option will help to preserve local character and prevent inappropriate development in these new areas. This option is sustainable.
NAT8 - Protection of Agricultural Land	CS34	No direct equivalent at Issues & Options therefore not appraised.
NAT9 – Landscape Character	CS34	Option DC23 - Option provides important protection of landscape. This option is sustainable.
EIC1 – Drainage	CS35	No direct equivalent at Issues & Options therefore not appraised.
EIC2 – Flood Risk	CS35	No direct equivalent at Issues & Options therefore not appraised.
EIC3 – Development in Functional Floodplains	CS35	No direct equivalent at Issues & Options therefore not appraised.
EIC4 – Protection of Groundwater	CS35	No direct equivalent at Issues & Options therefore not appraised.
EIC5 – Pollution control	CS35	No direct equivalent at Issues & Options therefore not appraised.
EIC6 – Air Quality	CS35	Option DC27 and DC28 - Important from health and environmental aspects. This option is sustainable.
EIC7 – Noise Pollution	CS35	No direct equivalent at Issues & Options therefore not appraised.
EIC8 – Light Pollution	CS35	Option DC26 - This option will ensure that the latest technologies are used when installing floodlighting. This option is sustainable.
EIC9 – Contaminated Land	CS35	No direct equivalent at Issues & Options therefore not appraised.
EIC10 – Contaminated Land	CS35	No direct equivalent at Issues & Options therefore not appraised.
EIC11 – Protection from Hazardous Operations	CS35	No direct equivalent at Issues & Options therefore not appraised.
EIC12 – Protection from Hazardous Operations	CS35	No direct equivalent at Issues & Options therefore not appraised.
BED1 – Design of New Development	CS4	Option DC17 - Opening out enhanced DPA policies across the District will have positive benefits. Option does not indicate how these policies will be strengthened. This option is sustainable.
BED2 – Landscape Design	CS4, CS34	Option DC25 - This will improve the way that both residents and visitors view the district alike. This option is sustainable.
BED3 – Design for Safety and Security	CS2, CS3, CS4	Option DC18 - Whilst directly addressing one of the sustainability objectives, this option indirectly provides a number of other benefits to the community. This option would promote the principles of sustainable development and is sustainable.
BED4 – Extensions and Alterations to Dwellings	CS4	No direct equivalent at Issues & Options therefore not appraised.
BED5 – Waterfront Design	CS4	No direct equivalent at Issues & Options therefore not appraised.

Development Control Policies DPD Policies	LDF Core Strategy Policies	Findings of Initial Sustainability Appraisal at Issues & Options Stage
BED6 – Cabling and Pipelines	CS4, CS34	No direct equivalent at Issues & Options therefore not appraised.
BED7 - Advertisements	CS4, CS34	No direct equivalent at Issues & Options therefore not appraised.
BED8- Shopfront Design	CS4, CS34	No direct equivalent at Issues & Options therefore not appraised.
TEL1 – Location, Scale and Design of Telecommunication Equipment	CS3, CS4	Option DC19 - This option brings forward latest national policy, and provided that environmental and public health concerns area addressed it will help to ensure that modern telecommunications technologies are potentially available to a larger proportion of the population, therefore meeting social and economic objectives. This option is sustainable.
REN1 - Renewable Energy	CS36	Option DC29 - This option directly addresses a number of sustainability objectives. Costs of such measures needs to be considered in order to ensure that they do not adversely affect economic growth and affordability of housing. This option is sustainable.
REN2 – Renewable Energy Generation Technology	CS36	Option DC7 - Success of this option in fully meeting the sustainability objectives depends on the actual percentage of renewable energy that is stipulated. The 'spirit' of this option is sustainable.
REN3 – Energy Efficiency and Conservation	CS36	Option DC6 - The option has multiple environmental benefits, although landscape may be at risk from some forms of renewable generation. Therefore this option is sustainable.
MIN1 – Mineral Extraction	CS38, CS39, CS40	Option DC2 - This option carries forward Policies OL7, 8, 9, & 10 from the UDP. These provide a high level of protection for the environment, and also take into account the effects on local communities. Therefore, this option is considered sustainable.

Appendix 3 Glossary of Terms

AMR	Annual Monitoring Report – a report which the Council is required to prepare showing progress in preparing Local Development Documents compared to targets in the Local Development Scheme, and monitoring the implementation and effectiveness of its policies and proposals in Local Development Documents.
DPD	Development Plan Document – a Local Development Document which forms part of the statutory development plan, including the Core Strategy, Proposals Maps and Area Action Plans.
LDD	Local Development Document – comprising two main types, Development Plan Documents and Supplementary Planning Documents, which together form the Local Development Framework.
LDF	Local Development Framework – the portfolio of Local Development Documents which sets out the planning policy framework for the district.
LDS	Local Development Scheme – a three year project plan setting out the Council's programme for the preparation of Local Development Documents, reviewed annually in the light of the Annual Monitoring Report.
LTP	West Yorkshire Local Transport Plan – the statutory long-term transport strategy for the county and five year action plan which is used by the Department for Transport (DfT) to allocate funds for local transport improvements. Prepared by a partnership of the five West Yorkshire local authorities and Metro. The second LTP (known as LTP2) for the years 2006/07 to 2010/11 will be submitted in March 2006.
RSS	Regional Spatial Strategy – the statutory replacement for Regional Planning Guidance prepared by the Yorkshire and Humber Assembly and issued by the First Secretary of State. It forms part of the Council's statutory development plan.
SCI	Statement of Community Involvement – sets out the Council's vision and strategy for the standards to be achieved in involving the community and stakeholders in the preparation of all Local Development Documents and in decisions on planning applications.
SPD	Supplementary Planning Document – a Local Development Document which is part of the Local Development Framework but does not form part of the statutory development plan. Supplementary Planning Documents elaborate upon policies and proposals in a Development Plan Document or the saved Unitary Development Plan and include development briefs and guidance documents.
SPG	Supplementary Planning Guidance – guidance which elaborates upon policies and proposals in the Unitary Development Plan. Supplementary Planning Guidance can not be 'saved' but can still be relevant if related to a policy or proposal in a saved plan or a Development Plan Document. Supplementary Planning Guidance will need to be replaced by Supplementary Planning Documents.
UDP	Unitary Development Plan First Alteration – the statutory development plan for the district adopted by the Council in January 2003 which will be 'saved' initially for three years from the date of commencement of the new planning system. Its policies and proposals will be replaced eventually by new Development Plan Documents. Unitary Development Plan First Alteration – the statutory development plan for the district adopted by the Council in January 2003 which will be 'saved' initially for three years from the date of commencement of the new planning system. Its policies and proposals will be replaced eventually by new Development Plan Documents.

Appendix 4 Definitions of Flood Risk Zones

Zone 1 - Little or no risk (< 1 in 1,000 year)

This zone is suitable for most types of development.

Zone 2 - Low to medium risk (1 in 1,000 year)

This zone too will be suitable for most types of development. Subject to operational requirements in terms of response times, these and the higher-risk zones below are generally not suitable for essential civil infrastructure, such as hospitals, fire stations, emergency depots etc. Where such infrastructure has to be, or is already, located in these areas, access must be guaranteed and they must be capable of remaining operational in times of emergency due to extreme flooding. For this and higher-risk zones, a flood risk assessment appropriate to the scale and nature of the development and the risk should be provided with applications or at time of allocation in an LDF.

Zone 3 - High risk (1 in 100 year) (subdivided into three parts)

- a. Developed areas
These areas may be suitable for residential, commercial and industrial development provided the appropriate minimum standard of flood defence can be maintained for the lifetime of the development with preference being given to those areas already defended to the minimum standard.
- b. Undeveloped & sparsely developed areas
These areas are generally not suitable for residential, commercial and industrial development unless a particular location is essential and an alternative lower-risk location is not available. General-purpose housing or other development comprising residential or institutional accommodation should not normally be permitted. Caravan and camping sites should generally not be located in these areas. Where, exceptionally, development is permitted, it should be provided with the appropriate minimum standard of flood defence and should not impede flood flows or result in a net loss of flood-plain storage.
- c. Functional flood plains
These areas may be suitable for some recreation, sport, amenity and conservation uses (provided adequate warning and evacuation procedures are in place). Built development should be wholly exceptional and limited to essential transport and utilities infrastructure that has to be there and is designed and constructed to remain operational even at times of flood, result in no net loss of flood-plain storage, not impede water flows and not increase flood risk elsewhere.