

Wakefield Council Community Infrastructure Levy

Response to Examiner's Initial Question 8

How much additional retail floorspace is planned for the district up to 2026, where is it proposed and what remains to be delivered?

It is necessary before laying out the possible provision of retail floorspace in Wakefield over the remainder of the plan period to set some context to demonstrate what the latest evidence is indicating is required as part of plan making in the district. The latest [retail study](#) carried out in 2013 made the following recommendations with regard to the need for new retail floor space in the district:

Summary of 2013 Retail Study Conclusions on Need for Additional Retail Provision in Wakefield District		
Centre	Convenience Need	Comparison Need
Ossett	Need identified for a full range main stream food store. A site has been identified and allocated in the emerging Retail & Town Centre Local Plan.	No need identified that requires attention through plan making
Wakefield	No need in early part of plan period. Review through update of retail study in due course	No need in early part of plan period. Review through update of retail study in due course
Normanton	No need identified that requires attention through plan making although in centre provision should be improved	No need identified that requires attention through plan making
Featherstone	No need identified that requires attention through plan making if the out of centre permission for a foodstore is implemented	No need identified that requires attention through plan making
Pontefract	No need identified that requires attention through plan making	No need identified that requires attention through plan making although the situation should remain under review
Castleford	No need identified that requires attention through plan making if the in centre permission for a foodstore is implemented	No need identified that requires attention through plan making
Knottingley	No need identified that requires attention through plan making	No need identified that requires attention through plan making
Hemsworth	No need identified that requires attention through plan making	No need identified that requires attention through plan making
South Elmsall	Need identified for a discount foodstore. A site has been identified and allocated in the	No need identified that requires attention through plan making

	emerging Retail & Town Centre Local Plan.	
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The main conclusion to be drawn from this summary is that there is a limited requirement in the District to identify new allocations in the development plan for retail development.

Significant Unimplemented Retail Proposals Identified in Adopted & Emerging Development Plan Documents

Where an immediate need has been identified this is being addressed through the emerging Retail & Town Centre Local Plan which is due to be submitted for examination in 2016. Some retail schemes and provision are also identified in adopted development plan documents. The table below lays out retail proposals identified in current and emerging development plan documents and indicates if they have planning permission or not. Some adopted and emerging allocations identified in Local Plans do not have indicative floorspace figures. This is because the Council is acutely aware of the secondary nature of many centres in the district and the need for qualitative improvements to their vitality and viability. It should be noted that where the amount of floorspace that is planned is mentioned in adopted and emerging plan policy it should be considered as indicative due to the need for site allocations to be flexible in order to allow the market to bring forward deliverable development.

Status of unimplemented Retail Proposals Identified in Wakefield Development Plan Documents					
Development Plan Document	Policy Reference	Policy Name	Name of Proposal	Relevant Provision of the Policy (inc. Floorspace Planned where Available)	Planning Permission Information
Core Strategy	CS2	Retail & Town Centres	Ridings Centre Extension, Wakefield city centre	Core strategy identifies as a significant key scheme with a gross floorspace of approx. 9000 sq m.	Planning permission was granted to extend the shopping centre but has since expired.
Core Strategy	CS2	Retail & Town Centres	Aire Street, Castleford	7,600 sq. m. of gross retail floorspace.	Planning permission renewed on 2012 for 7,600 sq. m. gross food store
Retail and Town Centre Local Plan (Emerging)	RTC22	Aire Street		Allows development of large foodstore but recognises this has not been developed and permits other suitable schemes to come forward which could include other town centre uses.	
Core Strategy	CS2	Retail & Town Centres	Bridge Street Castleford	Approx. 3,200 square metres gross of retail floorspace	Planning permission granted for 2775 sq. m. of retail (A1 to A5 use)
Retail and Town Centre Local Plan (Emerging)	RTC23	Bridge Street		Allows development for retail but recognises this has not been developed and permits other suitable schemes to come forward which could include other town centre uses.	
Site Specific Policies Local Plan (SSPLP)	SPA1	Land at Snowhill	Snow Hill	Paragraph 9.2 of the SSPLP states that Special Policy Areas can accommodate complementary and ancillary uses that could include neighbourhood and district centres. SPA1 recognises that some retail development may occur in the allocation.	Permission has been granted on this site for a discount foodstore (1,932 sq. m. gross) and 995 sq. m gross of smaller units which could be occupied by a variety of uses including retail.
Retail and Town Centre Local Plan (Emerging)	RTC 163			The plan recognises a Local Centre will be built in the SPA but its precise position and extent cannot be confirmed at present.	
Site Specific Policies Local	SPA2	Wakefield East	Wakefield East Centres	Paragraph 9.2 of the SSPLP states that Special Policy Areas can accommodate complementary and	None

Status of unimplemented Retail Proposals Identified in Wakefield Development Plan Documents					
Development Plan Document	Policy Reference	Policy Name	Name of Proposal	Relevant Provision of the Policy (inc. Floorspace Planned where Available)	Planning Permission Information
Plan (SSPLP)				ancillary uses that could include neighbourhood and district centres.	
Retail and Town Centre Local Plan (Emerging)	RTC132 RTC165 RTC166			The plan recognises that two local centres and a district centre will be delivered as part of the development of this urban extension but at present it is not possible to identify the location of the centres or the amount of floorspace they will incorporate.	
Retail and Town Centre Local Plan (Emerging)	RTC115	Albion Street / Powell Street	Albion Street / Powell Street, Castleford	Site identified as suitable for a range of town centre uses including retail	No significant retail permissions granted
Retail and Town Centre Local Plan (Emerging)	RTC53	North of Stuart Road	North of Stuart Road, Pontefract	Site identified as suitable for retail or leisure development. Policy indicates the site could accommodate a store of approx. 1200 sq. m. gross.	No significant retail permissions granted
Retail and Town Centre Local Plan (Emerging)	RTC157	Wilson Street	Wilson Street, Featherstone	Site identified as suitable for development for town centre uses including retail	Planning permission was renewed in 2012 for a 2,000 sq. m. gross food store.
Retail and Town Centre Local Plan (Emerging)	RTC91	Exchange Street Site	Exchange Street, South Elmsall	Suitable for retail and other commercial uses. In particular it could accommodate a discount food store.	None
Retail and Town Centre Local Plan (Emerging)	RTC101	Ossett Town Football Ground	Ossett Town Football Ground	Site identified as suitable for a food store.	None

Significant Unimplemented Retail Proposals not Identified in Development Plan Documents

There are three additional proposals that, if implemented, would add significantly to the retail floorspace in the District up to 2026.

1. Former Crystal Drinks Site, Featherstone

Outline permission has been granted on this site for a food store. The proposal is in an out of centre location and has a floor space of 3,706 sq. m gross, 2,230 sq. m net.

2. Extension to Asda Superstore at Glasshoughton, Castleford

Full planning permission has been granted for a 1,819 sq. m. extension to an existing store.

3. Five Towns Park, Castleford

The Council have resolved to grant planning permission for this proposal which is of sub-regional significance. It is located on green belt land in an out of town location. The application has not been called in by the Secretary of State and a decision notice will be issued upon successful completion of a Section 106 agreement which is expected imminently. Approximately 54,000 sq. m. gross of retail floorspace is proposed in this major development.

Conclusion

The table below summarises the allocations and proposals that could be delivered in Wakefield over the plan period. It also indicates the possible retail floorspace that could be delivered as far as can be determined at the moment. Where adopted or emerging Local Plan documents indicate significant retail development may occur but do not provide an indication of the likely floorspace this has been estimated in order to allow an understanding of the possible amount of retail floorspace that could be delivered over the plan period to be formulated. Due to both the nature of the need and the centres in Wakefield it must be stressed these amounts should only be considered as indicative.

Site / Proposal	Allocations / Designation (Gross)	Planning Permission (Gross)
Ridings Centre Extension, Wakefield city centre	9,000 sq. m.	0
Aire Street, Castleford	7,600 sq. m.	7,600 sq. m.
Bridge Street Castleford	3,200 sq. m.	2,775 sq. m.
Snow Hill	0	2,927 sq. m.
Wakefield East Centres	Estimated: 1 X District Centre: 5,500 sq. m 2 X Local Centres: 3,000 sq. m. each Total Floor Space: 11,500 sq. m	0
Albion Street / Powell Street, Castleford	0	0
North of Stuart Road, Pontefract	1,200 sq. m.	0
Wilson Street, Featherstone	Estimated: 2,000 sq. m.	2,000 sq. m.
Exchange Street, South Elmsall	Estimated: 2,500 sq. m.	0
Ossett Town Football Ground	Estimated: 3,500 sq. m.	0
Former Crystal Drinks Site, Featherstone	-	3,706 sq. m.

Site / Proposal	Allocations / Designation (Gross)	Planning Permission (Gross)
Extension to Asda Superstore at Glasshoughton, Castleford	-	1,819 sq. m.
Five Towns Park, Castleford	-	54,000 sq. m.
Totals	40,500 sq. m.	74,827 sq. m.

If it is assumed that all planning permissions listed above are delivered along with the allocations (including estimated floorspace) listed above that do not yet benefit from a planning permission it is possible that 102,527 sq. m. of floorspace could be delivered. It should be borne in mind that this figure does not take into account the possibility that some planning permissions and allocations may not be implemented either in their present form or at all. The significance of Five Towns Park's contribution to these floorspace calculations can also not be underestimated. For example if its contribution to the overall figure above is discounted the amount of floorspace that could be delivered reduces to 48,527 sq. m.