



spawforths

CITY FIELDS, WAKEFIELD



Call with any queries or feedback on
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Working on behalf of a Consortium of Landowners and Housebuilders, Spawforths identified the opportunity for a significant urban extension to Wakefield. We secured an allocation for a Mixed Use Urban Extension in the Wakefield Local Plan for 150 acres of land to be removed from the Green Belt. It is one of four key Housing Growth Zones in the Leeds City Region and, when fully developed, will deliver 2,500 homes, significant jobs, a new Local Centre and the Wakefield Eastern Relief Road (WERR).

We have now either secured planning permission, or have prepared planning applications for the majority of the site, the district centre and commercial development, having co-ordinated the planning applications, Environmental Statements and Masterplan Framework. Where planning permission has been secured, development is either built and occupied, or under construction on site.

Spawforths also secured planning permission for the whole of the WERR (also known as Neil Fox Way) on behalf of Wakefield Council. This was a £33 million scheme funded by the West Yorkshire+ Transport Fund. The road has helped address the infrastructure deficit, facilitate future development including the Wakefield East urban extension providing much needed new homes and jobs, ease congestion in the City Centre and improve air quality. Spawforths acted as lead consultants, which involved co-ordination of the full consultant team and environmental impact assessments. Now constructed and operational, this 5.5km road required both a railway and river bridge crossing and provides a strategic link around the east of Wakefield. The Environmental Assessment focused upon

heritage, flood, noise and air quality matters and demonstrated a package of mitigation measures to address areas of potential significant impact.

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