

LEEDS LOCAL DEVELOPMENT FRAMEWORK

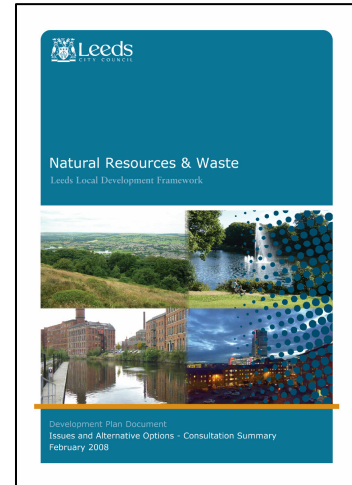
Natural Resources and Waste

Development Plan Document

Issues and Alternative Options

8 May – 19 June 2008

This questionnaire asks for your views on the Leeds Natural Resources and Waste Issues and Alternative Options Development Plan Document and gives you the chance to inform the Council's proposals, or suggest alternatives.



It is advised that you read the Natural Resources and Waste Development Plan Document Issues and Alternative Options summary document or full document in order to fully answer this questionnaire.

The Natural Resources and Waste Development Plan Document Issues and Alternatives Options Report and all supporting information is available to view at all libraries and One Stop Centres across the Leeds District, at the Development Enquiry Centre, or online at www.leeds.gov.uk/ldf. Alternatively email nrwdpd@jacobs.com or ring 0113 242 6771 for more information.

- Please continue on a separate sheet if you need more space.
- Consultation forms must include a name and address otherwise your comments will not be taken into account.

Your details

Title.....
 Name.....
 Organisation
 (where relevant).....
 Address.....

 Post Code.....
 Telephone/Mobile.....
 Email address
 (optional).....

If the details opposite are for an agent, enter the client's details here:

.....

**Your questionnaire needs to be returned by
5pm on 19 June 2008 to:**

**FREEPOST RLSB-BTYC-UKUT, Natural Resources and Waste
 Development Plan Document, Jacobs UK, 1 City Walk, Leeds, LS11 9DX**

Personal information provided as part of a representation cannot be treated as confidential as the Council is obliged to make representations available for public inspection. However, in compliance with the Data Protection Act 1998 the personal information you provide will only be used by the Council for the purposes associated with the LDF consultations

If you need more space, clearly mark which question you are referring to and continue at the end of the questionnaire or on a separate sheet.

ISSUE 1 – KEY THEMES		Yes	No
Do you agree with the inclusion of the following as key themes for this Natural Resources and Waste DPD?			
A	Waste	<input type="checkbox"/>	<input type="checkbox"/>
B	Minerals & Aggregates	<input type="checkbox"/>	<input type="checkbox"/>
C	Energy & Climate Change	<input type="checkbox"/>	<input type="checkbox"/>
D	Land-Use	<input type="checkbox"/>	<input type="checkbox"/>
E	Water Resources	<input type="checkbox"/>	<input type="checkbox"/>
F	Air Quality	<input type="checkbox"/>	<input type="checkbox"/>
Are there any further key themes that you think should also be included? If so please provide your comments below			
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ISSUE 2 – PLANNING FOR FUTURE WASTE MANAGEMENT		Yes	No
Leeds is part of a wider City Region. The emerging RSS at Policies ENV12 and ENV13 are clear that authorities should consider significant transfers of waste from all sectors across the regional boundary and should liaise with neighbouring authorities on establishing a pattern of waste facilities to ensure waste is managed close to its source. Therefore, the Council may need to consider opportunities within the City where it might be possible to meet more than just local needs. Which of the following options do you think are most appropriate?			
<u>Option 1</u> - Leeds should plan for managing its own waste only, or		<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> - Leeds should work with neighbouring authorities and other regional partners to ensure a strategic approach to managing waste.		<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 3</u> – As part of its City Region role, should Leeds be considered as a strategic location capable of serving a wider catchment?		<input type="checkbox"/>	<input type="checkbox"/>
Comment			
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ISSUE 3 – STRATEGIC LOCATION OF NEW WASTE MANAGEMENT AND TRANSFER FACILITIES		Yes	No
Following on from Issue 2, to provide more sustainable waste management, the emerging RSS at Policy ENV13 is also clear that the number of facilities for treatment, composting, recycling and recovery of all waste streams may need to double by 2020. National and regional guidance favours the co-location of different waste management facilities in a single location as resource parks or on a number of sites located close together whilst also recognising that local circumstances must be considered. Sites must also meet national and regional location criteria. The Council will therefore need to consider its approach to the distribution of sites for new waste facilities which meet the needs of all waste sectors. Strategic options are:			
<u>Option 1</u> - Make provision for one or two accessible larger sites where major waste facilities for all waste streams can be located together?		<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> - Identify a number of alternative sites distributed around the City to provide a more extensive range of options to serve the needs of all waste streams?		<input type="checkbox"/>	<input type="checkbox"/>

<p>Option 3 – New facilities should only be provided in existing industrial areas, existing landfill or waste management sites or other less sensitive locations away from residential, business parks and other uses which might be considered to be sensitive to new waste management activity.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Comments</p>		

<p>ISSUE 4 – OTHER LOCATIONAL CONSIDERATIONS</p> <p>There may be times where new waste management proposals are required in a certain location because this is closest to the source of waste or because the type of process requires certain sites. Sometimes this can lead to a conflict between the need to provide new facilities and policies which seek to restrict or control development in certain places. PPS10 and the emerging RSS are both clear that a balance needs to be achieved between the need to manage waste close to its source and environmental protection. Options are:</p>	<p>Yes</p>	<p>No</p>
<p>Option 1 – Reflect national planning guidance even in local circumstances where this might restrict certain waste management activity?</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Option 2 – As far as possible reflect national planning guidance but seek to achieve a practical balance between environmental protection, the need to reflect local circumstances and the specific location needs of certain waste management facilities.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Comments</p>		

<p>ISSUE 5 – LANDFILL PROVISION</p> <p>Whilst it is recognised that Leeds City aspires to ‘zero waste’, in the emerging RSS is clear that in the interim some additional landfill provision may also be required to provide for residual waste that cannot be re-used, recycled or recovered and also to meet some specific waste needs. Options are:</p>	<p>Yes</p>	<p>No</p>
<p>Option 1 – If possible, only identify extensions to existing landfill sites and backfilling of former minerals deposits.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Option 2 – Make provision for additional locations for landfill.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Option 3 – Rely on landfill provision outside Leeds.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Comments</p>		

<p>ISSUE 6 – INCREASING AND ENCOURAGING RE-USE, RECYCLING AND COMPOSTING</p> <p>The City Council has set itself recycling targets which are consistent with the National Waste Strategy. The Council operates a network of household waste sorting sites where people can bring unwanted household rubbish not collected at the kerbside and bulky items. Local bring sites also provide smaller scale recycling opportunities and are accessible to people without cars although these are not necessarily operated by the Council. To continue recycling and avoid the implications for not meeting recycling targets an increase in the number of sites will be required (Please tick all that apply). Options are:</p>	<p>Yes</p>	<p>No</p>
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Option 1 – The Council should continue to focus on supporting and encouraging the further development of household waste sorting sites which are strategically located to serve different parts of the City.	<input type="checkbox"/>	<input type="checkbox"/>
Option 2 – Strategic household waste sorting sites should be complimented by a broader network of smaller local bring facilities which may also include a wider choice of recycling and re-use opportunities.	<input type="checkbox"/>	<input type="checkbox"/>
Option 3 - The Council should also provide policies which seek to encourage all developers to provide appropriate re-use and recycling opportunities when considering development proposals including before, during and after construction.	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 7 – SAFEGUARDING WASTE SITES	Yes	No
The NRWDPD will identify specific waste sites but this will prevent them also being made available for other similar land use activities such as industrial development. The advantage of this is that it provides more certainty for waste management activity but a disadvantage is that it may stifle investment and other opportunities. PPS10 states that waste management allocations are reviewed at least every 5 years. Options are:		
Option 1 – Providing a ‘protected’ status for existing and future waste sites so that their status can only be changed through a review of the DPD, or	<input type="checkbox"/>	<input type="checkbox"/>
Option 2 – A more flexible approach should be taken where the need for other uses may be acceptable.	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 8 – AGGREGATE PROVISION	Yes	No
The required aggregate provision for each authority within West Yorkshire has been agreed up to 2016, but is not yet agreed up to 2021. What policy approach should Leeds take on the levels of aggregate extraction for this period? Options are:		
Option 1 – A continuation of the 2001 – 2016 trends should be accepted as the basis of future aggregate provision.	<input type="checkbox"/>	<input type="checkbox"/>
Option 2 – Higher levels of one or both of the figures should be considered to reduce the need for primary aggregates produced in the National Parks and AONBs of North Yorkshire in line with RSS policy.	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 9 – SAND AND GRAVEL	Yes	No
If it is necessary to quarry additional sand and gravel resources over the plan period would the sustainable provision of additional resources be best achieved by:		
Option 1 – The use of extensions to existing quarries to supply the bulk of the required resources?	<input type="checkbox"/>	<input type="checkbox"/>

Option 2 – The release of new sites to supply the majority of this need?	<input type="checkbox"/>	<input type="checkbox"/>
Option 3 – Using existing allocations and a criteria based policy approach without identifying new sites for development?	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 10 – SAND AND GRAVEL	Yes	No
Guidance encourages any additional resources to be defined clearly to assist all stakeholders. Would the identification and release of additional resources be best achieved through:		
Option 1 – The identification of broad areas of search;	<input type="checkbox"/>	<input type="checkbox"/>
Option 2 – The identification of preferred areas within these search areas;	<input type="checkbox"/>	<input type="checkbox"/>
Option 3 – The identification of additional site allocations with detailed boundaries to be defined in the DPD;	<input type="checkbox"/>	<input type="checkbox"/>
Option 4 – Not identifying any preferred area or site allocations, but instead using a criteria based policy approach, which would be applicable across the whole District; or	<input type="checkbox"/>	<input type="checkbox"/>
Option 5 – Looking for preferred areas or site allocations outside existing resource areas?	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 11 – SAND AND GRAVEL	Yes	No
Looking at the environmental impacts of sand and gravel extraction on specific areas of the District, what policy approach is best for local areas?		
Option 1 – Should any of the existing resource areas have clear limits placed upon further sand and gravel extraction due to environmental and / or other impacts?	<input type="checkbox"/>	<input type="checkbox"/>
Option 2 – Are there other potential resource areas that can be identified for consideration?	<input type="checkbox"/>	<input type="checkbox"/>
Option 3 – Focus on continuing levels of extraction at present rates, having regards to regional guidelines covering sub-regional apportionment for West Yorkshire and reflecting emerging RSS policy.	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 12 – CRUSHED ROCK	Yes	No
Given the quality of the resource which is present within the District and the adverse environmental impacts that can arise from extraction, it has not been considered necessary to include policies relating to provision of crushed rock in previous Development Plans. Should this approach be continued?	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 1</u> – No change to existing situation.	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – Designate new areas as potential sites for future exploration and include criteria for future exploitation.	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 13– BUILDING STONE	Yes	No
Quarries that produce dimension stone and other building stone products have operated for many years and the resource is a valuable one. Within this context, it is unlikely that there will be many applications for new quarries, however:		
<u>Option 1</u> – Should the known reserves of dimension stone be subject to Mineral Consultation Area designation in order to protect the resource?	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – If there is an increased demand for building stone products that cannot be met by existing quarries, should there be a preference for these to be extended?	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 3</u> – Or should new ones be permitted?	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 14– COAL	Yes	No
In view of national guidance on opencast coal development Leeds City Council currently applies a presumption against proposed development unless the proposal can demonstrate clear beneficial effects. Stringent criteria are applied to developments which meet the tests. In view of this should the Council,		
<u>Option 1</u> – Simply acknowledge the presence of the coal reserve and continue with the existing approach set out in saved policies.	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – Designate identified locations as Mineral Consultation Areas and include criteria for future exploitation.	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 15 – CONCRETE BATCHING AND ASPHALT FACILITIES	Yes	No
<p>Sites which are suitable for concrete batching, the manufacture of coated materials, asphalt, and other concrete based products are often difficult to locate within existing urban areas. They do however play a necessary part in the economy and development of the City. Whilst they do not necessarily require large areas of land, they often have an adverse impact on the surrounding environmental quality and the high buildings and hoppers for production and blending are unsightly.</p> <p>National policy encourages the safeguarding of existing, planned and potential sites including any rail or water served depots and suggests that, where appropriate, new sites to meet future needs should be identified in DPDs. Should the Council:</p>		
<p><u>Option 1</u> – Identify existing facilities and a range of additional sites which would be suitable for this or use only in the future?</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><u>Option 2</u> – Include a safeguarding policy for existing sites, acknowledge the need for new facilities and provide a suite of criteria based policies to assess future proposals for batching plants?</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><u>Option 3</u> - Provide policy guidance on appropriate locations such as existing mineral processing plants; industrial estate locations, shared facilities at railheads and wharves already serving similar uses.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Comments</p>		

ISSUE 16 – RECYCLED MATERIALS	Yes	No
<p>Whilst the difficulties encountered in compiling meaningful data relating to the production of recycled aggregates is acknowledged, in view of the shortfall in meeting regional targets for recycling materials to use as aggregates, every effort should be made to encourage the establishment of appropriately sited aggregate recycling facilities, in accordance with national and regional guidance. It is envisaged that the following may provide preferred locations for aggregate recycling facilities. Please indicate those that you agree with.</p>		
<p><u>Option 1</u> – Existing mineral sites, especially those that import construction and demolition and excavation wastes.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><u>Option 2</u> – Former mineral workings with suitable hardstanding areas.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><u>Option 3</u> – Appropriate industrial estate locations that are close to the main sources of construction and demolition and excavation waste arisings.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><u>Option 4</u> – Continue to encourage recycling initiatives generally, but provide a policy that sets out criteria for assessing the location of facilities.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Comments</p>		

ISSUE 17 – RESTORATION	Yes	No
<p>In order to achieve desired after-uses it is important that restoration designs are considered early in the planning process. Depending on circumstances, this may or may not involve the importation of fill materials. To encourage a reduction in landfilling and the reuse and recycling of materials, options for future restoration of sites could include those below. Please indicate those that you agree with.</p>		
<p><u>Option 1</u> – A restriction on backfilling of construction, demolition and excavation waste except in exceptional circumstances</p>	<input type="checkbox"/>	<input type="checkbox"/>

Option 2 – An express preference for restoration at lower levels.	<input type="checkbox"/>	<input type="checkbox"/>
Option 3 – To allow the most economic form of restoration for quarry operators, providing they meet environmental requirements.	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 18 – AFTER USE	Yes	No	Score
It is proposed to adopt an approach that seeks to provide a greater influence on the restoration and after-use of mineral sites. Emphasis will have due regard to landscape character and distinctiveness, and may include a sequential approach which includes, those options below. Please indicate those that you agree would be appropriate and any order of preference (Score 1 - 7 with 1 = most preferred, 7 = least preferred).			
Option 1 – A priority for the promotion of biodiversity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 2 – A priority for woodland establishment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 3 – A priority for the protection of valuable soil resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 4 – A priority for leisure and recreation after uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 5 – Guidance on other possible after uses, including disposal of residual waste following thermal treatment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 6 – Other open use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 7 – All of the above	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments			

ISSUE 19 – SITE MANAGEMENT	Yes	No	Score
In connection with the priorities in Issue 18, controls should be included in the DPD to ensure the management of appropriate after-uses for the longer-term. Options for future management of sites may therefore include those below. Please indicate those that you agree would be appropriate and any order of preference.			
Option 1 – Provision of a minimum 10-year management period for sites restored to nature conservation and woodland after uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 2 – Provision of flexible long-term management periods for sites restored to nature conservation, where bio-diversity and / or management of recognised environmental assets are required.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option 3 – Provision of a nominal 5-year management period only, as allowed currently under aftercare provisions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

ISSUE 20 – PRIMARY ENERGY SOURCES	Yes	No	Score
<p>Energy sources for Leeds primarily arise from fossil fuels, which is the traditional method of energy production. Policy at all levels seeks to meet energy needs with reduced environmental impact by reducing the reliance on fossil fuel energy production, and there are national and regional targets for the reduction of carbon dioxide, and other greenhouse gas emissions. However, which of the following options do you consider realistic options in meeting the majority of Leeds’ energy requirements? <i>(For those ticked ‘yes’ please rank in order of preference, with 1 being highest and 5 being lowest).</i></p>			
<u>Option 1</u> – Plan for and invest in renewable energy sources as a major provider for the city?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – Plan for and invest in Combined Heat and Power (CHP) and district heating as a major provider for the city?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 3</u> – Plan for and invest in other energy sources as a major provider for the City?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 4</u> –Continue to rely on fossil fuels energy production (this would potentially result in penalties for the City if emissions reduction targets are not met)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 5</u> – A combination of the above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments			

ISSUE 21 – OIL AND GAS	Yes	No
<p>The Leeds UDP Review acknowledges the requirement of policies relating to the exploration, exploitation and processing of energy minerals and stipulates locational criteria for processing plants. However, the demand for gas fluctuates on a daily and /or seasonal basis, therefore storage facilities play an important part in safeguarding against disruptions to delivery of supply. Storage facilities should therefore be considered. Such storage facilities may also be appropriate for biogas, carbon storage and other alternative fuels. These must be able to accommodate large volumes of gas safely and be capable of being recharged or drawn upon quickly in order to meet demand. Gas can be stored in porous rock formations such as aquifers or in large underground cavities caused by previous underground mining activity. Properly designed, large scale underground storage is more visually acceptable, practical and safer than surface storage and consideration could be given at this stage to future provision of storage facilities using existing geological features created by previous extraction.</p>		
<u>Option 1</u> – Is there a need for policies specifically relating to storage of gas on the basis of local geological circumstances with areas that are potentially suitable for storage, if any, to be identified in the DPD?	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – In the absence of preferred locations for gas storage, should there be an additional policy designed to ensure the acceptability of any storage proposals that may come forward and incorporating measures to mitigate the potential environmental impacts of the proposed facility, in terms of both surface and sub surface works?	<input type="checkbox"/>	<input type="checkbox"/>

Comments

ISSUE 22 – RENEWABLE ENERGY TECHNOLOGIES	Yes	No	Score
<p>Policies that support the provision of renewable energy technologies can be provided in this NRWDP, however there may be limited potential for large scale energy production within the Leeds Area. Which of the following types of renewable energy technologies do you think that it is worthwhile and realistic to promote in Leeds for larger scale energy production? (Definitions are provided in the Glossary of Terms). <i>(For those ticked ‘yes’ please rank in order of preference, with 1 being highest and 7 being lowest).</i></p>			
<u>Option 1</u> – Wind Turbines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – Solar Power	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 3</u> – Geothermal Technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 4</u> – Energy Reclamation from Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 5</u> – Landfill Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 6</u> – Biomass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 7</u> – Hydropower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments			

ISSUE 23 – RENEWABLE ENERGY TECHNOLOGIES	Yes	No
<p>PPS22 ‘Renewable Energy Technologies’ advocates that planning authorities should only allocate specific sites for renewable energy in plans where a developer has already indicated an interest in the site, has confirmed that the site is viable, and that it will be brought forward during the plan period. This is partly to ensure that land is not prevented from being used in another beneficial way when there is no commitment to harness renewable sources of energy from the site. However, research and consultation can be used to identify search areas that benefit from positive attributes for specific types of technology (e.g. wind speeds), and where negative effects will be minimal or can be satisfactorily addressed. Do you think that:</p>		
<u>Option 1</u> – Research and consultation to be undertaken to provide spatial guidance in the NRWDP on locations that are suitable for a particular type of renewable energy development? Or	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – Policies to support renewable energy developments should be based solely on meeting specified criteria? Or	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 3</u> – The NRWDP should contain a mixture of spatial guidance and criteria based policies?	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 24 – MID SCALE GENERATION RENEWABLE ENERGY	Yes	No
PPS22 advocates the provision of renewable energy generation in new developments, to lower carbon emissions. This is supported in the RSS which states that planning authorities should set local level thresholds and proportions of local renewable and low carbon energy for supplying new development. The Core Strategy Issues and Alternative Options Paper suggests options on the percentage of renewable energy to be provided, and on targets for reducing carbon emissions for new developments. However should this be applied to all new developments, or only those over a certain threshold?	<input type="checkbox"/>	<input type="checkbox"/>
Question - Do you think that the NRWDPD should provide an overall policy basis for supporting renewable energy development as an integral part of new developments?	<input type="checkbox"/>	<input type="checkbox"/>
<u>Threshold Options</u>		
<u>Option 1</u> – No Threshold (all development)	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – 10 or more dwellings, or 1000m ² of non-residential floorspace (or an area based equivalent) as referred to in the RSS?	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 3</u> – A higher threshold (please specify in comments box below)?	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 4</u> – Other	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 25 – RENEWABLE ENERGY TECHNOLOGIES	Yes	No
In the event that Leeds is unable to produce significant levels of energy from renewable technologies within the Authority Area, would you be supportive of the Council collaborating with other agencies to provide more renewable energy sites in appropriate locations (this may require incentives to partner authorities whose local characteristics mean that there is more potential to meet energy demands from renewable technologies)?	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 26 – MICROGENERATION	Yes	No
Micro-generated renewable technologies encourage the maximisation of local energy production in an environmentally friendly manner. Cumulatively, they have the potential to make a significant contribution. Examples of microrenewable options include solar panels, small wind turbines, heat pumps, biomass, Combined Heat and Power (CHP) and small scale hydro-power. Policies can be formulated that either promote or require new developments to incorporate wherever possible such technologies. Do you:		
<u>Option 1</u> – Agree with this approach and think that this should be considered as a policy for all types of development in the NRWDPD?	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – Agree with this approach but think that the other DPDs to be prepared should each consider this issue separately in relation to the different types of development (e.g. housing, employment, retail) as there may be alternative solutions?	<input type="checkbox"/>	<input type="checkbox"/>

Comments

ISSUE 27 – MICROGENERATION Do you have any suggestions for other micro renewable technologies that could be used in Leeds other than those referred to in the previous issue?
Comments

ISSUE 28 – MICROGENERATION	Yes	No
As part of measures to streamline the current planning system, the Government is considering proposals to encourage more micro-renewable technology development in households and commercial uses by amending regulations that cover permitted development rights so that fewer of these types of developments will require planning permission. As part of this NRWDPD preparation consultation process the Council can write to Government to offer support for this proposal, and if necessary incorporate such support into the text of the DPD. Do you agree with this approach?	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 29 – MICRO HYDRO GENERATION	Yes	No
Micro hydro generation refers to hydro power systems with a power rating of 100kW or less. Hydro generation utilises the energy of falling water to generate electricity, and can be used for individual properties. The potential for this type of technology within the Leeds area needs to be investigated further. Do you think that:		
<u>Option 1</u> – The Council should do nothing on this issue as it is likely to be of limited significance?	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – The Council should appraise the potential for micro hydro power further for this NRWDPD?	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 3</u> – The Council should appraise the potential for micro hydro power further, but it would be more appropriate for different DPDs e.g. on Housing?	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 30 – MICROGENERATION	Yes	No
There is the opportunity for adjacent developments to improve their energy resource efficiency by working together, for example institutions obtaining waste water heat from nearby businesses. Do you think that this is something that should be investigated further in this DPD, with policies promoted?	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 31 – CONTAMINATED LAND	Yes	No
In order to encourage regeneration and development of land that is contaminated, should the Council offer incentives for developments? These could include an agreement to prioritise processing applications for development on contaminated sites, or fewer planning obligations.	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 32 – WATER QUALITY	Yes	No
The development and remediation of brownfield, and particularly contaminated sites adjacent to water resources has the potential to improve local water quality. However unless carefully managed and monitored, development may potentially create adverse impacts. The Council considers that policies in the NRWDPD should protect sensitive water receptors from any potential negative impacts of new development and promote improvements in water quality in line with the requirements of the Water Framework Directive. Would it be appropriate for the DPD policy to:		
<u>Option 1</u> – Define sensitive receptors where adjacent development will not be allowed, and identify the distance of an appropriate buffer zone, or	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – Use a criteria based policy approach against which it must be demonstrated that a development will at minimum have no impact on water quality with mitigation measures, or	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 33 – DRAINAGE	Yes	No
The flooding which occurred within Leeds in the summer of 2007 was largely as a result of existing inadequate drainage capacity, rather than fluvial flooding from rivers and other surface water bodies. The NRFA will identify areas of particular drainage stress within Leeds which are susceptible to flooding through existing inadequate drainage capacity. Within Leeds an increasing number of gardens are being developed using impermeable surfaces under existing householder permitted development rights, thereby increasing run-off and impacting on drainage. The NRWDPD could include an overarching proposal that restricts development which is classified as permitted development unless permeable surfaces are used (See the Glossary of Terms for definitions). Would it be appropriate for DPD policy to,		
<u>Option 1</u> – Remove permitted development rights across the Leeds City area for development using impermeable surfaces? Or,	<input type="checkbox"/>	<input type="checkbox"/>

<p>Option 2 – Identify the areas of drainage stress and remove permitted development rights for development using impermeable surfaces within these areas only?</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Question – Are there alternative ways of reducing the stress upon areas of existing inadequate drainage capacity?</p>		
<p>Comments</p>		

<p>ISSUE 34 – WATER EFFICIENCY</p>	Yes	No
<p>Measures to improve water efficiency in new developments should be promoted. These could include measures such as the implementation of sustainable urban drainage systems, grey water recycling, schemes to utilise rainwater and also attenuation of surface water drainage and its reuse. However, the DPD could include an overarching policy that supports water efficiency in new developments. Do you agree with this approach?</p>		
<p>Option 1 – Yes, I think that the NRWDPD should promote water efficient developments</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Option 2 – No, I do not think that water efficient developments are an issue.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Question – Are there alternative ways of improving water efficiency in new developments that you think should be included?</p>		
<p>Comments</p>		

<p>ISSUE 35 – WATER RESOURCES</p>	Yes	No
<p>The concept of reducing, reusing and recycling water resources could be applied in order to minimise the loss of water resources and to protect good quality water. A criteria based policy approach could be taken for new development requiring information to be supplied against which this principle would be assessed. Which of these options do you agree with?</p>		
<p>Option 1 – This would be appropriate for all new development.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Option 2 – This would only be appropriate for major development, e.g. large scale commercial uses and residential developments.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Option 3 – This is not appropriate.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Comments</p>		

ISSUE 36 – AIR QUALITY	Yes	No
Do you agree that the primary cause of air pollution and reduction in quality is as a result of transport emissions?	<input type="checkbox"/>	<input type="checkbox"/>
If so, do you agree with either of these options?		
<u>Option 1</u> – The NRWDPD should contain a policy on the improvement of air quality, but this issue should also be specifically addressed within the Transport DPD, or	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – Issues of air quality improvement should be solely addressed in the Transport DPD	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 3</u> – Issues of air quality improvement should be addressed in the DPDs on Transport, Housing, and Employment and Retail (given that air pollution is also caused by carbon emissions from development).	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 37 – AIR QUALITY	Yes	No
A secondary but important issue with regards to air quality is air pollution emitted from industrial premises and how this may affect local residents (See the Glossary of Terms and List of Abbreviations for definitions). In defined residential areas, should the DPD,		
<u>Option 1</u> – Make a presumption against new industrial developments that produce emissions to air? Or	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – Allow new industrial developments, if they utilise the strictest emission technologies on the market in line with BAT (even if this is beyond the standards of the Environment Agency Pollution Control Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>
In addition, should the Council,		
<u>Option 3</u> – Encourage the retrofitting of existing industrial premises to meet BAT for emissions (and if necessary negotiate with the Environment Agency and /or local environmental health bodies to seek improved standards of pollution control in existing industrial developments)?	<input type="checkbox"/>	<input type="checkbox"/>
Comments		

ISSUE 38 – AIR QUALITY	Yes	No
If this NRWDPD contains a policy on improving air quality, would it be appropriate to have a policy that requires development to address and mitigate against air quality impacts (for example through biodiversity creation, or limits on transport use within developments) in the following locations:		
<u>Option 1</u> – Only identified AQMAs (both current and future).	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 2</u> – Identified AQMAs and an appropriate buffer zone around its perimeter, or	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 3</u> – Throughout the whole of the City Council area?	<input type="checkbox"/>	<input type="checkbox"/>
Question – If you think Option 2 is appropriate, what width of buffer zone would you suggest?		

Comments

ISSUE 39 – SITE ACCESSIBILITY – WASTE AND MINERALS		Yes	No
<p>National and regional guidance seeks to ensure sustainability through promoting sites which could be accessed by alternative modes of transport. This is more likely to be feasible where major waste and minerals facilities are co-located or developed with other complimentary uses. It may also be possible to utilise alternative fuels for lorry transportation. Within the Leeds District there are also three railheads which have the capacity to move minerals, processed aggregates or waste. Of these only one is currently active. There is also an existing inland waterway network with links to Commercial Navigations.</p> <p>Options are:</p> <p>Option 1 – Continue to rely on road transport as the main mode of minerals and waste transfer as this retains flexibility.</p> <p>Option 2 – Are additional facilities such as rail borne depots or wharfs which support water transport required, thereby reducing the need for road transport, and if so, should broad locations which would support the shared facilities for minerals and waste and other materials be identified?</p>			
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
Comments			

ISSUE 40 – INTEGRATION OF RESOURCE MANAGEMENT USES				
<p>Land is a finite resource with many conflicting demands being places on it. Which natural resource management use do you think will be compatible with existing land types?</p> <p>✓ = Agree X = Disagree</p> <p>For example if you think that wind power facilities could be located adjacent to canals or rivers please tick the box. If you disagree then please put a cross in the box, and if you have no comment please leave the box blank.</p>				
AREA CHARACTERISTIC	NATURAL RESOURCE MANAGEMENT FACILITIES			
	Wind Power	CHP	Waste Recycling & Management	Minerals Extraction
Flood Zone 3 (High Risk)				
High Water Quality				
High Wind Speed				
Existing Open Space				
Biodiversity Character				
Mineral Resource Area				

Existing source of heat generation				
Area identified for Urban Growth				
Canals and Rivers				
Adjacent to existing Railway Lines				

ISSUE 41 – INTEGRATION OF RESOURCE MANAGEMENT USES

If a particular type of area is compatible with different types of natural management use, then a particular site could be used for multiple uses. Which natural resource management facilities would be compatible if developed on one site (Please tick all that apply)?

NATURAL RESOURCE MANAGEMENT FACILITY	Wind Power	CHP	Waste Recycling & Management Facilities	Minerals Extraction
Wind Power				
CHP				
Waste Recycling & Management Facilities				
Minerals Extraction				

THANK YOU FOR YOUR COMMENTS.

Please tick this box if would like to be informed about the next stage of consultation