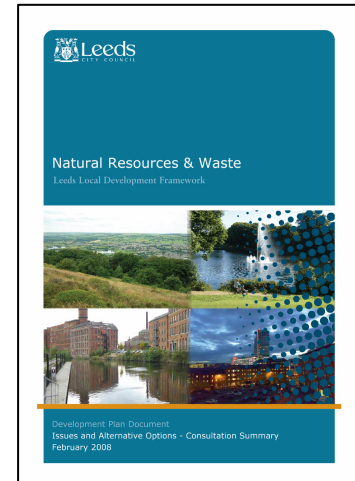


# LEEDS LOCAL DEVELOPMENT FRAMEWORK

## Natural Resources and Waste Development Plan Document

### Public Consultation



### What?

We are asking for your views on how Leeds City Council should manage future local development in the area. In particular we would like to know your views about six key themes.

This document will make up one part of the Local Development Framework. The Framework sets out policies and proposals to guide future development in Leeds.

### Why?

National Government has introduced changes to the way in which local development is to be managed by local authorities across the UK. Leeds City Council is in the early stages of developing a Natural Resources and Waste Development Plan Document which will set-out guidelines for future development.

This consultation focuses on issues which are crucial to the long term sustainable development of the City and help to deal with the wider challenges of Climate Change.

### When?

The work to create and finalise the Natural Resources and Waste Development Plan Document will take around three years finishing in 2010. This consultation is one of the early chances for you to influence the direction that this important future local policy should take.

We are consulting Leeds' residents, businesses and stakeholders during May and June 2008. Having taken on-board points raised during this consultation, we will consult again later this year on more detailed proposals.

### How?

|                  |   |
|------------------|---|
| <b>In person</b> | at your local library or One Stop Centre  |
| <b>Online at</b> | <a href="http://www.leeds.gov.uk/ldf">www.leeds.gov.uk/ldf</a>  |
| <b>Email</b>     | <a href="mailto:nrwdpd@jacobs.com">nrwdpd@jacobs.com</a>  |
| <b>Telephone</b> | 0113 242 6771   |
| <b>Post</b>      | FREEPOST RLSB-BTYC-UKUT, Natural Resources and Waste Development Plan Document, Jacobs UK, 1 City Walk, Leeds, LS11 9DX |

Please return your completed questionnaire by **Thursday 19th June 2008**

The subject of this consultation is not only technical, it is also wide reaching. In order for Leeds City Council to create the Development Plan Document and the Local Development Framework a range of studies, reference documents and other source material have been used. These include a Sustainability Appraisal, Natural Resource Flow Analysis, Summary for Consultation and Consultation Strategy. You can get hold of these documents as above.

Help is also available for people who may have difficulty reading or interpreting this document. Please contact 0113 247 8092.

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:

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Please complete the following sections:

|                  |        |       |       |       |       |       |     |
|------------------|--------|-------|-------|-------|-------|-------|-----|
| <b>Gender</b>    | female | Male  |       |       |       |       |     |
| <b>Age group</b> | u-16   | 16-20 | 21-30 | 31-40 | 41-50 | 51-60 | 60+ |

*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*

1. This Natural Resources and Waste Development Planning Document includes the following themes.

Please tell us which themes are most important to you. Please do this by ranking the themes with **1** being the **most** important to you.

If you do not think that a theme should be included in the NRWDPD, please do not include this within your ranking.

| Section | Theme                   | Rank |
|---------|-------------------------|------|
| A       | Waste                   |      |
| B       | Minerals and Aggregates |      |
| C       | Energy & Climate Change |      |
| D       | Land-Use                |      |
| E       | Water Resources         |      |
| F       | Air Quality             |      |

If you feel there are other themes that you think should be included, please provide your comments below.

## Waste

The Government has set ambitious targets for reducing the amount of waste sent to landfill. The DPD will help develop waste management policies designed to meet these targets. The challenges are:

- Developing ideas to increase and encourage recycling
- Deciding whether to safeguard waste sites within the Leeds City area
- How to encourage cross-boundary working with neighbouring authorities to plan for the location of future waste sites in the region

### Key Issues

- How to ensure that facilities are available to manage all types of waste
  - How to ensure that waste is managed at the location where it arises
  - How to determine where future waste management sites are located
2. Leeds is part of a wider City Region. 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 do you think is the most appropriate? (tick one only)

| <b>Options for Planning for Future Waste</b> |  | <b>Yes</b> | <b>No</b> |
|--|--|------------|-----------|
| <b>1</b>                                     | Leeds should plan for managing its own waste only  |            |           |
| <b>2</b>                                     | Leeds should work with neighbouring authorities to ensure a strategic approach to managing waste                     |            |           |
| <b>3</b>                                     | As part of its City Region role, Leeds should be considered as a strategic location, capable of serving a wider area |            |           |
| Why do you say that?                         |  |            |           |

3. The number of waste facilities for treatment, recycling and recovery may need to double by 2020 to provide more sustainable waste management. Which of the following options do you feel would be most appropriate? (tick one only)

| <b>Options for Location of New Waste Management Facilities</b> |  | <b>Yes</b> | <b>No</b> |
|--|--|------------|-----------|
| <b>1</b>   | Make provision for one or two major waste facility sites so that all waste can be handled together?  |            |           |
| <b>2</b>   | Identify additional sites distributed around the City to provide a range of options?   |            |           |
| <b>3</b>   | New facilities should only be provided in existing industrial, landfill or waste management sites or other less sensitive areas away from residential and business areas |            |           |
| Why do you say that?   |  |            |           |

4. There may be instances where new waste management facilities are required in a particular location as this is closest to the source of waste. Which of the following options do you feel will achieve a balance between managing waste near to its source and environmental protection for Leeds?

| <b>Options for Other Locational Considerations</b> |  | <b>Yes</b> | <b>No</b> |
|--|--|------------|-----------|
| <b>1</b>   | Reflect national planning guidance even in local circumstances where this might restrict certain waste management activity?  |            |           |
| <b>2</b>   | As far as possible reflect national planning guidance but seek to achieve a balance between environmental protection and local circumstances and the location of waste management facilities |            |           |
| Why do you say that?                               |  |            |           |

5. Leeds aspires to 'zero waste', however during the transition to this there is a potential need for additional landfill provision for waste that cannot be re-used, recycled or recovered. Which of the following options do you think is best? (tick one only)

| <b>Options for Landfill Provision</b> |   | <b>Yes</b> | <b>No</b> |
|---------------------------------------|---|------------|-----------|
| <b>1</b>                              | Only identify extensions to existing landfill sites and backfilling of former minerals deposits |            |           |
| <b>2</b>                              | Make provision for new locations for landfill   |            |           |
| <b>3</b>                              | Rely on landfill provision outside Leeds  |            |           |
| Why do you say that?                  |   |            |           |

6. To increase and encourage recycling, the Council already operates a network of household waste sorting sites. The number of sites will have to be increased to continue recycling and to meet recycling targets. Which of the following options do you think would be most suitable? (tick one only)

| <b>Options for Increasing Recycling</b> |   | <b>Yes</b> | <b>No</b> |
|---|---|------------|-----------|
| <b>1</b>                                | The Council should focus on supporting and encouraging further development of household waste sorting sites, in locations to serve different parts of the city    |            |           |
| <b>2</b>                                | These household waste sorting sites should be complimented by a broader network of smaller local facilities   |            |           |
| <b>3</b>                                | The Council should also create policies which require developers to provide appropriate re-use and recycling opportunities when considering development proposals |            |           |
| Why do you say that?                    |   |            |           |

## Minerals and Aggregates

Minerals and aggregates such as stone, sand and gravel are used in the construction of buildings and infrastructure. Quarrying, transporting and using them has significant environmental effects at local and regional levels. The Council has a duty to encourage the production and use of recycled aggregates to aid demand.

The DPD considers policies such as:

- Safeguarding mineral deposits and the future supply of minerals
- Maximising the use of aggregates undertake primary extraction
- Safeguarding land for significant minerals

### Key Issues

- How can Leeds improve its contribution to regional aggregate provision and reduce its reliance on imported aggregates?
- If greater use of aggregates is to be made, how can Leeds ensure that there will be adequate processing facilities in the most appropriate locations?
- Often aggregates are used to backfill sites. Using this aggregate again in construction rather than using it for backfill will reduce demand for raw materials. What other ways could Leeds restore sites where minerals have been quarried which reduces the use of aggregates?

7. If there is a need for additional quarrying of sand and gravel how do you think this would be best achieved? (tick one only)

| Options for Sand and Gravel |   | Yes | No |
|-----------------------------|---|-----|----|
| <b>1</b>                    | Extending existing quarries   |     |    |
| <b>2</b>                    | Use existing quarries without identifying new sites for development |     |    |
| <b>3</b>                    | Developing new quarries to supply material                          |     |    |

8. The environmental impacts of extracting sand and gravel could potentially leave areas in Leeds badly affected. Given this, which of the following options do you think is best? (tick one only)

| Options for Sand and Gravel |  | Yes | No |
|-----------------------------|--|-----|----|
| <b>1</b>                    | To place clear limits upon further sand and gravel extraction to manage environmental impact |     |    |
| <b>2</b>                    | To identify and consider other potential areas for extraction                                |     |    |
| <b>3</b>                    | Reassess current extraction compared to Government policy                                    |     |    |

9. Building stone is a valuable resource; quarries that produce this are in operation for many years. Applications for new quarries are unlikely to occur, however there are options relating to the future of building stone reserves. Which of the following do you think is best? (tick one only)

| Options for Building Stone |   | Yes | No |
|----------------------------|---|-----|----|
| <b>1</b>                   | Designate known reserves as 'Mineral Consultation Areas'          |     |    |
| <b>2</b>                   | Allow existing quarries to meet demand by allowing them to extend |     |    |
| <b>3</b>                   | Allow new quarries to be permitted                                |     |    |

10. National guidance on opencast coal mining has resulted in council **opposition**, unless proposals for mining can demonstrate clear benefits and meet strict criteria. Which of the following do you think is best? (tick one only)

| Options for Coal |   | Yes | No |
|------------------|---|-----|----|
| 1                | Acknowledge coal reserves and continue with a protective approach |     |    |
| 2                | Designate coal reserve locations as 'Mineral Consultation Areas'  |     |    |

11. Sites suitable for the manufacture of concrete based products are difficult to locate within existing urban areas. However they play an important role in the development of Leeds' economy. They do not take up large areas of land but often have a highly negative impact on the surrounding environment.

National policy encourages the protection and preservation of these sites and that future needs should be identified by the Council in their policy documents.

Given this, which of the following do you think is best? (tick one only)

| Options for Concrete Manufacturing Facilities |  | Yes | No |
|---|--|-----|----|
| 1   | Include a safeguarding policy for existing sites and future proposals    |     |    |
| 2   | Provide guidance via policy documents on appropriate locations for sites |     |    |

12. There is a difficulty gathering data relating to the production of recycled aggregate material such as sand and gravel. However there is a need to meet regional targets for recycling materials to use as aggregates and to encourage recycling facilities.

Which of the following statements do you think is most appropriate regarding the preferred locations of aggregate recycling facilities? (tick one only)

| Options for Recycled Materials |   | Yes | No |
|--------------------------------|---|-----|----|
| 1                              | To locate recycling facilities on existing minerals sites                 |     |    |
| 2                              | To locate recycling facilities on former mineral workings                 |     |    |
| 3                              | To locate recycling facilities on appropriate industrial estate locations |     |    |
| 4                              | The Council should continue their promotion of recycling initiatives      |     |    |

13. In order to ensure suitable after-uses for extraction locations, restoration should be considered early in the planning process in order to reduce landfilling of sites and to increase the recycling of materials.

Options for future restoration are diverse. Please indicate which of the following you think is the best option for Leeds: (tick one only)

| Options for Recycled Materials |   | Yes | No |
|--------------------------------|---|-----|----|
| 1                              | There should be a restriction on the backfilling of waste   |     |    |
| 2                              | There should be a preference for restoration at lower levels  |     |    |
| 3                              | The most basic form of restoration should be allowed for quarry operators, providing they meet environmental requirements |     |    |

14. An approach is needed to place emphasis on the restoration and after-use of mineral sites; particularly with regard to landscape character and distinctiveness. Please tell us which of the following are your preferred after-uses and rank them in order of preference with 1=highest priority:

| <b>Options for After Use</b> |  | <b>Yes</b> | <b>No</b> | <b>Rank</b> |
|------------------------------|--|------------|-----------|-------------|
| <b>1</b>                     | A priority for the promotion of biodiversity             |            |           |             |
| <b>2</b>                     | A priority for establishing woodland areas               |            |           |             |
| <b>3</b>                     | A priority for the protection of valuable soil resources |            |           |             |
| <b>4</b>                     | A priority for leisure and recreation after-uses         |            |           |             |
| <b>5</b>                     | To provide guidance on other possible after-uses         |            |           |             |
| <b>6</b>                     | Other open uses  |            |           |             |
| <b>7</b>                     | All of the above   |            |           |             |

15. Looking back at Issue 18, it is clear that controls are needed to ensure appropriate after-uses are located and managed on sites. Possible options for future sites could include those listed below. Please indicate which of the following you think is the best option for Leeds: (please rank in order of preference with 1=most preferred)

| <b>Options for Site Management</b> |   | <b>Yes</b> | <b>No</b> | <b>Rank</b> |
|------------------------------------|---|------------|-----------|-------------|
| <b>1</b>                           | A 10-year management period for sites which are restored  |            |           |             |
| <b>2</b>                           | Flexible, long-term management periods for sites restored |            |           |             |
| <b>3</b>                           | A 5 year management period only                           |            |           |             |

## Energy and Climate Change

Climate change is caused mainly by the emissions of greenhouse gases. Levels of these gases are increased by human activities such as energy production and waste stored in landfill and transport.

Impacts from climate change include hotter summers, wetter winters, decreased snowfall and increased flooding.

The Yorkshire and Humber region is a major provider of energy in the UK, but there are limited sources within the Leeds City Council boundary which results in the city importing the majority of its energy.

### Key Issues

- What measures should Leeds be implementing in order for the area to positively combat climate change?
  - What other sources of energy should Leeds be looking at in order to reduce reliance on fossil fuel?
16. To reduce reliance on fossil fuels, to reduce carbon dioxide and other greenhouse gas emissions whilst still meeting Leeds' energy requirements, which of the following options do you consider to be realistic? (please rank the options in order of preference, with 1 being the highest)

| Options for Primary Energy |  | Yes | No | Rank |
|----------------------------|--|-----|----|------|
| 1                          | Plan and invest for significant use of renewable energy sources          |     |    |      |
| 2                          | Plan and invest for Combined Heat and Power schemes and district heating |     |    |      |
| 3                          | Plan for and invest in other energy sources                              |     |    |      |
| 4                          | Continue to rely on fossil fuels for energy production                   |     |    |      |
| 5                          | A combination of the above   |     |    |      |

17. Which of the following types of renewable energy technologies do you think are worthwhile and realistic to promote in Leeds for larger scale energy production? (Definitions are provided in the Glossary). (please rank in order of preference, with 1 being highest)

| Options for Renewable Energy Technology |                               | Yes | No | Rank |
|---|-------------------------------|-----|----|------|
| 1                                       | Wind Turbines                 |     |    |      |
| 2                                       | Solar Power                   |     |    |      |
| 3                                       | Geothermal Technology         |     |    |      |
| 4                                       | Energy Reclamation from Waste |     |    |      |
| 5                                       | Landfill Gas                  |     |    |      |
| 6                                       | Biomass                       |     |    |      |
| 7                                       | Hydropower                    |     |    |      |

18. Planning authorities should only allocate specific sites for renewable energy where a developer has already indicated an interest in the site, confirmed that it is viable, and that it will be brought forward during the plan period.

However, research and consultation can be used to identify search areas and where negative effects will be minimal or can be addressed. Do you think that:

| Options for Renewable Energy Technology |  | Yes | No |
|---|--|-----|----|
| 1                                       | Research and consultation should be undertaken to provide guidance on suitable locations |     |    |

|          |  |  |  |
|----------|--|--|--|
| <b>2</b> | Policies should be created to support renewable energy developments  |  |  |
| <b>3</b> | This document should contain a mixture of spatial guidance on suitable locations and criteria based policies |  |  |

19. To lower carbon emissions, renewable energy generation should be provided in new developments. Should this be applied to all new developments or only on those over a certain threshold?

Do you think that the NRWDPD should provide a policy basis for supporting renewable energy development as an integral part of new developments?

| <b>Threshold Options for Mid-Scale Renewable Energy</b> |  | <b>Yes</b> | <b>No</b> |
|---|--|------------|-----------|
| <b>1</b>  | There should be no threshold   |            |           |
| <b>2</b>  | 10 or more dwellings, or 1000m <sup>2</sup> of non-residential floorspace (or an area based equivalent)? |            |           |
| <b>3</b>  | A higher threshold (please specify)?   |            |           |
| <b>4</b>  | Other  |            |           |

20. If Leeds is unable to produce significant levels of energy from renewable technology, would you support the Council collaborating with other agencies to provide more renewable energy sites?

|     |  |
|-----|--|
| Yes |  |
| No  |  |

21. Micro-generated renewable technologies, (e.g solar panels, small wind turbines, heatpumps, biomass, Combined Heat and Power and small-scale hydro-electric) encourage local energy production in an environmentally friendly way. Policies can be developed that either promote or require new developments to incorporate such technology where possible. Do you:

| <b>Options for Micro Generation</b> |  | <b>Yes</b> | <b>No</b> |
|-------------------------------------|--|------------|-----------|
| <b>1</b>                            | Agree with this and think it should be considered as a policy for all types of development in the NRWDPD   |            |           |
| <b>2</b>                            | Agree with this but think that other forthcoming DPDs should consider this issue separately in relation to the different types of development (e.g. housing, employment, retail) |            |           |
| <b>3</b>                            | Disagree with this approach and think that policies on micro-renewable energy should not be included   |            |           |

22. Do you have any suggestions for other micro renewable technologies that could be used in Leeds other than those referred to above?

|  |
|--|
|  |
|--|

23. The Government is considering proposals to encourage more micro-renewable technology in households and commercial uses; developments of this type may not require planning permission. As part of this DPD preparation consultation process the Council can write to Government to offer support for this proposal. Do you agree with this approach?

|     |  |
|-----|--|
| Yes |  |
| No  |  |

24. The potential for micro hydro-electric generation within the Leeds City area needs to be investigated further. Do you think that:

| <b>Options for Micro Hydro Generation</b> |  | <b>Yes</b> | <b>No</b> |
|---|--|------------|-----------|
| <b>1</b>                                  | The Council should do nothing on this issue as it is likely to be of limited significance  |            |           |
| <b>2</b>                                  | The Council should appraise the potential for micro hydro power further for this DPD   |            |           |
| <b>3</b>                                  | The Council should appraise the potential for micro hydro power further, but it would be more appropriate for different DPDs e.g. on Housing |            |           |

25. There is the opportunity for neighbouring 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?

|     |  |
|-----|--|
| Yes |  |
| No  |  |

## Land Use

Land use is an essential component for development, but a finite resource. Within the Leeds area, the majority of land is classified as green space (e.g. agricultural land, public parks), followed by domestic gardens. National and regional policy is for development to be located on previously used (brownfield) land, such as former industrial sites.

Although Leeds currently exceeds this target, there are issues related to brownfield land including unsuitable location, poor infrastructure and contamination. Within the urban area there is a good stock of vacant and derelict land that could be used for development, however, open space is limited. The DPD will provide some guidance on land use in the city.

### Key Issue

- How should the Council encourage regeneration and development of land that is contaminated?

26. 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.

|     |                      |
|-----|----------------------|
| Yes | Additional comments: |
| No  | Additional comments: |

## Water Resources

Water is a scarce resource in England and Wales. By 2015, surface waters and groundwater need to meet 'good' ecological standards. Although river water within Leeds is classified as good or fair, improvements are still needed.

Leeds also suffers from flooding as demonstrated by the floods of 2007. A review of all flood defences will be undertaken along with a maintenance programme. Areas will be identified where existing drainage systems are under stress which will lead to flooding.

To contribute to the better management of surface water drainage, Government policy requires efficient water installations, sustainable urban drainage systems, recycling used water and collection of rainwater for other uses.

### Key Issues

- How can Leeds improve its water quality and ensure adequate water supply and minimise use?
- How can Leeds improve its drainage infrastructure?

### Water Quality

27. The development of brownfield sites close to water resources could help improve local water quality but will need to be carefully managed and monitored to avoid adverse impacts.

Do you think it would be appropriate for the DPD to:

| Options for Water Quality |   | Yes | No |
|---------------------------|---|-----|----|
| 1                         | Define sensitive areas where development will not be allowed adjacent to water resources  |     |    |
| 2                         | Provide criteria stating that development must demonstrate that there will be no impact on water quality                            |     |    |
| 3                         | Provide criteria stating that development must improve the water quality of any adjacent water resources, which are of poor quality |     |    |

28. The flooding which occurred in Leeds in the summer of 2007 was largely as a result of existing inadequate drainage capacity.

Increased surface water run-off can have a severe impact on the drainage system in the City. This increase is largely attributable to the development of impermeable hard surfaces, which do not allow water to drain naturally into the ground. In many cases, householders are currently able to construct these hard surfaces without planning permission, using "permitted development" rights. Do you think it would be appropriate for Leeds to:

| Options for Drainage |  | Yes | No |
|----------------------|--|-----|----|
| 1                    | Remove permitted development rights for impermeable surfaces   |     |    |
| 2                    | Remove permitted development rights for impermeable surfaces in areas of drainage stress <b>only</b> |     |    |

Do you know of any alternative ways of reducing the stress upon areas with inadequate drainage capacity?

29. Measures to improve water efficiency in new developments should be promoted. The DPD could include policy that supports water efficiency in new developments. Do you agree with this?

|     |  |
|-----|--|
| Yes |  |
| No  |  |

Are there alternative ways of improving water efficiency in new developments that you think should be included?

30. To minimise the loss of water and to protect water quality, the concept of reducing, reusing and recycling water resources could be applied to new developments. Which of the options do you agree with?

| <b>Options for Water Resources</b> |   | <b>Yes</b> | <b>No</b> |
|------------------------------------|---|------------|-----------|
| <b>1</b>                           | This would be appropriate for all new development                 |            |           |
| <b>2</b>                           | This would only be appropriate for major large-scale development, |            |           |
| <b>3</b>                           | This is not appropriate   |            |           |

## Air Quality

Air pollution and reduced air quality can be detrimental to human health and plant species.

The Air Quality Strategy 2007 sets out national air quality standards.

Within Leeds there are eight designated Air Quality Management Areas that have found pollutants at high levels. As a result, the Council's aims to improve these by reducing emissions from traffic, industrial and domestic sources.

### Key Issues

- How should Leeds improve its air quality without restricting development and ensuring that effective transportation is maintained?

31. Do you agree that the main cause of air pollution and reduction in quality is as a result of transport emissions?

|     |                          |
|-----|--------------------------|
| Yes | <input type="checkbox"/> |
| No  | <input type="checkbox"/> |

If 'No', what do you believe is the main cause of air pollution?

If 'Yes', do you agree with any of these options?

| Options for Air Quality |  | Yes                      | No                       |
|-------------------------|--|--------------------------|--------------------------|
| <b>1</b>                | The NRWDPD should contain a policy on the improvement of air quality, but this issue should also be specifically addressed within the Transport DPD    | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b>                | Issues of air quality improvement should be solely addressed in the Transport DPD  | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b>                | Issues of air quality improvement should be addressed in other DPDs (given that air pollution is also caused by carbon emissions from all development) | <input type="checkbox"/> | <input type="checkbox"/> |

32. 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). Which do you think is the best approach? (tick one only)

| Industry in residential areas |  | Yes                      | No                       |
|-------------------------------|--|--------------------------|--------------------------|
| <b>1</b>                      | Developments which create emissions in residential areas will be permitted but must comply with the strictest pollution controls. Existing facilities will also be encouraged to retrofit pollution control measures | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b>                      | New developments which create emissions in residential areas will not be permitted. Existing facilities will be encouraged to retrofit pollution control measures  | <input type="checkbox"/> | <input type="checkbox"/> |