

Bradford Local Plan

Waste Management DPD

Preferred Approach – Revised Chapter 5

Statement of Consultation



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BRADFORD LOCAL PLAN

Waste Management DPD

Preferred Approach Revised Chapter 5 Consultation

STATEMENT OF CONSULTATION

March 2012

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APPENDIX

SCANNED COPIES OF REPRESENTATIONS AS SUBMITTED

WASTE MANAGEMENT PREFERRED APPROACH CONSULTATION
STATEMENT OF CONSULTATION

1.0 INTRODUCTION

- 1.1 As required by The Town and Country Planning (Local Development) (England) 2004 Regulations, consultations have been carried out on the Waste Management DPD: Preferred Approach Revised Chapter 5 in accordance with Regulation 25 and 26. The Regulations require Local Planning Authorities to consider any representations made within a six-week period of consultation and to have regard to them when preparing a Development Plan Document for submission to the Secretary of State.
- 1.2 Over 1000 organisations and individuals were notified by letter and email of the Preferred Approach Revised Chapter 5 consultation and the availability of the supporting documents. Subsequently, approximately 60 CD copies of the Report were sent to specific and general consultation bodies as required by the Regulations and also to individuals who had requested a copy.
- 1.3 Respondents in some case used the Council's Comment Form to reply; others submitted detailed and lengthy written representations either instead of or in addition to the questionnaire. Copies of the representations can be found in the Appendix of this report. A copy of the comment form can be found in Section 4.0
- 1.4 The Schedule of Representations (Section 7.0) sets out in tabular form the representations from the organisations and individuals who replied, applied to the policy section to which they commented upon.

2.0 ENVIRONMENT AND WASTE MANAGEMENT OVERVIEW AND SCRUTINY COMMITTEE & REGENERATION AND ECONOMY OVERVIEW AND SCRUTINY COMMITTEE

- 2.1 Prior to the meeting of the Council Executive Committee on 16th October 2011, the Waste Management DPD: Preferred Approach Revised Chapter 5 was presented to the Environment and Waste Management Committee & the Regeneration and Economy Overview and Scrutiny Committee for comment.
- 2.2 The Waste Management DPD: Preferred Approach Revised Chapter 5 report was presented to the Regeneration and Economy Overview and Scrutiny Committee & Environment and Waste Management Committee on 1st and 7th September 2011 respectively. The committees recommended support for the document.

3.0 LETTER OF CONSULTATION

Department of Regeneration

Local Development Framework Group

8th Floor Jacob's Well
Manchester Road
BRADFORD
West Yorkshire BD1 5RW

Tel: (01274) 434296
Fax: (01274) 433767
Minicom: (01274) 392613
E-Mail: ldf.consultation@bradford.gov.uk
Web site: www.bradford.gov.uk/ldf
My Ref: TDP/P&P/LDF/WDPD/PA
Your Ref:

7th October 2011

Dear Sir / Madam,

**The Local Development Framework for Bradford District
Waste Management Development Plan Document (DPD): Preferred Approach Consultation
(Regulation 25) – Revised Chapter 5**

I write to inform you that the Council is currently carrying out an informal consultation on a revised Chapter 5 of Waste Management DPD: Preferred Approach for a period of ten weeks commencing on Monday 10th October 2011 to Monday 19th December 2011.

In January 2011, the Council published the Waste Management DPD: Preferred Approach for public consultation, for a period of 10 weeks. The Council received over 300 formal representations on the document, while the comments related to a range of matters in the consultation document, a significant number of comments were received to the proposed shortlisted sites. The Council has taken account of the comments on the site assessment methodology and proposed a number of changes. It has then re assessed all the sites again including the new sites put to the Council as part of the preferred approach consultation. This has resulted in an amended short list of sites which retains some sites a previously proposed but also some different sites. The comments received during the public consultation have been documented within the Summary of Representations.

Due to the significant change it is important that the revised sites are subject to public consultation before the Council moves to the next stage of the statutory process. This would ensure a robust engagement process is undertaken prior to the submission to examination.

The shortlist of potential waste management sites now proposed are the following:

- Site 1 – Princeroyd Way, Ingleby Road, Bradford
- Site 11- Ripley Road, Bowling
- Site 31 – Hollingwood Lane, Paradise Green
- Site 35 – Staithgate Lane, Odsal
- Site 48 – Staithgate Lane, Odsal
- Site 78 – Aire Valley Road, Worth Village, Keighley
- Site 92 – Bowling Back Lane HWS
- Site 104 – Merrydale Road, Euroway
- Site 121 – Steel Stock and Scrapholders, Birkshall Lane

At this stage in the process the Council is seeking your views on a revised Chapter 5 of the Waste Management DPD only. However, the Council will accept and consider comments received on the entirety of the Waste Management DPD: Preferred Approach report and supporting documents. The detailed site assessment report has also been updated and has been published as a background document as part of the consultation.

The following documents and other supporting documents can be downloaded from the Council's website via the Local Development Framework pages found at www.bradford.gov.uk/ldf :

- Waste Management DPD: Preferred Approach – Revised Chapter 5
- Site Assessment Report
- Summary of Representations (Preferred Approach Consultation January – April 2011)
- Engagement Plan
- Comment Form

Hard reference copies are also available in the Council's Planning Offices at: 3rd Floor Jacob's Well, Bradford, and the Town Halls at Ilkley, Keighley and Shipley. Or in the Main Libraries at: Shipley, Bingley, Keighley and Bradford Central Library. CD's are available upon request from the LDF Group.

The following 'Drop-in' events have also been organised for members of the public, community groups, the waste industry and all interests:

- Monday 31st October – St Wilfred's Church St Wilfred's Road, BD7 2LU
- Wednesday 1st November – Richard Dunn Centre, Odsal BD6 1EZ
- Monday 7th November – New Hey Road Methodist Church, New Hey Road, BD4 7HY
- Tuesday 8th November – Bradford Central Library, BD1 1NN
- Wednesday 9th November – Marley Stadium, Keighley, BD21 4DB
- Thursday 10th November – Tetley Street Church, Legrams Lane, BD7 2AA

All 'Drop-in' events take place between the hours of 4pm – 7pm. Prior booking is not required

The Council welcomes your views and comments and will consider these when producing the next stage of the document, the Submission Draft. Please make your comments in writing and return them to:

ldf.consultation@bradford.gov.uk

Alternatively they can be faxed to (01274) 433767

Or sent hard copy to FREEPOST address:

Bradford Local Development Framework
FREEPOST NEA 11445
PO Box 1068
BRADFORD
BD1 1BR

Please mark comments as 'Waste Management DPD: Preferred Approach – Revised Chapter 5'.

Comments should be received by Monday 19th December 2011

Please note that representations cannot be treated as confidential and a schedule of all representations received will be published.

Should you require clarification on any of the above or further information, please contact the LDF Group on (01274) 434296.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A Marshall'.

Andrew Marshall (Strategy Manager)

4.0 COMMENT FORM

Waste Management DPD: Preferred Approach

Bradford Council is seeking your views on the Preferred Approach to planning of Waste Management within the District for the next 15 – 20 years, as set out within the **Waste Management DPD: Preferred Approach – Revised Chapter 5**. This document is available on the Council's website and at Bradford Central, Keighley, Shipley, Bingley Libraries; and Keighley, Shipley and Ilkley Town Halls.

Name _____

Address _____

Preferred Policy W5: Location of Waste Management Facilities and Sites

1. Do you agree with the preferred locational strategy for potential future waste management facilities and sites within the Bradford District?

Yes No

Comment:

Preferred Policy W6: Assessing MSW (Municipal Solid Waste) and C&I (Commercial and Industrial) Waste Sites

2. Do you agree with the preferred approach to assessing site potential future waste management sites for the treatment MSW and C&I waste?

Yes No

Comment:

Shortlist of Potential Waste Management Sites

Site 1 – Prince Road Way, Ingleby Road, Listerhills (2.1 ha)

Comments:

Site 11 – Ripley Road, Bowling (2.35 ha)

Site 31 – Hollingwood Lane, Paradise Green (2.3 ha)



Site 35 – Staithgate Lane (North), Odsal (6.6 ha)



Site 48 – Staithegate Lane (South), Odsal (2.87)



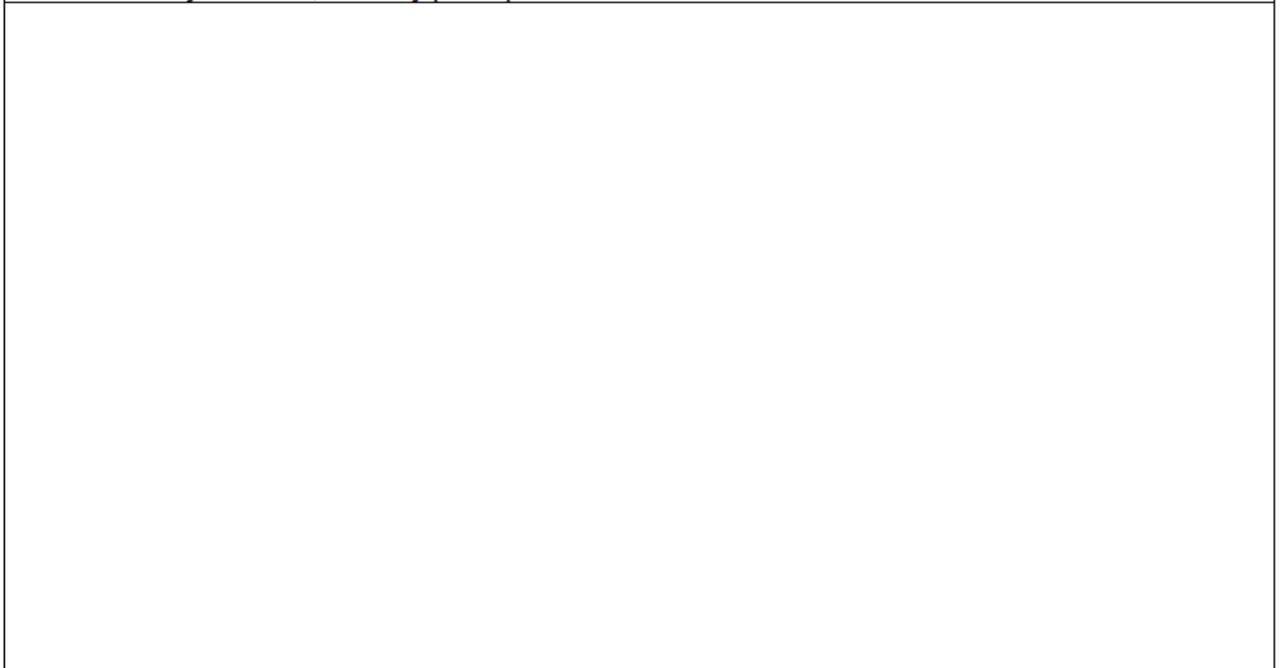
Site 78 – Aire Valley Road, Worth Village, Keighley (2.8 ha)



Site 92 – Bowling Back Lane HWS, Bowling Back Lane (4.2 ha)



Site 104 – Merrydale Road, Euroway (2.0 ha)



Site 121 – Steel Stock and Scrapholders Site, Birkshall Lane (4.1 ha)

Additional Site

3. Are there any sites that you feel should be put forward that have not been considered or assessed during the site assessment process?

Yes

No

Comment:

Please note that representations cannot be treated as confidential and a schedule of all representations received will be published

Please complete the form, save and email back to the LDF Group at the email address below. Alternatively, print the form and complete by hand, posting back to the address below. Please return all comment forms by Friday 23rd December 2011

Bradford Local Development Framework Group

FREEPOST NEA11445

PO BOX 1068

BRADFORD,

BD1 1BR

email: ldf.consultation@bradford.gov.uk

Fax 01274 433767

Web Site: www.bradford.gov.uk/ldf

Hand Deliver to the any of the districts planning offices in the City Centre (3rd Floor Jacobs Well), Keighley (Town Hall) and Ilkley (Town Hall).

The following 'Drop-in' events have also been organised for members of the public and community groups:

Monday 31st October – St Wilfred's Church St Wilfred's Road, BD7 2LU

Tuesday 8th November – Pop-Up Shop, Centenary Square, Bradford, BD1 1SD

Wednesday 1st November – Richard Dunn Centre, Odsal BD6 1EZ

Monday 7th November – New Hey Road Methodist Church, New Hey Road, BD4 7HY

Wednesday 9th November – Marley Stadium, Keighley, BD21 4DB

Thursday 10th November – Tetley Street Church, Legrams Lane, BD7 2AA

All 'Drop-in' events take place between the hours of 4pm – 7pm. Prior booking is not required

5.0 SCHEDULE OF DROP-IN EVENTS

- 7.1 As part of the public consultation for the Waste Management DPD: Preferred Approach Revised Chapter 5, a number of 'Drop-in Events' were held in areas that would be directly affected by the proposed short listed of potential waste management facility sites. These drop-in events were held as follows:

DROP IN EVENT DETAILS	
GREAT HORTON	St Wilfrid's Church – 31 st October 2011 4pm – 7pm
ODSAL	Richard Dunn Centre – 1 st November 2011 4pm – 7pm
BOWLING	New Hey Road Methodist Church – 7 th November 2011, 4pm – 7pm
CITY CENTRE	Pop Up Shop, Centenary Square - 8 th November 2011, 4pm – 7pm
KEIGHLEY	Marley Stadium – 9 th November 2011, 4pm – 7pm
LIDGET GREEN	Tetley Street Church, Legrams Lane – 10 th November 2011, 4pm – 7pm

6.0 LIST OF THOSE WHO SUBMITTED A WRITTEN REPRESENTATION

Rep No.	Customer Ref No.	Consultee	Group/Organisation	Agent
1.		Steve Staines	Friends, Families and Traveller and Traveller Law Reform Project	
2.		Nicholas Hewlett		
3.		Ian Smith	English Heritage	
4.		John Hollister (on Behalf)	Earth-Tech Skanska	Scott Wilson
5.		Cheryl Brown	Steeton-Parish Council	
6.		Cllr John Godward	Great Horton Ward Councillor	
7.		Mohammed Bashir		
8.		Zulakha Bi		
9.		Ajaib Hussain		
10.		Graham Fisher		
11.		Mr & Mrs Mistry		
12.		Mr N Mistry		
13.		Mr G Mistry		
14.		Mrs & Mrs L Matthews		
15.		S Mortimer		
16.		C Smithson		
17.		Michelle Swallar		
18.		Lesley Matthews		
19.		Tony Dylak	Royds Community Association	
20.		Dennis Flaherty		
21.		Mr TA Otty		
22.		Ms G Hancock		
23.		Mr S Jackson		
24.		Ms E White		

25.		Audrey Hunt		
26.		Sandra Warburton		
27.		Rev. Susan & David Griffiths		
28.		Councillor Joanne Dodds	Great Horton Ward Councillor	
29.		James Podesta (on Behalf)	Chesapeake Ltd (Land Owner of Site 31)	CB Richard Ellis
30.		Toni Rios	Highways Agency	
31.		Alistair Flatman (on Behalf)	Ogden Properties Ltd	ID Planning
32.		Steve Gibbs (on Behalf)	P Casey (Enviro) Ltd	The Arley Consulting Company Ltd
33.		James Cheeseman	BMW (UK) Trustees Ltd	
34.		Beverley Lambert	Environment Agency	
35.		MJ Rowat		
36.		Mohammed Saleem		
37.		Ian Sanderson	West Yorkshire Archaeology Advisory Service	
38.		Alex Roberts	Wakefield Council	
39.		Rev. James Callaghan		
40.		Mr Athony Walsh		
41.		John Samuel		
42.		Mr & Mrs Piras		
43.		G.B. Wilde		
44.		Mrs W Wilde		
45.		Mr & Mrs R Poole		
46.		MJ Dickenson		
47.		Brenda Bolland		
48.		Mr Andrew Haigh		
49.		Mrs Maria Haigh		

50.		Jo, Victoria, Clare & Tim Mulley		
51.		Joseph & Norah Nunn		
52.		Gwen Seery		
53.		Madeleine Davison		
54.		Mrs J Lawrenson		
55.		Miss K Lawrenson		
56.		Mrs C. Fawbert		
57.		Miss S. Fawbert		
58.		Tad & Margaret Jandzio		
59.		Tom and Mai Pickles		
60.		Anita & Benjamin Jowett		
61.		Mrs D Hird		
62.		M Hodgson		
63.		M.P. Northrop		
64.		Katia & Adam Digby		
65.		Mr Vishal Kajar		
66.		Mrs Snehal Kajar		
67.		H. Bradley		
68.		Peter Shackleton		
69.		Tracey Vento		
70.		Geoffrey & Anita Barber		
71.		Nick & Anne Spaelir		
72.		Mrs S.M. Monaghan		
73.		Philip Steel		
74.		Allison Chippendale		
75.		Helen Wray		
76.		Danny Kitcheman		
77.		Andrea Lyle		
78.		Mrs R. Mistry		

79.		Mr & Mrs J&P Hall		
80.		Miss Mary C. Monaghan		
81.		Lorie Amba		
82.		Teresa Barusevicus		
83.		Doreen & Alf Crabtree		
84.		Paul Baldwin		
85.		Kath Callumbien		
86.		David & Susan Robinson		
87.		Teresa Warszylewicz		
88.		Helen & Harry Matthews		
89.		Sharon Jeffrey		
90.		Alison Kimber		
91.		Elaine Davis		
92.		A. Deans		
93.		Margaret Swinbank		
94.		Zoe & Simon Ridewood		
95.		Mr & Mrs Grayson		
96.		Kathleen Patefield		
97.		Delisa Pickles		
98.		Julie McDonald		
99.		T. Richards		
100.		Susan McConnell		
101.		Nadia Ali		
102.		Mr & Mrs Hart		
103.		Irene Fagen		
104.		Susan Goodwin		
105.		Victoria Foster		
106.		Babu lakose		
107.		Tracey Bottomley		
108.		Clare Gardner		

109.		Antonio & Razil Frani		
110.		Mrs Pat Parke		
111.		Lisa Dowling		
112.		Nancy Latouche		
113.		Christine Hannah		
114.		Bridget & Noel Howley		
115.		Susan Bannon		
116.		Gerry Pearson		
117.		Mrs Sheila Kelly		
118.		William John Lever		
119.		Margaret Dylak		
120.		Terence A. Louram		
121.		D. Louram		
122.		Anne, David, Joanne & William Lauram		
123.		Helen & Gary Rolue		
124.		Mr & Mrs Verity		
125.		Stephen, Kathleen & Thomas Dalton		
126.		Agnes Hawley		
127.		Mrs. Elizabeth Mary Buffham		
128.		David Jason Kennedy		
129.		Nora Kilcoyne		
130.		Patricia Bentley		
131.		Sharon Nelder		
132.		Robin Reid		
133.		Miss Iryna Bojczuk		
134.		Ashiq Hussain		
135.		M. Magkeen		

136.		Huss Nain		
137.		Wakkas Ashraf		
138.		M. Afrazal		
139.		M. Mushtaq		
140.		Rajab		
141.		Q. Hussain		
142.		M. Rafique		
143.		M. Hanif		
144.		Adeel Ashraf		
145.		M. Suleman		
146.		Mr Mohd Saddiq		
147.		Mohammed Najib		
148.		Khadir Hussain		
149.		M. Azam		
150.		M.N. Patel		
151.		Kasim Gulfam		
152.		Subtain Mahmood		
153.		Kamran Hussain		
154.		Amar Rafiq		
155.		Nasar Mahmood		
156.		Gulzreen		
157.		Abdul Sahmad Mughal		
158.		Mohammed Yaquub		
159.		Asam Ifrahim		
160.		Mr Suhail Baig		
161.		Zia Hussain		
162.		Mazhar Zabal		
163.		Nafis Akhtar		
164.		Mohammed Rahim		
165.		Shakir Abzal		

166.		M. Bilal		
167.		P. Patel		
168.		Raja Fazal Rehman		
169.		Shahid Sadiq		
170.		A. Rehman		
171.		A. Mahood		
172.		Liaqat Khan		
173.		Negat Akhtar		
174.		Ali Asghar		
175.		Mohammed Hameed		
176.		Mohammed Yasin		
177.		Mohammed Ayaas Yasin		
178.		Mohammed Awees		
179.		Mohammed Azeem		
180.		H. Fishwick		
181.		Mrs Nadia Begum		
182.		Mohd Aftikhar Khan		
183.		Mr Sardar Ali		
184.		Mohammed Munir		
185.		Mohammed Shakeel		
186.		Asif Shafiq		
187.		T. Hussain		
188.		Chris H Smith	Natural England	
189.		GJ Llewellyn		
190.		Helen Ledger	Sport England	
191.		Fazal Karim	Resident	
192.		Iftikar Ali	Resident	
193.		Z Karim	Resident	
194.		Mohammed Al Khan	Resident	
195.		Mr & Mrs Mihammed	Resident	

196.		Yasmin Aktar	Resident	
197.		Mohammed Rafique	Resident	
198.		Sham Mohammed Akbar	Resident	
199.		Mohammed Rahim	Resident	
200.				

7.0 SCHEDULE OF REPRESENTATIONS

GENERAL COMMENTS				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Tony Dylak Royds Community Association	Ideally you will consider sites which are not mixed industrial and residential. They need to be away from where people live, learn or enjoy their leisure and community lives.	Noted. The site assessment has assessed site on their proximity to sensitive uses. This is balanced with the proximity principle and the need to establish facilities near where arisings are generated to minimise transportation of waste of long distances. Proposal statements make clear an applicant must demonstrate there will be no detrimental impact upon surrounding residents. Policy WDM2 also ensures applicants must demonstrate that any impacts of development will not significantly adversely affect people, land, infrastructure, natural resources and the historic environment.	No action taken.
	Revs. Susan and David Griffiths Residents	We would just ask you to ensure that the proposed waste site is not near any housing; and if possible we suggest that the site should be on /	Noted. The site assessment has assessed site on their proximity to sensitive uses. This is balanced with the proximity	No action taken.

GENERAL COMMENTS				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		near existing industrial units and brownfield land.	principle and the need to establish facilities near where arisings are generated to minimise transportation of waste of long distances.	
	Chris H Smith Natural England	Natural England broadly supports the general aim of the Waste Management DPD in promoting more sustainable methods of waste management, up the 'waste hierarchy', in accordance with European and National Policy. Natural England welcomes recognition in Chapter 7 that there is an over-reliance on road based transport to carry waste. As well as potentially becoming a "major source of local disturbance", road based transport modes generate carbon emissions, contributing to climate change. The DPD"s provision that "a key consideration must be to reduce the reliance on road transport where practical" is thus welcomed. Natural England supports the provision at Paragraph 7.19 on Page 84 that to maximise the potential	Noted.	No action taken.

GENERAL COMMENTS				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>environmental and public benefit from waste landfill site restoration, proposals must provide for an enhancement to wildlife habitats as well as other sites of scientific and geological interest.</p> <p>With regard to Chapter 8, Natural England broadly supports Bradford's Waste Objectives as set out on Pages 87 and 88.</p>		
	<p>Arley Consulting Company Limited (TACCL)</p> <p>on behalf of P Casey (Enviro) Ltd (PCE)</p>	<p>TACCL has previously commented on behalf of PCE on the Issues and Options and the previous Preferred Approach Consultations.</p> <p>In our responses, we commented on the terminology used in relation to some of the options. Our comments do not appear to have been addressed in the revised Chapter 5, and we consider that this continued failing makes it impossible to understand the intent and means of application of the proposed policies.</p> <p>Our assumption is that landfill is intended to be covered by the policies</p>	Noted.	No action taken.

GENERAL COMMENTS				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>proposed for landfills or for waste disposal sites, and not by those for waste management facilities/sites. In other words, landfills are covered by Preferred Policies W4 and W10, and not by W5-9.</p> <p>If we are correct, the revision of Chapter 5 does not affect our proposals, and we have no further comments.</p> <p>Lest we are wrong, we repeat here our previous comments on Policies W5 and W6:</p> <p>W5. <i>We assume is not intended to apply to landfill. Landfills could accept a range of wastes, both those for which sites are to be identified and those for which a criteria based policy approach is proposed. Should the policy be intended to apply to landfill – for example to CDEW (which it could logically be considered to deal with) - it is unclear how it could work.</i></p> <p>W6. <i>Similarly, in relating to “facilities”</i></p>		

GENERAL COMMENTS				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p><i>(para 5.3 et seq) and relating only to MSW and C&I waste sites, we assume that Policy W6 does not apply to landfill.</i></p> <p><i>Policy W6 does not appear to be a Policy, but an account of the methodology of an assessment exercise. The policy appears to be either that all sites should be assessed against all the criteria, or that the shortlisted sites are identified.</i></p> <p>The remainder of our comments in our letter of 31 March 2011 remain valid.</p>		
	Beverley Lambert Environment Agency	<p><u>Flood Risk</u></p> <p>We welcome the removal from consideration of those sites we previously identified as lying within flood zones 2 and/or 3. This is a positive application of the sequential test advocated by PPS25</p> <p><u>Surface Water Run-off</u></p> <p>Surface water run-off should be controlled as near to its source as</p>	<p>Noted.</p> <p>Noted.</p> <p>Links to the Core Strategy shall be strengthened. However this is covered under Policy WDM4:</p>	<p>No action taken.</p> <p>Publication draft now includes link to EN7 of the Core Strategy (Floodrisk) to encourage the use of SUDs on site.</p>

GENERAL COMMENTS				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>possible through a sustainable drainage approach to surface water management (SuDS). SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.</p> <p>The variety of SuDS techniques available means that virtually any development should be able to include</p>	<p>c) Water efficient design, including where possible water recycling and sustainable drainage measures;</p>	

GENERAL COMMENTS				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>a scheme based around these principles.</p> <p><u>Amenity Impact</u></p> <p>A well run and well designed waste facility is suitable for most industrial areas. However, our experience of some waste handling and treatment facilities, particularly those dealing with biodegradable waste, tells us that factors which effect amenity are key and can have an effect on nearby residents. More emphasis should therefore be given to the potential for noise, odour and flies to have an impact on sensitive receptors. Environmental permits do contain rigorous conditions to control all emissions but because impacts which effect amenity are variable and subjective it would be unwise to assume that permit compliance would equate to a scenario of no effect on anyone. This may be a particular</p>	<p>Noted.</p> <p>Avoiding detrimental impacts upon residential amenity shall be strengthened in the allocation statements within the publication draft.</p> <p>Control of vermin is not considered a planning issue,</p>	

GENERAL COMMENTS				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		issue at Site 1 Princeroyd Way, which is located in very close proximity to residential properties.		
		<p><u>Groundwater and Contaminated Land</u></p> <p>A number of groundwater abstractions are present in the vicinity of some of the proposed sites. The potential risks to these abstractions should be taken into account when deciding upon the activities to be undertaken on these sites. There should be no degradation to the quality or quantity of water obtained from these abstractions as a result of the planned developments.</p> <p>This comment applies mainly to Site 121 although is applicable to all sites. A search for de-regulated and private supplies should be conducted for all sites contained within the LDF to ensure the security of any such abstractions.</p> <p>Although we recognise that none of</p>	<p>Noted.</p> <p>Ground water protection is covered in Policy WDM2, to which all applications for waste sites will be assessed against:</p> <p>Waste development proposals will be permitted where:</p> <p>d) Site specific impacts are adequately assessed and the applicant can demonstrate that adverse effects are minimised on:</p> <p>Floodplains, groundwater or water quality including a Strategic Flood Risk Assessment for any site over 1ha in size as part of the planning application process;</p>	No action taken.

GENERAL COMMENTS				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		the sites proposed are landfill sites, I would refer you to my previous letter and the comments made in relation to landfill location which should be taken into account within the appropriate chapters of the Waste Management DPD.		
	Ian Sanderson West Yorkshire Archaeological Advisory Service	We have checked the shortlist of potential waste sites against the WY Historic Environment Record held by WYAAS & would make the following comment: The uses of Sites 1, 11, 35, 48, 78, 92, 104 or 121 would have no apparent significant archaeological implications.	Noted.	No action taken.
	Alex Roberts Wakefield MDC	Wakefield welcomes Bradford's commitment to reduce the amount of waste directed to landfill sites and the amount of waste exported to facilities in Wakefield. Recognition should be given to Wakefield's adopted Local Development Framework Waste Development Plan Document in	Noted.	No action taken.

GENERAL COMMENTS				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		particular the approach to the landfill site at Welbeck, Normanton – paragraph 3.11 which is safeguarded for landfill use during the plan period to 2026.		

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Ian Smith English Heritage	Sound - National policy guidance in PPS5 identifies Registered Battlefields and World Heritage Sites as falling within the group of heritage assets “of the highest significance” where loss or substantial harm should be “wholly exceptional”. We welcome the amendments to this aspect of the Policy to include reference to these designations.	Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; 	
	John Hollister URS Scott Wilson	Whilst in general agreement with the preferred locational strategy,	The policy makes no reference to a need for proposed waste management sites to be located	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	on Behalf of Earth-Tech Skanska	we wish to see proximity to other waste management facilities deleted from the potential site selection criteria - since this is i) unnecessary if all such facilities are to be within the broad areas of search identified in the WCS, ii) unduly prescriptive and iii) is based on the false premise that most of the facilities will transport materials from one to another.	within close proximity of other waste management facilities.	
	Mohammed Bashir Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Zulakha Bi Resident	Disagreed with Preferred Approach Too close to a residential area and school very close by.	Noted. Site have been assessed for their proximity to sensitive users.	No action taken.
	Ajaib Hussain Resident	Agreed and Disagreed with Preferred Approach. Yes and no. Any site away from residential properties i.e. M606 I would give a positive to this (yes). Any site's which are next to or bang in the middle of residential	Noted.	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		areas I would disagree with.		
	Graham Fisher Resident	Agreed with Preferred Approach	Noted.	No action taken.
	S Mortimer Resident	Disagreed with Preferred Approach More heavy traffic in an area of high usage. Adjacent bungalows already suffer noise pollution and excessive interior vibration in bedrooms. Also concern about just what is going into the air. Traffic going onto the M606 roundabout is going to be a real problem in the near future.	Noted. Policies within the Waste Management DPD are in place to ensure the applicant must demonstrate there will not be a detrimental impact upon residential amenity. Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; All proposals for waste management facilities must also apply for an environmental permit, which will	

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			cover emissions from the facility.	
	C Smithson Resident	Enough is enough. You can not get a gallon into a pint pot. As it is the amount of heavy vehicles now coming up and down Staithgate Lane is far too much and by putting a waste management facility down there is will be impossible ti get onto the roundabout at the M606 roundabout. As it is now, there are more heavy vehicles using that minor road 34 hours a day than it was built to cope with to say nothing of the vibration which can be felt in nearby houses. If this site is approved then a slip road should be built onto the M606 northbound at Euroway and Staithgate Lane should have weight limit of no more than 7.5 tonnes.	Noted. The Staithgate Lane sites have now been removed due to development viability issues.	Staithgate Lane site removed.
	Lesley Matthews Resident	Disagreed with Preferred Approach We are already disturbed by the	Noted. Policy WDM 2 covers the impact of facilities:	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		industrial units behind our property. You should not be considering removing the recreational facilities to provide waste management.	<p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>The sites put forward in the Waste Management DPD are not currently allocation for Recreation in the Replacement Unitary Development Plan. This may be in reference to Site 31, which is no longer be considered for allocation in the DPD.</p>	
	Tony Dylak Royds Community Association	Agreed with Preferred Approach Waste has to be managed and it is helpful to launch a consultation on your preferred sites. However, comments made must be listened to, and not dismissed as NIMBY responses. Some types of waste disposal are intrusive to the local environment, and are not best	<p>Noted.</p> <p>Site proposal statements stipulate the applicant must demonstrate there is no detrimental impact upon residents.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the</p>	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		placed in a residential area. Some of your preferred sites are categorised as industrial, which can make them look suitable. However, an area with housing cannot be determined as industrial. They should at least be re categorised as 'mixed use', being partly industrial and partly residential. The narrow assessment criteria explained at the consultation event would then look somewhat different for some sites.	<p>applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; 	
	Denis Flaherty Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mr T.A. Otty Resident	Disagreed with Preferred Approach We have nicely got over the Odsal tip closing. We had rubbish blowing about, nasty fish smells etc. Then smells from Marks Chemicals and Low Moor Chemicals. Not to mention	Noted. The Staithgate Lane sites have now been removed due to development viability issues.	Staithgate Lane sites removed.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		Astonish and Expect wagons running up Staithgate. No vacancies at M&S for local people.		
	Ms E White	Disagreed with Preferred Approach It will be directly behind my house.	Noted.	No action taken.
	Audrey Hunt Resident	Disagreed with Preferred Approach Not in residential areas. We went past the bowling site it looks terrible. We definitely do not want any down Staithgate lane at all.	Noted. The Staithgate Lane sites have now been removed due to development viability issues.	Staithgate Lane Sites removed.
	Sandra Warburton Resident	The criteria does not take into consideration any highways issues regarding access and egress from these sites. An officer at the consultation at Richard Dunns said this could be all sorted out at the planning stage. This is clearly too late. Most of these sites have been pin pointed on a map without any thought of the communities or their geographical location.	Noted. The Staithgate Lane sites have now been removed due to development viability issues.	Staithgate Lane Sites removed.
	James Podesta	Disagreed with Preferred	Noted.	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	CBRE – on behalf of Chesapeake Ltd	Approach		
	Toni Rios Highways Agency	Any site assessment and selection process should include an appraisal of the sites transport impact which should include an assessment of the Strategic Road Network.	Noted. Proposal statements will strengthen guidance on highways impact and guidance.	Highways guidance added to each proposal statement for proposed allocations.
	ID Planning on behalf of Ogden Properties	Agree with Preferred Approach	Noted.	No action taken.
	James Cheeseman Jones Lang LaSalle on behalf of BMW UK Trustees Ltd	Agree with Preferred Approach	Noted.	No action taken.
	M. J. Rowat Resident	Disagree with Preferred Approach The revised Chapter 5 of the Preferred solution shows all proposed waste management sites concentrated in a rather small area of the metropolitan district. I strongly object to such a concentration of the facilities for	Noted. The site assessment has assessed site on their proximity to sensitive uses. This is balanced with the proximity principle and the need to establish facilities near where arisings are generated to minimise transportation of waste of long distances.	Proposal statements amended where necessary to read: “The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		the processing of waste much of which is comprised of objectionable material. Such plants should be located far away from residential areas and as far apart as possible. The locational strategy is plain wrong.	<p>Proposal statements make clear an applicant must demonstrate there will be no detrimental impact upon surrounding residents.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; 	site must be properly mitigated against.”
	Mohammed Saleem Resident	Disagree with Preferred Approach I do not agree with waste management sites in the inner city areas which are highly populated.	<p>Noted.</p> <p>This is balanced with the proximity principle and the need to establish facilities near where arisings are generated to minimise transportation of waste of long distances.</p> <p>Proposal statements make clear an applicant must demonstrate there will be no detrimental impact upon surrounding residents.</p>	<p>Proposal statements amended where necessary to read:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the</p>

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; 	site must be properly mitigated against."
	Rev James Callaghan Resident	<p>Disagree with Preferred Approach</p> <p>Clearly, waste disposal needs a management strategy and it is only right that public consultation on the matter should take place. The consultation seems not to have been widely advertised, nor advertised in minority languages. Some of the criteria used to classify potential sites is, at best, extremely limiting and in some instances clearly wrong. For</p>	<p>The area in question is considered largely industrial, but the presence of residential to the south of Princeville Road will be acknowledged in the allocations statement for Site 1.</p>	<p>Allocation statement for Site 1 amended to include:</p> <p>"The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against."</p>

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		example, to describe the site at Princeroyd Way off Ingelby Road as “Industrial” takes no account of the fact that there is a substantial residential area to the south of the site, including two sheltered/warden assisted schemes for elderly residents. In short, not sufficient account seems to have been taken where people actually live.		
	Ashiq Hussain Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Adeel Ashraf Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	M Maskeen Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Huss Nain Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Wakkas Ashraf Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	M. Afzal Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Rajab	Disagreed with Preferred		

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Resident	Approach	Noted.	No action taken.
	M. Mushtaq Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Q. Hussain Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	M. Rafique Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	M. Hanif Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mr Saddif Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mohammed Najib Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	M. Suleman Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	T. Hussain Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Khadir Hussain Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	M Azam Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	M.N. Patel Resident	Disagreed with Preferred Approach	Noted. The presence of residential to the	Allocation statement for Site 1 amended to include:

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		As it's residential and family & kids area.	south of Princeville Road will be acknowledged in the allocations statement for Site 1.	“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”
	Kasim Gulfam Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Asif Shafiq Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Subtain Mahmood Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Kamran Hussain Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Amar Rafiq Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Nasar Mahmood Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Gulzreen Resident	Disagreed with Preferred Approach Foul smell / vermin. Not ideal for area we live in.	Noted. Policy WDM 2 covers the impact of facilities in regards to odour: The impacts of the proposed	“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<p>waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Human Health; • Noise, vibrations, dust, odour; <p>Allocation statement will also be strengthened to reflect this comment.</p> <p>Control of vermin is not considered a planning issue.</p>	<p>impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>
	Abdul Sahmad Mughal Resident	<p>Disagreed with Preferred Approach</p> <p>Location is unsuitable because, the area we live in is a residential area. This will only attract vermin / foul smells / unnecessary heavy traffic such as heavy goods vehicles. Leeds Road is an example of this where the foul smell is intolerable.</p>	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities in regards to smell:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Human Health; • Noise, vibrations, dust, odour; <p>Control of vermin is not considered a planning issue.</p>	<p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			Allocation statement will also be strengthened to reflect this comment.	
	Mohammed Yaquub Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Asam Ifrahim Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mr Suhail Baig Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Zia Hussain Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mazhan Zabal Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Nafis Akhtar Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mohammed Rahim Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Shakir Abzal Resident	Disagreed with Preferred Approach The house are too close to this waste facility. We don't pay our taxes to have waste facilities 2 minutes away from our house. And	Noted. Policy WDM 2 covers the impact of facilities in regards to smell: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that	"The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		also the noise, pollution, etc would impact on the many elders of this community. And also its near a primary school.	<p>adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Human Health; • Noise, vibrations, dust, odour; <p>Control of vermin is not considered a planning issue.</p> <p>Allocation statement will also be strengthened to reflect this comment.</p>	site must be properly mitigated against.”
	M. Bilal Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	P. Patel Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Raja Fazal Rehman Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Shahid Saqiq Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	A. Rehman Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	A. Mahmood Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Liaqat Khan Resident	Disagreed with Preferred Approach	Noted.	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Negat Akhtar Resident	Disagreed with Preferred Approach Sorry to say I don't agree, Princeville is already a bad area for rubbish, we are already raided with mice / rats in the area. People will be dumping all sorts.	Noted. Policy WDM 2 covers the impact of facilities in regards to smell: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Human Health; • Noise, vibrations, dust, odour; Control of vermin is not considered a planning issue. Allocation statement will also be strengthened to reflect this comment.	“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”
	Ali Asghar Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mohammed Hameed Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mohammed Yasin Resident	Disagreed with Preferred Approach No, I don't agree with the locational strategy.	Noted.	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Mohammed Ayaas Yasin Resident	Disagreed with Preferred Approach. I strongly disagree with the new waste sites being developed.	Noted.	No action taken.
	Mohammed Awees Resident	Disagreed with Preferred Approach I wish to object to proposal of the waste site on princes road way, Ingleby Road.	Noted.	No action taken.
	Mohammed Azeem Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	H. Fishwick Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mrs Nadia Begum Resident	Disagreed with Preferred Approach Because I wouldn't prefer more rubbish around which would occur smell and unhealthy for everyone.	Noted. Policy WDM 2 covers the impact of facilities in regards to smell: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Human Health; • Noise, vibrations, dust, odour; 	

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			Control of vermin is not considered a planning issue.	
	Mohd Aftikhar Khan Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mr Sardar Ali Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mohammed Munir Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mohammed Shakeel Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Steve Gibbs The Arley Consulting Company Ltd on behalf of P Caey (Enviro) Ltd (PCE)	We assume is not intended to apply to landfill. Landfills could accept a range of wastes, both those for which sites are to be identified and those for which a criteria based policy approach is proposed. Should the policy be intended to apply to landfill – for example to CDEW (which it could logically be considered to deal with) – it is unclear how it could work.	This policy does not apply to landfill. Landfill shall continue to be managed on a sub-regional / regional basis due significant capacity at this level.	No action taken.
	Chris H Smith	Based on the findings of the	Noted.	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Natural England	<p>Sustainability Appraisal, Natural England broadly supports combining Options 1 and 2 as they perform equally well. Notwithstanding this, Natural England notes that a hybrid approach has not been tested through the Sustainability Appraisal process. Evidence on the sustainability performance of this option would be welcomed. Further, Natural England welcomes the provision in Preferred Policy W5: Location of Waste Management Facilities and Sites that the criteria based policy approach to site allocation will take account of Bradford's future waste needs, site suitability, sustainability and delivery criteria, as well as the Districts spatial vision and strategic planning objectives contained in the Core Strategy.</p> <p>Site Identification List</p>	<p>The updated Sustainability Appraisal shall be released with the Publication Draft, the results of which shall be</p> <p>Noted.</p> <p>The site assessment currently scores brownfield sites more highly than greenfield, thus prioritising the importance of the re-use of</p>	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		In the Consultation Findings on Page 10, the Council states that Option 2 will be taken forward in compiling the Site Identification list. Natural England's opinion is that priority be given to previously developed sites as they may result in fewer adverse effects on the landscape and wildlife habitats, although the potential for protected species to be present must be assessed.	previously developed land.	
	GJ Llewellyn Resident	Agreed with Preferred Approach It seems sensible to have a mixed strategy as processing technologies (both current and future) may operate more efficiently and in a more environmentally friendly way of operated with the correct through put – whether high or low (20 years could see significant changes in processing technologies).	Noted.	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Fazal Karim Resident	Disagreed with Preferred Approach Too close to residential property. Children's school; and play area near by. The area requires more housing and jobs. This is not efficient usage of land with residential area.	Noted. Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Human Health; • Noise, vibrations, dust, odour; 	No action taken.
	Iftikar Ali Resident	Disagreed with Preferred Approach My children play in the nearby area. Residential Area.	Noted. Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Human Health; • Noise, vibrations, dust, odour; 	No action taken.
	Z Karim Resident	Disagreed with Preferred Approach This area should be better used to create jobs and employment, not	Noted.	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		for waste management. This area is not well developed and requires investment for jobs and housing.		
	Mohammed Al Khan Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mr & Mrs Mohammed Resident	Disagreed with Preferred Approach Not happy at all. All of our neighbourhoods have talked regarding this. We all disagree, die to health reason, pollution etc.	Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; 	No action taken.
	Yasmin Aktar Resident	Disagreed with Preferred Approach I have a disabled daughter and you are making waste sites which I will have a problem with. We will not bear the waste site's smell.	Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<ul style="list-style-type: none"> • Human Health; • Noise, vibrations, dust, odour; 	
	Mohammed Rafique Resident	Disagreed with Preferred Approach People living in this area are not happy that you are making waste sites. Please do not make this.	Noted.	No action taken.
	Sham Mohammed Akbar Resident	Disagreed with Preferred Approach I believe there are plans to have such a facility opposite my house (Princeville Road / Brown Royd). This is a residential area. If such a facility here, it would cause us a lot of problems.	<p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; 	No action taken.

W5: LOCATION OF WASTE MANAGEMENT FACILITIES AND SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Mohammed Rahim Resident	Disagreed with Preferred Approach No need to bring a hazardous and detrimental waste facility to this vicinity.	Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; 	No action taken.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Ian Smith English Heritage	Sound - We welcome the inclusion of heritage designations within the list of sensitive sites where there is recognition that buffering may not be sufficient to mitigate potential negative effects. Unsound - We welcome the	Noted. Noted. The revised site assessment does take account of the setting of	No action taken. No action taken.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		inclusion of a Criterion covering the historic environment. However, national policy guidance in PPS5 makes it clear that, in determining development proposals affecting a heritage asset, the impact of that development upon its setting is a material consideration. For a number of assets, their “setting” may include land at some distance from the asset itself (i.e. it can go beyond land which is “adjacent” or “in close proximity” to the asset).	heritage in the detailed assessment.	
	John Hollister URS Scott Wilson on Behalf of Earth - Tech Skanska	Agreed with Preferred Approach	Noted.	No action taken.
	Cheryl Brown Steeton-with-Eastburn Parish Council	We suggest that consideration should be given to using the District’s <u>canal network</u> to provide the infrastructure for waste collection, transfer, recycling and transport. The district’s canals inevitably follow the very lines of the principle towns, villages, etc	The revised site assessment takes account and prioritises the use of non-road transport in the transportation of waste under “ <i>Site Accessibility to Transport Networks</i> ”.	No action taken.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>where the bulk of the waste is generated. The canals also commonly have semi-industrial brownfield sites alongside them – and would readily accept industrial investment. It is well established that <u>canal transport uses the least energy per tonne.kilometre of all transport systems</u> (Canal boats uses one tenth of the energy of a lorry, and they keep off the road, and they are nominally silent). The transport of waste is a most ideal cargo for canals as time is not of the essence. The Region has five canals – Leeds Liverpool, Aire Calder, Rochdale, Huddersfield and Bradford (!) – and they all link up to the national network where the same argument can be sustained. The institution of waste industries adjacent to canals throughout this district will inject capital into sites needing</p>		

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		regeneration, it will introduce colour and life into some of the otherwise dowdy environments, assist in the preservation of some of the district's industrial archaeology, introduce additional income to the canals for their maintenance, etc		
	Mohammed Bashir Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Zulakha Bi Resident	Disagreed with Preferred Approach School very close by you should look at non-residential area within ½ mile radius.	Policy WDM 2 covers the impact of facilities in regards to smell: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Human Health; • Noise, vibrations, dust, odour; Control of vermin is not considered a planning issue. Allocation statement will also be strengthened to reflect this comment.	Allocation statement for Site 1 amended to read: “The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Ajaib Hussain Resident	Agreed with Preferred Approach I agree business waste should be addressed and dealt with but there is nothing in it for residential.	Noted.	No action taken.
	Graham Fisher Resident	Agreed with Preferred Approach	Noted.	No action taken.
	S Mortimer Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	C Smithson Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Lesley Matthews Resident	Agreed with Preferred Approach There is enough land available that is not residential.	Noted.	No action taken.
	Tony Dylak Royds Community Association	Disagreed with Preferred Approach Your assessment criteria is too narrow. As stated, some sites zoned as industrial contain significant housing. Local cultural amenities, it was explained, can only be counted if they are listed, but this cuts out churches and places of worship, community	Proximity to sensitive uses has been assessed in the site assessment document. The allocation statement for Site 1 will also be strengthened to reflect this comment. Policy WDM 2 does cover the impacts of all proposed facilities: Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are	Allocation statement for Site 1 amended to read: “The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		centres and buildings, and public open space. Schools seem only to be counted if they are next door to the proposed site, which again is too narrow. It is to be hoped that the consultation is real, and that genuine concerns will be reported and will impact on final decisions. Public health and well being, which is now a statutory duty for the Council, should really form a part of your assessment, but this is not currently the case.	<p>adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; 	
	Dennis Flaherty Resident	Disagreed with Preferred Approach		
	Mr T.A. Otty Resident	Agreed with Preferred Approach Conditions and lovely view spoiled, also having to pay a top Council Tax.	<p>Noted.</p> <p>Landscape impact has been assessed in the Site Assessment.</p> <p>Policy WDM2 also states:</p> <p>F) The design, siting and external appearance is of a scale, mass, form and character appropriate to its location and landscape setting</p>	No action taken.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Audrey White Resident	Disagreed with Preferred Approach Whatever it is it should not interfere with residential properties.	Noted. Allocation statements and Policy WDM 2 covers the impact of proposed waste facilities.	No change made.
	James Podesta CBRE – on behalf of Chesapeake Ltd	Disagreed with Preferred Approach	Noted.	No action taken.
	ID Planning on behalf of Ogden Properties	Disagree with preferred approach to assessing potential future waste management sites – ‘Environmental designation and heritage’. The text suggests sites should not ‘be or contain’ such features. The text should be expanded to take account of Environmental designations and heritage assets ‘adjacent to/in close proximity to ‘ proposed sites so as to avoid harm to these sensitive areas.	The revised site assessment states sites adjacent to sensitive uses which include environmental designations. The assessment of heritage includes the assessment of setting in the revised assessment report.	No action taken.
	James Cheeseman For an on behalf of Jones Lang LaSalle For and on behalf of	Agreed with Preferred Approach	Noted.	No action taken.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	BMW UK Trustees Ltd			
	James Podesta CBRE – on behalf of Chesapeake Ltd	<p>Alignment with Strategic Objective</p> <p>Policy EC2 of the Core Strategy FED states that it will support business and job creation in the district by planning for a supply of developable employment land over the LDF plan period. The site is currently allocated as an employment site in the RUDP and forms part of a larger site, including our client's existing operating industrial unit, which currently provides substantial employment. These premises may need to expand in the future and hence, the land should be maintained for general employment purposes in order that our client can do this without needing to relocate elsewhere. By retaining the site for such use, jobs can be retained and created for</p>	This representation relates to Site 31. This site has now been removed from the short list of proposed site allocations.	Site 31 removed from shortlist due to archaeological issues.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>the surrounding area rather than being lost.</p> <p>Site Proximity to Sensitive Uses</p> <p>Firstly, different uses will have different sensitivity to a waste management facility, which should be expressed within classes of sensitivity i.e. for example, community facilities used periodically are likely to be less sensitive than a hospital, which is used continuously. Furthermore, any residential property will be sensitive to waste management facility if located close by, regardless of its density, with noise, air quality and odour likely to cause detriment to residential amenity. Lower densities reduce the volume of residential property affected low, and hence the relative sensitivity, but this does not mean that the use cannot be considered sensitive.</p>		

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Continued.	<p>The assessment does not consider distance of the assessed site to the sensitive use, instead only considering uses of 'immediate adjacency'. Again, this fails to appreciate the nuance of sensitivity. It would be more appropriate to assess this criterion using a matrix of high to low sensitivity against distance from site. (See full rep for Figure 1 – Matrix for Assessing Sensitivity).</p> <p>Our client's site is located close to medium density housing to the north on Benn Crescent and Benn Avenue and west along Hollingwood Lane and industrial use to the south and east. Furthermore, an extent planning permission for high density residential development comprising of 140 houses exists for a site west of Hollingwood</p>		

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>Lane, within close proximity of the site. Given the matrix suggested (see full rep) our client's site would be rated red opposed to its current green rating.</p> <p>Site Accessibility to Transport Networks</p> <p>We argue that more weight should be given to sites that in the first instance benefit from good access by rail freight and waterways or with the potential to provide access at low cost (i.e. rated green). Sites with good access from the Strategic Road Network (i.e. within 1km), a direct existing road access or the potential to provide access at low cost or within the potential to provide access by rail freight or waterways at higher cost should then be considered (i.e. rated amber). Finally, the site's poor access from the Strategic Road Network (more</p>		

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Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>than 1km) and to rail freight and waterways or where the site has no direct road access and the provision is considered to have a significant cost to make the development unviable should be considered last (i.e. rated red).</p> <p>Physical Development Constraints</p> <p>Our client's site currently includes a small structure located centrally and a number of floodlights. However, contrary to the standards, the site is rated green for this criterion. Applying the standards correctly would suggest that the site should be rated amber at best.</p> <p>Extant Planning Consents</p> <p>The standards against which this criterion is assessed makes it clear that sites with no extant planning permission should be rated as amber rated as amber, Out clients</p>		

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>site has no planning permission and therefore should be rated as amber as opposed to the green given as part of the October 2011 assessment.</p>		
	Continued.	<p>Current Use</p> <p>Under this criterion, a vacant or unused site is granted the same rating (green) as a site which benefits from an existing waste management facility. There appears to be no restriction on the type of site that can be rated green as long as it's vacant. We consider that this gives excessive weight to vacant sites. We therefore suggest that the standards for this criterion are amended. Sites with existing</p>		

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>waste management facilities with the potential to expand should be prioritised alongside sites in B Class employment which are vacant and easily capable of alteration (i.e. rated green). Vacant or unused sites should then be considered (i.e. rated amber). Finally, sites in existing use or under construction for a</p> <p>Conflicting activity should be considered last (i.e. rated red). Our client's site is a sports pitch and as such would result in an amber rating.</p> <p>Site Ownership</p> <p>The site assessment places sites in single private ownership, even when the owner is unwilling to sell to the Council, as possessing the same relative ease of delivery as sites owned and controlled by the Council. Clearly, this is not the case as sites where existing</p>		

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>owners are unwilling to allow development for waste management facilities to occur pose a significant barrier to development.</p> <p>Development Cost Value for Money</p> <p>It is unclear how this has been assessed and again we refer to our earlier comment questioning whether investigations have taken place regarding the existence of utilities networks across the site.</p> <p>It is our opinion that the overall assessment methodology, which gives equal weight to each criterion, is unfairly weighted towards the suitability under planning policy and as a result does not give sufficient consideration of issues of availability and viability. [See figure 3 in full representation for</p>		

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		suggested weighting].		
	Toni Rios Highways Agency	<p>Although the 'long list site assessment criteria' refers to site accessibility to transport networks it does not test any constraints of an unacceptable transport impact. It should not be assumed that the impact on the Strategic Road Network will be acceptable and mitigation may be required.</p> <p>The use of the term Strategic Road Network should also be clarified. The Strategic Road Network is the network of Motorways and Trunk roads managed by the Highways Agency. There are parts of the document which seem to refer to the Strategic Road Network in a wider sense incorporating the Local Road Network. This distinction needs to be clarified especially as it is used in the assessment and site selection</p>	<p>Noted.</p> <p>The road network terminology shall be clarified in the DPD and site assessment document at Publication Draft stage.</p>	<p>Wording clarified in the DPD and site assessment report:</p> <p>Strategic Road Network (M606) and Primary Road Network (A – Roads).</p>

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		criteria.		
	M. J Rowat	Disagree with Preferred Approach All criteria have been given the same weight. Due to the nature of the proposed use proximity to residential, amenity and school areas should be given much greater weight than any- an automatic red, or outright rejection as to suitability of the proposed site.	Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.	Where applicable, site allocation statements to include: “The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”
	Mohammed Saleem Resident	Agree with Preferred Approach	Noted.	No action taken.
	Rev James Callaghan Resident	Disagree with Preferred Approach At the ‘DROP IN’ sessions for the public, it was explained that cultural amenities in any given	The potential heritage and environmental impacts of proposed site allocations have been assessed through the site assessment report.	No action taken.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
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		<p>area being proposed for waste management sites, will only take account of listed buildings. This is too narrow a classification of cultural amenity and fails to distinguish between listed buildings which are empty and those frequented by members of the public (see further overleaf).</p> <p>Similarly, schools and nurseries seem only to be considered if they are quite literally next door to the proposed site. Smoke and fumes travel!</p> <p>Issues of Public Health seem largely ignored. What consideration has been given to the environmental impact, particularly of gasification and pyrolysis? Public health and wellbeing are a statutory duty upon every local authority.</p>	<p>Further detailed consideration of impacts shall be undertaken at the application stage, with applicants needing to demonstrate compliance with policies within the DPD and Core Strategy, and guidance set out in the site allocation statements.</p>	
	Ashiq Hussain Resident	Disagreed with Preferred Approach	Noted.	No action taken.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES					
Rep ID	Name / Organisation	Summary of Representation		Council Response	Action Taken / Amendment Made
	Adeel Ashraf Resident	Disagreed Approach	with Preferred	Noted.	No action taken.
	M. Maskeen Resident	Disagreed Approach	with Preferred	Noted.	No action taken.
	Huss Nain Resident	Disagreed Approach	with Preferred	Noted.	No action taken.
	Wakkas Ashraf Resident	Disagreed Approach	with Preferred	Noted.	No action taken.
	M. Afzal Resident	Disagreed Approach	with Preferred	Noted.	No action taken.
	Rajab Resident	Disagreed Approach	with Preferred	Noted.	No action taken.
	M. Mushtaq Resident	Disagreed Approach	with Preferred	Noted.	No action taken.
	Q. Hussain Resident	Disagreed Approach	with Preferred	Noted.	No action taken.
	M. Rafique Resident	Disagreed Approach	with Preferred	Noted.	No action taken.
	M. Hanif Resident	Disagreed Approach	with Preferred	Noted.	No action taken.
	Mr M. Saddif Resident	Disagreed Approach	with Preferred	Noted.	No action taken.
	Mohammed Najib	Disagreed	with Preferred		

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Resident	Approach	Noted.	No action taken.
	M. Suloman Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	T. Hussain Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Khadir Hussain Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	M. Azam Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	M.N. Patel Resident	Disagreed with Preferred Approach I disagree on this location.	Noted.	No action taken.
	Kasim Gulfam Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Asif Shafiq Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Subtain Mahmood Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Kamran Hussain Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Amir Rafiq Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Nasar Mahmood	Disagreed with Preferred	Noted.	No action taken.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Resident	Approach It will be disgusting to live here.		
	Gulzreen Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Abdul Shmad Mughal Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Asam Ifrahim Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mr Suhail Baig Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Zia Hussain Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mazhar Zabal Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Nafis Akhtar Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mohammed Rahim Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Shakir Abzal Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	M. Bilal Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	P. Patel Resident	Disagreed with Preferred Approach	Noted.	No action taken.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Raja Fazal Rehman Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Shahid Sadiq Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	A. Rehman Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	A. Mahmood Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Liaqat Khan Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Negat Akhtar Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Ali Asghar Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mohammed Hameed Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mohammed Yasin Resident	Disagreed with Preferred Approach Absolutely not – will cause many problems, such as environmental pollution and residents will suffer especially vulnerbale people such as the elderly and children.	The potential environmental impacts of proposed site allocations upon sensitive receptors (elderly and children) have been assessed through the site assessment report. Policy WDM 4 covers the potential impact of all proposed waste facilities and states: The impacts of the proposed	

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<p>waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Further detailed consideration of impacts shall be undertaken at the application stage, with applicants needing to demonstrate compliance with policies within the DPD and Core Strategy, and guidance set out in the site allocation statements.</p>	
	<p>Mohammed Ayaas Yasin</p> <p>Resident</p>	<p>Disagreed with Preferred Approach</p> <p>Environmental pollution will cause further and wider health problems to the community as a whole.</p>	<p>The potential environmental impacts of proposed site allocations have been assessed through the site assessment report.</p> <p>Policy WDM 4 covers the potential impact of all proposed waste facilities and states:</p> <p>The impacts of the proposed</p>	

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<p>waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Further detailed consideration of impacts shall be undertaken at the application stage, with applicants needing to demonstrate compliance with policies within the DPD and Core Strategy, and guidance set out in the site allocation statements.</p>	
	Mohammed Awees Resident	Disagreed with Preferred Approach Air pollution (smell to nearby residents). Rat Infestation.	<p>The potential environmental impacts of proposed site allocations upon sensitive receptors (elderly and children) have been assessed through the site assessment report.</p> <p>Policy WDM 4 covers the potential impact of all proposed waste facilities and states:</p>	

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Further detailed consideration of impacts shall be undertaken at the application stage, with applicants needing to demonstrate compliance with policies within the DPD and Core Strategy, and guidance set out in the site allocation statements.</p>	
	Mohammed Azeem Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	H Fishwick Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mrs Nadia Begum Resident	Disagreed with Preferred Approach It would be very unhealthy and	Policy WDM 4 covers the potential impact of all proposed waste facilities and states: The impacts of the proposed	

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		more mice regarding dirt.	<p>waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Control of vermin is not considered a planning issue.</p>	
	Mohd Aftikhar Khan Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mr Sardar Ali Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mohammed Munir Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mohammed Shakeel Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Steve Gibbs The Arley Consulting Company Ltd on behalf of P Caey (Enviro) Ltd (PCE)	Similarly, in relating to "facilities" (para 5.3 et seq) and relating only to MSW and C&I waste sites, we assume that Policy W6 does not	Noted.	No action taken.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>apply to landfill.</p> <p>Policy W6 does not appear to be a Policy, but an account of the methodology of an assessment exercise. The policy appears to be either that all sites should be assessed against all the criteria, or that the shortlisted sites are identified.</p>		
	<p>Chris H Smith Natural England</p>	<p>With regard to Paragraph 1 on Page 14, Natural England recommends that additional environmental assets set out in comments relating to the Revised Site Assessment Report be addressed. The site assessment criteria, sustainability criteria and deliverability criteria list would benefit from greater clarity. Also, the document would benefit from clarification on how the criteria set out on Pages 15 and 16 relate to the themes listed on Page 14. The provision on 'Visual/Landscape'</p>	<p>Noted.</p> <p>The revised site assessment shall be amended to include these additional environmental assets.</p>	<p>Site Assessment revised to include the following environmental assets:</p> <p>Natura 2000 network sites; National Parks; Areas of Outstanding Natural Beauty; Protected Species; and National Trails and important recreational assets.</p>

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Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		Impact requiring sites to be tested against potential visual or amenity impact and whether management or mitigation would achieve impact avoidance is supported by Natural England.		
	GJ Llewellyn Resident	<p>Disagreed with Preferred Approach As a result of discussion at the RDSC consultative event:</p> <ul style="list-style-type: none"> ▪ I think that suitability criterion 5 is too restrictive as it would prevent use for schools, residential / shopping developments etc. ▪ On the other 'side of the coin', an additional criterion should be "proximity of site to source of waste". (I believe that information on recycling / amount of waste from specific areas of Bradford is not available). ▪ All sites previously considered, and those to be 	<p>The site assessment can only assess against existing facilities, not any future schools, residential / shopping developments which may or may not be development in the future.</p> <p>Proximity to waste arisings was assessed at the early stage of the site assessment through the area of search.</p> <p>There has been a complete reassessment of all sites as part of the Revised Chapter 5. Following reassessment, sites have been removed from the shortlist and new sites have been added.</p>	

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		considered in future, should be objectively assessed against the agreed criteria and should not be excluded due to petitions etc (the removal of the Silsden & Girlington Sites is very questionable on a number of grounds).		
	Fazal Karim Resident	Disagree with Preferred Approach Residential and employment land should be put to better usage.	Noted.	No action taken.
	Iftikar Ali Resident	Disagree with Preferred Approach Residential areas should be protected.	Noted. Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and 	No action taken.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<ul style="list-style-type: none"> Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>
	Z Karim Resident	Disagreed with Preferred Approach Not nearby to commercial viable land	Noted.	No action taken.
	Mohammed Al Khan Resident	Disagreed with Preferred Approach	Noted.	No action taken.
	Mr & Mrs Mohammed Resident	Disagreed with Preferred Approach No, this has put a lot of pressure on all the neighbourhood. We strongly all disagree with this to go on.	Noted.	No action taken.
	Yasmin Aktar Resident	Traffic will increase. This site is good for greenbelt.	Noted. The Publication Draft will look to	Proposed site allocations statement amended to include detailed highways guidance.

W6: ASSESSING MSW (MUNICIPAL SOLID WASTE) AND C&I (COMMERCIAL AND INDUSTRIAL) WASTE SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			strengthen guidance related to the highways impacts of proposed waste site allocations.	

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Nicholas Hewlett	Oh dear. What on earth does the Council think will happen about the traffic? Everyone uses Ingleby Road because it's the ring road. Last week I wrote to the Highways Department at Flockton House because gridlock occurred – again. Cemetery Road is used by wagons and sat nav junkies to avoid Ingleby Road. No-one can turn left from Great Horton Road to Horton Grange Road because there is little space to do so. These roads are frequently full of stationary traffic. The Council has continued to encourage people to live in Bradford 7 but the infrastructure	Noted. The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.	Proposed site allocations statement amended to include detailed highways guidance.

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>has not been developed. The full horror of the traffic light maze between Great Horton Road/Cross Lane and Great Horton Road/Moore Avenue/Hollybank Road is only apparent when you drive up it, past Tesco's, with its efforts at world domination, multiple bus stops and wild driving. No waste wagons would want to go up there. Has any Council officer spent much time driving between Tesco and Morrison's at Girlington recently? Or from Lidget Green to Four Lane Ends? Hyperbole apart, the traffic volumes are often high from about midday until 7 p.m. so how on earth the Council expect waste wagons to get through is questionable. Now for the grand finale, the last nail in the coffin, of residential life in Bradford 7 – a waste management site at</p>		

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>Paradise Green. Someone has land to sell and the Council want to buy it, perhaps. So it says on the plan – private land. It's right behind Field Packaging. They already have wagons in and out. I have been working in that area for the past few years. When it snowed all the cars slid back down Hollingwood Lane because although it's an ambulance route, and a bus route, and a heavily-used rat run, and a school route (Hollingwood Primary School), it is still narrow. The wagons could not get along Clayton Road, either, because the traffic in the morning into Bradford frequently extends from Lidget Green all the way back to Clayton; people do u-turns at the junction of Hollingwood Lane and Clayton Road owing to the queues coming from Clayton. Hollingwood Lane cuts off a lot of</p>		

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>traffic-light action along Beckside Road and Cross Lane. As Bradford 7 is mostly residential and not industrial, I would suggest that waste management is not a compatible activity with family life. Or move everyone out of the way of the waste. I suggest also that you set up a camera at Lidget Green traffic lights and watch the volume of traffic, and keep an eye on Cemetery Road, and form an image of what result large wagons full of smelly waste would have. Bowling Back Lane is one thing, but residential and still quite leafy Bradford 7 is another.</p>		
	<p>Mohammed Bashir Resident</p>	<p>I oppose this site because of the following issues:</p> <ol style="list-style-type: none"> 1. Traffic Increase 2. Pollution 3. Residential Area 	<p>Noted.</p> <p>The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.</p> <p>Noted.</p>	<p>Proposed site allocations statement amended to include detailed highways guidance.</p> <p>No action taken.</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>4. Too close to at least 3 schools</p> <p>5. Too close to Food Factory (Sea Brookes)</p>	<p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p> <p>Operators of proposed waste management facilities also need to apply for an Environmental Permit, which will assess the emission from the facility.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>
	Zulakha Bi Resident	Not keen to have it there. It will cause disruption for traffic, smell	<p>Noted.</p> <p>The Publication Draft will look to strengthen guidance related to the</p>	Proposed site allocations statement amended to include detailed highways guidance.

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		and noise.	highways impacts of proposed waste site allocations.	
	Ajaib Hussain Resident	I strongly disagree with this site because it is bang on and next to a residential area and where I live. This site is totally a no from me. There are 3 schools very close to this site, including residential homes. I feel having this site here would de-value our house prices and degrade this area. I would rather see this site having new homes or a park built on it. There is a very big shortage of homes. Also this area people are living in 3 bedroom homes when a 5 bedroom home is needed due to the size of the families.	<p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>No action taken.</p> <p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>
	Michelle Swallar	I have concerns regarding the	Noted.	No action taken.

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Resident	adverse impact on the food plant opposite. I would suggest that other sites are far more suitable for example the Euroway and Odsal sites, which already have better road networks. Residential areas such as Site's 31 and 1 and by far the wrong places for these types of plants.	<p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p> <p>Proposed site allocations statement</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<p>Highways concerns also noted.</p> <p>The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.</p>	<p>amended to include detailed highways guidance.</p>
	<p>Tony Dylak</p> <p>Royds Community Association</p>	<p>This site could be considered for clean and dirty material reclamation only. It cannot be a site for gasification, pyrolysis or biological treatment. These are some of the reasons why:</p> <p>1. The immediate area has a very poor air quality. It is adjacent to the ring road, and there are considerable noxious chemicals in the air from heavy traffic, particularly heavy goods vehicles. This is mixed with the fatty discharge into the air from Seabrooks Crisps, which is adjacent to this proposed site. Clean air filters used in local homes are unable to cope with the</p>	<p>Noted.</p> <p>Links for air quality resulting from HGV's shall be strengthened in the Publication Draft.</p>	<p>Supporting text for Policy WDM2 to include:</p> <p>"Any Transport Assessment must also make reference to how any proposed development will assist the Council in achieving the objectives of the Low Emission Strategy."</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>chemical mix in the air, and have to be replaced quarterly rather than annually as advised by the manufacturer. Poor quality air is known to have an impact on cardiovascular disease and to affect heart health. Further noxious discharges into the air are simply not advisable in an area with proven poor air quality.</p> <p>2. The ring road (Ingleby Road) is already at capacity at certain times of the day, especially early morning and late afternoon into the evening. The road is particularly congested on Saturday and Sunday afternoons. This is because, apart from being the ring road, there is Morrisons Supermarket, Lidl's Supermarket, a large Electrical Store, an Asian supermarket, Wickes DIY Store, Dominos Pizza, a Subway, a video</p>	<p>Noted.</p> <p>The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.</p>	<p>Proposed site allocations statement amended to include detailed highways guidance.</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>Blockbuster store, plus as other places of employment and places of worship. Whilst a Section 106 could be imposed to improve such things as the junction into Ingleby Road, the proposed site will merely pump more traffic onto an already congested road. It is difficult to imagine how the capacity of the road could be increased.</p> <p>3. There are already two schools within the discharge area of the proposed site. More worryingly, a new school is about to be built on the Grattan Warehouses site, opposite the entrance to the proposed site. Children, staff and parents cannot be subjected to more noxious fumes and discharges than are already in place, and the proximity of three schools must be taken into</p>	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p> <p>Operators of proposed waste management facilities also need to apply for an Environmental Permit, which will assess the emission from the facility.</p>	<p>No action taken.</p> <p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		account in your narrow assesment criteria.		site must be properly mitigated against."
		4. This area is deficient in open green space, so the quality of the environment is extremely poor. This also impacts on public health and well being. It would be far better to develop the proposed site as an urban park which local schools, residents and employees could use. Possibly the site could be developed as an urban recycling and waste management project, helping users and visitors to better understand how to manage waste more effectively and to value the environment. Some tree planting would help to soak up some carbon discharges, and in turn contribute to an improved air quality. I realise this isn't what you want to hear, but in an already congested area without any local	Noted. Any future proposed open green spaces shall be put forward in the Allocations DPD, not the Waste Management DPD.	No action taken.

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>plan or neighbourhood plan, and with no-one really to speak in its defence within the Council, this is the only way perhaps to introduce a more sustainable approach to waste management for this poor area.</p> <p>Clean and dirty material recalamation of course could be considered. The impact of increased road traffic is the key issue, but this could be offset if the site created real local employment and opprtunites for local school projects on waste mangement and recycling. Ideally though, this site would be taken off the shortlist. If the open space project could be considered, even better.</p>	<p>Noted.</p> <p>Please see response above.</p>	<p>See above.</p>
	<p>James Cheeseman</p> <p>For an on behalf of Jones Lang LaSalle</p> <p>For and on behalf of BMW UK Trustees Ltd</p>	<p>My client BMW (UK) Trustees Ltd are landlords of the neighbouring Wickes Unit</p> <p>I have received the various</p>	<p>Noted.</p>	<p>No action taken.</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>documents and I am happy with the consultation procedure thus far but would like to be kept informed of any further development.</p> <p>I am concerned about the potential adverse impact of such a waste management facility on the value of my client's property however I also note that the use of such vacant land could improve the area significantly.</p>		
	<p>Beverley Lambert Environment Agency</p>	<p><u>Flood Risk</u></p> <p>This site lies mainly in flood zone 1 on the Environment Agency Flood Map (1 in 1000 year or less probability of river flooding in any one year). In accordance with PPS25, all types of development are suitable on this site.</p> <p>A site specific Flood Risk Assessment will be required for any development on this site as the site area is over 1 ha. In</p>	<p>This is covered by Policy WDM 2:</p> <p>Floodplains, groundwater or water quality including a Strategic Flood Risk Assessment for any site over 1ha in size as part of the planning application process;</p>	<p>Allocation proposal statement amended to read:</p> <p>Future development proposals on this site must take into account a Sequential approach to site layout to avoid any development taking place</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>addition flood zone 3 encroaches on the site at the boundary which runs along Bradford Beck. As such, any development proposals should take a sequential approach to site layout and avoid any development in flood zone 3.</p> <p>We do not hold modelling information for this watercourse and so any applicant may wish to contact Bradford Drainage Department for further information.</p> <p><u>Biodiversity</u></p> <p>The proposed site is in close proximity to an existing watercourse. PPS9 requires that planning decisions should prevent harm to biodiversity interests and should seek to enhance biodiversity where possible. Article 10 of the Habitats Directive and paragraph 12 of PPS9 stress the</p>	<p>However, the need for a sequential approach to site layout shall be reflected in the site allocations proposal statement.</p> <p>Noted.</p> <p>The allocation proposal statement shall be amended to reflect this comment.</p>	<p>within Flood Zone 3, and must be accompanied by a flood risk assessment.</p> <p>Allocation proposal statement amended to read:</p> <p>In addition, there is a need to deliver an 8m buffer to the watercourse running to the north of the site as part of any development on Site 1, to form a wildlife buffer zone, which should be free from all built development and any formal landscaping should not be incorporated into the buffer zone. The buffer zone should be planted with locally native species of UK genetic provenance and be appropriately</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>importance of natural networks of linked habitat corridors to allow the movement of species between suitable habitats, and promote the expansion of biodiversity. River corridors are particularly effective in this way.</p> <p>Wherever possible, development should be set back from the watercourse to provide a wildlife buffer zone. The buffer zone, which should be at least 8 metres wide, should be free from all built development. Domestic gardens and formal landscaping should not be incorporated into the buffer zone. The buffer zone should be planted with locally native species of UK genetic provenance and be appropriately retained and managed throughout the lifetime of the development.</p>		retained and managed throughout the lifetime of the development.
	Mohammed Saleem	This site is near a residential area	Noted.	No action taken.

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		and close to a primary school. In my opinion the waste site would pollute the local area causing health problems.	<p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>
	Rev James Cameron Resident	Objection to the site- with co-signatories We would object to waste		

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>means that there is a Public Health issue in discharging further pollutants into the atmosphere.</p> <p>2. Ingleby Road is already stretched to capacity in terms of traffic flow and can often be at a complete standstill first thing in the morning, late afternoon into early evening and especially on Saturday and Sunday afternoons. The area has a number of large retail outlets attracting many thousands of shoppers each week as well, of course as the staff who work there,</p>	<p>Links for air quality resulting from HGV's shall be strengthened in the Publication Draft.</p> <p>The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.</p> <p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed</p>	<p>the Council in achieving the objectives of the Low Emission Strategy.”</p> <p>Proposed site allocations statement amended to include detailed highways guidance.</p> <p>No action taken.</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>Additionally, in excess of 1,000 people each week use the churches and mosques in the area.</p> <p>3. Two primary schools are already in the immediate vicinity of the proposed site and we are given to understand locally that there is a proposal by the council to build a third primary school on the site of the former Grattan Warehouse. Children and their teachers simply cannot be subjected to even more atmospheric pollution than already exists and the proximity of three schools has to be factored into your assessment.</p>	<p>waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p> <p>Operators of proposed waste management facilities also need to apply for an Environmental Permit, which will assess the emission from the facility.</p> <p>See responses above.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p> <p>See above.</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>4. In conclusion, gasification and pyrolysis should not be considered for this proposed site and while clean and dirty material reclamations could be considered, there would have to be proper analysis of the impact of heavy goods vehicles delivering waste to the site with the consequent increase in pollutants. We will be in dialogue with the other churches in the area so that all are alert to where these proposals might go.</p>		
	Mrs Pat Parke Antonio Frani & Razil			

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Frani Clare Gardner Tracey Bottonley Babu Lukose Victoria Foster Susan Goodwin Irene Fagan Mr & Mrs Hart Nadia Ali Susan McConnell T Richards Julie McDonald Delisa Pickles Kathleen Patefield Mr & Mrs Grayson Zoe and Simon Ridewood Margaret Swinbank A Deans Elaine Davis Alison Kimber Sharon Jeffrey Helen & Harry Matthews Teresa Warszylewicz David & Susan Robinson Kath Callumbien Paul Baldwin Doren & Alf Crabtree Teresa Barusevicues Lorie Amba			
	Miss Mary C. Monaghan Mr & Mrs J & P. Hall			

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Mrs R. Mistry Andrea Lyle Danny Kitcheman Helen Wray Allison Chippendale Philip Steel Mrs S. M. Monaghan Nick & Anne Spaelir Geoffrey Barber & Anita Barber Tracy Vento Peter Shackleton H. Bradley Mrs Snehal Kajar Mr Vishal Kajar Katie & adam Digby M. P. Northrop H. Hodgson Mrs D. Hird Anita & Benjamin Jowett Tom and Mai Pickles Tad & Margaret Jandzio Mrs C. & S Fawbert Miss K. Lawrenson Mrs J. Lawrenson Madeleine Davison Gwen Serry Joseph & Nora Nunn			
	Jo, Victoria, Clare & Tim Mulley Mr Andrew Haigh &			

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>2. There is a lot more traffic on Ingleby Road, Legrams Lane and Thornton Road due to domestic waste.</p> <p>3. We would prefer a park for the children in our area.</p>	<p>Operators of proposed waste management facilities also need to apply for an Environmental Permit, which will assess the emission from the facility.</p> <p>The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.</p> <p>Noted.</p> <p>Any future proposed open spaces shall be put forward in the Allocations DPD, not the Waste Management DPD.</p>	<p>of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p> <p>Proposed site allocations statement amended to include detailed highways guidance.</p> <p>No action taken.</p>
	Amar Rafiq Resident	<p>1. It's a residential area</p> <p>2. Attract vermin</p> <p>3. Create bad smells</p>	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p>	No action taken.

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		4. Heavy vehicles are not good with kids around.	<ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Control of vermin is not considered a planning issue.</p> <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p> <p>The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p> <p>Proposed site allocations statement amended to include detailed highways guidance.</p>
	Nasar Mohammed Resident	This is a residential area, there is a kids school close by and this	Noted. Policy WDM 2 covers the impact of	

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		would cause problems. It would be appalling to live in the area with the smell.	<p>facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>
	Gulzreen Resident	Foul smell / vermin. Not ideal / residential area.	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p>	

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p> <p>Control of vermin is not considered a planning issue.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>
	Abdul Sahmad Mughal Resident	Foul smell / vermin. Unwanted traffic. Eyesore.	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are</p>	

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
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			<p>adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p> <p>Control of vermin is not considered a planning issue.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>
	Mohammed Yaquub Resident	Next to mosque not suitable. Because of the location in a residential area. Plenty of kids around and large vehicles will be around. Will attract mice and rats.	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that</p>	

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<p>adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>
	Negat Akhtar Resident	Although a lot of jobs will be available, but a lot of health issues will raise as well. You should have waste management on a site where public is far from pollution etc.	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p>	

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
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			<ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p> <p>Operators of proposed waste management facilities also need to apply for an Environmental Permit, which will assess the emission from the facility.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>
	Ali Asghar Resident	This site is close to a primary school that is why it is not suitable and it will cause pollution in the area. There is already smell in the area because we already had a sewer running at the site. This will also cause a traffic hazard.	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or 	No action taken.

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<p>economic effects;</p> <ul style="list-style-type: none"> • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p> <p>Operators of proposed waste management facilities also need to apply for an Environmental Permit, which will assess the emission from the facility.</p> <p>The highways issue is also noted. The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p> <p>Proposed site allocations statement amended to include detailed highways guidance.</p>
	Mohammed Hameed Resident	It is already smelling because there is already sewers running there and if this site opens it will	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p>	

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>get worse. There will also be a lot of traffic and commotion. We would rather have a play area for the children in the community.</p>	<p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p> <p>Operators of proposed waste management facilities also need to apply for an Environmental Permit, which will assess the emission from the facility.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<p>The highways issue is also noted. The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.</p>	<p>Proposed site allocations statement amended to include detailed highways guidance.</p>
	<p>Mohammed Yasin Resident</p>	<p>I do not agree with this at all as residents will suffer – also will cause health problems in particular to vulnerable residents and public members.</p> <p>Increase of illnesses and contamination will make further issues as a whole.</p> <p>Risk to other warehouses / companies in operation nearby, will also cause further issues.</p>	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p> <p>Operators of proposed waste management facilities also need to</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			apply for an Environmental Permit, which will assess the emission from the facility.	impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against."
	Mohammed Ayaas Yasin Resident	In this area there has been no such developments made in the past and this will cause major disruption to the local community and will also affect the local shopping complexes nearby.	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>Where applicable, site allocation statements to include:</p> <p>"The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
				and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”
	Mohammed Awees Resident	I do not agree for the (wrws) on this site. Due to H&S Regulation to health and pollution. Air Pollution (smell) Rat infestation. Illness and diseases. Vulnerable to OAP walkers Pollution to Seabrooks Crisp Factory	Noted. Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents. Operators of proposed waste management facilities also need to apply for an Environmental Permit,	Where applicable, site allocation statements to include: “The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
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			which will assess the emission from the facility.	construction and operation of any waste management use on the site must be properly mitigated against.”
	Mohammed Azeem Resident	We do not need this waste place here because it is already smelling and there is too much traffic here and we will need a place for old people and kids.	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<p>The highways issue is also noted. The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.</p>	<p>site must be properly mitigated against.”</p> <p>Proposed site allocations statement amended to include detailed highways guidance.</p>
	H Fishwick Resident	No waste on this land, too near houses.	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
				surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”
	Mrs Nadia Begum Resident	I am not happy for this area to be a waste site because there is a lot of pollution already with too much traffic. There is a high population of people which would make our children and everyone ill. You should make a site in an area where there are no residents in the area. Already there is a lot of rubbish around.	Noted. Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.	Where applicable, site allocation statements to include: “The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
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				and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”
	Mohd Aftikhar Khan Resident	I do not wish this area to be used for waste disposal. As it is a residential area around this site and it will be a potential health hazard.	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the</p>

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Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
				construction and operation of any waste management use on the site must be properly mitigated against.”
	Mr Sardar Ali Resident	I do not wish this area to be used for waste disposal. As it is a residential area around this site and it will be a potential health hazard.	Noted. Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.	Where applicable, site allocation statements to include: “The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
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				site must be properly mitigated against.”
	Mohammed Munir Resident	I do not wish this area to be used for waste disposal. As it is a residential area around this site and it will be a potential health hazard.	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Mohammed Shakeel Resident	I am against the site because it will bring a lot of smell around the area and it will be a hazard for the whole area.	Noted. Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.	Where applicable, site allocation statements to include: “The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”
	Chris H Smith	Revised Chapter 5 ought to	Noted.	Where applicable, site allocation

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Natural England	provide full details of Site 1's relationship to sensitive uses. At present the descriptive paragraph in Revised Chapter 5 fails to mention a school in close proximity, as per the Revised Site Assessment Report.	Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.	statements to include: "The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against."
	Sham Mohammed Akbar Resident	I live locally and the last thing I want is for a waste management site to be so close. It will make our lives a misery and cause all sorts of problems. We won't be able to open our windows in the summer as the smells will be unbearable. Please don't put it here. It should be kept away from all residential areas.	Noted. Policy WDM 2 covers the impact of facilities: The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of: <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; Allocation statements will also contain stronger guidance on	Where applicable, site allocation statements to include: "The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against."

SITE 1: PRICEROYD WAY, INGLEBY ROAD				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			potential impacts upon neighbouring residents.	
	Mohammed Rahim Resident	We do not support anything of this sort in this local area. No other area would allow this infringement of their rights.	Noted.	No action taken.

SITE 11: RIPLEY ROAD, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Ajaib Hussain Resident	No. Residential areas exist.	Noted.	No action taken.
	Toni Rios Highways Agency	The Highways Agency would like to understand more about the potential trip generation for this site. It should not be assumed that the impact on the Strategic Road Network is acceptable. A transport assessment will be required to demonstrate the impact on the Strategic Road Network.	The highways issue is also noted. The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations. The need for a transport assessment to be submitted will be added to the allocation statement.	Proposed site allocations statement amended to include detailed highways guidance, including the need for a transport assessment.
	Beverley Lambert Environment Agency	<u>Flood Risk</u> This site lies in flood zone 1 on the Environment Agency Flood Map (1	Noted. The allocation statement shall make note and put forward guidance relating to the watercourse running	Allocation Proposal Statement amended to read: "Floodrisk and Drainage – No Floodrisk Issues. However, a land

SITE 11: RIPLEY ROAD, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>in 1000 year or less probability of river flooding in any one year). In accordance with PPS25, all types of development are suitable on this site.</p> <p>A site specific Flood Risk Assessment will be required for any development on this site as the site area is over 1 ha.</p> <p>Our records indicate that a watercourse runs along the western boundary of the site.</p> <p>We would object to any proposals involving building over the watercourse and recommend that an easement of a minimum of 3m is maintained. This is to ensure a provision for access is maintained.</p> <p><u>Biodiversity</u></p> <p>The proposed site is in close proximity to an existing watercourse. PPS9 requires that planning decisions should prevent</p>	<p>along the western boundary, including that relating to biodiversity.</p> <p>The need for Flood Risk Assessment is covered by Policy WDM 2:</p> <p>Floodplains, groundwater or water quality including a Strategic Flood Risk Assessment for any site over 1ha in size as part of the planning application process;</p>	<p>drain runs under the south east corner of the site and a watercourse runs along the western boundary of the site. Any proposals must avoid building over the watercourse and an easement of a minimum of 3m is maintained to allow provision for access to be maintained. Due to the proximity of the watercourse, an ecological survey of the site will also be expected to assess the potential impact upon biodiversity.”</p>

SITE 11: RIPLEY ROAD, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>harm to biodiversity interests and should seek to enhance biodiversity where possible. Article 10 of the Habitats Directive and paragraph 12 of PPS9 stress the importance of natural networks of linked habitat corridors to allow the movement of species between suitable habitats, and promote the expansion of biodiversity. River corridors are particularly effective in this way.</p> <p>Wherever possible, development should be set back from the watercourse to provide a wildlife buffer zone. The buffer zone, which should be at least 8 metres wide, should be free from all built development. Domestic gardens and formal landscaping should not be incorporated into the buffer zone. The buffer zone should be planted with locally native species</p>		

SITE 11: RIPLEY ROAD, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		of UK genetic provenance and be appropriately retained and managed throughout the lifetime of the development.		
	Chris H Smith Natural England	Due to the Ripley Road site achieving "green" scoring across all 14 criteria, Natural England has no comments at this time.	Noted.	No action taken.

Site 31 has now been removed from the shortlist of proposed site allocations.

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Councillor John Godward Great Horton Ward Councillor	My principal objection is that the proposed site is too near dwellings on three sides and residents in the area will be prevented from their enjoyment of their amenity. Secondly, the proposed Waste Management site will attract more traffic through Lidget Green via Legrams Lane, Cemetery Road,		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		Beckside Road, Clayton Road and Hollingwood Lane and this too will be detrimental to the residents of the area. The proposal may affect the proposed housing estate due to be built on the Chesapeak site when this factory is closed.		
	Ajaib Hussain Resident	No. Residential areas too close by.		
	Mr & Mrs Matthews	We live very close to the factory on Brackenbeck industrial estate, which s 24 hours a day now you expect us to have 24 hour waste management site. Fields social club has been there over 30 years, why is it designated as industrial land not recreational land. Why have the Council decided residential areas with poor road access is almost green, count.		
	Michelle Swallar Resident	I have major concerns regarding the loss of the recreational spaces and also feel that the residential area will be adversely affected in		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		terms of site access, development, etc.		
	Ms G Hancock Mr S Jackson Residents	<p>1. Roads are already busy & dangerous and not adequate to support further H.G.V. traffic. Also only 1 small access road to the potential site.</p> <p>2. Existing football field & clubhouse buildings (understand is in trust) will be lost.</p> <p>3. Near to schools, park & substantial housing. Don't class area as industrial at present and is to become a more built up residential area.</p> <p>4. Already plans in force for housing on site on "Fields Packaging" site on Clayton Road – How will the potential waste site have effect on this and vice versa – more traffic, larger residential area & more children – all will need to be considered. Will any new residential get the opportunity to have a say in</p>		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>any potential waste site development.</p> <p>5. Concerns regarding – risk of explosions, leakage, smell, vermin, health.</p>		
	Ms E White	<p>As it will be directly behind my house it will affect my house price. Also wagons going in 24 hours a day the noise and smell will affect me and my family and what about all the rubbish. The land has been used for a social club and football pitch for as long as I can remember I came here in 1984. The club has spent a lot of money on the football team and club. I do hope you will think again about planning permission. It will make my life hell.</p>		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Councillor Joanne Dodds Great Horton Ward Councillor	<p>I would like to submit my comments on the proposed site 31 Hollingwood lane, Paradise Green. I have visited the site with officers, talked to local residents and businesses and attended the consultation. I have not found one person who believes that this is a suitable site, far from it the community are totally against it.</p> <p>I would like to register my objection to this proposal because I do not believe that this is a suitable site for a waste treatment centre and these are my reasons:</p> <p>1) Although it is designated as employment land the use of land is recreation and has been for many years, we are looking at re-designation of this land.</p> <p>2) Accessibility - Access into the site is poor, large lorries that are currently coming onto the site and making a right turn from Hollingwood Lane are having to drive over the pavement on the corner and are breaking all the pavement up. We are currently looking at this with the high</p>		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Beverley Lambert Environment Agency	<p><u>Flood Risk</u> This site lies in flood zone 1 on the Environment Agency Flood Map (1 in 1000 year or less probability of river flooding in any one year). In accordance with PPS25, all types of development are suitable on this site.</p> <p>A site specific Flood Risk Assessment will be required for any development on this site as the site area is over 1 ha. 'Greenfield' surface water run off rates would be expected.</p>		
	Chris H Smith Natural England	<p>As the shortlisted Hollingwood Lane site is currently used for private recreational purposes, Natural England has some reservations. Although not allocated as formal open space, the site provides an important leisure resource and contributes to the open space supply, in accordance with objectives set out in PPG17. For</p>		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		this reason, Natural England recommends that this site is not brought forward to the next stage.		
	M. J Rowat	I object to the proposed waste management site. My reasons are- 1. Loss of amenity to members of Field Packaging Social Club who have used the land with the permission of Chesapeake and formerly of Field Packaging Company for many years for sports and social activities of both employees and members of the public. 2. Loss of value to residential housing within radius of at least one kilometre. This loss of value can be attribute to association of addresses with objectionable trades		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>including waste management facility, exposure to emissions from the site itself and increasing volumes of heavyweight road traffic on Hollingwood Lane, Spencer Road and Clayton Road.</p> <p>3. Unacceptable increases in heavy weight traffic commensurate with the annual plant processing capacity. Your representatives at the meeting indicated capacity to be in the range of 80-140,000 tones per annum. This represents 2000-3500 tone lorry loads, 4000-7000 20 tone lorry loads, or 8000 – 14000 ton lorry loads to be processed. This does not allow for any traffic removing processed</p>		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>material from the plant depending on the nature of the facility. Over say 260 days per annum there might be more than 50 lorries each day, every day delivering more or less objectionable material to the site. As well as smell, spillage, noise, vibration and fumes such increased traffic will have adverse effects upon existing traffic congestion at the Clayton Road/Hollingwood Lane intersection and along Clayton Road.</p> <p>4. The land to the South West and South East of the proposed site is mainly residential, together with the amenity of Brackenhill Park to the South. The topology is steeply</p>		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>ascending in those directions, rising to a level above the likely chimney height of waste management facilities which might use the proposed site. The chances are high that there will be emissions of objectionable odours, particulate matter and/or noxious plumes which prevailing winds will cause to drift into these areas which include many homes, and several primary schools.</p> <p>5. I note that the Revised Chapter 5 of the Preferred Solution shows all proposed waste management sites concentrated in one rather small</p> <p>6. Concentrated in one rather small</p>		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>area of the Bradford Metropolitan District. I strongly object to such a concentration of facilities for the processing of waste, much of which will be of material formerly covered by objectionable trades legislation and of which concentration this proposed site forms part. These plants should be dispersed as far as possible and be far away from residential areas.</p> <p>7. Discussions with your representatives at the Open meeting which I attended revealed that the Bradford Council would have no supervisory or controlling role in the operations of any waste management facility which might be built on the proposed site. The operators would be free to import such waste materials as might be processed on the site from any part of country, at least up to the maximum capacity of the plant, and</p>		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>to operate the plant in a way they deemed fit. Inspection and control would be the purview of national and therefore disinterested agencies.</p> <p>There is a further, rather complex objection to this particular site. The public is being asked to comment on its suitability of the site as <i>proposed</i>. This is the land comprising 2.3 hectares adjacent to Chesapeake's (field Packaging Company) current factory sites which spread both sides of Hollingwood Lane. In recent times Field Packaging canvassed local opinion, with the help of the Council, as to possible uses of their entire site (including the area which is now proposed for waste management) in the event that field packaging moved their operation elsewhere. It was determined that in such an event the preferred use</p>		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		would be for housing. Given the enormous premiums being paid by waste management companies for suitable sites I see it as a real possibility that were the proposed site to be approved, and if Field Packaging were to be minded to move operations elsewhere in the foreseeable future then this would afford the possibility of an expansion of waste management operations by a factor of 2 or 3 times that currently proposed. Given an existing waste management plant who else would wish to be next door?		
	Ian Sanderson West Yorkshire Archaeological Advisory Service	For site 31, the south eastern corner of the site is believed to have been part of the site occupied by a water-powered, possibly medieval cornmill (our ref PRN 4248 which is a class iii archaeological site in current Bradford UDP terms) & we would		

SITE 31 HOLLINGWOOD LANE, PARADISE GREEN				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>recommend that this area of the site would require an archaeological evaluation in the first instance, should it be further developed. This would take the form of a detailed desk-based assessment, followed possibly by trial trenching or possibly a watching brief, depending upon the results of the desk-based assessment & the nature of the proposed development.</p> <p>We would note however that Preferred Policy W6 in the revised chapter 5 states that class iii archaeological sites should not be used as waste disposal sites.</p>		

Site 31 has now been removed from the shortlist of proposed site allocations.

Site 35 has now been removed from the shortlist of proposed site allocations.

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Ajaib Hussain Resident	Yes as it is in an industrial area.		
	Graham Fisher Resident	This site (35) and Site 48 have historically been used for livestock grazing / biomass production and should be classified Grade 3 and retained for agricultural use. Note should also be taken of the public footpath (Bradford South Footpath 61) from the railway bridge to Staithgate Lane which bisects Site 35. The increase in traffic volume on Staithgate Lane would be a further burden on local residents.		
	Mr & Mrs Khandubah Mistry Mr N Mistry Mr G Mistry Residents	I have grave concerns for the proposed site (site 31 – Hollingwood Lane, Paradise Green) for use as waste management as it is situated in a heavily residential area and believe this to be a potential health hazard.		
	Dennis Flaherty	Too near Toad Hall Beck. Too		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Resident	much industry built on Green Belt Land and why are 2 sites proposed in the same area. Would prefer you to find somewhere else.		
	Mr T.A. Otty Resident	Still building new offices etc when offices are for sale all over?		
	Audrey White Resident	We have not got A-Road system. The M606, Staithgate Lane and the rest of the roads are constantly grid locked. M/S plant is causing havoc on the highways round here. Need upgrading now without any additional traffic. Residents on Newhall Road Drive are also too close to development.		
	Sandra Warburton Resident	The road infrastructure around the two sites on Staithgate lane and Merrydale cannot sustain the volume of traffic which will be generated by the proposed waste sites. According to a representative at the consultation in the Richard Dunn sports hall there would be "over hundred vehicular movements daily, ranging in size from the		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>ordinary refuse wagons to 40ft long wagons”, this would be totally unacceptable.</p> <p>Access and egress from the sites would put more traffic onto the two busiest roundabouts in the Metropolitan District i.e. Chain Bar and Staygate either ends of the M606 motorway, this area is already congested at present let alone in 15-20 years. These sites would be in private ownership, private operators need to make profits, these operators would want to take the shortest routes to cut down on fuel expenditure, this would mean their only route North would be to travel ip Staithgate lane, which has a very narrow stretch with a blind bend, passing houses and office units. Waste could not be brought into these sites by rail from the nearby railway line as there is not enough straight rail space for goods wagons, these</p>		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>sites are adjacent to the tunnel entrance at the one end and the new passenger station at Low Moor due to be opened December 2013.</p> <p>This area has been undermined by coal and iron ore operations in the past, no proper records have been kept as to where these mine shafts and galleries are. Shortly after the M606 motorway opened part of the carriageway collapsed, this area will become even more unstable if yet more heavy wagons used it on a daily basis, the nearby houses and industrial units would suffer from subsidence from heavy goods vehicles constantly rumbling past.</p> <p>Staithgate Lane is used for on street parking by fans attending Odsal Stadium thus cutting down the road width, large vehicles would not be able to negotiate the road safely. Your representative said "We could put yellow lines down to prevent parking", this would yet</p>		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>again cause upset to the residents of Staithgate estate by no street parking.</p> <p>Pollution from excessive vehicular movements, noise, light and odours would also be cause for concern by the local residents. Seepage from contaminates from the land sites into the water courses of Dean Beck, Toad Hole Beck and newly made wildlife trails used by the local schools and residents is also totally unacceptable. The nearby Hotel (Campanile) would also be affected; guests wouldn't want to stay surrounded by waste sites. Bradford wants to encourage</p>		
		<p>people to work and spend their leisure time in the city, and as this area is one of the "Gateways to Bradford" it would definitely put visitors off.</p> <p>The Staithgate sites are Green field sites not owned by the Council next to clean industrial units and not</p>		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>already contaminated by waste, why not use some of the Council's wholly or partially owned sites which are already in use i.e. Bowling Back Lane, Ripleyville, which have been used for years for waste and reclamation, modernise their facilities and sell or lease to private users thereby releasing some of the Brown field assets back into Bradford Council instead of taking yet more green space. Ripleyville site would be easily accessible by rail as there is land there previously used a railway goods yard.</p> <p>A possible site for consideration could be opposite the Dealburn Road waste recycling centre which was the site of the Wilson Road landfill site, this area is within an industrial estate.</p>		
	Toni Rios Highways Agency	The Highways Agency would like to understand more about the potential trip generation for this site.		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>It should not be assumed that the impact on the Strategic Road Network is acceptable. A transport assessment will be required to demonstrate the impact on the Strategic Road Network.</p> <p>These comments apply to both sites at Staithgate Lane, Odsal [Site 35 & 48]</p>		
	GJ Llewellyn Resident	<p>The attractiveness of this site seems, mainly, to be its proximity to the motorway network – which would enable processed waste to be ‘exported’ from Bradford (a practice which, I believe, will incur penalties). To get waste materials to this site (these sites) will place even greater stress on Staithgate Lane and the Staygate roundabout [already we have seen much increased traffic due to the Euroway / Staithgate Business because the M606 gets ‘clogged’]. This impacts on residents on the ‘Rooley’ estate as the traffic increase causes</p>		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		problems in accessing / leaving the estate. Also, there is a hotel in close proximity.		
	<p>I D Planning</p> <p>On behalf of Ogden properties</p>	<p>We consider the site is unsuitable for use as a waste management facility for the following reasons:</p> <p>After visiting the site we are of the firm opinion the topography of the site is not suitable for this type of development. The gradient of the site is steeply sloping rather than “gently sloping” as outlined in the DPD. If the site was developed the topography would result in a highly prominent development resulting in potential harm to the character and appearance of nearby employment developments.</p> <p>The proposed development would have a large and severe negative impact upon the local road network.</p> <p>The proposed development would increase traffic, in particular larger waste vehicles and congestion on</p>		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>the local network creating dangerous driving conditions for other road users.</p> <p>Creating access to the proposed site is also an major problem that needs to be overcome before anyone can make an informed decision on the appropriateness or otherwise of the allocation. The east site boundary, which borders onto Staithgate Lane, rises sharply to meet the road. This levels issue will create a major difficulty when attempting to create an access route onto the site. No highways evidence has been put forward to support the acceptability of the site access from this point.</p> <p>The development of a waste facility on this site would have a significant detrimental effect upon the continued successful development of Park 26, due to the future marketability of the scheme and the ability to attract inward investors</p>		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>onto prime employment land. Park 26 is a successful industrial development to the south of site 35 on Transpereince way which is part developed. Park 26 is a traditional employment development in keeping with similar employment used in the area and will provide employment and attract businesses to the area.</p> <p>The proposed site is adjacent to a designated are of Urban Greenspace (UDP ref BS OSG1.4) and in close proximity to 3 Bradford Wildlife areas (BWA), all of which are designated SEGIs:</p> <p>BWA 133 (UDP ref BS/NE9.12) located to the north west of the site and is known as Odsal wood SEGI</p> <p>BWA 134 (UDP ref BS/NE9.14) is located to the south west of the site and is known as Railway Terrace/Raw Nook SEGI</p> <p>BWA 137 (UDP ref BS/NE9.16) is located to the south of the site and</p>		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>s known as Toad Holes Beck SEGI</p> <p>When considering proposals for Waste management Facilities, UDP Policies P8-P13 are considered relevant. The</p> <p>explanatory text to UDP</p> <p>explanatory text to UDP policy P8 acknowledges that waste management facilities can generate significant heavy vehicular movements. Whilst the text indicated that such uses may be appropriate in employment areas, it is noted there is still a need to take care when assessing such proposals to ensure that adjoining sensitive land uses are not compromised by the siting of waste management facilities. It is considered the proximity of the proposed site to sensitive areas, namely the Urban Greenspace and more importantly 3 SEGIs makes this site unsuitable for Waste</p>		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>Management Facilities. There is no evidence put forward by the council in respect to ecology and the significant impact this would have to the 3 SEGIs. This employment allocation should be maintained for more typical B1/B2/B8 uses in keeping with adjacent developments and likely to have a far lesser impact on adjacent sensitive land uses and designations.</p>		
	<p>Beverley Lambert Environment Agency</p>	<p><u>Flood Risk</u> This site lies in flood zone 1 on the Environment Agency Flood Map (1 in 1000 year or less probability of river flooding in any one year). In accordance with PPS25, all types of development are suitable on this site. A site specific Flood Risk Assessment will be required for any development on this site as the site area is over 1 ha. 'Greenfield'</p>		

SITE 35 STAITHGATE LANE NORTH, ODSAL				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		surface water run off rates would be expected.		
	Chris H Smith Natural England	Natural England has no major concerns regarding this site, although it is recommended that the Council investigates the impact any waste facility may have on the adjacent agricultural land.		

Site 35 has now been removed from the shortlist of proposed site allocations.

Site 48 has now been removed from the shortlist of proposed site allocations.

SITE 48 STAITHGATE LANE SOUTH				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	I D Planning On behalf of Ogden properties	We consider the site is unsuitable for use as a waste management facility for the following reasons: Topography no suitable for development(see comments for site 35) Impact on the local road network		

SITE 48 STAITHGATE LANE SOUTH				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>(see comments for site 35)</p> <p>Creating access is a significant issue (see comments for site 35). In addition the land levels at the southern end are lower than Transperience Way. These level issues will create major difficulty when attempting to create an access route into the site. The proposed site borders the already congested junction of Slaithgate lane, the M606 and Transperience Way. An access point would have to be placed a safe distance to this junction. Furthermore the border on to Staithgate Lane is unsuitable for access due to the bends in the road creating a hazard for road users. Given the significant impact on the M606, The Highways Agency (HA) will need to be consulted and it is clear that there is no consultee response from this important statutory body. The</p>		

SITE 48 STAITHGATE LANE SOUTH				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>planning system requires certainty in respect of allocations both in terms of deliverability and viability. If the HA maintain an objection to any major scheme which will impact on their network, this would impinge significantly on the deliverability of any given project. Therefore, without a definitive response from the HA, these sites cannot be deemed to be acceptable or appropriate. In summary it does not appear possible to create a satisfactory access into this site.</p> <p>Detrimental effect upon the successful development of Park 26 (see comments for site 35).</p> <p>Site is adjacent to designated area of Urban greenspace (UDP ref BS OSG1.4) and in close proximity to 3 Bradford Wildlife areas (BWA), all of which are designated SEGIs (see comments for site 35)</p>		

SITE 48 STAITHGATE LANE SOUTH				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>Page 13 of the Waste Management DPD within the preferred policy section, there is a reference made to shape of site, "sites should have a regular shape to allow development to take place." Site 48 is an irregular shape with levels and access issues and thus not suitable for waste development. We suggest that if this site is taken forward, its size is significantly reduced at its southern end so as to create a more regular shape. The removal of the southern half of the site would provide an opportunity for substantial landscaping to create a buffer between Park 26 to the south and the proposed site to shield the waste management facility from Park 26.</p>		
	Beverley Lambert Environment Agency	<p><u>Flood Risk</u> This site lies in flood zone 1 on the</p>		

SITE 48 STAITHGATE LANE SOUTH				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>Environment Agency Flood Map (1 in 1000 year or less probability of river flooding in any one year). In accordance with PPS25, all types of development are suitable on this site.</p> <p>A site specific Flood Risk Assessment will be required for any development on this site as the site area is over 1 ha.</p> <p>'Greenfield' surface water run off rates would be expected.</p>		
	Ajaib Hussain Resident	Yes as this is an industrial area.		
	Chris H Smith Natural England	Natural England has no major concerns regarding the Staithgate Lane South site; however, it is recommended that the text explains that Site 48 adjoins Site 35, with reference being made to the illustrative map on Pages 24 and 25.		

Site 48 has now been removed from the shortlist of proposed site allocations.

SITE 78 AIREVALLEY ROAD, WORTH VILLAGE, KEIGHLEY				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Ian Smith English Heritage	This site lies approximately 500 metres to the south of East Riddlesden Hall, a Grade I Listed Building which has eight other Grade II Listed Buildings surrounding it. Whilst the assessment notes that this is a visually-prominent site, it does not go on to consider that this prominence might mean that development on this site could affect heritage assets at some distance from the site itself. Development proposals for this area would need to ensure that those elements which contribute to the significance of East Riddlesden Hall and the Listed Buildings which surround it (including their settings) are not harmed. This may, potentially, limit the form or scale of development on this site. This needs to be	Noted. The potential impact upon East Riddlesden Hall shall be covered in the allocation proposal statement and the Sustainability Appraisal.	Allocation proposal statement amended to include: "The applicant must submit detailed information relating to any mitigation against the potential impact of any waste development upon the Grade I listed East Riddlesden Hall."

SITE 78 AIREVALLEY ROAD, WORTH VILLAGE, KEIGHLEY				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		acknowledged within the Sustainability Appraisal together with how it envisaged that this be mitigated (in our response to the revised Chapter 5 we have suggested an amendment to the justification to Site 78 to alert potential developers of the need to have regard to these assets.		
	Ajaib Hussain Resident	Yes as this is an industrial area and out of the way.	Noted.	No action taken.
	Beverley Lambert Environment Agency	<u>Flood Risk</u> This site lies in flood zone 1 on the Environment Agency Flood Map (1 in 1000 year or less probability of river flooding in any one year). In accordance with PPS25, all types of development are suitable on this site. A site specific Flood Risk Assessment will be required for any development on this site as the site area is over 1 ha.	The need for a Flood Risk Assessment is covered by Policy WDM 2: Floodplains, groundwater or water quality including a Strategic Flood Risk Assessment for any site over 1ha in size as part of the planning application process;	No action taken.

SITE 78 AIREVALLEY ROAD, WORTH VILLAGE, KEIGHLEY				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		'Greenfield' surface water run off rates would be expected for the currently undeveloped area of the site.		
	Chris H Smith Natural England	At this time, Natural England has no major concerns regarding Site 78, although it is located in close proximity to undeveloped, open land. It is recommended that the Council investigates the potential impact on landscape character, as the Revised Site Assessment Report acknowledges the site is in a prominent location.	Noted. The site allocation proposal statement shall cover the need to submit a landscape character impact assessment as part of any application.	Proposal statement amended to read: The applicant must demonstrate there will not be a detrimental impact upon the landscape character of the area. Specifically, the applicant must submit detailed information relating to any mitigation against the potential impact of any waste development upon the Grade I listed East Riddlesden Hall.

SITE 92: BOWLING BACK LANE HWS, BOWLING BACK LANE, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Steve Staines Friends, Families and Travellers and Traveller Law Reform Project	We have been informed of this consultation, having a potential effect on an existing Travellers Site at Mary street if site 92 at Bowling	Noted. Policy WDM 2 covers the impact of facilities: The impacts of the proposed	

SITE 92: BOWLING BACK LANE HWS, BOWLING BACK LANE, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>Back Lane were to be proceeded with.</p> <p>Too often in the past Gypsy and Traveller sites have been located in close proximity to hazardous or polluted locations. As it stands the Mary Street site suffers from the presence of the existing waste facility which does contribute to the sense of social exclusion which they suffer from.</p> <p>Plans to intensify or extend the waste facility will in our view impact negatively on the residents at Mary Street and we must object to this site being included within the list of sites in the revised chapter 5.</p> <p>We understand that the National Federation of Gypsy Liaison groups have responded to an earlier consultation in March of this year on this subject. We concur with their comments and wish that the concerns they raise be taken into</p>	<p>waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p> <p>The Waste Management DPD will not allocate sites for new Gypsy and Traveller Sites. This shall be undertaken through the Allocations DPD.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>

SITE 92: BOWLING BACK LANE HWS, BOWLING BACK LANE, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>account in the decision making process.</p> <p>We agree that development of Site 92 is contrary to PPS1 in that it does not promote social inclusion or personal-well-being and it does not support or contribute to a sustainable, liveable community. Furthermore we consider it detrimental to these aims.</p> <p>In the same way PPS10 Planning for Sustainable Waste Management says in paragraph 21 (i):</p> <p>“the cumulative effect of previous waste disposal facilities on the well-being of the local community, including any significant adverse impacts on environmental quality, social cohesion and inclusion or economic potential”.</p> <p>Site 92 has an existing waste management facility and inclusion of the site in the development plan would mean an intensification or</p>		

SITE 92: BOWLING BACK LANE HWS, BOWLING BACK LANE, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>expansion of facilities. We agree with the Federation that one avenue to be explored would be relocation of the Mary street site as part of the development brief and that no development can take place without satisfactory relocation to a more suitable site. It was described in the local GTAA as having very poor quality surroundings.</p> <p>We also agree with the Federation that the proposal will have a high disproportionate negative impact and that it may conflict with the Council's responsibilities under Race relations legislation.</p>		
	<p>John Hollister</p> <p>URS Scott Wilson on Behalf of Earth - Tech Skanska</p>	<p>While we support the inclusion of Site 92 in the proposed shortlist of sites set out at section 5.16 of revised Chapter 5, we find ourselves obliged to submit a holding objection to:</p> <ul style="list-style-type: none"> - the reference to the achievement of a green rating in terms of 12 out 	<p>The full site assessment proforma for Site 92 was set out in the Revised Site Assessment Report on page 34.</p>	<p>No action taken.</p>

SITE 92: BOWLING BACK LANE HWS, BOWLING BACK LANE, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>of the 14 criteria in the description on page 27 of revised Chapter 5; and</p> <p>- the related assessment scores for Site 92 given in Appendix II of the Revised Site Assessment Report, since Appendix V in the Revised Site Assessment Report omits the completed site assessment proforma for Site 92 and we are therefore not in a position to either agree or disagree with the score of amber in relation to two of the selection criteria.</p>		
	Ajaib Hussain Resident	No as this is a residential area.	<p>Noted.</p> <p>Policy WDM 2 covers the impact of facilities:</p> <p>The impacts of the proposed waste management facility are adequately assessed and the applicant can demonstrate that adverse effects are minimised in terms of:</p> <ul style="list-style-type: none"> • Environmental, social or economic effects; • Human Health; 	

SITE 92: BOWLING BACK LANE HWS, BOWLING BACK LANE, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
			<ul style="list-style-type: none"> • Noise, vibrations, dust, odour; • Water, ground, light or air pollution; and • Climate Change; <p>Allocation statements will also contain stronger guidance on potential impacts upon neighbouring residents.</p>	<p>Where applicable, site allocation statements to include:</p> <p>“The applicant must demonstrate there will be no detrimental impact upon residents in the surrounding area, including users of the nearby recreation space and cycle route. Any detrimental impacts arising from the construction and operation of any waste management use on the site must be properly mitigated against.”</p>
	Toni Rios Highways Agency	The Highways Agency has previously commented on this site. There are concerns that this proposal may generate significant inter district movements and we would like to understand more about the extent of these movements. As with the other sites we would expect a transport assessment to be provided which considers the impact on the	The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.	Proposed site allocations statement amended to include detailed highways guidance.

SITE 92: BOWLING BACK LANE HWS, BOWLING BACK LANE, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		Strategic Road Network.		
	Beverley Lambert Environment Agency	<u>Flood Risk</u> This site lies in flood zone 1 on the Environment Agency Flood Map (1 in 1000 year or less probability of river flooding in any one year). In accordance with PPS25, all types of development are suitable on this site. A site specific Flood Risk Assessment will be required for any development on this site as the site area is over 1 ha.	The need for a Floodrisk Assessment is covered by Policy WDM 2: Floodplains, groundwater or water quality including a Strategic Flood Risk Assessment for any site over 1ha in size as part of the planning application process;	
	Chris H Smith Natural England	Natural England has some concerns regarding Site 92. Taking into account its close proximity to a Gypsy/traveller site, there is a potential for adverse amenity impacts to the occupiers of this residential site. It is also suggested the Gypsy/traveller site is better illustrated on the map on Page 27 to clarify how it may be affected.	Noted. Annotation to the map will be made.	See revised map in the Allocation Proposal Statement.
	Sham Mohammed Akbar	There's one here now, so why not	Noted.	No action taken.

SITE 92: BOWLING BACK LANE HWS, BOWLING BACK LANE, BOWLING				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Resident	keep it here. It's an industrial area and doesn't really affect anyone.		

SITE 104 MERRYDALE ROAD, EUROWAY				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Ajaib Hussain Resident	Yes as this is an industrial area.	Noted.	No action taken.
	Dennis Flaherty Resident	Same as previous remarks [See Site 35 comments]. Too near Toad Hall Beck. Too much industry built on Green Belt Land and why are 2 sites proposed in the same area. Would prefer you to find somewhere else.	Noted. The site is currently allocated for as Employment, not Green Belt. The issue of watercourses shall be reflected in amendments to the site allocation proposal statement.	Allocation Proposal Statement amended to read: “ Floodrisk Drainage – No floodrisk issues identified. However, a number of watercourses (Hollowfield and Toad Hall Becks) run adjacent to the site and should be considered in any floodrisk assessment.”
	Toni Rios Highways Agency	The Highways Agency would like to understand more about the potential trip generation for this site. It should not be assumed that the impact on the Strategic Road	The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.	Proposed site allocations statement amended to include detailed highways guidance.

SITE 104 MERRYDALE ROAD, EUROWAY				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		Network is acceptable. A transport assessment will be required to demonstrate the impact on the Strategic Road Network.		
	Chris H Smith Natural England	As Site 104 would require tree clearance there are potential adverse biodiversity impacts. Also, the undeveloped, open land to the east of the site is not described on Page 28. The potential impacts of a waste facility on the landscape are not addressed within the Revised Site Assessment Report simply stating 'none noted'. Natural England recommends that this is revised given the prominent location of the site within its landscape context.	Noted. This shall be reflected in the the site allocation proposal statement.	"As a result of this existing tree coverage, an ecological survey of the site will also be expected to assess the potential impact upon biodiversity."
	GJ Llewellyn Resident	See comments for site 35.	The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.	Proposed site allocations statement amended to include detailed highways guidance.
	Beverley Lambert Environment Agency	<u>Flood Risk</u> This site lies in flood zone 1 on the Environment Agency Flood Map (1	The need for a Floodrisk Assessment is covered by Policy WDM 2:	

SITE 104 MERRYDALE ROAD, EUROWAY				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>in 1000 year or less probability of river flooding in any one year). In accordance with PPS25, all types of development are suitable on this site.</p> <p>A site specific Flood Risk Assessment will be required for any development on this site as the site area is over 1 ha. Flood risk from Hollowfield Beck should be considered in the FRA. Also, 'Greenfield' surface water run off rates would be expected.</p> <p><u>Biodiversity</u></p> <p>The proposed site is in close proximity to an existing watercourse. PPS9 requires that planning decisions should prevent harm to biodiversity interests and should seek to enhance biodiversity where possible. Article 10 of the Habitats Directive and paragraph 12 of PPS9 stress the importance of natural networks of</p>	<p>Floodplains, groundwater or water quality including a Strategic Flood Risk Assessment for any site over 1ha in size as part of the planning application process;</p> <p>The allocation statement shall make note and put forward guidance relating to the watercourse running along the western boundary, including that relating to biodiversity.</p>	<p>Allocation Proposal Statement amended to read:</p> <p>“Floodrisk Drainage – No floodrisk issues identified. However, a number of watercourses (Hollowfield and Toad Hall Becks) run adjacent to the site and should be considered in any floodrisk assessment.”</p> <p>And</p> <p>“As a result of this existing tree coverage, an ecological survey of the site will also be expected to assess the potential impact upon biodiversity.”</p>

SITE 104 MERRYDALE ROAD, EUROWAY				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>linked habitat corridors to allow the movement of species between suitable habitats, and promote the expansion of biodiversity. River corridors are particularly effective in this way.</p> <p>Wherever possible, development should be set back from the watercourse to provide a wildlife buffer zone. The buffer zone, which should be at least 8 metres wide, should be free from all built development. Domestic gardens and formal landscaping should not be incorporated into the buffer zone. The buffer zone should be planted with locally native species of UK genetic provenance and be appropriately retained and managed throughout the lifetime of the development.</p>		

SITE 121 STEEL STOCK AND SCRAPOLDERS, BIRKSHALL LANE

Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Ajaib Hussain Resident	No as residential area exists.	Noted.	No action taken.
	Mr T.A. Otty Resident	No complaints.	Noted.	No action taken.
	Audrey White Resident	I think is a possible.	Noted.	No action taken.
	Toni Rios Highways Agency	The Highways Agency would like to understand more about the potential trip generation for this site. It should not be assumed that the impact on the Strategic Road Network is acceptable. A transport assessment will be required to demonstrate the impact on the Strategic Road Network.	The Publication Draft will look to strengthen guidance related to the highways impacts of proposed waste site allocations.	Proposed site allocations statement amended to include detailed highways guidance.
	Beverley Lambert Environment Agency	<u>Flood Risk</u> This site lies in flood zone 1 on the Environment Agency Flood Map (1 in 1000 year or less probability of river flooding in any one year). In accordance with PPS25, all types of development are suitable on this site. A site specific Flood Risk	Noted. Ground water protection is covered in Policy WDM2, to which all applications for waste sites will be assessed against: Waste development proposals will be permitted where: d) Site specific impacts are adequately assessed and the applicant can demonstrate that adverse effects are minimised	No action taken.

SITE 121 STEEL STOCK AND SCRAPOLDERS, BIRKSHALL LANE				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		<p>Assessment will be required for any development on this site as the site area is over 1 ha.</p> <p><u>Groundwater and Contaminated Land</u></p> <p>A number of groundwater abstractions are present in the vicinity of this site. The potential risks to these abstractions should be taken into account when deciding upon the activities to be undertaken on the site. There should be no degradation to the quality or quantity of water obtained from these abstractions as a result of the planned developments.</p>	<p>on:</p> <p>Floodplains, groundwater or water quality including a Strategic Flood Risk Assessment for any site over 1ha in size as part of the planning application process;</p>	
	<p>Chris H Smith</p> <p>Natural England</p>	<p>Natural England recommends that the descriptive paragraph and illustration on Page 29 be moved to Page 28, to follow the description of Site 92 on Page 27 which is co-located. This will be consistent with the layout of Sites</p>	<p>Noted.</p> <p>The Council consider the reorganisation of contents to be unnecessary.</p> <p>The annotation of the map the label the Gypsy and Traveller site where necessary.</p>	<p>No action taken.</p>

SITE 121 STEEL STOCK AND SCRAPHOLDERS, BIRKSHALL LANE				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		35 and 48. Again it is recommended that the Gypsy/traveller site is clearly marked in the illustrative site.		

ADDITIONAL SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
	Ms G Hancock Mr S Jackson Residents	1. Spare land in front of "Federal Modal" Listerhill / Legrams Lane. 2. Old "Woolcombers" site on Thornton Road 3. Thronton Road Area – Around old site of "Imperial" Chinese	This site has been redeveloped at the Mumtaz Headquarters. The Council is under the presumption this relates to site BW/UR7.2 Former Greenside Mills. This is currently allocated as mixed use. The proposed ratio for the mix is as follows: 60% Residential 20% Employment 20% Open Space It is unlikely this would leave sufficient developable land of at least 1 ha. This site was assessed in the	No action taken.

ADDITIONAL SITES				
Rep ID	Name / Organisation	Summary of Representation	Council Response	Action Taken / Amendment Made
		restaurant.	Revised Site Assessment. Reference Site 5. The site did not score highly enough to be included in the short listed of proposed site allocations.	
	GJ Llewellyn Resident	There is a small site (1.1 acres) off Manchester Road close by the former 'Listers Arms' which has been undeveloped for many years. This site could be the nucleus for the development of a district heating scheme for the current high rise flats (or their replacement). This could utilise the waste from the 'Trident' area to provide an economic benefit whilst improving the environmental profile which seems to be 'Tridents' role now.	The minimum site size for a waste management facility is approximately 1ha. The site put forward in this representation is therefore considered too small.	No action taken.

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