

***A. Document below was produced by the Flood group in March 2015 in response to a request from the forum for a summary “vision” in respect of flooding issue. We were asked to consider existing Garforth in general and also the proposed new development site on Garforth cliff.***

Garforth Neighbourhood Plan Forum

## VISION FOR GARFORTH

Flooding aspects:

### Existing Garforth

- To lobby for the sewerage and surface water drainage upgrade planned for the early 1990s to be implemented, as Rothwell’s system was, so that we have a “fit for purpose” system which adequately deals with extreme rainfall events by:
  - (a) efficiently diverting surface water away from properties,
  - (b) preventing key areas such as roads, car parks, the cemetery etc. from flooding, and
  - (c) providing any vulnerable properties with suitable property protection.

and which is adequately monitored and maintained.

- To reverse the relentless process of “in-filling” within Garforth, and instead utilise appropriate green spaces and brownfield sites etc. as combined community leisure areas and sustainable areas, for the slowing down and management of surface water (SUDS) such as:
  - Permeable surfaces;
  - Filter strips;
  - Filter and infiltration trenches;
  - Swales;
  - Detention basins;
  - Underground storage;
  - Wetlands;
  - Ponds.
- To ensure compliance with the drainage regulations for permeable driveways etc. for alterations to existing properties, and that the impact on land drainage and flood risk is properly considered and mitigated for property extensions and new outbuildings.

### New Settlement

- To ensure that the surface water drainage and sewage systems in the new settlement do not connect into the existing Garforth systems which are already over capacity, and instead flow away from the existing settlement.

- To ensure that the landscape design of the new settlement incorporates suitable ponds and wetlands to slow down the run off of surface water.
- To install within the design of the new properties, appropriate surface water controls such as water recycling systems and permeable driveways etc.

***B. Document below is a general vision document produced by the forum in May 2015 with additions recommended by the flood group which have been added as underlined italics.***

### Vision Statement for Garforth

Prior to the 2<sup>nd</sup> world war Garforth consisted of 3 very small separate mining communities with a combined ( including Kippax and Allerton Bywater) population of 3,700. Since then there has been an exponential increase in housing development to the present 20,000 (Garforth only census 2011). Unfortunately the infrastructure has not expanded to meet this demand. The continuing infill and further development of new estates has left all services oversubscribed with significant increased flood risk and severe traffic congestion to all routes into and within Garforth at peak periods.

We are dismayed that yet again Garforth has been targeted for further expansion by being allocated the major share in the housing provision in the Outer South East when other available and suitable sites nearby have been rejected for reasons that are equally applicable to the Garforth site.

Garforth is now expected to accommodate a further 41% increase in housing numbers without any guarantees of increased provision in services or infrastructure, the existing population will once again be exposed to inconvenience and disruption. We do not wish to see the mistakes of the past repeated.

The GNPF would look to see improvements in the present Garforth infrastructure with new drainage and sewerage systems. The Main Street is in desperate need of revitalising and additional parking spaces are needed for the retail shops to benefit from any new development. We look forward to a Garforth and a Main Street free from litter, dog fouling, traffic congestion and continual infrastructure repairs.

We expect our children to be educated in Garforth schools without overcrowded classes and temporary classrooms and medical services which are not overstretched.

We would look for an additional community building in Garforth town centre to provide day services for community groups.eg socially isolated.

Garforth has also been allocated the largest employments site allocations within Leeds. As with the housing increase Garforth has seen a large expansion of industrial units, many of which are now empty. There are industrial sites in nearby locations within the Outer South East ( Micklefield, Ledston Luck, Kippax, Allerton Bywater) who have unused properties, we would expect all empty industrial sites to be utilised before Greenfield/ green belt land is taken. We would encourage local employers to employ local people and local people to support local shops

We would wish all green spaces along with appropriate brownfield sites within Garforth to be protected , improved and maintained for the residents to use along with protected green belt land surrounding all of existing Garforth and also of any new settlement.

Over the years Garforth has lost many of the older buildings along with Garforth's history. We would like to see the remaining older properties protected from

demolition and unsympathetic exterior alterations. We would also expect consideration to be given to the environmental impact of alterations/extensions to all buildings within Garforth.

The GNPF would like to see that any new settlement development is appropriate for all age groups, providing homes for families, starter homes, single and sheltered housing accommodation. Affordable homes to be provided and maintained by housing associations. Nursery provision is essential.

We envisage plenty of green space for people to relax and children to play: a community field / park for events, a community hall, children's playgrounds and allotment provision. Pavements should be separate from roadways and adequate parking should be available to avoid parking on the roads by default. Trees should be planted throughout the development and a buffer zone of a substantial size maintained by the council if the development is attached to Garforth

A new development would need its own access routes diverting traffic directly onto motorways without adding to the congestion and traffic accidents already experienced on roads around Garforth

We would wish to see the provision of cycle tracks in and around Garforth, linking up the neighbouring villages.

A development of this size will need medical facilities, care homes, retail provision, junior schools and a secondary school.

We would wish to see a completely new drainage and sewerage infrastructure which would not feed into the already inadequate facilities in Garforth. Also we would wish the landscape design to incorporate suitable ponds and wetlands to slow down the run off of surface water.

We look for innovative housing designs which would not repeat the mistakes of even the most recent past development; including appropriate surface water management such as water recycling systems and permeable driveways.

We wish to ensure that the existing community of Garforth and any new settlement is sustainable and the residents are given every opportunity to contribute to the vitality of the community and live healthy, safe and satisfying lives.