

**Garforth Neighbourhood Forum**

# ***Garforth***

## ***Neighbourhood Plan***

**2020 - 2033**

**[www.garforthplan.co.uk](http://www.garforthplan.co.uk)**

**Submission Draft Plan**





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# Welcome



Dear Residents,

Firstly, the Garforth Neighbourhood Planning Forum would like to thank you for your help and support over the last few years. Getting to this point has been a far lengthier process than any of us envisaged at the beginning and we couldn't have done it without you, the residents of Garforth, delivering and completing numerous questionnaires, attending drop-ins, asking questions, putting forward suggestions or stopping just for a chat and an update with our volunteers at the annual Garforth Gala, Christmas market, outside the Co-op or in Tesco's entrance.

Not having a Parish Council like our neighbours Aberford, Barwick, Kippax, Micklefield and Swillington presented us with problems at the outset. We had no established system of communicating with you, the residents of Garforth, funding had to be obtained and the expense of hiring meeting rooms had to be met. There were additional challenges to deal with including difficulty in accessing larger venues for the consultation process, opening a bank account, and dealing with the vagaries of VAT. However, despite the challenges we have remained optimistic and, with your help, have managed to produce what we hope you will consider to be a positive Plan which meets National and Local Planning Policies. If the Plan is not consistent with these, further delays to it being made puts Garforth at risk of more uncontrolled large-scale development in the future.

As the process for producing the Plan has been ongoing for 8 years the membership of the Steering Group has been fluid. A few of the original members still remain but others, due to ill health, a change in circumstances or moving house have had to withdraw from the process. It has been fortunate that other members of the Garforth Neighbourhood Planning Forum (GNPF) have been willing to step forward when these circumstances have arisen. The time and effort that everyone has given over the years is very much appreciated. The financial support we have received from our local Councillors enabled us to purchase a notice board to be placed in the library which allowed us to keep you all updated on our work and progress. This gesture was very much appreciated. The Forum would also like to thank the Leeds City Council (LCC) Planning Officers for the help and support they have given the Forum particularly during the latter stages of the formation of the Plan.

Garforth is a great place to live and we hope you will feel the Plan recognises the existing strengths of our town and gives us all hope for further improvements to our quality of life and a brighter future for generations to come.

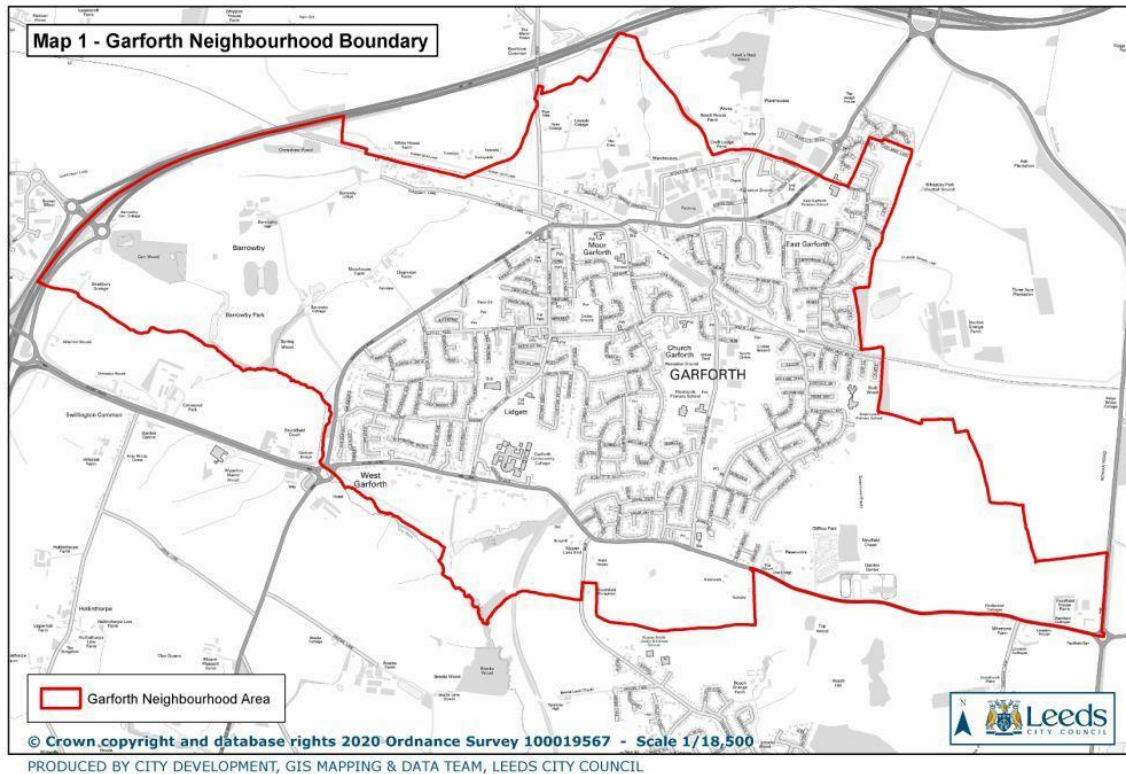
We hope you will read the Plan and give it, and us, your support.

Yours sincerely,

Liz Crosland, Chair.

# Garforth Neighbourhood Plan Area

As defined by Leeds City Council



Please note that there is a full set of maps on the GNPf website, [www.garforthplan.co.uk](http://www.garforthplan.co.uk)

# 1

## Introduction

### 1.1 Background to the Garforth Neighbourhood Plan

The Localism Act of 2011 gave local communities without a Parish Council the right to form a Neighbourhood Planning Forum which could "help to shape and plan their neighbourhood". Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

Following the Leeds City Council Issues and Options consultation in the summer of 2013 Garforth residents met to discuss the proposed development sites situated all around Garforth. Our local Ward Councillor and our MP informed the meeting that as Garforth did not have a Parish Council there was the opportunity to form a Neighbourhood Planning Forum. The Forum would need to apply for a formal and legal designation status from Leeds City Council and consult with people who lived and worked in Garforth to produce a plan which would help to influence decisions taken by the local Planning Department and developers. A decision was taken at this meeting to proceed with the formation of a Garforth Neighbourhood Planning Forum. All Garforth residents were invited, via wide publicity, to become members.

Working closely with the Neighbourhood Planning Officers an interim steering group was formed, and designation status was granted in December 2014. During this time, the initial and early consultations identified the issues that would need to be addressed within the Neighbourhood Plan. People volunteered to join sub-groups to produce the evidence needed to form the basis of the plan policies (housing allocations, traffic and transport, leisure, health, education, employment and retail). A representative from the Garforth Flood Group joined the committee. Other issues raised which could not be addressed by the plan included litter on Main Street and dog fouling.

The Garforth Neighbourhood Area determined by Leeds City Council omits areas to the north of Garforth and south of the M1 as this land is identified within Aberford and Barwick in Elmet Parishes. However, many of the employment sites, some residential areas and the Hawk's Nest Wood 'natural' green space have been identified as part of the Outer Southeast Housing Market Characteristic Area (HMCA) by Leeds City Council.

Garforth experienced several large estate developments since the 1950s and has grown from just three small hamlets to a settlement of some 7,000 dwellings.

Some houses have been built on land in the neighbouring parishes of Aberford and Barwick in Elmet which had been cut off from the main villages by the construction of the M1. These developments are outside the NP area and are regarded by the public as part of Garforth and considered part of the Outer Southeast HMCA by LCC. Because of this we have included references to them in the Plan.

Subsequent 'drop in' consultations and household surveys consistently highlighted the following key issues:

- Housing and infrastructure to meet the needs of Garforth residents
- Traffic congestion and parking
- The deficiencies in designated green space
- Climate change and surface water flooding
- Loss of biodiversity and good quality agricultural land with development on green fields around Garforth
- The pressure on health and social care services

- The pressure on educational provision
- Protecting local amenities and heritage assets
- Main Street retail closures



A typical drop-in session

Over the last 8 years a small group of volunteers has worked hard to produce the Neighbourhood Plan. Consulting as widely as possible locally and taking advice from Leeds City Council Planning Department, the Forum has tried to reflect the views and aspirations of the local community. The aim has always been to help shape development for the benefit of current and future residents of our town.

## 1.2 Garforth - A Brief History

It is unclear when exactly a settlement first developed at Garforth.

The magnesian limestone to the east of Leeds is rich farming land and it is probable that the area was cultivated by the Romans.

It seems likely that the origin of the name Garforth is Anglo-Saxon. The two words mean “ford by a triangular piece of land”. The whole area was annexed by the Kingdom of Northumbria in AD 617. Some evidence of settlement was found near Parlington Hollins in advance of the construction of the A1-M1 link, but the evidence suggested a loosely arranged community rather than a “village”.

The first detailed description of Garforth comes in the Domesday Survey compiled in 1086. The manor of Garforth was 1.5 miles long and 1.5 miles wide. There was a church, a priest, 4 villagers and 1 smallholder. As only heads of families were counted the figures are an underestimate for the population of the village.



Slight traces of the medieval field system can still be seen as ridge and furrow in grassed areas such as Garforth Golf Course.

The ownership of the land changed a number of times and, eventually, by the late 18th century was largely in the hands of the Gascoigne family, where it remained.

There had been mining in the area for some time, probably since the 13th century, but the Gascoigne family extended the scope of mining, although, at this stage the mining was not deep. However, between 1830 and 1840 the first shafts were sunk, and mining began on a more industrial scale.

The population increased significantly to reflect the work available in the pits. In 1831 the population was 782; by 1899 it was 3,224, an increase of 400% in 70 years.

There was significant flooding at the colliery in the 1870s and 1880s and the pits eventually closed in 1930.

There was a large surge in house building in the 1960s and 1970s on land surrounding Garforth. The town provided a convenient location with relatively affordable housing and good transport links to the city of Leeds and beyond

More recent expansion can be traced to a combination of overall economic success in Leeds and Garforth's excellent transport links. The two railway stations allow easy and quick access to Leeds. The A1 and M1 pass nearby and in 1999 the roads were linked by the extension of the M1 which passes to the west and north of Garforth. Unusually there are two motorway junctions, each within less than a mile of Garforth. The M1 extension has led to rapid development of commercial, light industrial and residential sites clustered around Junctions 46 and 47. In addition the M62 is less than 10 miles away.

### 1.3 Garforth Today

Garforth today is a thriving settlement on the edge of Leeds. With a population of some 15,000 (2011 Census) the town is large enough to provide those who live there with a wide range of facilities. There are 5 primary schools and 1 secondary school. There are numerous clubs, societies and leisure opportunities. Within easy travelling distance of Leeds and York, the town has the advantages of access to major conurbations while retaining the community feel of a place where it is common to meet people you know on the Main Street.

The variety of shops, pubs and restaurants means that locals can often find what they want in the town with regard to retail and entertainment. As a result of increased home working in light of the Covid crisis, it seems probable that this trend to "shop local" could prove a boon to the town and safeguard the future of its high street and businesses.

As a small town, separated from Leeds and surrounded by fields, Garforth offers easy access to the countryside on foot and by bicycle through a number of footpaths and bridlepaths. As people examine their lifestyle in view of the health crises the ability to take advantage of this proximity to the countryside is a major plus for our town.

The huge challenge we are all confronting is climate change. LCC's recent declaration of a climate emergency stresses this point. However, the Forum is confident that, given the policies in our Plan which aim to address the issues surrounding global warming, we can ensure Garforth remains a great place to live in the years ahead. The future looks bright for Garforth.



St Mary's Church



The Library and One Stop Centre

## 1.4 How the Garforth Neighbourhood Plan Is Organised

Following the introductory sections the **Vision** for Garforth in 2033 is outlined.

The **Objectives** come next and they give further detail about how the Vision can be realised.

The Objectives cover 6 key areas-

- Housing and The Built Environment (HBE)
- Business, Employment and Town Centre (BETC)
- Transport (T)
- Green Space and The Rural Environment (GSRE)
- Community and Leisure (CL)
- Education and Health (EH)

Each area lists a number of bullet points which are expanded on later in the Plan.

The **Golden Threads** which run through the **Plan**, linking all the sections, are outlined next. The threads are Health and Wellbeing and Climate Change. A diagram explains how the different areas of the Plan are connected via the threads.

The **Central Section** of the Plan is entitled **Issues, Evidence and Policies**. In this lengthy section each of the 6 key areas mentioned above is dealt with individually and in some detail.

Each area is dealt with in the same way. The idea is to explain the key issues, provide evidence and, finally, give the appropriate policies which will help deliver the objectives and achieve our long-term vision for Garforth.

In this context Policies are statements which will tell planners and developers what needs to be taken into account when developments are proposed. Policies become statutory once the Plan is passed at referendum.

Each Objective area (HBE, BETC, T, GSRE, CL and EH) is dealt with in the same format as follows.

1. An **Introduction** describing in broad terms some of the important issues
2. A numbered list of **Key Issues**. For some more complex areas there may be subdivided sections here to make it more manageable.

3. An **Explanation** of why the particular issue is important in delivering the Vision
4. **Evidence** from local people and stakeholders
5. A list of our **Policies** relevant to this issue.
6. **Projects** – In some areas we suggest possible projects which could be carried out in partnership with organisations such as LCC in order to help achieve our Vision

After this central section is a list of Appendices referred to in the Plan. The Appendices give some extra background information amplifying what is included in the main body of the Plan. Following the list are the Appendices.

After the Appendices comes a Glossary explaining some of the terms used in the Plan which may not be familiar to all readers. There is also a list of Abbreviations used.

Many of the surveys, background information and studies referred to in the Plan are available in full on the Garforth Neighbourhood Plan website at [www.garforthplan.co.uk](http://www.garforthplan.co.uk).

## 1.5 How Health & Wellbeing and Climate Change Became the Golden Threads in Our Plan

The Forum began to realise the importance of this issue at the Green Lane Workshop in 2015. A wide range of issues was raised from flooding concerns to disabled access at the town's main rail station.

However, on reading the list of issues raised by those attending the workshop, it quickly became apparent that many of them were linked by the overarching themes of health and wellbeing.

Below is a list of the main issues which appeared under various headings in the original document that we consider to be related to the health and wellbeing of our community.

- Pedestrian safety alongside and when crossing busy roads
- Continuing surface noise from M1/A1 road development
- Lack of speed limit enforcement in residential areas
- Absence of cycle and walkways linking places
- Traffic congestion on all through-roads throughout the day
- Garforth Station Bridge not disability-friendly
- Need for local sports, leisure and entertainment provision
- Requirement for more local community locations
- Need to reduce crime rate
- Lack of a large local park in keeping with population size
- Need for more allotments
- Lack of local children's play areas around Garforth
- Inaccessible, poorly maintained and unsigned rights of way
- Need for new primary and secondary school provision
- Need for more health provision
- Lack of affordable housing
- Too many takeaways

At this point the Forum realised that it was important that we capture the feeling people were expressing about Garforth being a "good" place to live. Although some of the concerns expressed were about infrastructure, we sensed an overarching theme around the kind of place Garforth was at present and would (or could) be in the future.

Increasingly the Forum realised that all the concerns touched on the health and wellbeing of the entire community. It was much broader than having the right number of school places and a health clinic – important as those things are.

At the same time The Writing Group was looking for a theme to link the various objectives and to underpin the vision of Garforth in the future. In **Health and Wellbeing**, we found it.

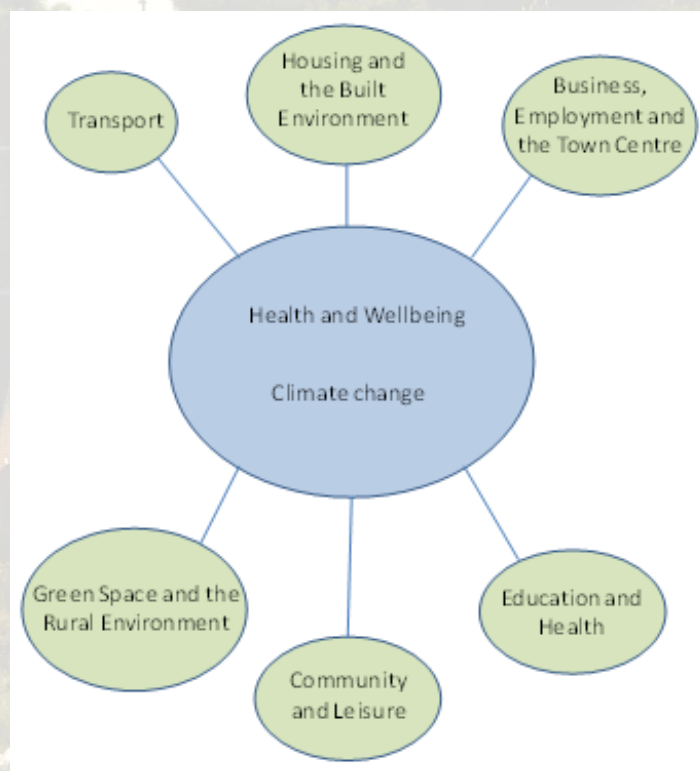
As we considered how our vision of Garforth in the future related to the Core Strategy developed by LCC once again the theme of health and wellbeing surfaced. In adopting it as the thread that linked the different parts of our Plan, we were mirroring the aspirations of the Council for the future of the city as a whole.

Health and wellbeing are central to any community. To achieve this, high quality services are needed to provide both medical and social care, together with a harmonious environment, well designed houses and plenty of green space. "Leeds will be the best city for health and wellbeing" (Leeds Health and Wellbeing Strategy 2016-2021). This strategy has 12 priority areas, showing how each area is connected and inter-related. No theme can be developed in isolation; therefore, the importance of health and wellbeing is a common thread throughout our Garforth Neighbourhood Plan.

As the Plan was emerging, the issue of human made climate change kept coming up. Reports from the IPCC (Intergovernmental Panel on Climate Change), the UK Government's Committee on Climate Change and LCC's declaration of a Climate Emergency in 2019 made it clear that it was impossible to consider people's health and wellbeing without taking into account the potentially serious effects of climate change on our lives and the lives of future generations. Because of this Climate Change emerged as a second golden thread running through every part of the Plan.

The connections between all the major themes in our Plan are clearly shown in the diagram below, demonstrating the critical position of health and wellbeing and climate change at the heart of decision making about the future of our town.

### **Health and Wellbeing and Climate Change are at the core of our Plan**



# 2

## Vision and Objectives for the Future of Garforth

The Vision outlined below is a snapshot of the Garforth of 2033. Clearly a lot of the statements made describe aspects of life in Garforth which already exist.

### 2.1 Vision

In 2033 Garforth will continue to be a great place in which to live, work and play. There will be, as now, a strong sense of community. It will be a place with a distinctive small-town identity.

The town will be surrounded by protected and accessible countryside.

The town centre will be vibrant and re-invigorated, encouraging people to become actively involved in a flourishing community. There will continue to be a broad range of retail, leisure and offices; in addition there will be arts and culture as well as residential opportunities. A variety of outdoor events and pop-ups will also add to the stimulating mix.

Away from the centre, the town's commercial and industrial areas will be thriving and offering a wide range of jobs.

There will be access to a range of well designed, sustainable homes that meet the needs of all its people at all stages of life.

At the centre of making decisions about the town will be a concern with the health and wellbeing of everyone who lives and works in Garforth.

Given the ongoing global climate emergency, all decisions on development will take into account the need to achieve carbon neutrality in Leeds by the 2030s

### 2.2 Objectives

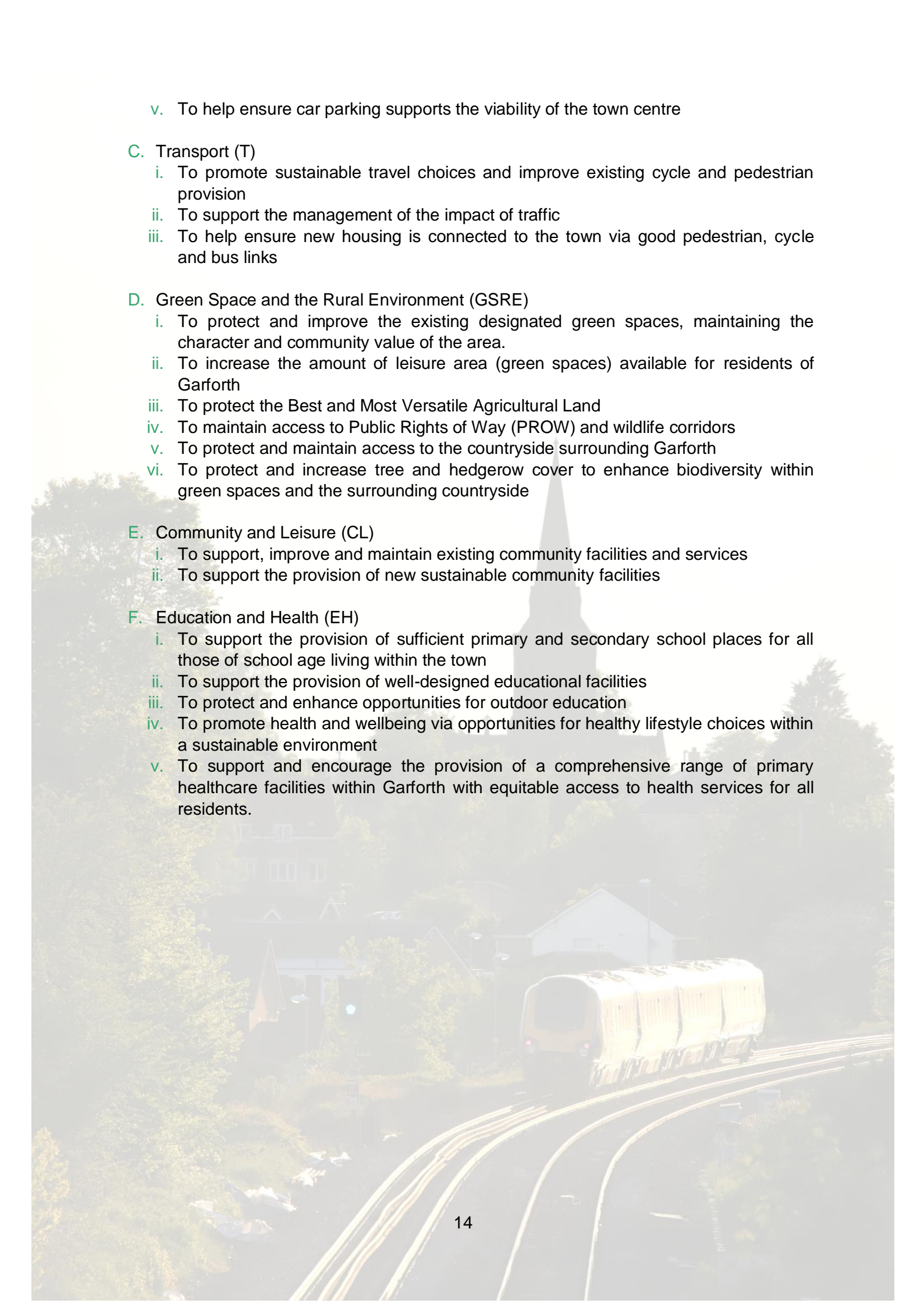
The objectives outlined below give more detail on how the vision can be realised through its policies.

#### A. Housing and The Built Environment (HBE)

- i. To support the provision of an inclusive range of different types of home and a greater range of affordable housing to meet the needs of all residents
- ii. To support the provision of sufficient homes in the town to enable young people and families to buy/rent their first and subsequent homes, where children can play outside
- iii. To encourage the successful integration of new homes into the town in a way that does not put excessive pressure on the existing physical infrastructure; to ensure specifically that all new developments address issues of drainage and flooding
- iv. To help ensure any new build housing meets high standards of design and sustainability

#### B. Business Employment and Town Centre (BETC)

- i. To encourage new employment opportunities for local residents whilst protecting existing jobs
- ii. To encourage job opportunities for school leavers and young people within Garforth
- iii. To champion a more active and attractive town centre that will encourage local people to use the facilities thereby supporting local businesses and provide a hub for the town
- iv. To help ensure new developments/businesses do not adversely affect traffic flow within the town centre area

- 
- v. To help ensure car parking supports the viability of the town centre
- C. Transport (T)
- i. To promote sustainable travel choices and improve existing cycle and pedestrian provision
  - ii. To support the management of the impact of traffic
  - iii. To help ensure new housing is connected to the town via good pedestrian, cycle and bus links
- D. Green Space and the Rural Environment (GSRE)
- i. To protect and improve the existing designated green spaces, maintaining the character and community value of the area.
  - ii. To increase the amount of leisure area (green spaces) available for residents of Garforth
  - iii. To protect the Best and Most Versatile Agricultural Land
  - iv. To maintain access to Public Rights of Way (PROW) and wildlife corridors
  - v. To protect and maintain access to the countryside surrounding Garforth
  - vi. To protect and increase tree and hedgerow cover to enhance biodiversity within green spaces and the surrounding countryside
- E. Community and Leisure (CL)
- i. To support, improve and maintain existing community facilities and services
  - ii. To support the provision of new sustainable community facilities
- F. Education and Health (EH)
- i. To support the provision of sufficient primary and secondary school places for all those of school age living within the town
  - ii. To support the provision of well-designed educational facilities
  - iii. To protect and enhance opportunities for outdoor education
  - iv. To promote health and wellbeing via opportunities for healthy lifestyle choices within a sustainable environment
  - v. To support and encourage the provision of a comprehensive range of primary healthcare facilities within Garforth with equitable access to health services for all residents.

# 3

## Issues, Evidence and Policies

### 3.1 Housing and The Built Environment (HBE)

#### Introduction

Having safe, comfortable and secure housing is vital for everyone. The Neighbourhood Plan aims to ensure that all the housing, current and future, in Garforth is of a quality that underpins the wellbeing of those who live there. It is also important to have a range of suitably priced housing that does not exclude significant sectors of our community from living here

At the same time there is no assumption in the Plan that large scale housing development will take place in Garforth. GNPF is not promoting any sites for development. The purpose of the HBE section is to try to ensure that housing development in Garforth in the years ahead meets the needs of the town and takes into account climate change in line with the policies developed here.

The question of infrastructure is critical in any new development. Green infrastructure is dealt with fully in the Green space and Environment section of the Plan. Suffice it to re-iterate here that, as the town already suffers from a significant deficit in terms of green space (using Leeds City Council guidelines), it is vital that all new developments take the opportunity to provide the required amount. In addition, issues of accessibility and connectivity are vital in any new development. New housing needs to be connected to other parts of the town via a network of good pedestrian and cycle routes to help address issues around emissions from cars and contribute to improving the overall health and wellbeing of residents.

One of the biggest challenges facing the human race in the 21<sup>st</sup> century is how to reduce greenhouse gas emissions. Housing accounts for roughly 14% of these emissions. Between 1990 and 2019 emissions fell from 80 million tons of CO<sub>2</sub> to just under 70 million. However, between 2014 and 2020 emissions have fluctuated around 65 million tons<sup>1</sup>. In order for local and national reduction targets to be met, it is essential that much more effort is put into reducing the carbon footprint of new build homes

It is vital for the sake of future generations that construction standards regarding energy efficiency are rapidly raised so that all new buildings emit a hugely reduced level of greenhouse gases both from their construction and during their lifetime.

#### Key Issues

##### Housing meeting local needs

1. Unbalanced demographic with many over 60s
2. Many young people forced to move elsewhere because of housing issues
3. Need for smaller homes for those wishing to downsize and for first time buyers
4. Affordable housing a necessity
5. Much more affordable rented accommodation required

##### Infrastructure and flooding

1. Garforth has a long history of flooding problems
2. Provision of adequate, new blue and green infrastructure i.e. combining green spaces with good water management techniques
3. An adaptive approach to climate change must be adopted

##### Design

1. A more holistic view of housing design needs to be taken in the future, particularly regarding developments of more than 10 houses (major development)

2. The needs of cyclists, children, pedestrians and those with mobility issues need to be taken into account in design
3. Traffic and car parking are significant issues
4. Climate change is a massive challenge for us all and future generations
5. Highly efficient energy use is vital in any new development
6. Houses built now need to be future proofed in a way that takes into account global warming so that they will perform well for at least a century
7. Carbon neutral houses should be the aim wherever feasible

### 3.1.1 Provision of Housing Meeting Local Needs

#### Why is the provision of housing meeting local needs important to delivering the Vision and Objectives for Garforth?

Garforth is a sought-after location in which to live. It is vital for the future economic and social wellbeing of the town that current and future residents are offered a choice of accommodation options which suit their changing needs. In seeking to determine what is required, now and in the years ahead, the Forum has endeavoured to consult local residents about their plans and have used information from a variety of other sources. Whilst it is impossible to be certain about the future, the information upon which our comments are based and the suggestions we put forward are designed to ensure that Garforth remains a highly attractive place to live whilst simultaneously striving not to exclude particular sectors of the community. The 2018 ARC 4 Report for LCC on Garforth Housing Market indicates what the housing priorities should be for Garforth in the coming years.<sup>2</sup>

Garforth is a small town on the edge of a large conurbation, with a range of housing provision. There was a significant amount of housing development during the 1960s and 1970s, with the construction of a number of new private estates, which has largely shaped the Garforth we see today. The majority of homes were occupied by young couples and families, many of them moving out of the city. Today, a significant number remain in those homes and now form a much older population. The ARC 4 survey suggests this may be in part due to young adults being unable to live here because of a combination of relatively high prices and a lack of smaller properties. At the same time, the issue for some older people is finding suitable accommodation to downsize into, as there is a lack of smaller homes and flats. The consequence of this is that the percentage of people in Garforth aged over 60 is above the local and national average. For Garforth to continue to thrive in the future, we need a population with a healthy mix of the whole age range. Furthermore, LCC's Core Strategy (as amended by the Core Strategy Selective Review) (2019) advises that we must "Plan for **a sufficient mix, tenure and type of housing** to meet a range of community needs including affordable and specialist housing" (Spatial Vision 3.3.9).

There is a significant demand for rented accommodation according to a survey of local estate agents; supply was low at the time of the survey. Those who are returning from university or leaving home for the first time may also require suitably priced rental accommodation, which is currently in short supply. Renting does, however, represent a relatively small proportion of the overall housing market.

The impact of Covid 19 might also increase the demand for houses with large(r) gardens and a spare room for home working.

#### ARC 4 HOUSING MARKET ASSESSMENT (SEPTEMBER 2018): SUMMARY OF KEY DATA AROUND ANTICIPATED FUTURE HOUSING NEED IN GARFORTH

Drivers:

1. The area has a relatively low proportion of 1, 2- and 4-bedroom properties and a high proportion of 3-bedroom semis.



2. There is a relatively low proportion of terraced houses and apartments; these would have provided a more-affordable supply of housing to lower income families.

What additional affordable housing is required?

| Affordable Housing | General Need | Older Persons |
|--------------------|--------------|---------------|
| 1 bed              | 58           | 9             |
| 2 bed              | 16           | 0             |
| 3 bed              | - 5          | 2             |
| 4 bed              | 4            | 0             |
| 5 bed              | 0            | 2             |

What additional market housing is required?

| Type     | Bedrooms |     |     |
|----------|----------|-----|-----|
|          | 3        | 4   | 5+  |
| Detached |          | 17% | 33% |
| Semi     | 33%      |     |     |
| Bungalow | 17%      |     |     |

What housing do newly forming households require?

|              | Private Rent | Social Rent | Rent to Buy / Starter Home |
|--------------|--------------|-------------|----------------------------|
| 2 bed        | 40           |             | 40                         |
| 3 bed        |              | 49          |                            |
| 4 bed        |              | 49          |                            |
| Tenure Total | 40           | 98          | 40                         |

Over the last few decades provision of infrastructure in Garforth has not kept pace with the rate of housing development and there is an imbalance between the type of housing built and that required by Garforth. The analysis below confirms the two assertions in the preceding sentence.

#### GARFORTH HOUSING MIX ANALYSIS 1974-2020

Full survey details may be found on the GNPf website.

Between 1974 and 2020 there have been approximately 145 approved planning applications (or refused applications which were granted on appeal) for new housing development in Garforth. These figures include full applications, outline and reserved matters applications, permitted development determinations and also recent applications which are still pending consideration with development management. A total of 1814 residential units were proposed in these applications, although it should be noted that there may be some overlap with outline/reserved matters applications, revised applications which may appear more than once in the figures, and these figures only give proposed totals; they do not indicate which of these applications were actually implemented.

The applications have been analysed to establish the percentages of dwelling houses and flats/apartments proposed, as well as the number of bedrooms. Again, these figures are not completely representative, mainly due to the lack of information held online for older applications or where they are outline proposals.

Housing mix across approved applications (where figures are known):

|                        |      |       |
|------------------------|------|-------|
| Total number of houses | 1240 | 84.2% |
| Total number of flats  | 234  | 15.8% |
| 1 bed units            | 67   | 8.5%  |
| 2 bed units            | 239  | 30.5% |
| 3 bed units            | 170  | 21.7% |
| 4 bed units            | 262  | 33.5% |
| 5+ bed units           | 44   | 5.6%  |

These figures indicate a significant percentage difference in the number of houses proposed (almost 85%), compared to only 15% flats or apartments. This could have supply implications for younger first-time buyers in the area wanting to get on the housing market, as well as older downsizers.

Of the number of new dwellings approved for which there is specific bedroom number data almost 40% have 4+ bedrooms, whereas less than 10% have 1 bedroom. The figures for 2 beds and 3 beds are 30.5% and 21.7% respectively.

### CONCLUSIONS

Looking at this data and combining it with the findings in the Household Survey conducted by the Forum, the ARC4 Housing Needs Assessment and the Estate Agents Survey a number of broad conclusions can be drawn.

### MARKET HOUSING

Some data suggests half the additional need is for 4/5-bedroom detached houses while other data suggests 60% of buyers are looking for semis, terraces or flats. There appears to be a large existing supply of 3 bedroomed houses.

### AFFORDABLE HOUSING

The need is mostly for smaller homes for younger people with a smaller proportion for older people.

Newly formed households are mainly seeking 2 bedroomed homes - a mixture of private rented and intermediate housing.

### INFRASTRUCTURE

Information has also been gathered regarding proposed additions to the infrastructure included in these housing applications to help deal with the burden of the extra housing on the existing infrastructure in Garforth. This includes greenspace, affordable housing, education, public transport, highways and community facilities. A table has been given below to indicate the number of new housing development applications that have included any of these improvements to the infrastructure and whether they were proposed on-site, off-site or as a commuted sum (where green space, affordable housing or other infrastructure improvement cannot be provided on site and a financial contribution to be made by the application is instead calculated so the equivalent infrastructure provision can be provided elsewhere in the locality by the Council). These figures are only for infrastructure included with a housing application and not infrastructure-only proposals. They are also for only the more recent planning applications as the information is not held online for the historic applications.

| Infrastructure Type  | On-Site  | Off-Site Provision             | Committed Sum         |
|----------------------|--|--------------------------------|-----------------------|
| Green space          | 10 - 9 full, 1 partial                           |                                | 3 - 2 full, 1 partial |
| Affordable housing   | 7 - total 129 affordable units                   |                                | 1 partial             |
| Education            |  |                                | 1                     |
| Public Transport     |  | 1 (New bus shelter & display)  | 2                     |
| Highways             |  | 1 (Footpath improvement works) | 4                     |
| Community facilities | 7 (1 x football ground & stand, 6 x A1/A2 Units) |                                |                       |

These figures indicate that there has been some recent delivery of affordable houses and on-site green space within the area, as well as some committed sums for improvements to green space, affordable housing, education, public transport and highways.

However, 129 affordable housing units out of a total of 1474 units falls way below what is needed to address the housing issues in the town.

It is therefore crucial that, in any new housing development, the demographic issues and resultant housing need to be addressed. This will require a significant increase in the range of different types of homes. The “Housing in Later Life” report by Age UK provides ample evidence of the challenges facing older people.<sup>3</sup>

There is a need for more homes for older people wishing to downsize and young people wanting to buy their first home. Indeed, downsizing is crucial to tackling the UK’s skewed housing market as explained in the article from CASS Business School referred to in the Objective evidence below.<sup>4</sup>

The question of “right-sizing” is important in Garforth. Older people may be living in accommodation which they feel is bigger than they now require; they need to find smaller suitable properties such as bungalows but do not want to leave Garforth where bungalows are at a premium. Equally, larger families are looking for houses with more than 3 bedrooms; again, these are at a premium. For younger people and newly forming households, the 3-bedroomed semis in Garforth may not be suitable. Newly formed households are mainly seeking 2 bedroomed properties and for young people the higher than average prices and lack of smaller homes are factors.

A failure to provide homes of the right kind, in sufficient numbers, will result in a continued exodus of young people and an increase in older people living in unsuitable accommodation. The Joseph Rowntree Foundation offers suggestions for ways the housing issues affecting our young people can be addressed.<sup>5</sup>

Additionally, there needs to be a significant proportion of affordable housing (see 4.1 Glossary for definition) on any new development. Leeds City Council’s Core Strategy states, “Within this overall context the need for **affordable housing** and affordable warmth are key issues.” (Housing 2.13)

There was a significant amount of Council housing in the town e.g. The Oak Estate and around Goosefield. Much of this was built in the 1940s and 1950s. However, following the introduction of “Right to Buy” in the 1980s most of these houses were purchased and are

now owned privately. As a result, there is currently a small amount of Council-owned housing. It seems probable that there would be a significant demand for affordable rented housing of this kind and the public engagement appears to support this idea. Indeed, the Leeds Homes Register (20-21) indicates that as of June 2020 there are 1063 households on the register in Kippax and Garforth requiring housing, with over half of those households (584) requiring 1-bedroom housing, and over a quarter (301) requiring 2-bedroom housing.

Were the current Government to relax the rules on Local Authority borrowing to facilitate the building of council houses it would be important that thought were given to the type of housing built and to its location. Well-built, future-proofed housing carefully integrated into the town would avoid some of the mistakes of the past.

### What did people in Garforth tell us?

#### GREEN LANE WORKSHOP 2015

- Affordable housing came up as one of the main areas of concern.

#### LOCAL ESTATE AGENTS SURVEY 2017

- 66% of buyers are looking for semi-detached, terraced or flats.
- 59% of buyers are looking for 1-3 bedrooms.

#### GNPF HOUSEHOLD SURVEY 2018 KEY EXTRACTS

- 45% of respondents were looking for 2-bedroomed and 35% 3-bedroomed properties.
- Asked about the need for more affordable housing for the young, 79% replied that more was needed.
- In terms of the type of housing that respondents felt was needed in Garforth in the next 10 years people replied as follows:
  - 80% owned, 20% rented
  - 56% semis, 24% flats, 17% detached, 3% self-build
  - 40% starter homes, 39% family homes, 21% retirement homes
  - 47% 2-bedroomed, 39% 3-bedroomed, 9% 4-bedroomed

The full survey is on the GNPF website.

#### POLICY INTENTIONS DOCUMENT CONSULTATION 2019

- 92% of respondents support the vision and objectives and the Draft policy intentions.
- A key issue respondents commented on was affordable housing.

The full surveys can be found on the GNPF website.

## Neighbourhood Plan Policies

### Policy HBE1 Housing Mix (Bedrooms)

Any new housing development of 10 houses or more should meet the identified housing need in Garforth and be justified by up-to-date local evidence. The provision of a majority of 2-bedroom and 4-bedroom units (in equal proportion) would be supported.

### Policy HBE2 Housing Type

Any new housing development of 10 houses or more should include provision to meet the needs of Garforth in terms of house type and be supported by up-to-date local evidence of needs. In particular the provision of bungalows and flats to provide opportunities for 'right-sizing' and for young people would be supported.

### Policy HBE3 Affordable Housing

The provision of on-site affordable housing will be supported. Where on-site provision is not feasible, the off-site contribution should be retained for the provision of affordable housing within the Garforth Neighbourhood Plan Area. New housing developments should aim to meet the identified affordable housing needs in Garforth, including a high proportion of homes for younger person households with a small proportion of 1 bedroomed housing for older people.

### Policy HBE4 Homes for Older People

Proposals for the development of new homes across a range of types and tenures to meet the needs of older people will be supported, for example:

- Bungalows and level access flats
- Sheltered housing
- Retirement living
- Extra care housing

Development proposals should be supported by up-to-date evidence of local need.

### 3.1.2 Physical Infrastructure and Flood Prevention

Why are physical infrastructure and flood prevention important to delivering the vision and objectives for Garforth?

Over the last 20 years there has been a considerable amount of infill development in Garforth. In addition, there has been a small number of larger developments. One major development of well over 200 houses has also taken place on the old Stocks Blocks site on Ninelands Lane. Each individual development may have had a small impact on existing infrastructure; however, cumulatively, there has been a marked increase in the overall number of houses in the town. Despite the addition of hundreds of homes over this period, there is scant evidence that the physical infrastructure of Garforth has been improved, (see infrastructure table on page 25).

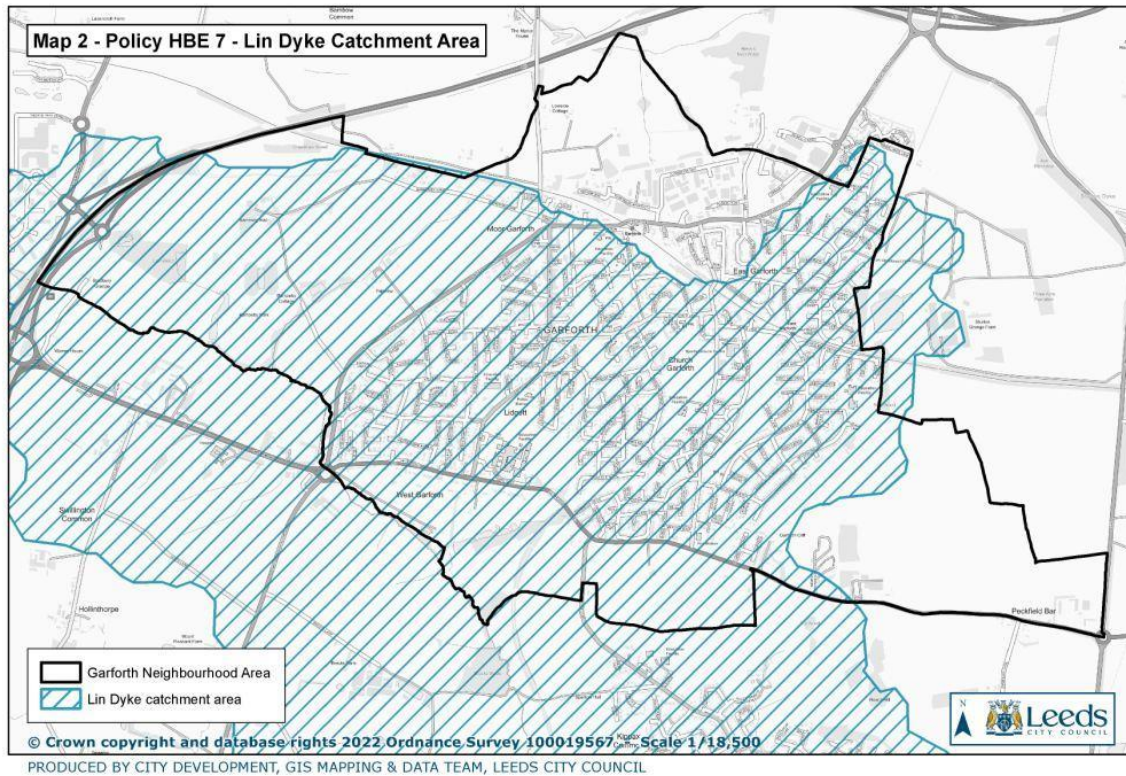
Flooding and flood protection remain great concerns within the Garforth community. Many properties in Garforth were flooded internally in June 2007 and again in August 2014. A report under Section 19 of the Flood and Water Management Act 2010 into the 2014 floods provides further details.<sup>1</sup> A copy of the report can be found in the evidence base on the GNPF website. A Strategic Flood Assessment was also carried out by LCC in 2007.<sup>2</sup>

The consequences of flooding are not confined to the inconvenience and financial loss incurred by those who are affected. There is inevitably an emotional impact on the victims. The effect on the health and wellbeing of those whose houses are flooded can be extreme and long term. Garforth Flood Support Group has worked hard for a number of years to raise awareness of the issues.

The town has grown substantially since the 1950s and there is a long history of flooding events. Part of the problem is loss of green infrastructure due to development on greenfield sites; equally there have been significant issues surrounding the provision of adequate drainage following the construction of new homes. DEFRA, in fact, carried out an urban drainage study between 2006 and 2008.<sup>3</sup> In addition, the layers of clay beneath the town make it unlikely that soakaways and permeable surfaces will afford adequate flood defence. Nonetheless, permeable hard standing will offer some ability to slow down surface water run-off and contribute to flood prevention. The open channel watercourses have been covered

over or culverted in a piecemeal fashion and new drainage infrastructure has been connected, seemingly without regard to capacity limitations.

Garforth sits at the top of the Lin Dyke catchment area. (See map 2.) Any rain falling onto Garforth finds its way, via a complex network of culverts into the Lin Dyke waterway. However, that network of culverts in this area is very antiquated, in a poor condition, and its capacity for draining rainwater has not kept pace with increased development over the years.



As a result, in cases of extreme weather events, which are occurring more and more frequently, the culverts cannot cope with the large amount of surface water and they discharge excess water onto roads, into gardens and into properties. Ideally it would be beneficial for Garforth's culvert system to be upgraded sufficiently in order to protect it from the worst impacts of climate change. In the meantime, it is important to ensure that any future development does not make the situation worse.

The question of climate change cannot be ignored in this context. The frequency of so called "once in a lifetime" weather events is patently increasing. Significant flooding is unquestionably more common, both nationally and locally. Whatever the current level of certainty regarding the relative contributions made by nature and humankind to these events, the Met Office press release of 12/07/21 confirms the increase of high impact weather events (including heavy rain) is being caused by climate change. It would be to disregard our responsibility to future generations to ignore this in decisions made now about where and how we build; and, equally importantly, what infrastructure is necessary.

### What did the people of Garforth tell us?

#### POLICY INTENTIONS DOCUMENT CONSULTATION 2019

- 96% of respondents support the draft policies on environmental sustainability.
- A key issue respondents commented on was ways of dealing with potential flooding.

The full survey can be found on the GNPF website.

## GARFORTH FLOOD GROUP

This group has been in existence for many years prior to the GNPF being formed. The importance of the issue of flooding to the community can be seen from the engagement in this group. Their website is <https://garforthfloodsupportgroup.wordpress.com/>

## Neighbourhood Plan Policies

### Policy HBE5 Use of Water

New housing or employment development should incorporate a rainwater and recycling system, where feasible. Integrated water butts are recommended, where feasible. New developments should seek to include separate surface water and sewage water systems, where feasible, to ensure water efficiency and minimise risk of overflow and flooding.

### Policy HBE6 Drainage Systems

Proposals for new employment / housing development should utilise open water attenuation such as ponds or swales in order to slow down surface water run-off and prevent flooding. Proposals should include filtration infrastructure to prevent harm to water quality and incorporate Blue/Green sustainable drainage systems and natural features e.g. reedbeds to break down pollutants, wherever possible. Any hard standing areas should be permeable wherever possible

### Policy HBE7 Lin Dyke Catchment

Proposals to discharge surface water from new development into the Lin Dyke catchment will only be permitted if the development site already drains into this catchment and if the surface water run-off from the development is restricted to greenfield levels.

## 3.1.3 Design

### Why is housing design important to delivering the Vision and Objectives for Garforth?

Design is of fundamental importance to places, having a number of profound impacts on the appearance of the built and natural environments; it can also have a significant impact on people's lives. Research shows that good design can improve health and wellbeing, safety, security and community cohesion. Good design can minimise the impact of developments on the environment (including reducing greenhouse gas emissions) and ensure development is resilient to climate change. In 2015 the Government explained the importance of considering energy efficiency in the design of houses in a policy paper, "Energy Efficiency in Homes".<sup>1</sup> In the same year it produced a very ambitious set of guidelines (since withdrawn) for the construction of new houses, "HM Government's Code for Sustainable Homes."<sup>2</sup> In October 2018, an IPCC report demonstrated that we are rapidly running out of time to avoid catastrophic runaway climate change.<sup>3</sup>

Conversely, poor design can contribute to social isolation and anti-social behaviour, encourage over-reliance on the car and involve an unsustainable use of resources. It is difficult and costly to rectify the potential damage caused by poor design. The Core Strategy supports provisions and "Opportunities to reinforce or enhance the distinctiveness of existing neighbourhoods and quality of life of local communities through the design and standard of new homes." (Spatial Policy 6)

The design choices made in new developments – whether building style, street layout, materials used or open spaces – influence the way a place looks and feels and what it is like to live there. The NHS publication “Putting Health into Place” highlights the importance of considering the impact of design on the health and wellbeing of those who will eventually live there.<sup>4</sup> If any new housing development of 10 houses or more does take place, it is hoped that a holistic view would be taken with regard to cohesion and how they fit into the existing town and landscapes.

GNPF undertook a detailed character assessment between late 2017 and Spring 2018<sup>5</sup>. A supplementary summary paper has been prepared (Appendix 4) which identifies the key features, strengths, weakness and opportunities of the area to shape design policies in the Neighbourhood Plan<sup>6</sup>.

### STREETSCAPE DESIGN

Cars are a fact of life in the 21<sup>st</sup> century but they should not be allowed to dominate the streets as they do in many large cities and towns. The needs of pedestrians and cyclists (many of whom are clearly also car drivers) must be considered when new developments are being planned.

Children, in particular, need to be taken into account when the place of cars and car parking is being considered in new developments. Designing a streetscape that both allows access for car drivers and also leaves space for others to use the streets is important. Ensuring adequate space for walking, cycling, socialising and playing is something that is vital in the creation of a healthy and vibrant local community. There are also issues of safety to be considered and a certain level of inconvenience when driving and parking in a densely populated residential area is a small price to pay for the prevention of accidents.

Designs could encourage people to walk more by grouping parking spaces on the periphery of developments rather than at the front door. Additionally, spaces for car clubs could be included to help those aiming cut down on individual car ownership. If there is to be a serious attempt to address the climate emergency and promote more active lifestyles, current levels of car usage will need to be reduced.

The needs of those with hearing deficiency or visual impairment and those with mobility problems should also be taken into account in the design of streets in and around new residential areas. Whether it be through appropriate use of different road and footpath surface materials or attention to kerb edges, every effort should be made at the design stage to make life easier and safer for all but more particularly for the young, the old and those with any disability.

### HEALTHY PLANNING PRINCIPLES

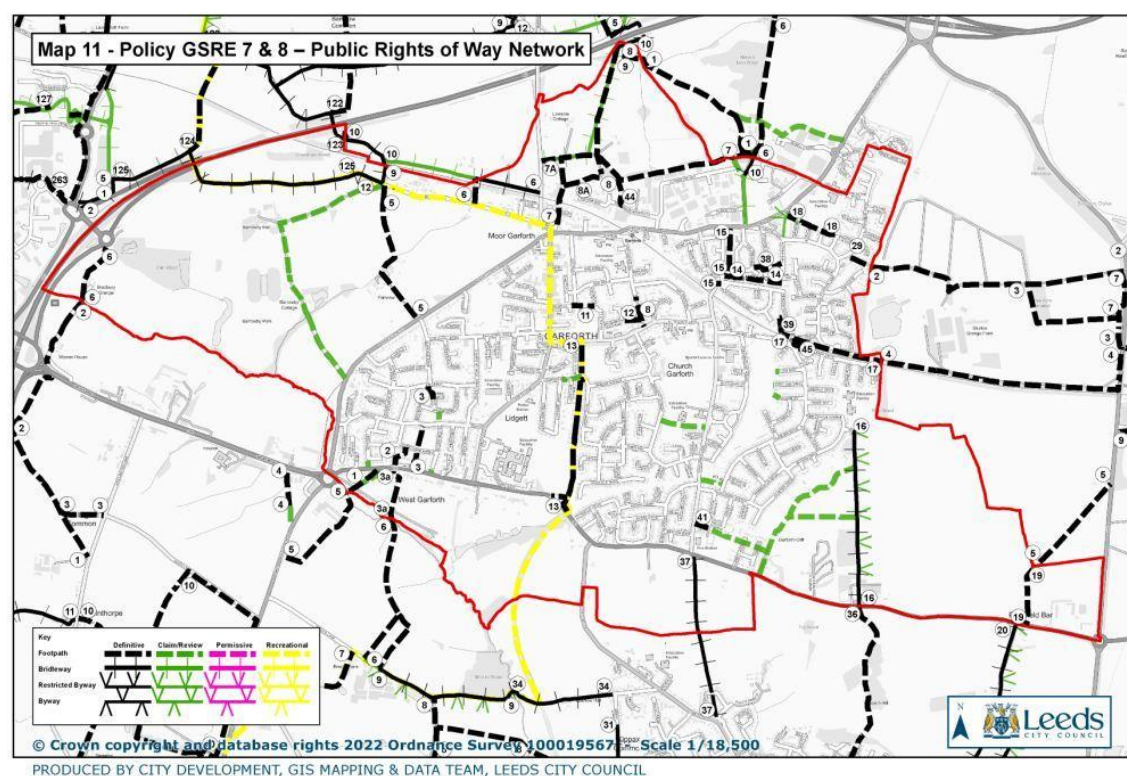
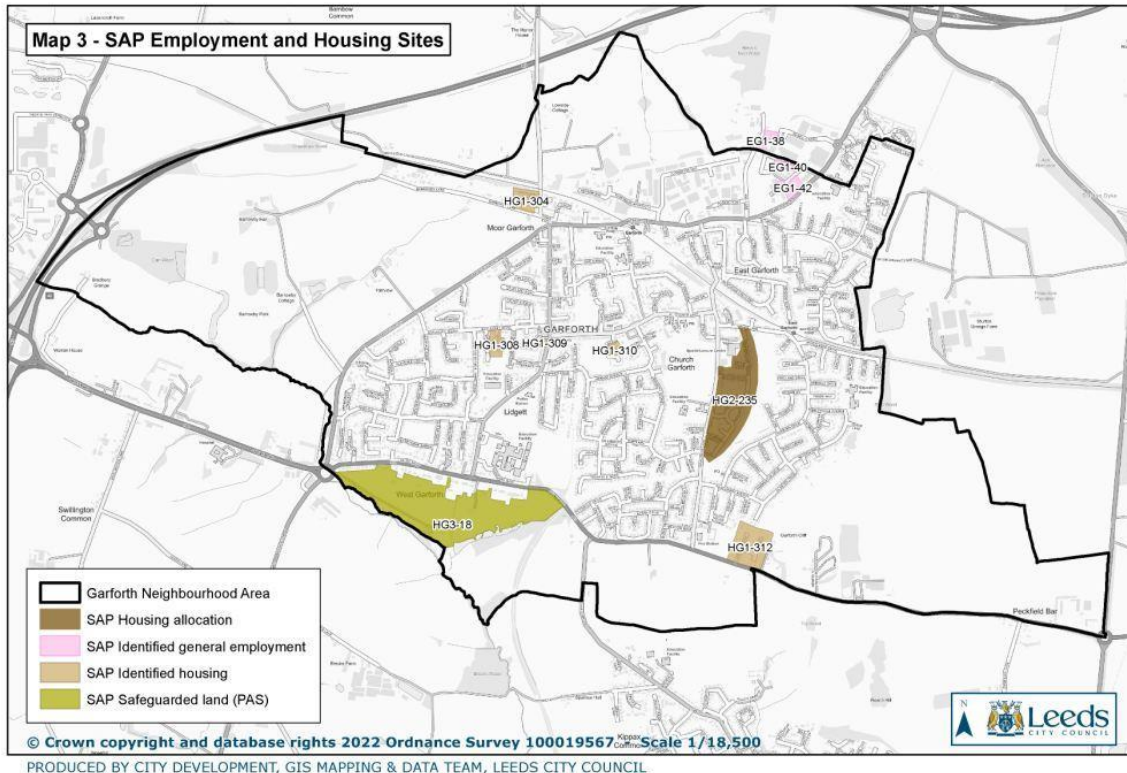
The links between health and the built environment are long established and the role of the local environment as a determining factor in shaping health outcomes is increasingly understood. The elements of the environment in which we live are inextricably linked, particularly in terms of the design of our neighbourhoods and how this influences physical activity, travel patterns, social connectivity, mental and physical health and wellbeing outcomes. Public Health England’s Spatial Planning for Health sets out key principles for healthy planning which, if applied in Garforth, will help to meet the Neighbourhood Plan’s overarching strategic objectives for improving health and wellbeing in the area, as well as having an overall positive impact on environmental sustainability.<sup>7</sup>

### SELBY ROAD SITE

Site Allocations Plan (2019) identifies a Safeguarded Land site south of Selby Road (HG3-18) with a capacity of 500 dwellings. The sites are to be safeguarded from development for



the SAP plan period (to 2028) to provide a reserve of sites for longer term development post 2028 and to protect the Green Belt.



Outline planning permission was granted on appeal for this site in February 2019 (Application Reference 17/05759/OT) for up to 290 dwellings with all matters reserved except for highways access. A subsequent reserved matters application has been submitted for part of the site (Application Reference: 20/06036/RM).

The Neighbourhood Plan provides an opportunity to shape this site in line with neighbourhood plan objectives, particularly around design, green infrastructure, flood risk and pedestrian and cycle accessibility. Footpaths are shown on Map 11 above. There are 2 definitive footpaths crossing the site (references Definitive Footpath Swillington 5 and Definitive Footpath Garforth 3a) as well as a non-definitive path (Garforth 1) which provide an opportunity to link these two footpaths with a new path running east to west along the southern border of the site to link to the Kippax Linesway (as shown on Map 18) as it runs north from Kippax into the Garforth Neighbourhood Area.

The site will be expected to provide affordable housing in line with Core Strategy requirements and there is an expectation that these affordable housing dwellings will be delivered on site and pepper-potted throughout the development to facilitate community cohesion and integration. Additionally, the site has a sloping nature and therefore any development of the site will take into account any necessary water attenuation measures to mitigate the flood risk on this site.

### What did the people of Garforth tell us about design?

#### POLICY INTENTIONS DOCUMENT CONSULTATION 2019

- 92%+ of respondents support the draft policies on housing design and character.

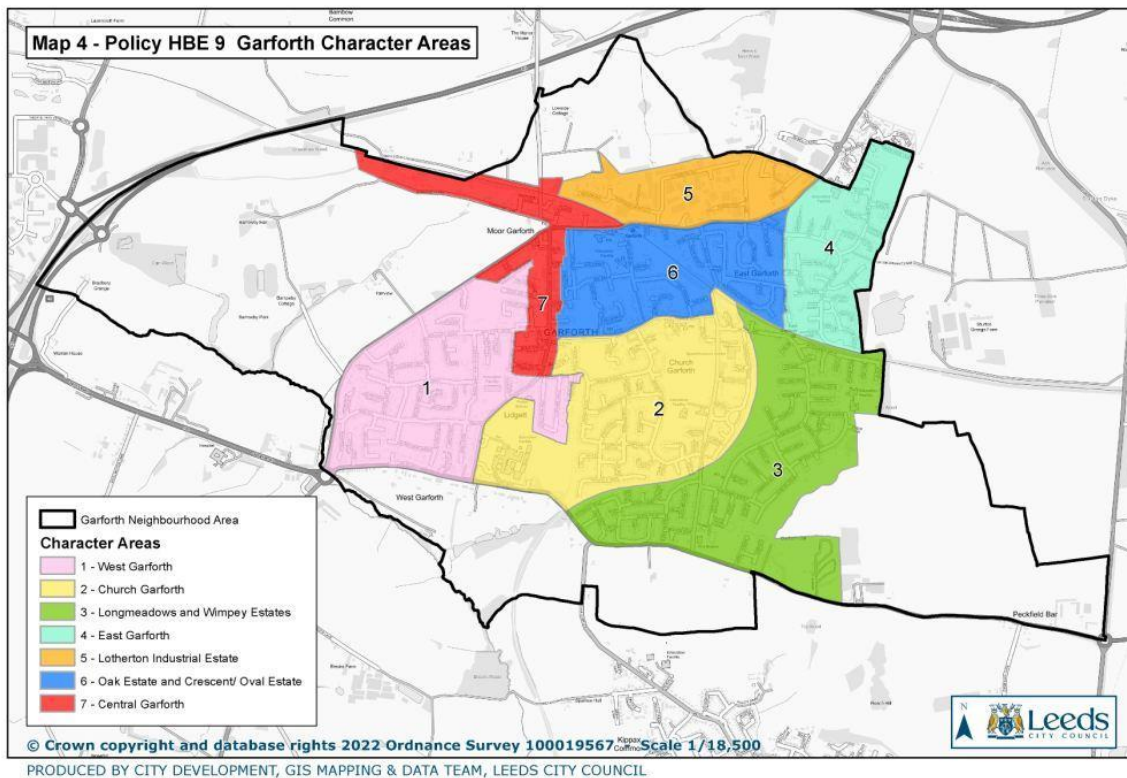
### Neighbourhood Plan Policies

#### Design and Character

##### Policy HBE8 Healthy Planning Principles

Proposals for residential development of more than 10 houses should demonstrate how regard has been given to the following Healthy Planning Principles:

1. Neighbourhood Walkability:
  - a) Improved street connectivity
  - b) Mixed land use as appropriate
  - c) Compact residential design
2. Complete and Compact Neighbourhoods:
  - a) Street connectivity and finer grid patterns
  - b) Greater residential densities
  - c) Minimised distances for recreation
  - d) Proximity to amenities
3. Connectivity with Safe and Efficient Infrastructure:
  - a) Enhanced walking and cycling infrastructure
  - b) Easy access to public transport provision
  - c) High quality public realm



### Policy HBE 9 Character Areas

Proposals for developments within Garforth, as shown on Map 4 should demonstrate how they have regard to the character of each area (Summary Appendix 4) and the key guiding principles below:

#### Character Area 1: West Garforth

- a) Use of permeable surfaces to reduce flood risk
- b) Retention of informal pockets of open and green spaces

#### Character Area 2: Church Garforth

- a) Use of permeable surfaces to reduce flood risk
- b) Retention of natural hedged boundaries on Lidgett Lane, Selby Road and Ninelands Lane
- c) Retention of street trees on Main Street and Lidgett Lane
- d) Minimisation of adverse impact of traffic on Church Lane

#### Character Area 3: Long Meadows and Wimpey Estates

- a) Retention of the Lines Way
- b) Retention of open spaces:
  - i. Fairburn Drive (LGS 9 and 14)
  - ii. Land behind the Fire Station (LGS 34)
- c) Minimisation of adverse impacts of traffic on Fairburn Drive
- d) Use of permeable surfaces to reduce flood risk

#### Character Area 4: East Garforth

- a) Retention of informal greenspaces bordered with hedges and mature trees
- b) Use of permeable surfaces to reduce flood risk

#### Character Area 5: Lotherton Industrial Estate

- b) Continuation of low-rise buildings
- c) Retention of positive landscaping features on Ash Terrace and Newhold Terrace

### Retention of Leeds City Council designated greenspaces

#### Character Area 6: Moor Garforth (Oak Estate and Crescent/Oval)

- a) Retention of greenspaces:
  - i. St Benedict's Playing Fields (LGS41)
  - ii. Church Lane Cricket Ground (LGS30)
  - iii. Firthfields Allotments (LGS24)
  - iv. Crescent Community Centre
  - v. Jubilee Garden
  - vi. Mature trees between Oak Crescent, Oak Grove and the railway (LGS3)
- b) Minimisation of adverse impacts on traffic surrounding Garforth Station and Bar Lane

#### Character Area 7: Central Garforth

- a) Retention of historic features:
  - i. The Welfare Hall (Non-designated Heritage Asset no.45, see Appendix 2)
  - ii. The Country Club (Non-designated Heritage Asset no.46, see Appendix 2)
  - iii. Methodist Church (Non-designated Heritage Asset no.47, see Appendix 2)
  - iv. Salem Chapel (Non-designated Heritage Asset no.48, see Appendix 2)
- b) Retention of informal open spaces within the area
- c) Retention of hedges and boundary treatments along Nanny Goat Lane and Barrowby Lane
- d) Retention of landscaping features of Halliday Court and Dale Croft
- e) Minimisation of adverse impacts of traffic on Main Street

### Projects

The Character Assessment has highlighted opportunities and recommendations for each Character Area, which would offer enhancements throughout Garforth. (See Appendix 4)

**Boundary** treatments are those elements which define the extent of the development site and differentiate between public, communal and private spaces within or immediately adjacent to the development. Front boundary elements generally separate privately owned land from the public realm, often streets.

### Policy HBE10 – SAP Site HG3-18 –Selby Road

Development proposals on the Site Allocations Plan Identified Housing Site at Selby Road (SAP Site Reference: HG3-18) should have regard for the following:

- a) The sloping nature of the site and associated flooding issues around Garforth Bridge, development proposals should pay particular attention to flood attenuation measures to avoid problems being created by the rate of flow of surface water from the site
- b) In order to promote community cohesion the affordable housing units should be distributed throughout the site as far as possible and not concentrated in one area
- c) The two footpaths at the western end of the site should be retained throughout the lifetime of the development (as shown on Map 11) (in accordance with GSRE8)
- d) The extent of the Leeds Habitat Network to the southern edge of the site and opportunities to enhance the Leeds Habitat Network in accordance with LCC Core Strategy Policy G9
- e) The provision of a new Green Corridor to link the site up to the Linesway at the southern extent of the site (as shown on Map 17 and in accordance with GSRE 7)
- f) Opportunities for additional planting in line with Policy GSRE13.

### 3.1.4. Heritage

#### Why is Heritage important to delivering the vision and objectives for Garforth?

Garforth is made up predominantly of post-war development and industrial heritage. Post-war development is often under-valued, nevertheless the heritage assets proposed in this section are an important part of our shared history in Garforth and the community wishes to see them protected.

Garforth currently has no formal heritage protection as there are no Conservation Area designations within the town, although there are 8 Designated Heritage Assets in the form of Listed Structures (all Grade II). These are given in Appendix 1 and shown on Map 5.



Conservation of the historic environment is a key priority in Garforth and is important to protect the identity of the area. The Forum therefore identified a list of potential Non-Designated Heritage Assets (NDHA) for assessment during the preparation of the neighbourhood plan (see Appendix 2) and Map 6. The candidate NDHAs were identified as making a positive contribution to the character of Garforth and therefore should be taken into consideration when new development takes place. This list is not a definitive list of all the possible NDHAs in Garforth but rather represents those identified at a particular point in time – during the drafting of the Neighbourhood Plan.

These candidate NDHAs were assessed using Historic England's guidance on Local Heritage Listing and guidance provided by the LCC Conservation Team. The assessment was based on local knowledge, historical maps, a visual appraisal and photographic evidence. Those assets considered to have sufficient heritage value (in accordance with Historic England's criteria) have therefore been identified as NDHAs in the Neighbourhood Plan. It is Leeds City Council's responsibility to produce a Schedule of Non-Designated Heritage Assets which will be updated annually as part of the Authority Monitoring Report (AMR).

Throughout the assessment process, there were a number of potential NDHAs that were identified that fall outside of the Garforth Neighbourhood Area boundary though are generally assumed to be within the Garforth Area. These NDHAs have not been included within the neighbourhood plan policy but a distinct community project has been included within the plan to ensure that these NDHAs are able to become part of the Schedule of NDHAs being prepared by Leeds City Council.

Some non-listed Heritage assets:

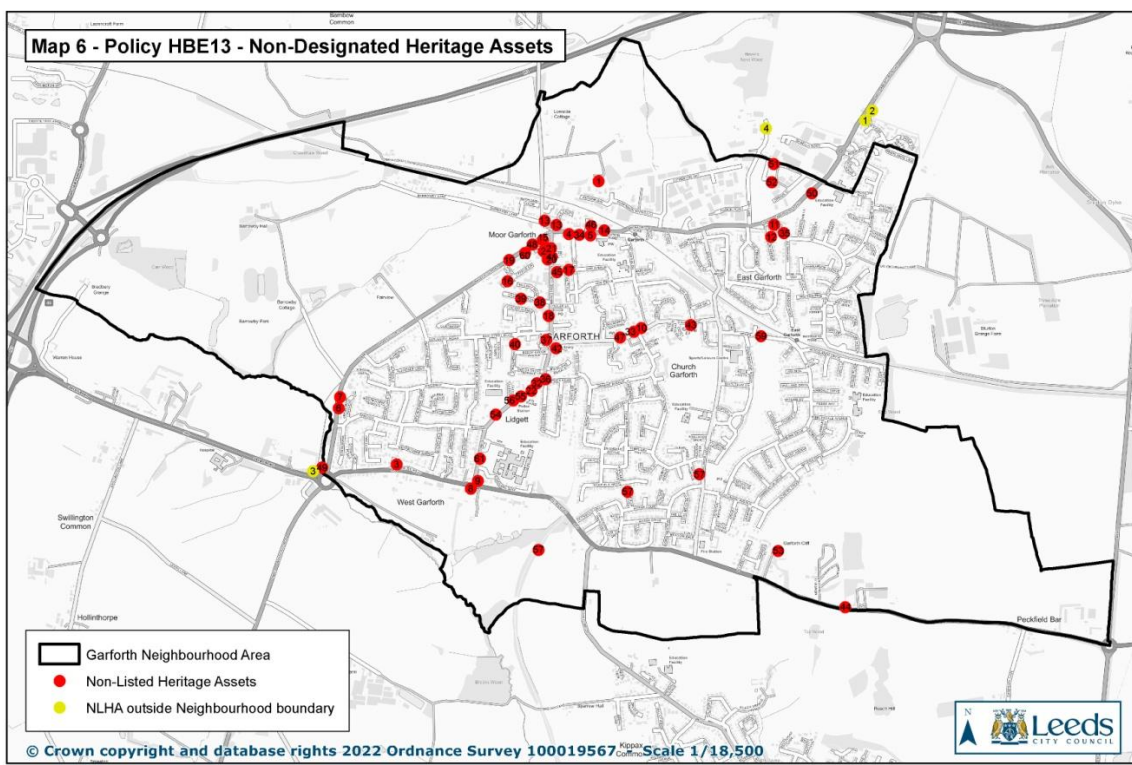
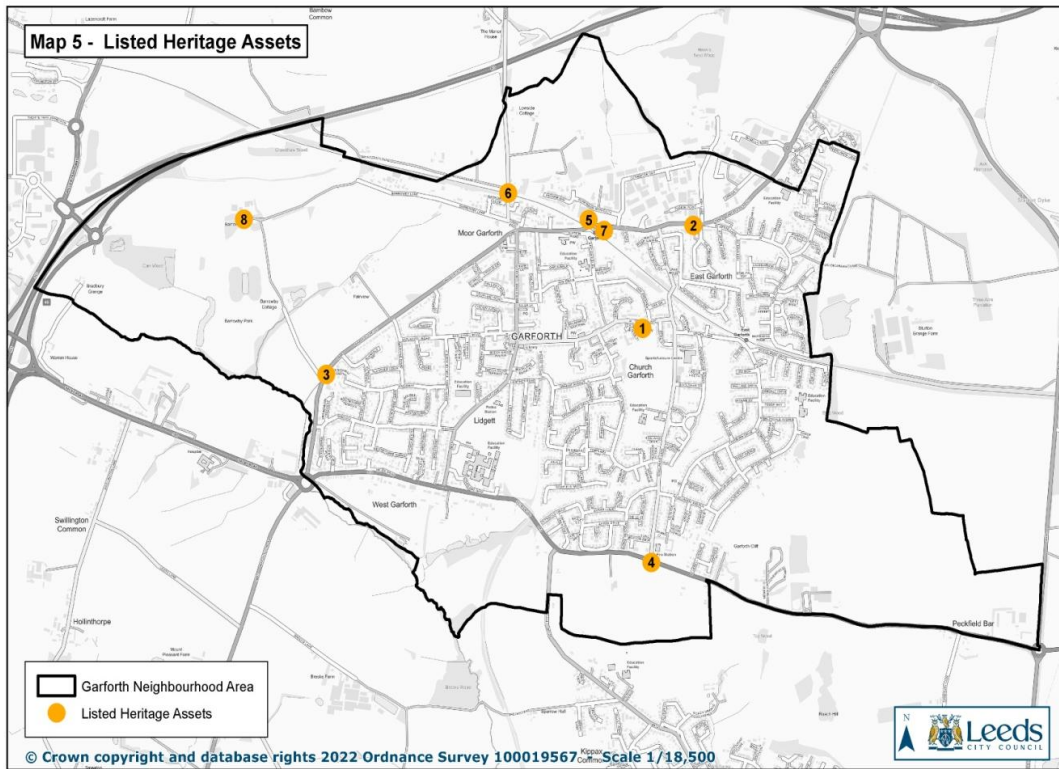


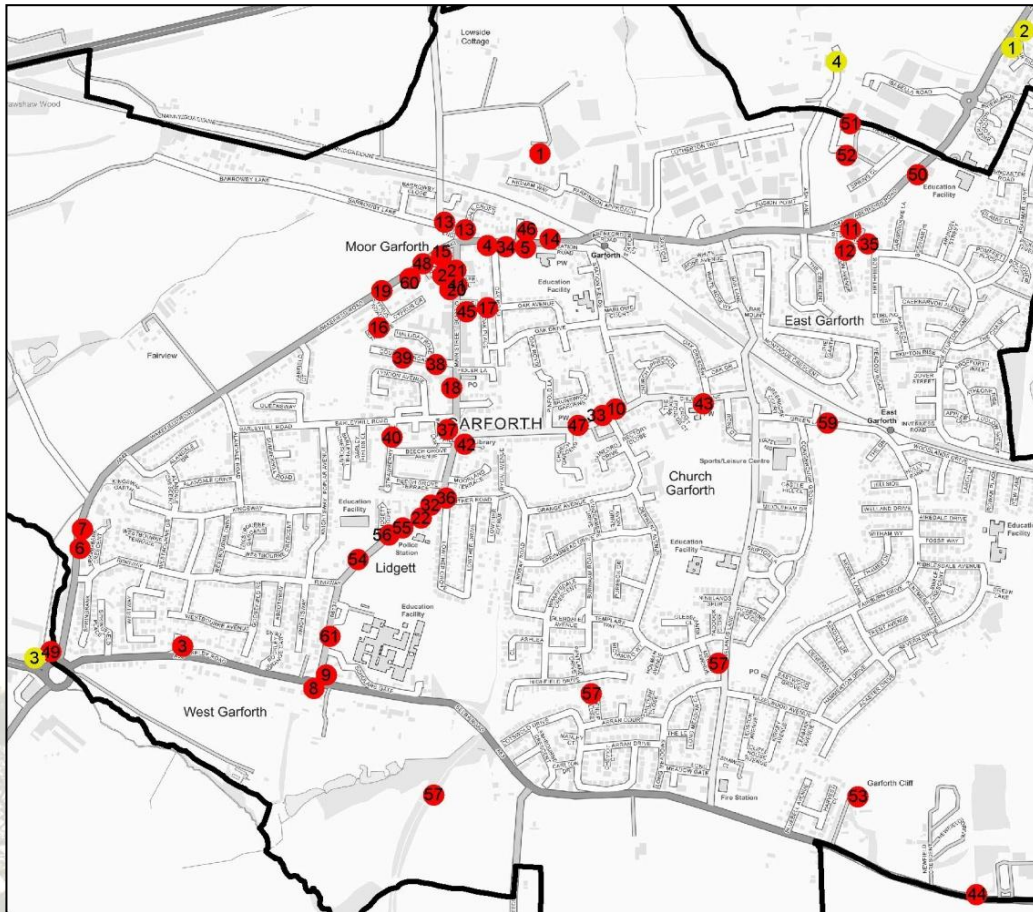
### What did the people of Garforth tell us?

Heritage concerns did not figure in the Household Survey of 2018 or in the main points raised at the Green Lane Workshop in 2015. There was recently, however, some disappointment expressed when winding gear at one of the former pit heads was demolished to make way for new houses without consideration of its historical significance to the community.

### POLICY INTENTIONS DOCUMENT CONSULTATION 2019

- 94%+ of respondents support the draft policies on heritage.





Expanded copy of Map 6 to facilitate identification of NDHA

## Neighbourhood Plan Policies

### Policy HBE11 General Heritage Assets

Development proposals involving any heritage asset will be supported in principle where they:

1. assist conservation-led regeneration schemes to enhance the historic environment, notably the bringing into use and restoration of a heritage asset
2. protect its historic, archaeological or architectural character, including any artefacts of historic interest.

### Policy HBE12 Non-Designated Heritage Assets

The following sites (as shown below, in Appendix 2) and on Map 6) were identified as Non-Designated Heritage Assets during the process of producing the Neighbourhood Plan: This does not preclude the addition of further NDHA in the future.

1. Sisters Villas
2. Kensington Terrace
3. Gaping Goose (Public House)
4. Miners' Arms
5. The Lord Gascoigne
6. Dar Villas
7. The Beches
8. Garforth House



9. Westbourne House
10. The Hollies
11. "Paradise Row" 1
12. "Paradise Row" 2
13. Town End Terrace
14. Salisbury Terrace
15. Salem Place
16. Cyprus Terrace
17. Primitive Methodist Chapel
18. Hilderthorpe Terrace
19. Nos. 33, 35 & 37 Wakefield Road
20. Newmarket Place
21. Kensington Terrace Entrance
22. No. 7 Lidgett Lane
32. No. 9 Lidgett Lane
33. St Armand's Court
34. Diamond Jubilee Garden
35. Firthfield
36. No. 27 Lidgett Lane
37. Old Council Offices
38. Beulah Cottage
39. Sharon Cottage
40. Nos. 1 - 25 Strawberry Avenue
41. Victorian upper floors of present-day shops
42. Library and One-stop Centre
43. Gravestone, John Backhouse St Mary's church yard
44. Boundary Stone, Garforth Cliff
45. Welfare Hall
46. Garforth Country Club
47. Methodist Church and Sunday School
48. Salem Chapel
49. The Old George (now renamed Miller and Carter)
50. Aagrah Restaurant, Aberford Road
51. Newhold Terrace
52. Ash Terrace
53. Water Tower
54. Nos. 78-84 Lidgett Lane
55. Nos. 50-54 Lidgett Lane
56. The Coach House, Lidgett Lane
57. Lines Way
59. GUDC Manhole cover
60. Garforth Evangelical Church
61. Garforth in Bloom display

Development proposals should take into account the effect on the significance of the local non-designated heritage assets.

The protection, preservation and/or sympathetic enhancement of local Non-Designated Heritage Assets will be supported. Development proposals that directly or indirectly affect Non-Designated Heritage Assets will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset including their importance to local distinctiveness, character and sense of place.

## Project

Garforth Neighbourhood Planning Forum (or any successor body) to work with Leeds City Council to register the following NDHAs (outside of the Garforth Neighbourhood Area boundary) on the Local List or Schedule of Non-Designated Heritage Assets maintained by the Council and reported through the Authority Monitoring Report:

1. Entrance to Cedar Ridge
2. Aberford Road Boundary Stone
3. Garforth Bridge Boundary Stone
4. End of the Fly Line

These are shown in Appendix 2 and on map 6.

### 3.1.5 Environmental Sustainability

#### Why is Environmental Sustainability important to delivering the vision and objectives for Garforth?

As we are now in a climate emergency, it is vital that issues around energy saving and reducing carbon emissions are considered in the design of new houses in Garforth. We would be doing a disservice to our children and grandchildren to miss the opportunity to help safeguard their and the planet's future.

Just as with our attitude to flooding, the Forum feels strongly that we should be looking at the situation years ahead. Currently housing accounts for approximately 27% of Leeds' carbon emissions. The houses built now should be for the next century at least and it is our responsibility to leave a legacy of buildings which help to combat, rather than add to, the problem of human-made global warming. In 2006 the then Government committed to all new builds in the UK carbon neutral by 2016, though this aspiration has been altered by a subsequent Government.<sup>1</sup> There is growing evidence that it is possible to construct houses with ultra-low or zero carbon emissions at costs not much different from traditional houses. Cardiff University demonstrated this with the development of their Solcer house.<sup>2</sup> More locally, construction of over 200 homes to "Passivhaus" standard is currently underway in central Leeds in the Climate Innovation District.<sup>3,4</sup>

The Committee on Climate Change states clearly that the UK will fail to meet its emissions reduction targets without a near complete decarbonisation of the housing stock. It adds that building standards in this regard are not sufficiently ambitious. More worryingly, it also says that just 1% of new build homes in 2018 had an Energy Performance Certificate of A.<sup>5</sup>

Leeds City Council's declaration of a Climate Emergency (2019) committed the city to making Leeds carbon neutral by 2030, with plans to:

- Reduce the Council's carbon footprint
- Reduce pollution and noise
- Reduce the level of greenhouse gas emissions from buildings in the city
- Promote cycling, walking and the use of public transport
- Promote a less-wasteful, low carbon economy
- Reduce flooding and other risks from the impact of climate change
- Build sustainable infrastructure
- Help residents reduce their own carbon footprints

Environmental issues around traffic and parking raised in the Green Lane Workshop (below) are more fully dealt with in the sections on Transport and the Town Centre.

## What did the people of Garforth tell us?

### GREEN LANE WORKSHOP 2015

- Absence of cycle and walkways linking places
- Inaccessible, poorly maintained and unsigned rights of way
- Lack of speed limit reinforcement in residential areas
- Pedestrian safety alongside and when crossing, busy roads
- Lack of adequate parking provision in existing residential areas

### HOUSING NEEDS SURVEY 2018

- 50% + of respondents would want energy-saving features in a new home.
- Almost 15% would want energy-creating features in a new home.

### POLICY INTENTIONS DOCUMENT CONSULTATION 2019

- 96%+ of respondents supported the draft policies on environmental sustainability.
- Almost 96% supported policies on accessibility and connectivity.
- 2 key issues respondents commented on were ensuring adequate space between houses and the possibility of making solar panels mandatory on new builds.

## Neighbourhood Plan Policies

### Policy HBE13 Development sites

Subject to considerations set out elsewhere in this Neighbourhood Plan, the principle of residential development within the Garforth area will only be supported:

1. On sites set out in the adopted Site Allocations Plan; and
2. On infill sites within the boundary of the Garforth Neighbourhood Plan area where the development proposals contribute toward the achievement of sustainable development and meet the policies of this Plan and the wider development Plan in conjunction with national policy. This Policy recognises that greenfield sites have many environmental and health benefits, including that preserving such sites contributes to the Council's position on addressing the Climate Emergency. Any proposal to develop on a greenfield site must clearly demonstrate that there are special circumstances which justify the environmental impact and should include suitable mitigation measures.

### Policy HBE14 Energy Efficiency

New housing, conversions or employment development should incorporate measures that maximise the energy efficiency of individual dwellings/units and the scheme as a whole. The use of the following measures will be supported, subject to local design and amenity considerations:

- a) use of thermal insulation (including continuous insulation),
- b) airtightness of a building including use of triple glazed windows,
- c) mechanical ventilation with heat recovery,
- d) using the orientation of buildings to optimize natural daylight and maximise the solar gain for heating
- e) solar control window films to help with reducing energy expenditure,
- f) low-energy light fittings with daylight sensors,
- g) solar photovoltaic panels,
- h) ground-source heat pumps,
- i) air-source heat pumps,
- j) combined heat and power systems
- k) provision of water butts where feasible
- l) retrofitting of existing buildings
- m) the use of sustainably- sourced, carbon neutral and durable materials
- n) the reuse of building materials

In addition, proposals for the retrofitting of existing buildings will be supported, subject to local design and amenity considerations.

### Policy HBE15 Cycle Storage

New housing development must include cycle parking and storage infrastructure commensurate to the scale and type of development and in line with the latest LCC guidelines in the Transport Supplementary Planning Document.

### Policy HBE16 Residential Parking

Car parking infrastructure must be designed to minimise the impact of the car on the street scene and to maximise space and opportunities for active travel, children's play and greenspace elsewhere in the development.

## 3.2 Business, Employment and Town Centre (BETC)

### Introduction

#### Business and Employment

Garforth currently has a low level of unemployment compared to most other areas of Leeds (Leeds Observatory). What is clear, however, from surveys carried out, from looking at people's reasons for moving to Garforth and from looking at transport and travel congestion is that a high proportion of those living in Garforth do not work here. It is partly because of Garforth's location and excellent transport links that many people choose to live here and commute elsewhere. However, in order to reduce pollution and traffic congestion, it would be good to encourage more of those who live in Garforth to work locally, too.

More businesses choosing to locate in Garforth could increase the number of jobs available locally. In addition, it is clear from the data that there are currently relatively few apprenticeships being offered in Garforth. It would help to redress the current demographic imbalance in the town if more young people had the opportunity to stay here after school / college.

The range and number of employers in Garforth is considerable. Aside from the industrial units there is also a wide range of opportunities in retail. In addition, there are several care homes which provide a significant number of jobs. It is not entirely clear what impact Covid 19 will have on the care sector in the future. However, it is an area that may well see reform and consolidation in the aftermath of the pandemic.

It seems clear that there is scope for further employment in Garforth. The infrastructure is good. There are also vacant sites and it is to be hoped that these will be brought back into use. Given the excellent transport links Garforth has, both with Leeds and the wider region, it would seem to be a good choice for businesses.

#### Town Centre

Garforth Main Street has a wide range of retail outlets. It is often busy with pedestrians and traffic, giving the impression of a thriving hub. However, there are concerns about the competition from Tesco and Lidl and from neighbouring centres, such as Thorpe Park, Colton and Cross Gates. Some businesses have had to close or move, due to lack of footfall and expensive rents. With increased online shopping and out of centre retail, Garforth Town Centre is at risk of a decline in vitality.

The challenge will be to provide shops and businesses on Main Street that offer added value that is not available from on-line suppliers or from large retail centres. This could be to do with personal service, local produce, quality and atmosphere. Although price is a key issue, this may not be the only issue. Many people value local independent services and are prepared to pay a little more for good quality, local products and personal service.

In addition, many shops now seek to offer something more than a simple retail experience. An addition to Main Street in 2019 was "Refill and Go" where people can buy a variety of food and other goods free from all packaging; this is clearly highly attractive to those wishing to live a more sustainable lifestyle. Equally, "CLO", a coffee shop, is a social enterprise, returning significant sums to community projects each year.

Typical views of Main Street:



Four new bars opened between late 2019 and early 2021. Again, these offer something different from traditional pubs. There is significant scope to re-imagine the High Street and the Town Centre Topic Paper (on the GNPf website) gives more details of the threats and potential opportunities available. The Plan supports the preservation and rejuvenation of Main Street as a thriving and attractive commercial and social hub for Garforth. The aspiration for the Town Centre is for improved aesthetics and sense of place as a focus for community pride and ownership, with health and wellbeing, environmental sustainability and economic resilience at its heart.

Parking is a significant issue for Main Street and is a key concern for local residents and traders. This topic is dealt with in section 3.2.3.

The impact of Covid-19 on people's shopping habits and on the future of town centres may well be profound but it will take some time to fully assess how this will affect Garforth's Main Street. Meanwhile, every effort must be made to preserve the future of what is undoubtedly a vital part of the town.

The key will be to try and ensure Main Street not only retains its existing customer base but expands footfall in the future.

## Key Issues

### Business and Employment

- Working locally and its benefits
- Demographic issues
- Training and apprenticeships

### Town Centre Retail

- Covid-19
- Online shopping
- Competing retail offers locally
- Main Street's key role in building community
- Finding a distinctive offer to attract customers

### Town Centre Parking

- Effects of extra on-street parking spaces on Main Street
- Insufficient parking for shoppers
- Insufficient parking for commuters at the station
- Impact on local residential streets
- Potential impact on shopping numbers

### 3.2.1 Business and Employment

#### Why is business and employment important to delivering the Vision and Objectives for Garforth?

Although people's attitudes to work vary, for most people, work – what they do and those with whom they work – is an important aspect of their day-to-day life.

People often see commuting as a downside of work. Commuting almost invariably increases stress and, consequently, simplifying the journey to work is almost inevitably going to reduce stress. With this in mind, it makes sense to try to ensure people can find employment locally wherever this is feasible. A Psychology Today article outlines some of the downsides of commuting which local working would address.<sup>1</sup>

Making a positive contribution to society through work is shown to increase workplace wellbeing as is outlined in an article in the International Journal of Environmental Research and Public Health.<sup>2</sup>

The majority of businesses in Garforth are small and medium enterprises, employing fewer than 10 workers. At the same time, a survey of businesses in 2017 suggests more than half of them plan to expand in the near future. Together, these facts suggest there is the capacity to increase the number of jobs available; hopefully, many of these potential vacancies could be filled by local people. Indeed over 85% of the businesses surveyed felt they would be able to expand their business in Garforth.

Where it is not possible for employers to find the required staff locally, Garforth's excellent transport links mean it would be relatively easy for employees to travel to work here. The town is served by two motorway junctions (J46 and J47 on the M1). It also has major trunk roads, the A63 and A642, running along its southern and northern perimeters, respectively.

So, it is relatively simple to get to Garforth by car and, given the town's position on the outskirts of Leeds, those commuting from Leeds to Garforth would face little congestion. In addition, the town has excellent public transport provision. The two railway stations (Garforth and East Garforth) are on the main line between Leeds and York making the journey from either city very straightforward. In addition, a number of buses serve the town. There are several regular services from Leeds and Castleford. There are also routes serving Wakefield, Wetherby and Selby.

For those who cycle to work, there is an advisory route from Leeds city centre to Garforth, avoiding main roads and utilising cycle paths where possible. There is also now the Leeds Cycle Superhighway which brings cyclists from the city centre on a segregated route as far as Crossgates from where it is possible to reach Garforth by minor roads and tracks.

Providing a variety of good, secure job opportunities in local businesses will contribute to the wellbeing both of the staff of those businesses and of the wider community.

As well as the employment sites identified in the Leeds Site Allocations Plan (2019), the Lotherton Industrial Estate to the north of the A642 and the railway line accessed from the A642 has been identified as an additional employment site in Garforth, see map 7. The site has been in an employment use for over fifty years and contains a mix of industrial units and commercial buildings. The businesses are diverse both in the range of services they provide and in their size, (Character Assessment Summary Document – Appendix 4).

The estate is a perfect place for new businesses to establish themselves with a range of premises and good infrastructure.

The location of the estate, close to the train station and bus routes, as well as just off a main road with easy access to the A1 motorway, is ideal. Access for employees and deliveries / distribution is very easy.

The Site Allocations Plan (2019) identifies three employment sites within the Garforth Neighbourhood Area (EG1-40, EG1-41, EG1-42). It also identifies a number of other sites EO1-17 and EG1-35-39; although these sites sit just outside the Neighbourhood Plan area, they are contiguous with it and are considered to be part of Garforth. As well as these identified sites, the wider Newhold Estate provides a range of employment opportunities not dissimilar in variety and size to those offered in the Lotherton Way Estate.

In order to support its objectives to retain employment opportunities within Garforth, the Neighbourhood Plan identifies the wider Newhold Estate (that falls within the Garforth Neighbourhood Area) as an employment site to be retained for the benefit of the town.

Policy EC3 of the Leeds Core Strategy supports the retention of employment sites but provides for their change of use away from employment subject to a number of criteria. In Garforth, given the need to sustain local employment opportunities and in line with its overall strategy to support working locally, the Neighbourhood Plan supports a more restrictive approach to employment sites in Garforth. This approach adds value and a locally distinctive policy to those contained within the Local Plan.

The Newhold Industrial Estate is subject to a Saved Unitary Development Plan policy. The policy references the capacity of the industrial estate in regard to the quality of drainage and road infrastructure and therefore prevents further development unless development schemes incorporate infrastructure improvements to alleviate on site issues (Saved Unitary Development Plan Policy E3B(4) (2006)). Policies BETC1 and BETC2 are considered to be consistent with this approach.

#### What did the people of Garforth tell us?

##### GREEN LANE WORKSHOP 2015

- There are currently too many unkempt commercial sites.

##### LOCAL INDUSTRY SURVEY 2017

- 78% of businesses said local workers had the required skills.
- 86% of respondents said they could grow their business in Garforth.

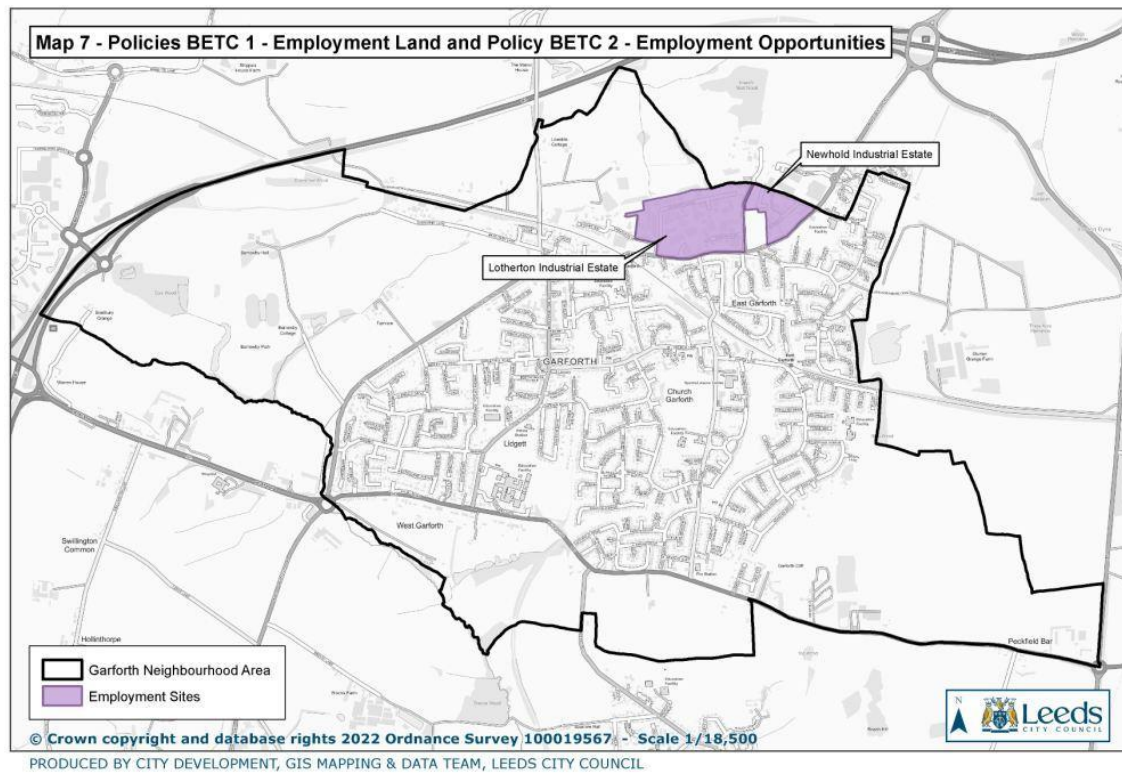
##### HOUSING NEEDS SURVEY 2018

- Currently just over 10 % of respondents work in Garforth. Almost 30% would like to.

##### POLICY INTENTIONS DOCUMENT CONSULTATION 2019

- 96%+ of respondents supported the draft policies on employment and job creation.





## Neighbourhood Plan Policies

### Policy BETC1 Employment Land

The following employment locations (including office, research and development, light industrial, general industrial and storage and distribution uses) as identified on Map 11 will be safeguarded in their existing uses. Proposals for the change of use of these sites away from an employment use will not be supported unless it is demonstrated that the site is no longer viable in its existing use or in an alternative employment use, through a period of active marketing for no less than 6 months.

1. The sites contained within the Lotherton Industrial Estate - Character Area 5 in the Character Assessment Document as shown on Maps 4 and 7
2. SAP site EG1-40 Newhold Estate as shown on map 7
3. SAP site EG1-41 Newhold Estate
4. SAP site EG1-42 Newhold Estate

### Policy BETC2 Employment Opportunities

Proposals for the development of new employment uses on brownfield land will be supported, subject to the following design, amenity, infrastructure and accessibility considerations, where feasible:

- a) Avoidance of adverse impacts on local highway network and local road safety
- b) Ensuring sustainable travel options such as cycle stands, electric vehicle charging infrastructure and pedestrian and cycle safety throughout the site
- c) Easy access to/from the local highway network
- d) Easy access to/from footpaths and cycle routes through new connectivity measures and access to public transport routes
- e) Provision of in-curtilage, off-street parking as part of the development commensurate with the scale of development and in line with LCC standards
- f) Provision of adequate on-site infrastructure, such as drainage, highways
- g) Avoidance of adverse effects on biodiversity and landscape character

h) Avoidance of adverse effects on visual and neighbourhood amenity and environment through noise pollution, light pollution or odour e.g. screening by tree/hedge planting  
Proposals for the Newhold Industrial Estate will need to satisfy the requirements of UDP Policy E3B(4).

## Employment and Job Creation

### Policy BETC3 Connectivity to Employment

Proposals for new major employment development (see Glossary) should demonstrate how the scheme will promote sustainable travel options and will be accessible by walking, cycling or public transport particularly within Garforth.

## 3.2.2 Town Centre

### Why is the future of the town centre important to delivering the Vision and Objectives for Garforth?

Garforth Main Street is a well-used retail centre with a range of shops and services. Retail frontages at ground level are modern and lack uniformity, and the street as a whole lacks a coherent unifying style due to the pattern of development. To the southern end, a number of Victorian terraces have been converted to retail units and, at first floor level, much of the original detailing has been retained. There are some instances where these details have been replicated. To the northern extent of the street the units are more modern, constructed in the 1970s. Whilst most of the ground floor is used for town centre uses, the second floor provides some residential accommodation. Additionally, Main Street is surrounded by a number of residential streets and accessibility to the town centre is one of its strengths.

One of the key challenges for Main Street is traffic congestion and problems caused by on-street parking. Another challenge is the built environment. There is no central square, marketplace or outdoor meeting point, the only public toilets are situated in the Library at one end of the street and there is no overall landscaping or public realm strategy. These twin challenges mean that, although the retail offer is good and Main Street remains relatively vibrant, it is not currently a location where people loiter, meet socially outside (other than in some of the outside seating of cafes) and spend time that is not connected with retail. Part of the vision for Garforth talks about a town centre which is vibrant and re-invigorated. There would continue to be a broad range of shops and businesses; many of these would be local. A survey of premises on Main Street in early 2022 counted 100 shop fronts. Of these 59 were independent local businesses. Of the rest a number were charity shops and the remainder national enterprises.

One of the Plan's objectives talks about creating a town centre that is more attractive and more active. In this way, it suggests, more local people will use the facilities and the town centre would be a real hub for the community.

Many High Streets throughout the country are in decline. The Portas Review outlines many of the problems facing our High Streets.<sup>1</sup> If Main Street in Garforth were to follow this trend the effect on the town would be highly detrimental. Main Street would become anonymous and no longer contain the relatively broad range it now offers.

The temptation might then be for people to travel further afield, to Leeds or beyond, to find something they no longer feel Garforth offers. This would almost certainly lead to a further decline in footfall, even for those shops still trading and, as with some other local towns, an eventual atrophy of the street.

This would be a disaster both economically and socially.

The alternative vision is one in which Main Street actually blossoms. Just as with the opening of 3 independent bars in late 2019/early 2020, new local and independent businesses arrive to take advantage of the possibilities. With an offer that is highly focussed on service and quality and a unique selling point which may be offering experiences, tasting sessions, or addressing issues around climate change, these businesses would be more agile in responding to local needs.

They would also help to keep money circulating in the local economy by, where possible, sourcing locally and employing locally. They would be part of the community and Main Street would be at the hub of the community. A 2019 Ministry of Housing, Communities and Local Government publication describes what the future High Street might look like.<sup>2</sup> Garforth is beginning the transition to this new look and its future will only be secured if this move continues.

As an example of local businesses engaging with the community, during the Covid crisis two of the long-standing independent food shops on the street began delivering to the housebound.

The paper produced by Leeds City Council outlining many of the current issues and future possibilities for Main Street shows clearly that the street has the potential for a bright future.<sup>3</sup>

In September 2020, changes to the Use Classes Order came into effect and introduced three new use classes. The main changes to the Use Classes Order affecting the high street are:

- The introduction of new use class E (commercial, business and service) including retail, restaurant, office, financial/professional services, indoor sports, medical and nursery along with any other services which is appropriate to provide in a commercial, business or service locality
- New use class F1 (Learning and non-residential institutions) including non-residential educational uses, museums, art galleries, libraries, public halls, religious institutions and law courts
- New use class F2 (Local community) – including use as a shop of no more than 280sqm, use as a community hall, area for outdoor sport, swimming pool or skating rink

A GNPF survey of the 102 businesses on Main St in February 2022 gives the following percentage breakdown by class:

|          |         |         |       |         |
|----------|---------|---------|-------|---------|
| Ea 56.8% | Eb 5.9% | Ec 3.9% | Ed 0% | Ee 5.9% |
| F1 2%    | F2 1%   |         |       |         |

There was one vacant site. The full details are available on the GNPF website.

Additionally, Permitted Development Rights have recently been extended, which provide for the conversion of formerly A1/A2 (shops/financial services) into C3 dwelling houses.

These reforms make up part of the Government’s “project speed” which aims to support High Street revival and allow for greater flexibility to change uses within town centres without the need for planning permission. These planning reforms have been taken into account whilst preparing the strategy for Garforth Main Street.

## What did the people of Garforth tell us?

### GREEN LANE WORKSHOP 2015

- Too many takeaways

### RETAIL SURVEY – RESULTS REPORTED ARE FROM 79 MAIN STREET RETAILERS 2016

- 60% of retailers had been trading for over 10 years. 85% expected to stay another 10 years at least.
- The two biggest positives were – geographical location and potential customers.
- The two biggest negatives were – rents and car parking.

### HOUSING NEEDS SURVEY 2018

- The things people liked best about Main Street were convenience-42%, supporting local community -23%, choice of shops-15%, friendliness-10%.
- 97% of respondents shop on Main Street - 56% weekly, 28% monthly.
- The main improvement people asked for was an increased range of shops.

### RETAIL SURVEY OF 85 MAIN STREET BUSINESSES 2018

- Main positives – variety of shops- 24%, friendly people-14%, community feel-11%
- Main negatives – difficulty parking-36%, roadside parking-11%, volume of traffic-10%

### POLICY INTENTIONS DOCUMENT CONSULTATION 2019

- Comments were made to “sort out the parking” and to limit the over representation of one kind of shop.
- 93% of respondents agreed with policies on the town centre.

## Neighbourhood Plan Policies

### Policy BETC4 Town Centre Mix

Commercial or retail development in the Town Centre (as shown on Map 8) will be supported where:

- a) The proposal helps to diversify and improve the vitality of the Town Centre and broaden its attractiveness to shoppers and visitors; or
- b) The proposal will provide temporary/meanwhile/pop-up uses for new ‘start up’ businesses and community uses in vacant buildings; or
- c) The proposal will revitalise and restore under-used space or vacant buildings for community benefit.

Proposals for the change of use to *sui generis* (see glossary) Hot Food Takeaway or for new Hot Food Takeaways will not be supported unless it can be demonstrated that there will be no adverse impact on the amenity of the town centre for all users in terms of noise, light, or odour, on-street parking provision and the ability of the Town Centre to meet day-to-day shopping needs.

### Policy BETC5 Residential Development in The Town Centre

Proposals for the change of use of buildings to C3 residential use above ground floor shop frontages in Garforth Town Centre (as shown on Map 8) will be supported, subject to highways access and residential amenity considerations.

### Policy BETC6 Town Centre Accessibility

Proposals to improve the pedestrian and cycle accessibility of the Town Centre (as shown on Map 8) will be supported.

### Policy BETC7 Appearance and Public Realm

To be supported, proposals for new shop frontages or alterations to existing shop frontages should demonstrate how they have regard to the following:

- a) Design and character features in the Character Assessment Summary for Character Area 7 (Appendix 4) and Policy HBE 9 (Development in Character Areas)
- b) The ambition to improve the appearance of the town centre, through the legibility and cohesiveness of design features
- c) The retention, restoration and enhancement of traditional shop frontages, or features and details of architectural or historic interest
- d) Local architectural style, materials and form which contribute to the character of the Town Centre, in particular Victorian buildings and features
- e) The character of the host building and its architectural make up
- f) Sensitively designed fascias and signage of an appropriate height, scale and colour

Planting, soft landscaping schemes and public realm improvements which improve the overall quality and character of the Town Centre will be supported.

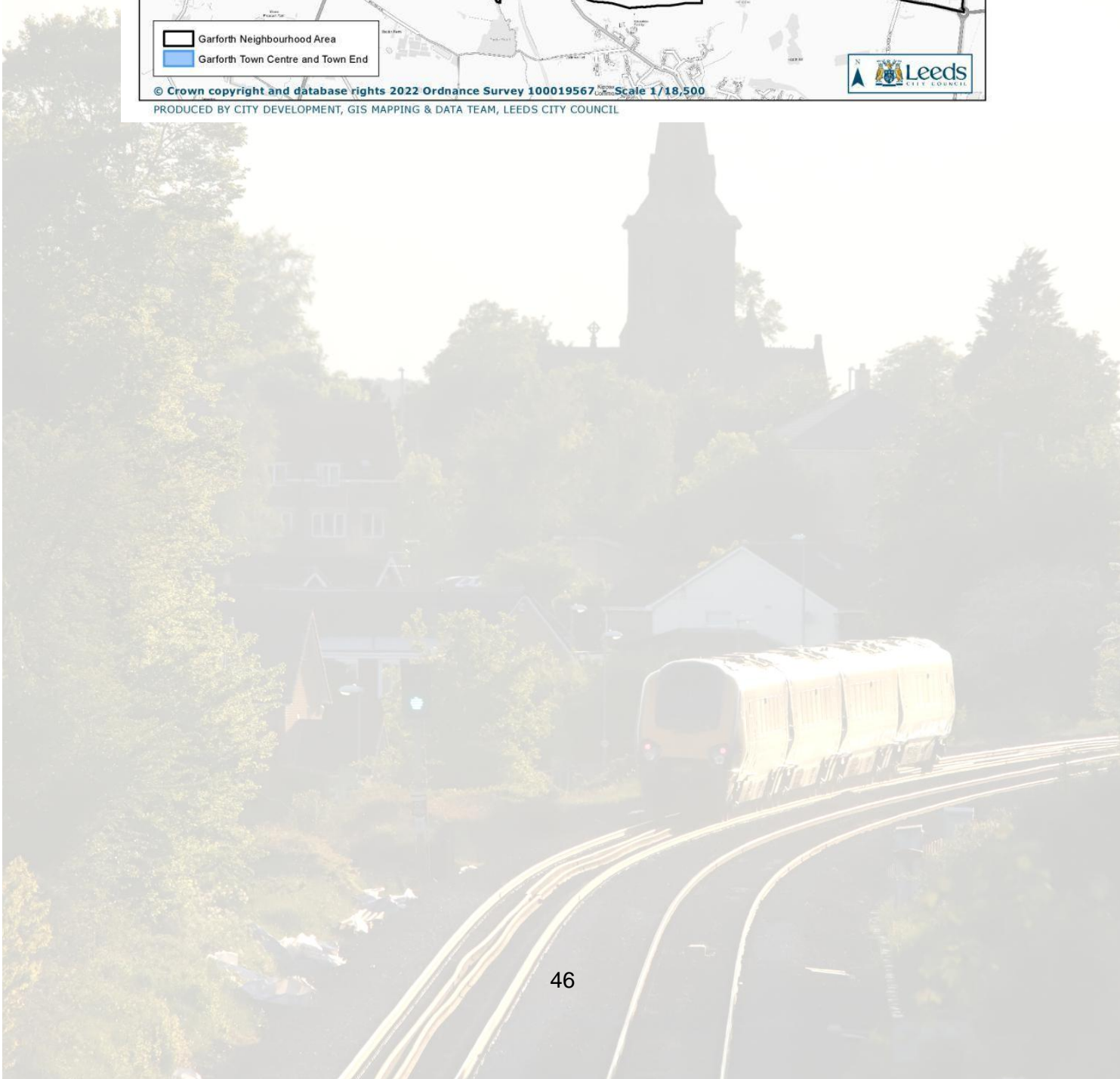
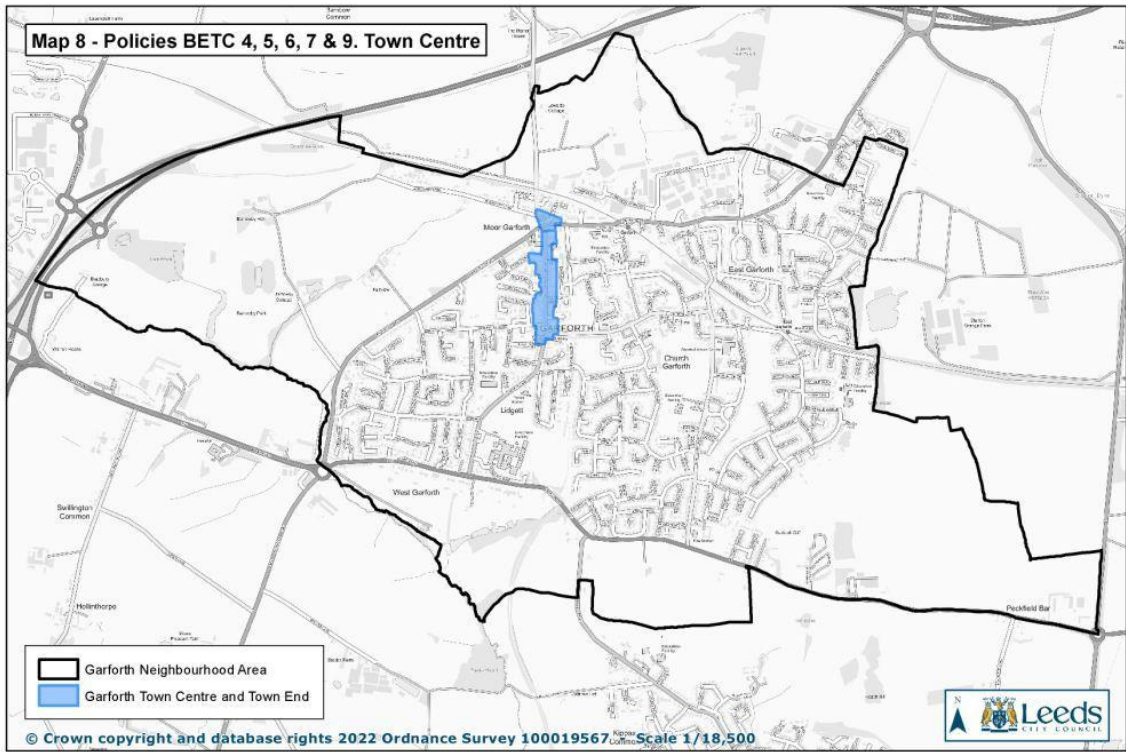
The provision of additional public spaces to provide spaces to meet and interact such as a hub or town square will be supported.

The provision of public toilet facilities in the Town Centre will be supported.

### Policy BETC8 Town End

Proposals to transform Town End (as shown on Map 9) into a cohesive approach route and gateway to Garforth Town Centre will be supported. Proposals for the redevelopment of Town End should be designed in accordance with the following key guiding principles:

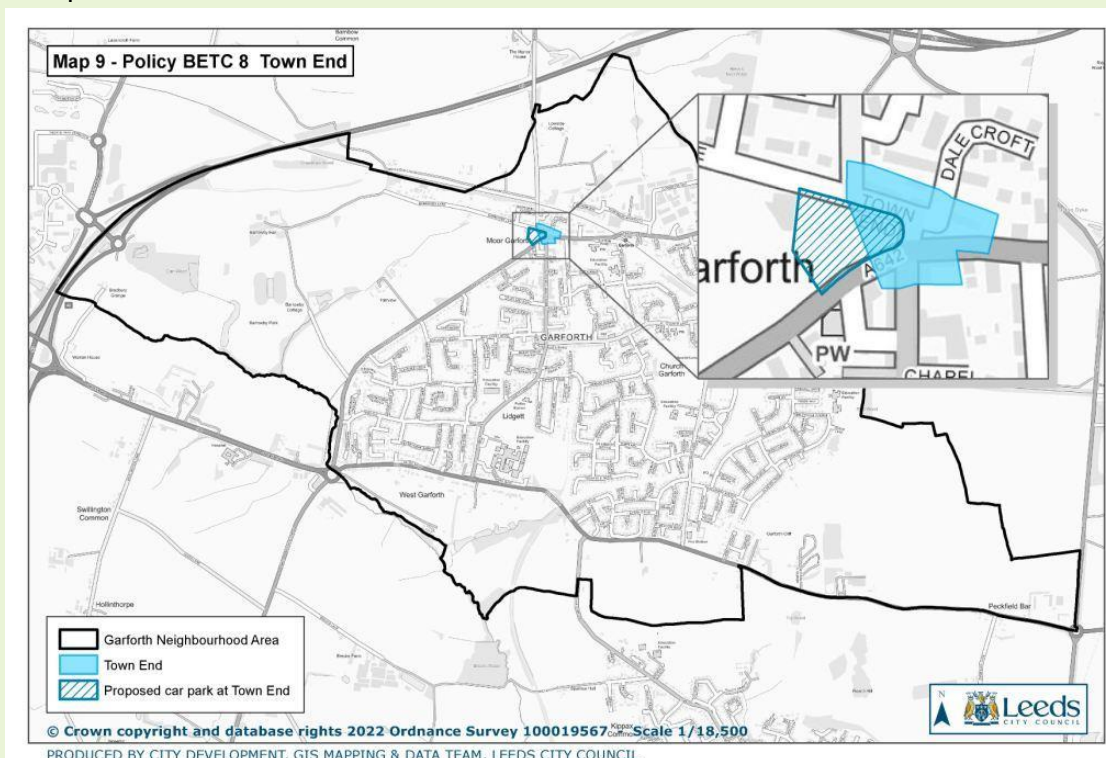
- a) Town End as a gateway should reflect the Neighbourhood Plan town centre policies of accessibility and local distinctiveness and include high quality soft landscaping
- b) Opportunities to use community involvement and/or public art to make it a characterful welcome to Garforth
- c) Good legibility and connectivity to existing crossing facilities over Wakefield Road and exploration of options to upgrade these facilities through widening, surface treatment etc.



## Projects

Garforth Neighbourhood Planning Forum or any successor body:

- To work with “Town Team” of local traders and The Main Deal to look at and implement initiatives for boosting activity on Main Street.
- To work with local councillors and City Council to help create a distinctive identity for Garforth as a destination.
- To work with other groups to support/promote events on Main Street e.g. Festival, pop-ups, Tour de Yorkshire.
- To work with Leeds City Council, landlords, local traders and The Main Deal to explore increasing residential accommodation on Main Street in existing first floor locations.
- Will support local traders and others in exploring the possibility of a co-working space.

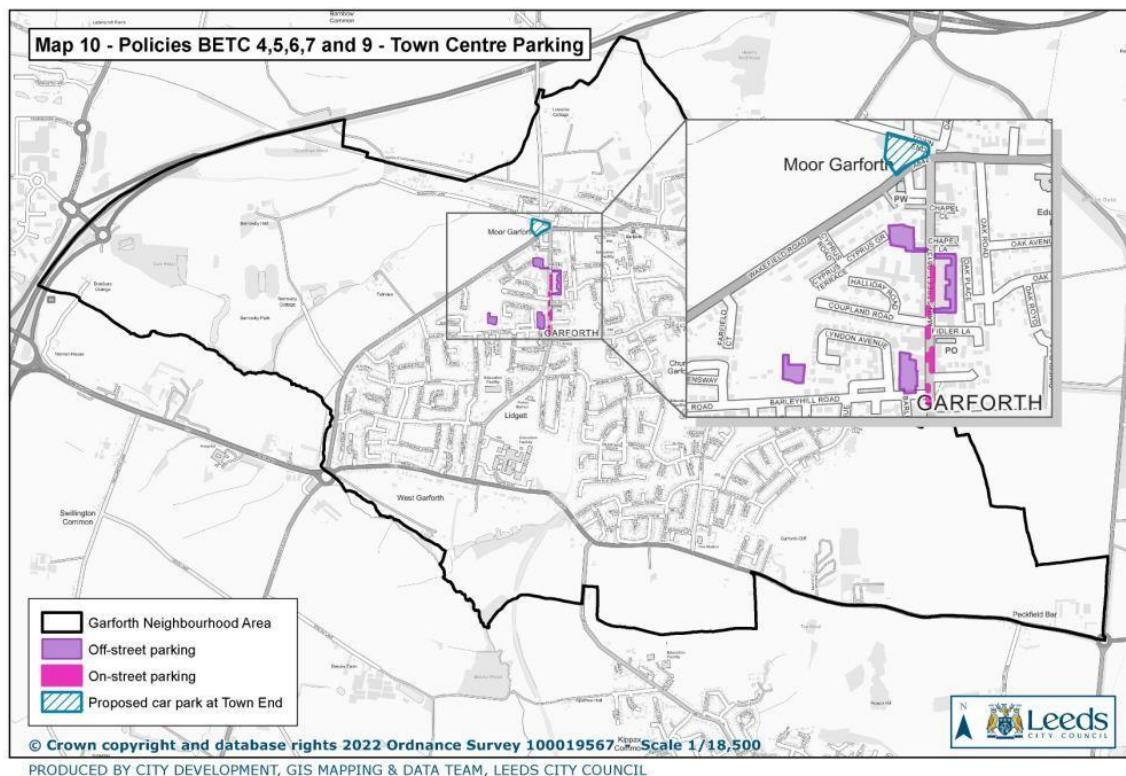


### 3.2.3 Town Centre Parking

Why is trying to resolve the issues around town centre parking important to delivering the Vision and Objectives for Garforth?

Unless the parking issues are resolved, Main Street may not be the vibrant and attractive location mentioned in our Vision. Instead of remaining at the heart of our community and acting as a hub it could atrophy. Congestion and an inability to access the shops on Main Street may well frustrate people to the point where they will turn their backs on it as a destination. Businesses will suffer and, potentially, close. People will choose to shop elsewhere; somewhere more easily accessible by car and there are, within a few miles of Main Street, a number of retail outlets with plentiful and free parking.

A comprehensive survey on the current provision of parking was carried out by Leeds City Council in 2012 and a number of possible solutions were proposed.<sup>1</sup> (See Summary of Car Parking Stress on the website.) Parking provision in the town centre is shown on Map 10.



A second issue concerns health and wellbeing. Increasingly there are occasions during the day when, for short periods, there is gridlock on Main Street. The reasons for this are complex. It is a combination of factors including on-street parking on both sides of the street, the presence of large delivery vehicles and buses as well as an increase in cars seeking parking places. The result of this is a detrimental impact on air quality in the street. This situation is incompatible with our aspiration to ensure Garforth continues to be a great place to live.

The third issue concerns identity. Main Street is a key factor in Garforth's identity as a distinct and cohesive community. Without a vibrant and busy centre, it is by no means clear that Garforth will retain its sense of identity and community feel. The survey carried out by the Neighbourhood Plan Forum in 2017 suggests many drivers are using the shoppers' car parks for all day parking; this significantly reduces the spaces available for shoppers.<sup>2</sup> A proportion of these spaces are almost certainly being used by people working in the various retail businesses on the street. The survey found that 24% of spaces in the two principal car parks serving Main Street were available for short term parking. Nonetheless, if people lose the habit of visiting Main Street, social interactions will decline and, in time, Garforth could simply become a dormitory suburb of Leeds with no separate identity as a small town. This is incompatible with our vision for the future.

### What did the people of Garforth tell us?

#### GREEN LANE WORKSHOP 2015

- Absence of cycle and walkways linking places

#### RETAIL SURVEY – RESULTS REPORTED ARE FROM 79 MAIN STREET RETAILERS 2016

- Parking as an issue came up repeatedly as a negative and as a focus for improvement

#### HOUSING NEEDS SURVEY 2018

- 97% of respondents shop on Main Street - 56% weekly, 28% monthly.
- The single biggest negative (40%) was parking.



- Highest rated single improvement - better off-street parking.

#### RETAIL SURVEY OF 85 MAIN STREET BUSINESSES 2018

- By far the biggest single improvement sought (20%) - parking.
- Main negatives - difficulty parking - 36%, roadside parking -11%, volume of traffic - 10%.

#### POLICY INTENTIONS DOCUMENT CONSULTATION 2019

- 93% of respondents agreed with the policies on the town centre.
- Responses demonstrated parking was a major concern.

### Neighbourhood Plan Policies

#### Policy BETC9 Town End Car Parking

The provision of new public car parking at Town End (as shown on Map 9) will be supported, in accordance with the following key guiding principles:

- a) Town End car park should be designed with trees, planting and green SUDS (sustainable urban drainage systems) as integral to the layout
- b) Electric vehicle charging points should be provided at a rate in accordance with Leeds Core Strategy Policy EN8 (10% of spaces with infrastructure for additional points)
- c) Secure bicycle parking in accordance with the Leeds Transport SPD should be provided close to the Wakefield Road pedestrian crossing
- d) It is expected that in the future, demand for parking will reduce through modal shift away from private cars to active travel, shared and automated vehicles and so future adaptability of parking spaces should be considered in the design

#### Projects

Garforth Neighbourhood Planning Forum or any successor body:

- To work with Leeds City Council to support the implementation of measures in the 2012 Parking Strategy
- To work with Leeds City Council and local traders to promote cycling and walking to Main Street.
- To work to improve traffic flow on Main Street via parking restrictions e.g. limiting parking to one side only.

## 3.3 Transport (T)

### Introduction

If we look at how people travel in our region today their journeys do not always seem to go smoothly. There are often issues with traffic jams, parking problems, delayed or cancelled trains and buses not running to time. Perhaps some of the issues could be partly resolved by people making different travel choices.

Public transport is widely used- although often maligned- and there is undoubtedly scope for improvement with regard to reliability and pricing. However, the notion that walking or cycling could form part of our journey planning is still alien to many people. Part of the issue is habit. Part is (perceived) convenience. But an even greater barrier is the lack of adequate infrastructure for walking and cycling.

If this key issue can be addressed, the benefits to the individual and to society in terms of better health and less pollution would be considerable.

Looking at Garforth, it seems sensible to consider how we could help make it easier for people to make the best transport choice for the journey they are making whether within the town or beyond.

Clearly, the notion of “best transport choice” may have different meanings for different people. However, given that we are all responsible for the choices we make and given the current crises in our country with regard to obesity and health in general, it would seem sensible that good transport choices would not contribute to worsening the situation with regard to these national problems. If you add in the issues of global warming and air pollution caused by vehicle emissions, it seems clear that we can begin to see what a good travel choice might imply.

The National Planning Policy Framework is unequivocal here. Paragraph 112 states, “applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use..”

In summary, when considering journeys people make in and around Garforth it is feasible to encourage people to make choices about how they travel which will benefit both themselves in terms of their health and wellbeing and the planet in terms of reducing emissions.

### Key Issues

#### Active Travel

1. cars are a significant source of greenhouse gases
2. cars contribute to air pollution
3. obesity is a major issue in both adults and children
4. lockdown demonstrated what more active travel could look like

#### Accessibility and Connectivity

1. town connected via a network of cycle and pedestrian routes
2. easy access for motorists to trunk road / motorway network
3. easy access to public transport services
4. access to local shops, schools and workplaces possible without using a car

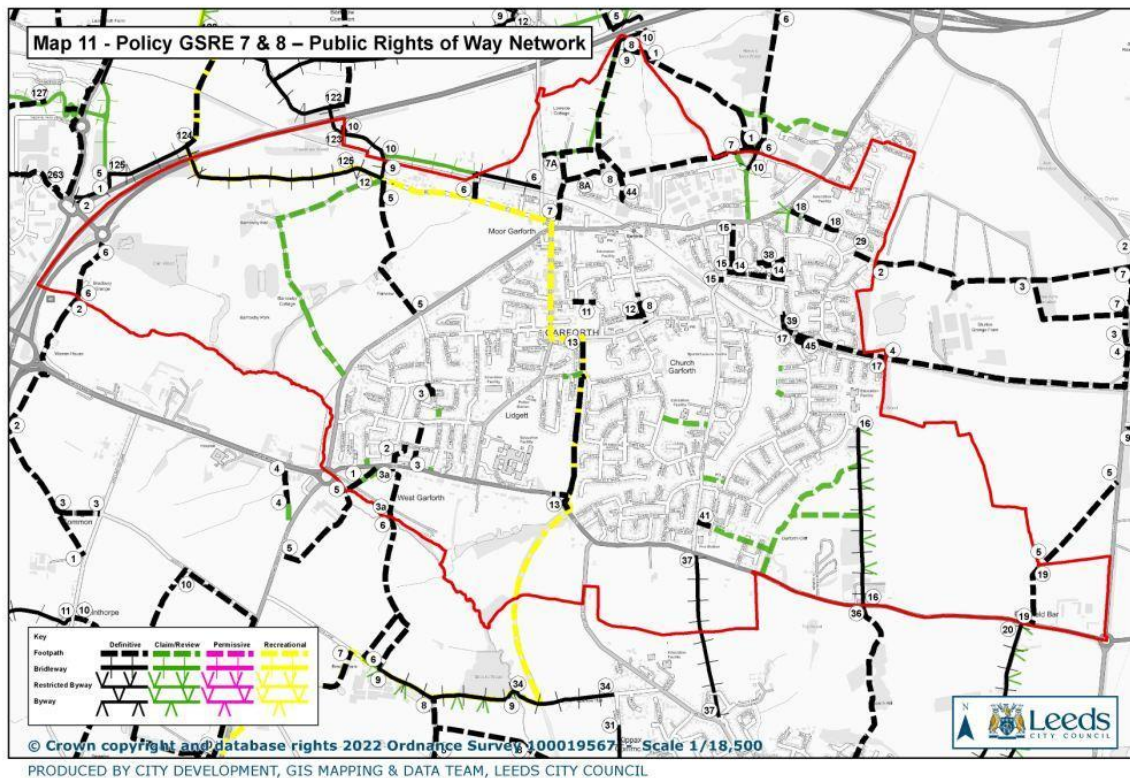
## Why are active travel, accessibility and connectivity important to delivering the Vision and Objectives for Garforth?

Active travel is an issue that has gained more importance since the declaration of a Climate Emergency and the advent of the COVID pandemic. Cars offer us all sorts of freedoms and this is to be welcomed. At the same time, it is important to recognise that there is a price to pay in terms of the damage they cause. Cars are a significant source of greenhouse gas emissions. The IPCC report of 2018 stresses the urgent need to reduce greenhouse gas emissions from vehicles in order to prevent potentially catastrophic climate change.<sup>1</sup> They cause air pollution, adversely affecting the quality of the air we all breathe. The building of roads to support cars has an impact on urban sprawl. The presence of cars in any community can have an adverse impact on the potential freedoms enjoyed by pedestrians, cyclists and, critically, children.

Cars are often used for short journeys. Apart from the environmental problems this causes, there is the attendant issue of people's increasingly sedentary lifestyles. In the light of COVID the Government sought to increase physical activity in all sectors of the population. Active travel, whether that be on foot, cycling or scooting, is an easy way to incorporate activity into our everyday lives. "Putting Health into Place (NHS England)" highlights the importance of promoting active travel in how new developments are designed.<sup>2</sup>

For active travel to become habitual, it needs both to be made easy and to be seen as normal. It is clear that a major barrier to active travel is the perception that cycling is dangerous or that walking to work or school is not straightforward. For this reason, it is vital that there are good and safe pedestrian and cycle routes both within our community and between Garforth and neighbouring communities. One opportunity afforded us by the pandemic is that there is a chance to capitalise on the increase in walking and cycling seen during lockdown. LCC launched a scheme in the Summer of 2020 to encourage people to make suggestions which would improve provision for cyclists and pedestrians. Throughout Leeds hundreds of suggestions were made including quite a number in the Garforth area. Whilst not all will be followed up, this is a useful start.

See <https://leedscovidsuggestascheme.commonplace.is/comments>.



Accessibility and connectivity will be really important in any major (10+ homes) new development. For car drivers this will mean easy, quick and safe access to main roads, including the motorway. For those using public transport it will mean having a well-connected system of both buses and trains at regular intervals into the town centre and Leeds city centre. For pedestrians and cyclists, it will mean easily accessible and safe routes to work, shops and schools. The future of Main Street is an issue dealt with in detail elsewhere but an increase in active travel, in itself, would deal with one of the key problems – parking. In this way, cycling and walking could help safeguard the future of businesses on Main Street and thereby contribute to preserving the viability of Garforth as a thriving centre. The notion of the 20-minute neighbourhood is increasingly informing planning policy. The Mayor of Paris is a leading proponent and Sustrans (a charity promoting walking and cycling) is asking the UK government to consider this idea as fundamental in future planning legislation.<sup>3</sup> Given its population and relative compactness, Garforth would seem a perfect fit for this idea.

### What did the people of Garforth tell us?

#### GREEN LANE WORKSHOP 2015

- Absence of cycle and walkways linking places.
- Inaccessible, poorly maintained and unsigned rights of way.
- Pedestrian safety alongside busy roads and when crossing them.

#### POLICY INTENTIONS DOCUMENT CONSULTATION 2019

- 96%+ of respondents supported the draft policies on environmental sustainability.
- Almost 96% supported the policies on accessibility and connectivity.

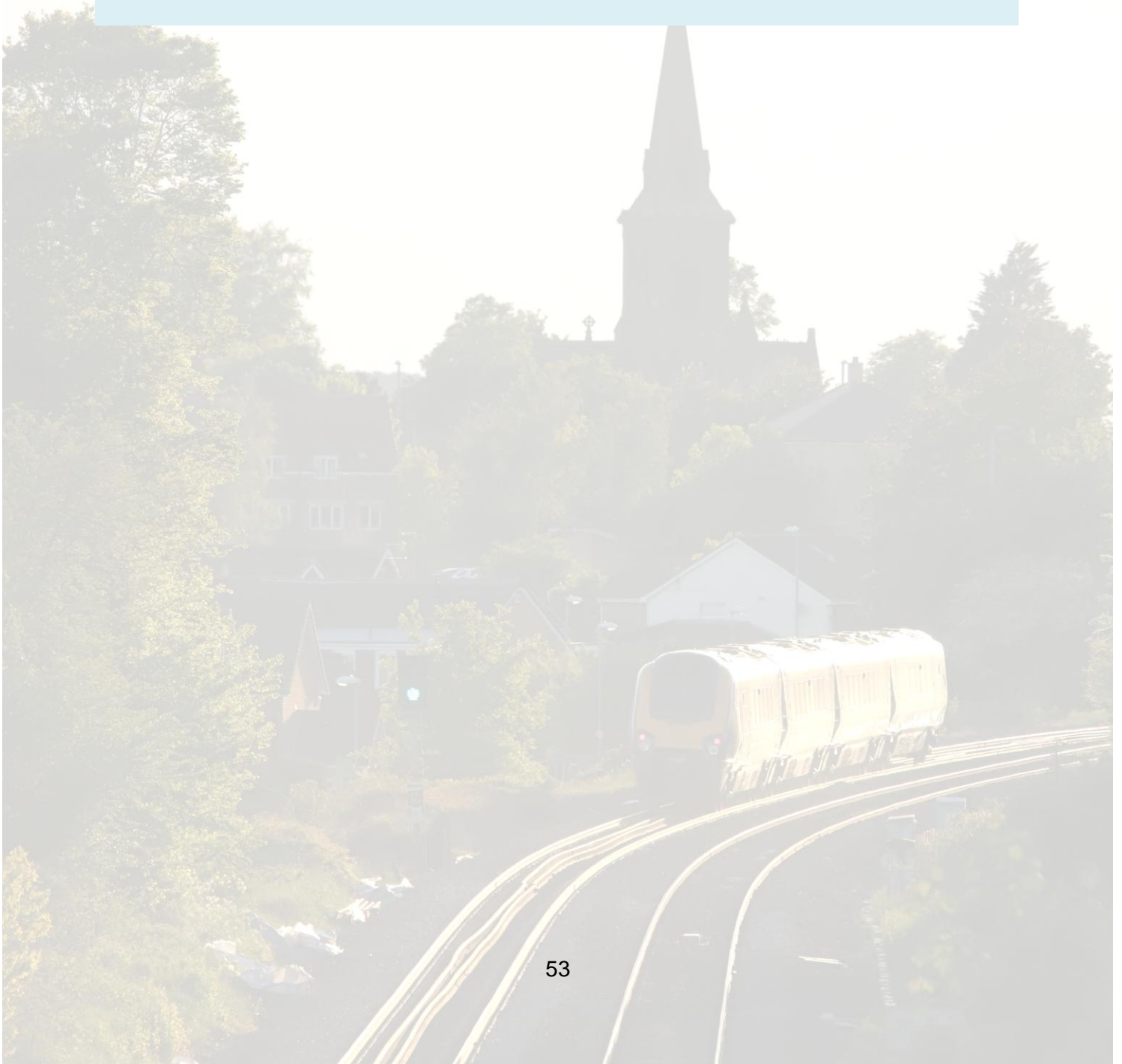
## Neighbourhood Plan Policies

### Policy T1 Active Travel

Proportionate to the size of the development, proposals for major new housing and employment development should ensure active travel is integrated from an early stage of the design. To be supported, proposals must demonstrate how the scheme addresses the needs of pedestrians, those with mobility problems and cyclists. Developments should link to existing walking and cycling infrastructure in the town or to providing new, wherever feasible. Additionally, they should aim to provide non-motorised accessibility to public transport hubs, the town centre and local green infrastructure

### Policy T2 Active Travel & Connectivity

To be supported, new housing and employment development should demonstrate non-motorised accessibility to the existing Public Rights of Way Network, public transport hubs, the town centre and local green infrastructure to provide leisure and commuting opportunities for residents.



## 3.4 Green Space and The Rural Environment (GSRE)

### Introduction

The objectives of the plan include maintaining, improving and increasing the provision of green spaces, promoting healthy lifestyles, protecting and maintaining access to the green infrastructure around Garforth, protecting and enhancing the rural environment, landscape and the habitats network around Garforth.

Easy and safe access to local parks, allotments, outdoor sporting venues, safe children's play facilities and high-quality open spaces are vital to the health and wellbeing of a community enabling social interaction, play and recreational activities. Regular exercise, sporting and leisure activities, particularly outdoors, are critical to maintaining active and healthy lifestyles.

Green spaces provide the infrastructure necessary to support the growth of trees, hedges and other vegetation to improve air quality, carbon sequestration and flood risk mitigation, all of which contribute to the solutions necessary to address the climate emergency.

The rural environment, a natural heritage, also provides opportunities for sustaining wildlife especially pollinating insects vital to food production.

The Covid pandemic has highlighted the importance of accessible green spaces for physical and mental health. Medical journals state that it is not just physical exercise but activity in a green environment and engagement with nature that is essential to preserve health and the Office of National Statistics (ONS) has stated that one in eight households do not have access to their own garden.<sup>1</sup>

The key benefits of green space are:

- Natural heritage, providing opportunities for wildlife opportunities for addressing health and wellbeing inequalities.
- Social sustainability and opportunities for social interaction.
- Play and recreation.
- Climate change mitigation and reduction.
- Flood risk mitigation.
- Air quality improvements and carbon sequestration.

The Joseph Rowntree Foundation's report on the Social Value of Public Spaces<sup>2</sup> outlines the benefits of public space to the cultural and social life of communities, finding that parks and open public spaces are integral to the creation of a local identity and better sense of place.

The University of Leeds *Guide to the benefits of Urban Green Spaces*<sup>3</sup> states:

“Urban green spaces such as domestic gardens, parks and woodland provide a multitude of benefits to urban populations and a vital habitat for wildlife. By improving physical fitness and reducing depression, the presence of green spaces can enhance the health and wellbeing of people. Green spaces also indirectly impact on health by improving air quality and limiting the impact of heatwaves by reducing urban temperatures. In addition, urban vegetation stores carbon, helping to mitigate climate change and reduces the likelihood of flooding by storing excess water.”

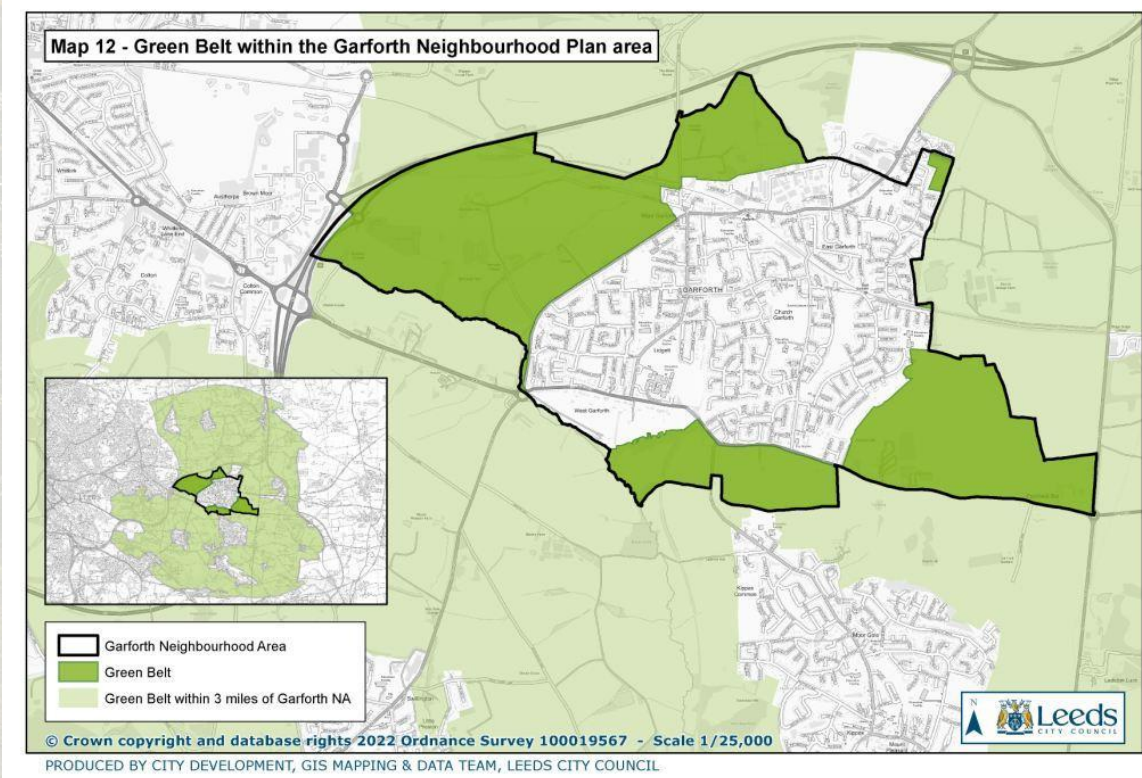
The Landscape Institute identifies 5 key principles that capture the benefits of linking landscape and health:<sup>4</sup>

- Healthy places improve air, water and soil quality, incorporating measures that help us adapt to, and where possible mitigate climate change
- Healthy places help overcome health inequalities and can promote healthy lifestyles
- Healthy places make people feel comfortable and at ease, increasing social interaction and reducing antisocial behaviour, isolation and stress
- Healthy places optimise opportunities for working, learning and development
- Healthy places are restorative, uplifting and healing for both physical and mental health conditions.

There are also opportunities to support pollinators in an urban environment. <sup>5</sup>

Public Health England<sup>6</sup> has demonstrated that access to green spaces is associated with better health outcomes. It is generally acknowledged that access to greenspace improves mental wellbeing and supports sustainable communities.

Green space within the built-up area in Garforth should serve the needs of the community. The town is surrounded by Green Belt land (see map 12) which serves an important function at a strategic level especially agriculture.



## Key issues

### GREEN SPACES

1. The identified green space provision does not meet the criteria standard to comply with Core Strategy Policy G3
2. With three exceptions all the identified green spaces do not meet the expected average quality score as identified in the SAP Green Space Background Paper 2017
3. Since 2013 housing developments have not provided the additional expected green spaces within the development or elsewhere in Garforth HG1-304 (Barrowby Lane), HG1-312 (Selby Road), HG1-310 (Grange Court), HG1-308 (Barleyhill Road), HG1-309 (Beech Grove Avenue), 17/06706 (Former clinic site)
4. Green wildlife corridors have been lost and footpaths replaced by hard surfaces

5. Parts of the Green Belt were proposed for development in the SAP HG2-124 (Sturton Grange)
6. Greenfield sites have been developed for housing HG1-312 (Selby Road), HG1-304 (Barrowby Lane)
7. There have been continued applications to build on SAP designated greenspace G1226 (19/02248, Cricket ground still current), G1487 21/04667 (East Garforth field) although not current it illustrates the pressure to develop on green spaces.
8. There have been continued applications to build on identified Green Belt land 19/02248 (Garforth Cliff), although not current it illustrates the pressure to develop Green Belt land
9. Proposed loss of 'natural green space' (HS2)
10. Climate change

#### FOOTPATHS, PUBLIC RIGHTS OF WAY AND BRIDLEWAYS

1. The loss of green corridors with past development on greenfield sites
2. The difficulty in accessing some sections of the PROW network

#### GREEN INFRASTRUCTURE AND CONSERVATION

1. The loss of greenfield sites: HG1-304 Barrowby Lane, HG1-312 Selby Road, HG3-18 Former PAS site on Selby Road, EG1-17,18,35,36 Employment sites at North Newhold
2. The loss of wildlife and wildlife corridors, hedgerows and trees when the green field sites were developed
3. The loss of green corridors, hedgerows and trees as PROWs were relocated and hard surfaced and the further loss of wildlife corridors should HS2 be confirmed. The continued applications to build on designated greenspaces and to develop Green Belt land. G1226 (Church Lane cricket ground), G1487(East Garforth Field Aberford Road, permission denied) and a section of HG2-124 Sturton Grange 19/01283 dismissed on appeal.
4. The loss of nesting sites with the demolition of old buildings e.g. the Trench Mine pithead building on Ninelands Lane. Swifts once numerous are rarely seen.
5. The loss of large areas of grade 2 agricultural land when the estate in East Garforth was developed in the 1970s and further potential loss when HG2-124 was included in the SAP proposals.
6. Garforth residents have raised concerns in all consultations about developing on greenfield and Green Belt land.

### 3.4.1 Green Spaces

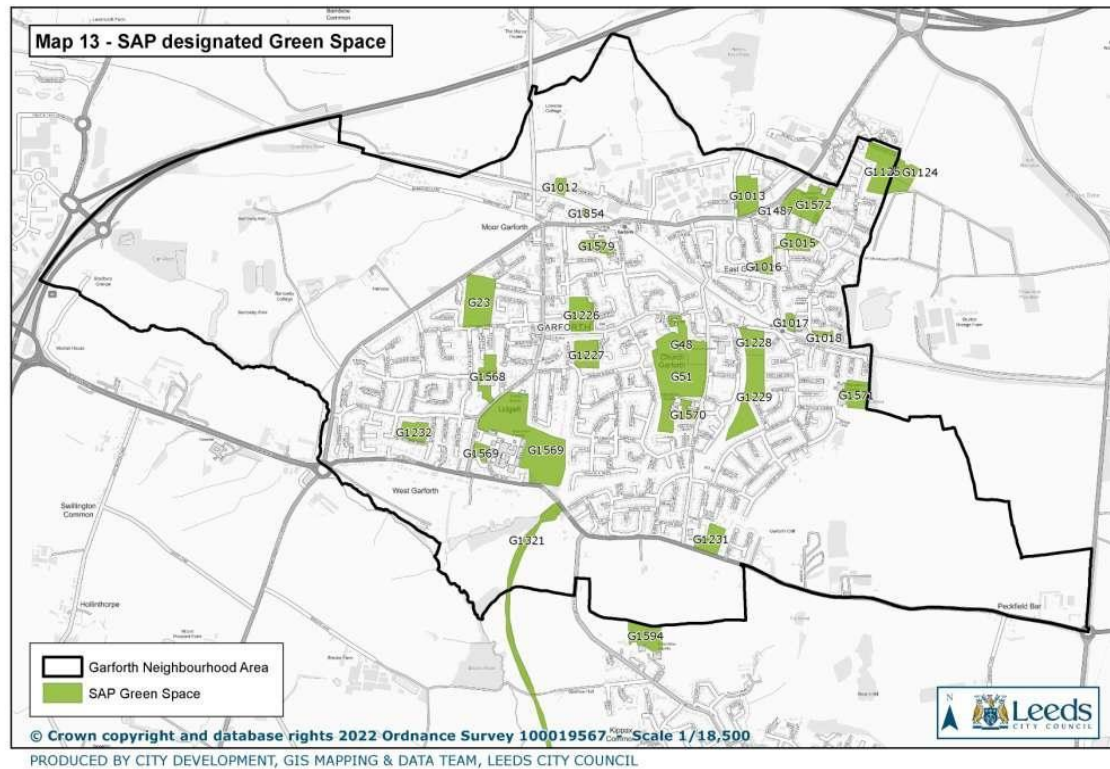
#### Why are Green Spaces important in delivering the vision and objectives for Garforth?

There are many documented pieces of evidence supporting the need for access to local parks, footpaths, outdoor sports, children's play facilities and allotments. High quality open spaces are vital to the health and wellbeing of a community and regular exercise, sport and outdoor leisure activities are critical to maintaining physical and mental health and there is a need to address the deficits of all typologies within Garforth.

Many residents currently participate in a range of outdoor leisure activities using all the facilities available in Garforth: football, rugby, cricket, bowls and tennis. There is a well-established Garforth Show and a Garforth Allotments Association. A thriving and well supported Garforth in Bloom scheme brightens the community by more than 100 floral displays transforming many areas of the town. See [garforthinbloom.org.uk](http://garforthinbloom.org.uk) for more details. There are new voluntary groups including Eco-friendly Garforth seeking to inform people and act on climate change issues locally and an Incredible Edible Garforth group. There is clearly a desire amongst the population to keep active.

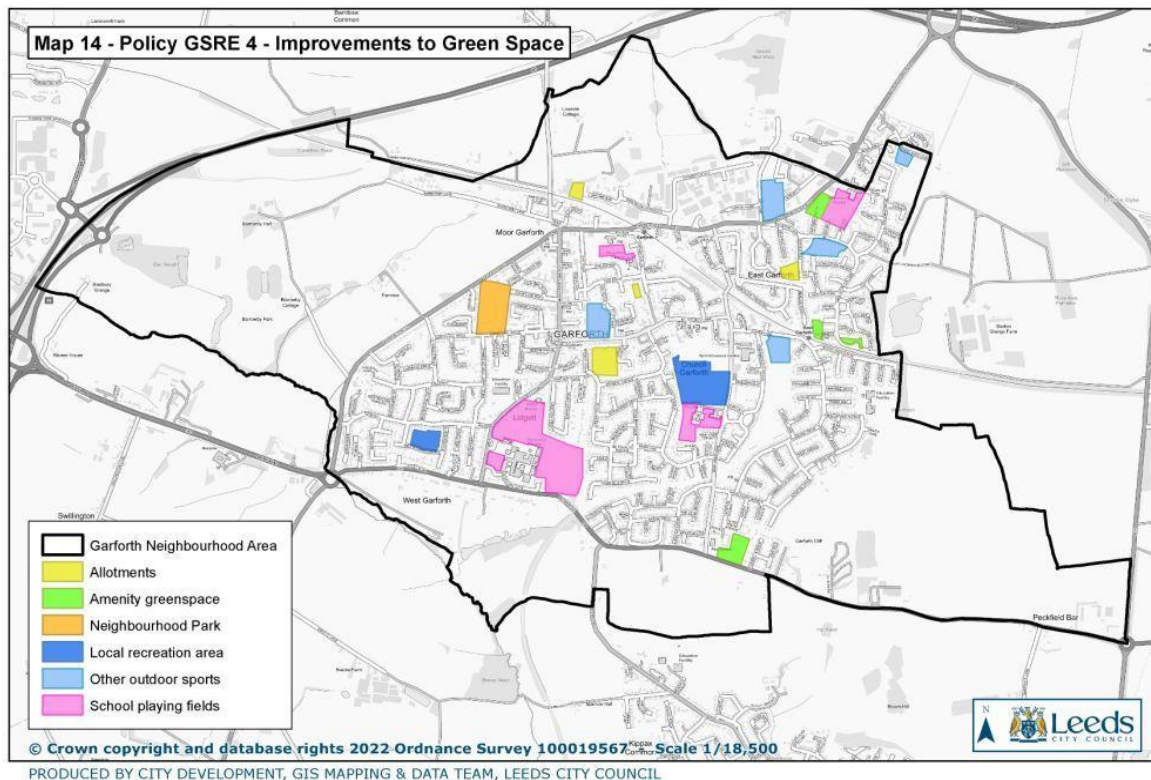


The population has continued to increase with recent and current development sites and infill which has not been matched with additional green space provision, so it is vital that the accessible greenspace in Garforth meets the criteria set out in Core Strategy Policy G3.



The Site Allocations Plan (2019)<sup>7</sup> designated 24 greenspace sites Map 13 in the Garforth and Swillington Ward within the Garforth Neighbourhood Plan boundary ranging from areas of amenity greenspace to school playing fields and sports clubs such as the Cricket Club and Brierlands. With the exception of Strawberry Fields Primary School (G1568), Green Lane Primary School (G1571) and Wheatley Park (G1124), none of the designated greenspace sites meet the required quality score of 7 'Good' as required by the SAP Greenspace Background Paper.<sup>7</sup>

Leeds City Council has used a scoring criterion based on the Green Flag Community Award score sheet<sup>8</sup> which has 15 categories within 4 sections: a welcoming place, well maintained, conservation, safe and secure. None of the school grounds are accessible for informal public recreation. The public health profiles reveal that adult obesity in Garforth is significantly higher than many other wards in Leeds<sup>9</sup>, so it is vital to provide easy access to good quality green spaces for leisure activity. Map 14 identifies the SAP designated green spaces which need improvement.



When assessed against the requirements of the Core Strategy Policy G3<sup>10</sup> and the Green space background Paper Publication draft <sup>7</sup> there is an overall shortfall of green spaces in the Garforth and Swillington Ward as follows:

- A deficiency of 0.47 ha of parks and gardens
- A deficiency of 0.05 ha of amenity greenspace
- A deficiency of 0.18 ha of natural greenspace

However the SAP Greenspace Background Paper gives figures for the whole of the 'Garforth and Swillington' Ward, which includes Swillington and Great and Little Preston. Garforth has the largest population but many of the green spaces within the ward fall outside of the Garforth Neighbourhood Area and are not easily accessible from Garforth by walking or by public transport. Therefore account has been taken of the green spaces that are relevant and within walking distance to Garforth residents.<sup>11</sup>

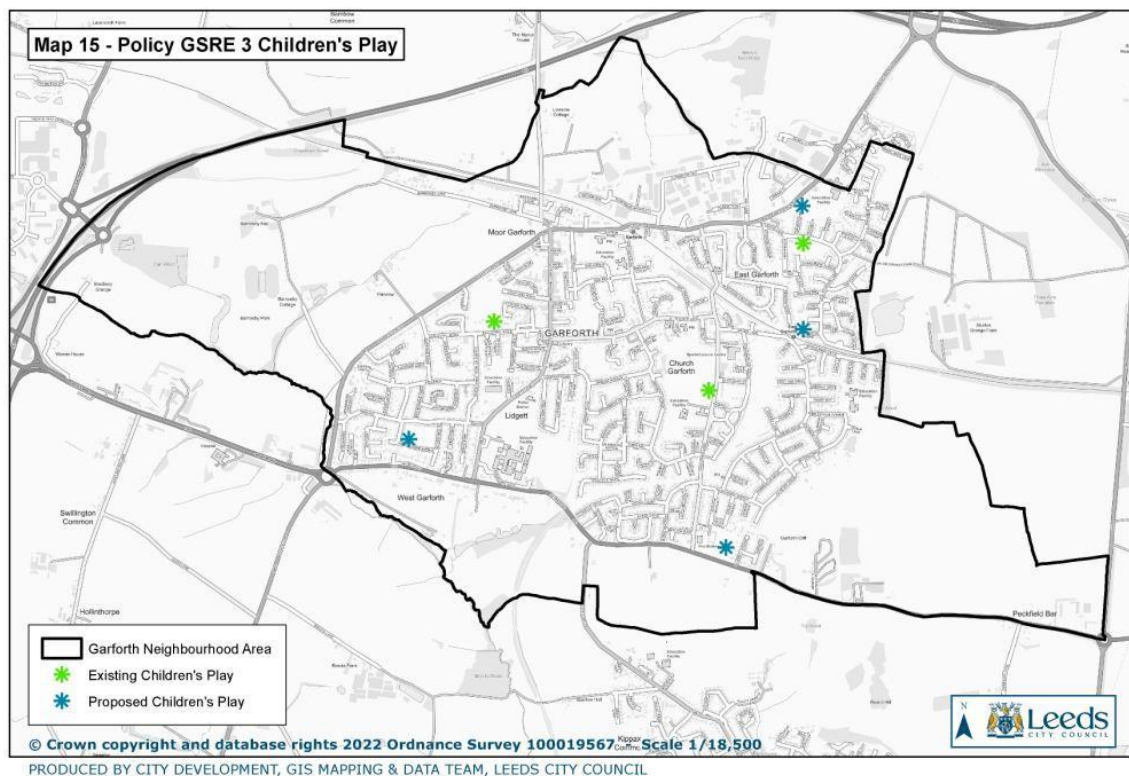
The Garforth Neighbourhood Planning Forum Working Group members conducted an assessment of green spaces within the Neighbourhood Plan area against the required typologies set out in Core Strategy Policy G3 based on an estimated population of 15,000 which revealed a shortfall of greenspace typologies (appendix 3) as follows:

- A deficiency of 6.53 ha of parks and gardens
- A deficiency of 4.21 ha of amenity greenspace
- A deficiency of 0.78 ha of natural greenspace
- A deficiency of 1.21 ha of allotments
- A deficiency of 8.95 ha of outdoor sports provision
- A deficiency of two children's play facilities

Therefore, the provision of new green space of all typologies has been identified as a priority for contributing to the overall health and wellbeing and climate emergency objectives of the neighbourhood plan. GNPF has produced a list and further details of each green space typology.<sup>11</sup>

A review of planning applications in Garforth<sup>12</sup> suggests that whilst there has been a significant number of piecemeal housing developments which individually do not generate a requirement for additional green space but cumulatively have put an additional strain on the green space that exists in Garforth.

The 3 sites which provide play facilities are G23 (Barley Hill Park), G51 (Glebelands Recreation Ground) and G1015 (Firthfields Public Open Space). Accessing them involves crossing busy roads and the 720m buffer zone is considerably longer than the 480m buffer zone for amenity green space. The health profiles for the ward<sup>9</sup> reveal that by Year 6 30% of children are overweight and would benefit from easy access to play facilities nearer to their homes. Given the further increases in population with the development of HG1-323 and HG3-18 (257 and 290 dwellings respectively) it is appropriate to provide additional children's play facilities on two of the new designated green space sites.



Some of the designated green spaces within the Garforth Neighbourhood Plan area have been the subject of planning applications for a change of use to housing development specifically G1226 (Garforth Cricket Club). Whilst the Core Strategy policies do consider a change of use provided a similar facility is provided elsewhere it does not mention the need to retain particular greenspaces close to the centre of the population or the historical rationale for selecting and designating the site.

Hawk's Nest Wood, although outside of the neighbourhood area, is a designated natural greenspace site but would be reduced by half and the remainder will be seriously affected should the construction of HS2 be confirmed. The proposed mitigation to relocate the site to an alternative open green space would not replace the natural area lost for several decades.

Designated green spaces of all typologies should be retained in their current location.

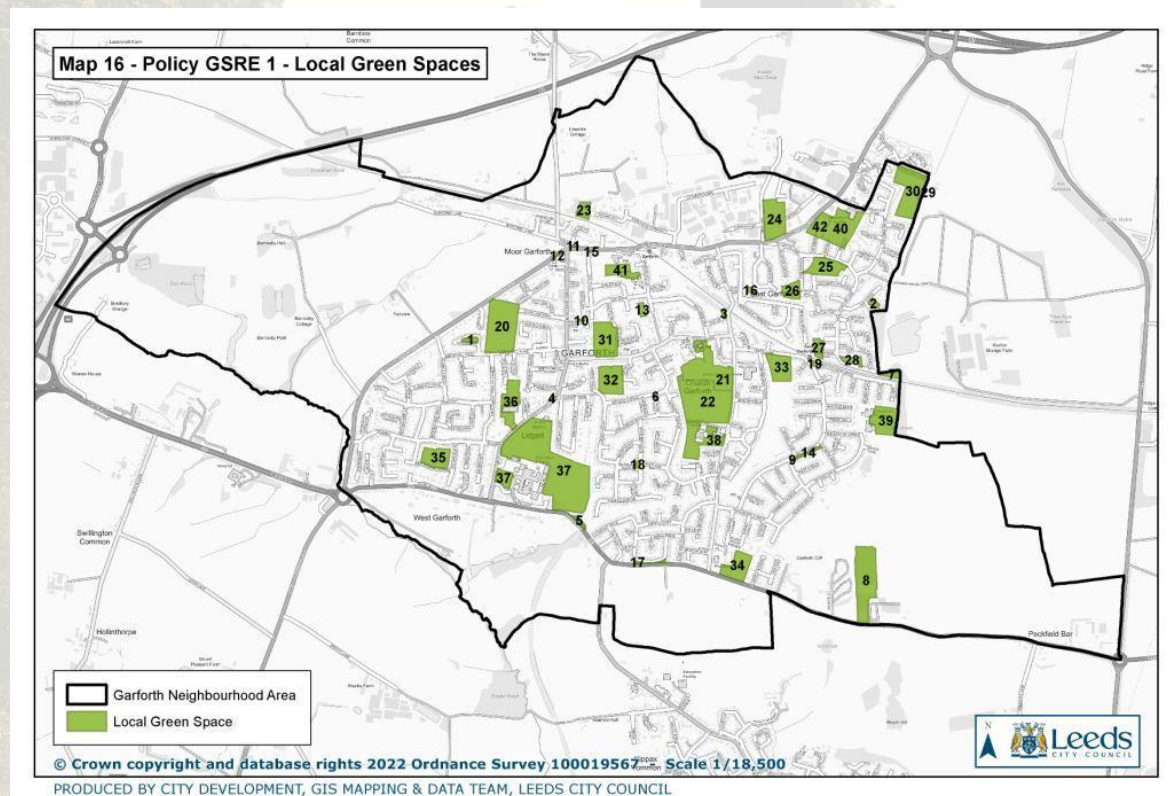
Alternative equivalent natural greenspace sites within the Garforth Neighbourhood Area should be designated, together with a planting strategy in place, to replace the land permanently to lost recent developments HG1-304, HG3-18 and the LCC SAP natural green space Kennet Lane Meadows G1229 which has had to be withdrawn at the owner's request.

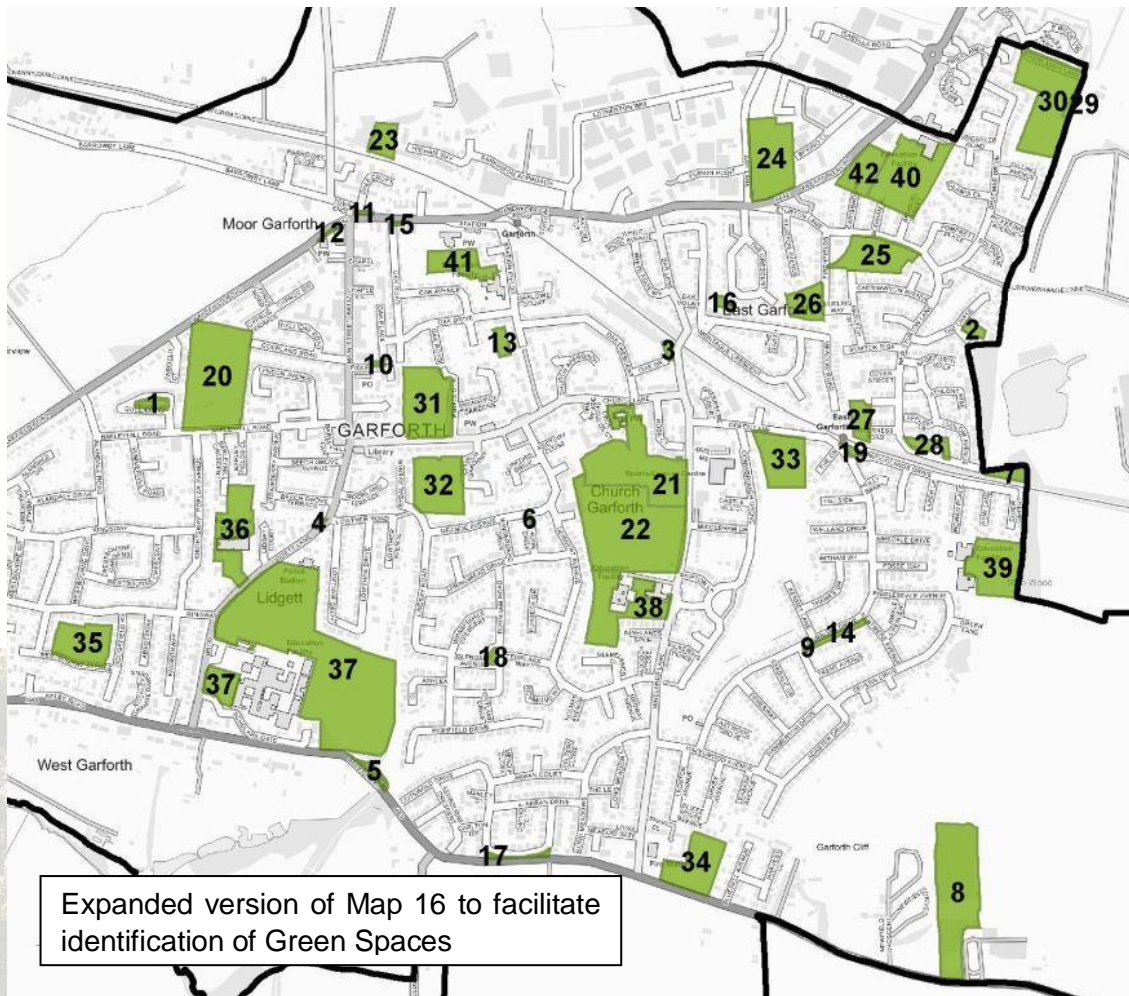
These are a small section of Stub Wood near Green Lane school (the remainder of Stub Wood which has been identified as ancient woodland by the Yorkshire Wildlife Trust is just outside the Plan area) and another area of protected trees and a disused sand quarry at the top of Garforth Cliff.

The 24 green space sites designated in the SAP within the Garforth Neighbourhood Plan area have been identified by Leeds City Council on Map13. These sites, whilst offered some protection through the SAP, are still vulnerable to speculative development proposals and development can be justified if a satisfactory alternative is provided. These sites G1226, G1487, one section of HG2-124 and other SAP designated green space sites do not benefit from a Local Green Space designation. Designation would make it more difficult to develop them in a way that is inconsistent with their greenspace function and would safeguard their green space use in the future. Due to Garforth’s green space deficiencies and vulnerability to development these sites have been proposed as Local Green Spaces.

As there is a deficiency in all green space typologies within the Garforth Neighbourhood Plan Area and, due to the reduction in the green spaces allocation per dwelling required by developers in the recent Core Strategy Review, the plan seeks to designate smaller areas of green space to contribute to the total required for Garforth’s population. These are public unfenced areas used by the community as informal green spaces and could be used as parks, children’s play and amenity areas. In addition, there are other roadside verges, many of which were included within the estate development. Some of these are planted with trees providing a landscape feature of the estate.

These sites have been identified by the Garforth Neighbourhood Planning Forum members through their local knowledge of living in and walking around Garforth. The additional sites have been identified in the Garforth Land Character Assessment completed by Forum members and workshops as shown on Map 16. Garforth residents value areas of open green spaces within the plan area,<sup>13,14,15,16,17</sup>





In order to support the site designation as Local Green Space, an appraisal has been prepared which evaluates the potential site against the criteria set out in the NPPF (Paras 98 - 103). These are detailed in Appendix 9.

### What did people in Garforth tell us?

#### THE INITIAL CONSULTATION 2013

At this event conducted by the LCC Neighbourhood Planners concern was expressed about the need for more parks and play areas and the need for improvements.

#### THE GNPf 2015 SURVEY

The 2015 survey delivered to all households identified the need for more parks, allotments and improved facilities.

#### THE GNPf SURVEY 2018

This survey delivered to all households in Garforth received over 100 responses with 31% residents using green spaces regularly, 48% sometimes and 21% never. Concern expressed about the lack of greenspaces within the various housing estates; the lack of a 'proper' park to hold small concert events; the need to keep recreation close to the centre of Garforth.

#### THE POLICY INTENTIONS SURVEY 2019

The Policy Intentions survey conducted in 2019 sought responses on our policies for green spaces. Garforth residents expressed concerns about the loss of greenfield land and the need to protect the remainder from future development, the lack of a 'proper' park and the need for improvements to many facilities. Concern was also expressed about the inclusion of

the cemetery as green space. 97% of responders agreed with the policies for green space and concern about the quality of designated green spaces.

## Neighbourhood Plan Policies Supporting Local Green Spaces

### Policy GSRE1 Local Green Spaces

The following sites as set out in map 16, and Appendix 9, are designated as LCC Local Green Spaces. Development of these sites will not be supported unless there are very special circumstances. The numbers prefixed by a G are already designated by LCC in the SAP.

1. A small greenfield area on Queensway
2. A small greenfield area on The Chase
3. A small natural area between Oak Avenue/ Oak Crescent and the railway line
4. A small area opposite Lowther Road
5. A small area under the road bridge on the A63 where it crosses the Lines Way
6. A small area at junction of Grange Avenue and Avon Drive
7. A small area of ancient woodland Stub Wood north of the railway line by Green Lane
8. A natural area of land near the water tower with a disused sand quarry and TPOs anecdotally known as Owl Wood/Newfield Chase
9. A roadside verge on Acaster Drive
10. A small area off Fidler Lane behind the telephone exchange.
11. A roadside verge at Town End A
12. A roadside verge at Town End B
13. Oak Estate Allotments
14. A roadside verge on Fairburn Drive
15. The Jubilee Gardens
16. The Crescent Community Centre garden
17. A roadside verge on Cotswold Drive
18. A small area on Burnham Road
19. A roadside verge on Green Lane/ Woodlands Drive
20. G23 Barley Hill Park
21. G48 Garforth Cemetery
22. G51 Glebelands Recreation Ground
23. G1012 Bank Row Allotments
24. G1013 Ash lane Pitch
25. G1015 Firthfields POS
26. G1016 Firthfields Allotments
27. G1017 Inverness Road POS
28. G1018 New Sturton Bus Turnaround POS
29. G1124 Wheatley Park Football Ground
30. G1125 Brierlands Lane Pitches
31. G1226 Garforth Cricket Club
32. G1227 Church Lane Allotments
33. G1228 Green Lane Cricket Club
34. G1229 Kennet Lane Meadows
35. G1232 Goosefields
36. G1568 Strawberry Fields Primary School
37. G1569 Garforth Community College/ Academy
38. G1570 Garforth Ninelands Infants & Junior School
39. G1571 Garforth Green Lane Primary School
40. G1572 East Garforth Primary School
41. G1579 St Benedict's RC Primary School
42. G1487 East Garforth Field

### Policy GSRE2 Provision of new Green Spaces

Development proposals that generate a requirement for new green space to be delivered should seek to meet the identified need for the following new green space typologies in line with Core Strategy policy G3. The substitution of commuted sum payments in lieu of an on-site provision will only be supported if it is demonstrated on-site provision is not practical. The green space typologies in order of need are:

1. Parks and Gardens
2. Children's play facilities
3. Amenity
4. Allotments

### Policy GSRE3 Children's play

Proposals to provide new children's play facilities will be supported. Any new facilities should be within easy and safe walking or cycling distance to the community it serves. The following locations as shown on map 15, have been identified as potential sites to provide new children's play facilities and will provide more play areas nearer to the housing developments throughout Garforth:

1. G1231 Shaw Close
2. G1487 East Garforth field Aberford Road
3. G1017 Inverness Road
4. G1232 Goosefield Westbourne Avenue

### Policy GSRE4 Improvements to Green Spaces

The following LCC designated sites (as shown on map14) have been identified as those with a below acceptable quality score (of 7) and therefore fail to meet the standard required by the Core Strategy Policy G3.

Proposals to improve the overall quality of these sites will be supported:

School playing fields sites

- G1569 Garforth Community College
- G1570 Garforth Ninelands Infants & Junior School,
- G1572 East Garforth Primary School,
- G1579 St Benedict RC Primary School

Other outdoor sports

- G1013 Ash Lane Pitch,
- G1015 Firthfields POS
- G1125 Briarlands lane pitches
- G1126 Church Lane cricket club
- G1128 Green Lane cricket club

Local recreation area and neighbourhood Park

- G1232 Goosefields
- G51 Glebelands
- G23 Barleyhill Park

Amenity greenspace:

- G1017 Inverness Road
- G1018 New Sturton bus turnround
- G1232 Long Meadows/ Shaw Close
- G1487 East Garforth field

Allotments:

- G1012 Bank row,
- G1016 Firthfields,
- G1227 Church Lane

## Projects

Garforth Neighbourhood Planning Forum or any successor body to:

- Improve the green space typologies that do not meet the quality standards.
- Identify potential deficiencies in greenspaces no 1 – 20.
- Work with voluntary groups and LCC to provide new tree and hedge cover, flower beds, benches and children's play areas on all designated green spaces.
- Seek to incorporate Hawk's Nest Wood into the Garforth Neighbourhood Plan Area.

### 3.4.2 Green infrastructure including Local Footpaths / Bridleways / PROW

Why is this policy important in delivering the vision and objectives for Garforth?

There are many reports discussing the importance of green infrastructure including footpaths, bridleways and PROW.

The Town and Country Planning Association<sup>18</sup> states that "Green infrastructure provides a network of multi-functional greenspaces, corridors and other features which can deliver environmental and social benefits for communities." It is not an alternative description for pieces of open space but includes parks, open spaces, playing fields, woodlands and street level features such as trees, gardens, green roofs and walls, sustainable urban drainage systems and soils. It also includes rivers, streams and other water bodies (sometimes called blue infrastructure). A key feature of green infrastructure is that it is a network of integrated spaces and features which is multi-functional, providing multiple benefits simultaneously, for example:

- Supporting people's mental and physical health
- Encouraging active travel
- Cooling urban areas during heat waves
- Attracting investment
- Reducing water run-off during flash flooding
- Carbon storage and sequestration
- Sustainable drainage

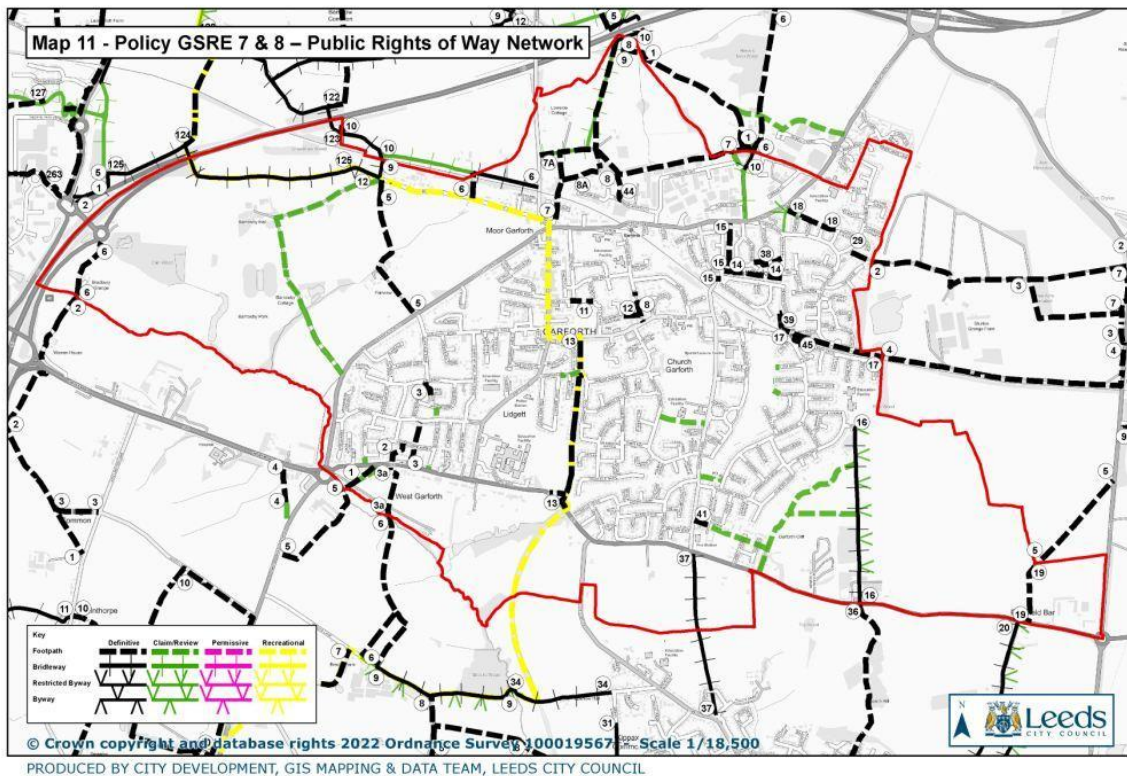
The extent to which green infrastructure provides these benefits depends on how it is designed and maintained and the maturity and health of the elements (such as trees) that form it.

The State of Nature report and the University of Leeds leaf report states the value of green infrastructure in helping to address climate change.<sup>19</sup>

CPRE and the Home Owners Alliance state the need for more signposted walks<sup>20</sup>. The Leeds Rights of Way Improvement Plan<sup>21</sup> sets out a statement of actions which include improvements to paths and signposting.

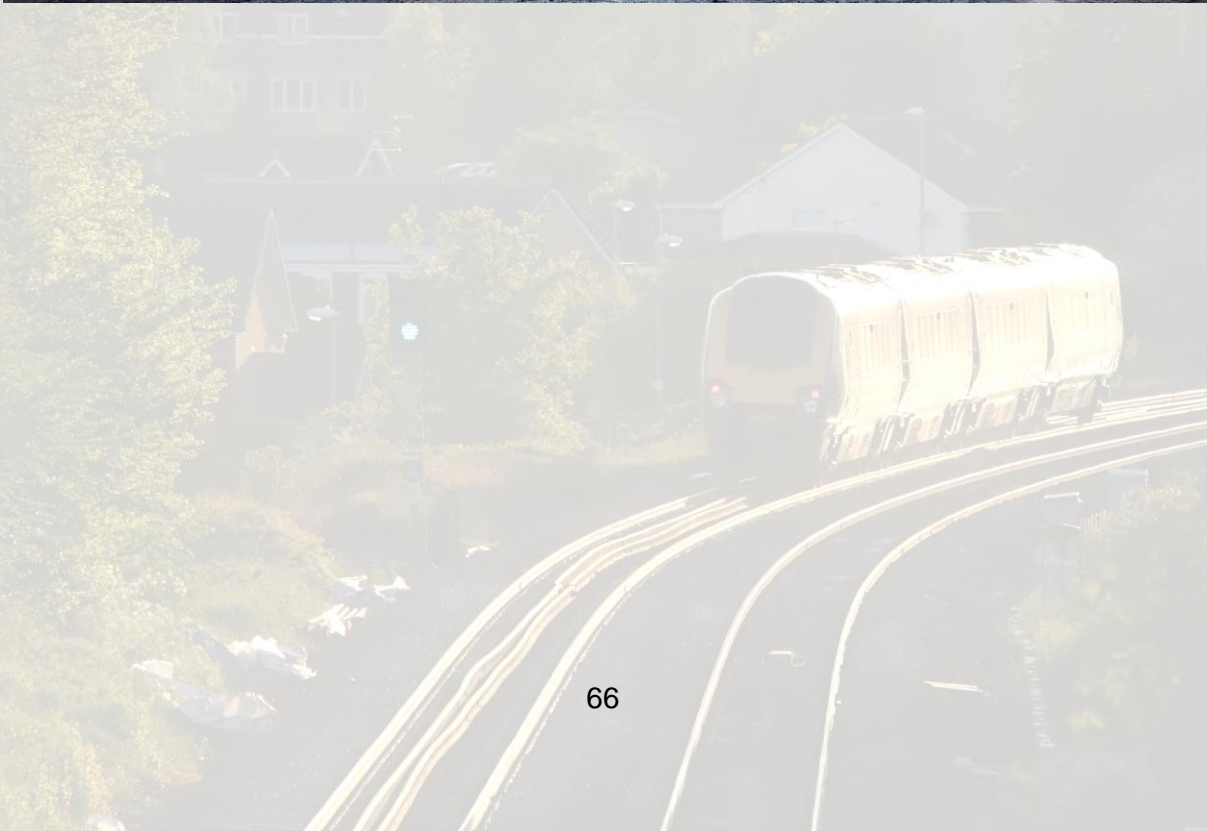
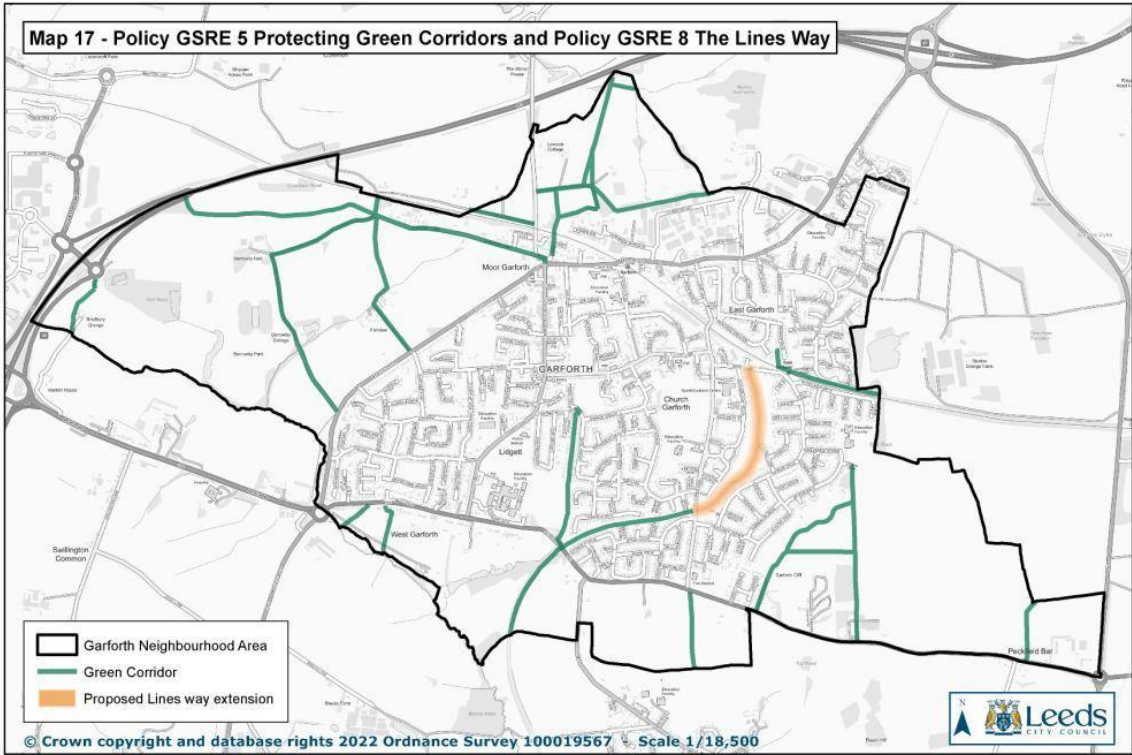
The objectives of the plan include protecting the green corridors/footpaths around Garforth and to improve and maintain access to this area in accordance with the LCC Rights of Way Improvement Plan<sup>21</sup>. There are several significant green corridors (footpaths/ bridleways) which start and run through and around Garforth and some form part of the Leeds Country Way as shown on Map 11

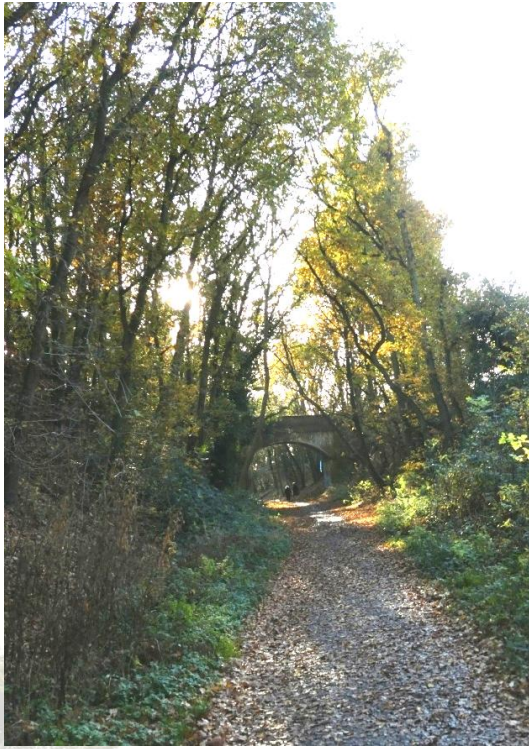




Rural footpaths provide a valuable resource to the community in terms of health, leisure and wellbeing by allowing people to move around Garforth safely and access the countryside and neighbouring settlement by walking and cycling. Some of these paths have been incorporated into the Leeds cycleway network and benefit the environment by reducing gas emissions from additional car usage. They act as wildlife corridors and support trees and hedges with carbon sequestration.

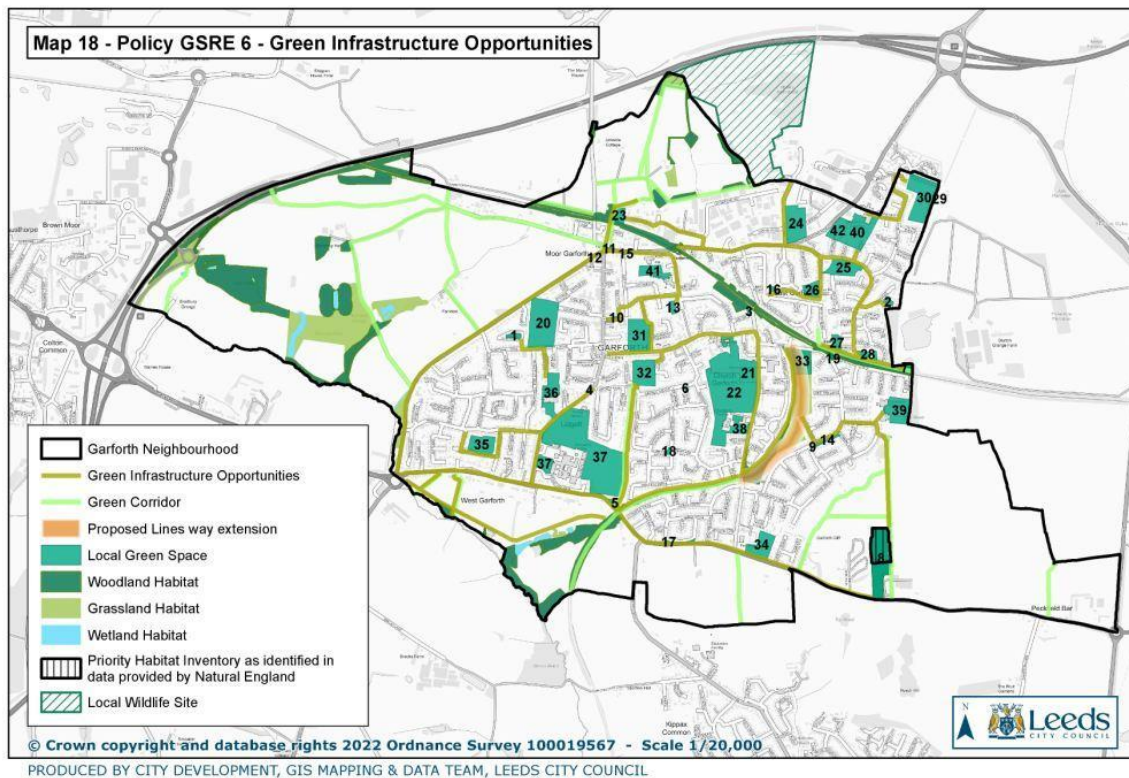
Many footpaths within Garforth have been lost or re-routed and hard surfaced with past housing developments including the current development on HG3 -18. (Selby Road). There is a need to protect those footpaths remaining within the Garforth Neighbourhood Plan area as wildlife corridors. Many will be rerouted or hard surfaced should HS2 be confirmed. These are shown on Map 17.





Green corridors in Garforth have been identified by local knowledge from residents and Forum members. These have been verified by OS maps of the area. Map 11 illustrates all footpaths. However, several, shaded green, do not have a definitive status and landowners cannot be forced to keep them open, which is a concern to local residents.

In addition to the existing network of green corridors, including Public Rights of Way in Garforth, there are opportunities to add to the green infrastructure network to improve connectivity and increase walking and cycling opportunities, further contributing to the health and wellbeing objectives of the plan. These opportunities are shown on Map 18 and have been identified through a mapping exercise which has identified existing green spaces, green corridors and other parts of the green infrastructure network identifying opportunities to link them together.



The Lines Way is only identified from Allerton Bywater/ Kippax through to Ninelands Lane. The section from Allerton Bywater to the A63 is identified as a Yorkshire Wildlife site. The line continues through housing estates as a hard surfaced path to Ninelands Lane. The bridge crossing Ninelands Lane was demolished several years ago, and the remainder of the railway line would have continued between the border of HG1- 235, Kennet Lane Meadows and the Green Lane Cricket Club to Green Lane.

There is an opportunity to connect the green space site (G1228) Green Lane Cricket Club to the Lines Way and improve the green infrastructure in this area. This section of the Lines Way should be protected in the plan to provide continuity and connectivity with the section that falls within the Kippax Neighbourhood Area and is protected in the Kippax Neighbourhood Plan. This is shown on Map 17

### What did people in Garforth tell us?

#### THE HOUSEHOLD SURVEY 2015

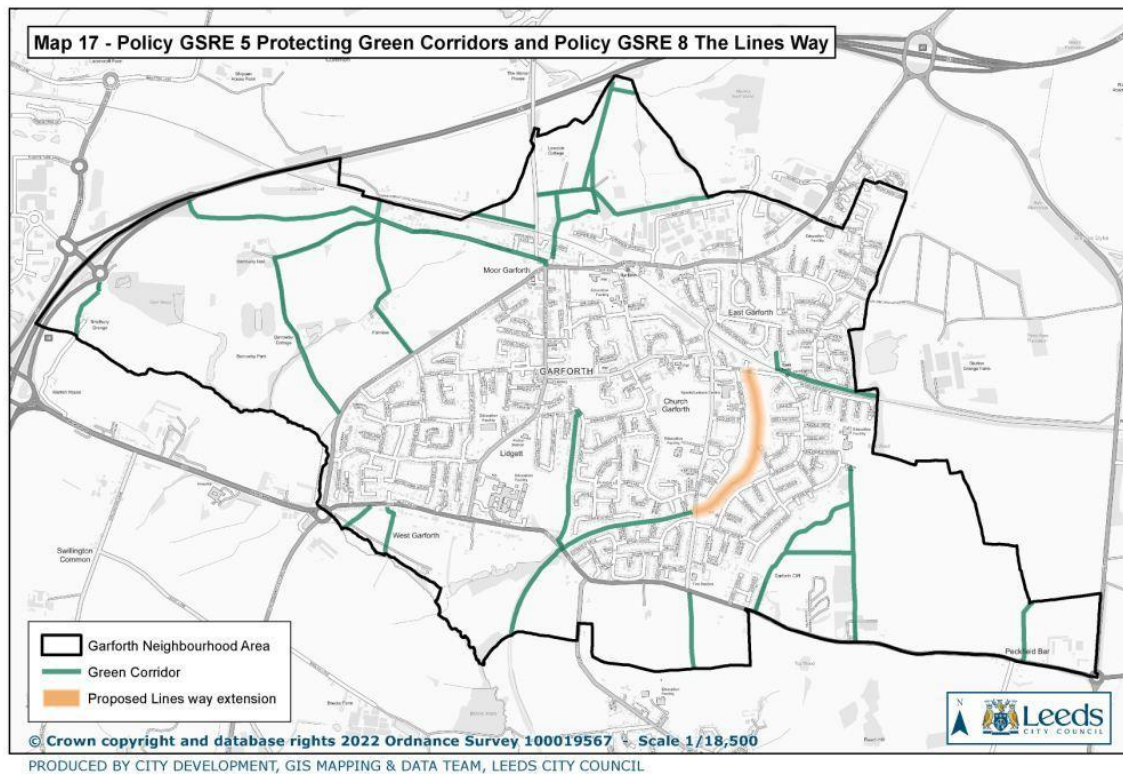
In this survey, delivered to all households in Garforth, respondents raised concerns of access to PROW and the countryside.

#### THE GNPf HOUSING NEEDS SURVEY 2018

This survey, delivered to all households in Garforth, addressed the use of footpaths and received over 100 responses. 82% used the Fly Line and the Lines Way for leisure walking and all the footpaths for access within Garforth.

#### THE GNPf POLICY INTENTIONS CONSULTATION 2019

In this survey (9) 98% of respondents agreed with the green infrastructure policies, specifically mentioning rights of way, the need to maintain wildlife corridors rather than tarmac surfaces and the need to protect the wildlife habitats and preserve hedges and trees.



## GSRE Policies to Support Existing Local Green/Wildlife Corridors

### Policy GSRE5 Protecting Local Green Corridors

Development proposals within or adjacent to local green corridors identified on maps 11 and 17 must seek to enhance their function as part of a multifunctional wildlife, recreational and amenity network. Proposals should retain existing trees and hedgerows as wildlife corridors and not be hard surfaced, Wherever possible soft landscaping solutions should be used. The improvement of local green corridors through additional tree and hedgerow planting will be supported.

### Policy GSRE6 Green Infrastructure Opportunities

Development proposals within the green infrastructure opportunity corridors shown on map 18 should seek to link the proposal to the identified green infrastructure network through measures such as:

- New green space provision
- Planting
- Street trees
- Landscaping
- Walking and cycling routes

Opportunities to achieve this are set out in the GNPf Character assessment Summary.

### Policy GSRE7 Accessibility and Connectivity (Including PROW)

Proposals for improving the existing PROW network as shown on map 11 will be supported including improvements to signage, accessibility and access, in line with the Leeds Rights of Way Improvement Plan. Proposals on, or adjacent to, identified PROW must respect their function, character and outlook and ensure continuity of access to the network throughout the lifetime of the development, including the construction phase.

Where it is feasible to do so, any new development should provide new footpaths and bridleways within the site which connect the site to the existing PROW and Green Infrastructure Network. Any new route should be of good quality with amenity value, including tree planting, and should provide a sense of security for users.

### Policy GSRE8 The Lines Way

Development proposals affecting the existing Lines Way as shown on Map 17 must preserve and enhance its connectivity function within Garforth. Improving connectivity to the Lines Way from site G1228 Green Lane Cricket Club will be supported.

### Projects

Garforth Neighbourhood Planning Forum or any successor body to work with the local Ramblers' Association and LCC to:

- Replace missing footpath signs and improve access.
- Identify circular and new routes.

## 3.4.3 The Rural and Natural Environment

### Why is the Rural and Natural Environment important to Garforth?

Garforth is a distinct and defined settlement surrounded on all sides by fields and woodlands with footpath access to rural greenspaces.



Over the past five decades Garforth has expanded by over 500% with the loss of several farms and farmland separating the original three small hamlets.<sup>22</sup> Most of the development has taken place on green field sites to the east away from the centre of Garforth. Hedgerows have been destroyed and traditional footpaths replaced by tarmac passages through housing estates with the loss of valued wildlife habitats and wildlife corridors. Although mostly outside the Neighbourhood Plan area the protected ancient woodland (Stub Wood) is now only one third of its original size when compared with the OS maps from the 3<sup>rd</sup> edition 1843 revised in 1913 sheet 70.

Trees and hedgerows have an essential role in carbon sequestration, surface water absorption and green infrastructure. The University of Leeds Tree Eco and Leaf reports<sup>23</sup> highlighted the importance of large mature trees, the need for more trees of the right species in the right place and protection during any construction.

The State of Nature report 2019<sup>19</sup> discusses the pressure on nature from the increase in urban populations which has required large scale infrastructure developments. Planning strategies/ policies need to be designed for multiple aims, biodiversity, wider ecosystem delivery and health and wellbeing needs of people to access urban green space. The design of new developments provides an opportunity to improve urban habitat provision through planting opportunities and the incorporation of dedicated wildlife features.

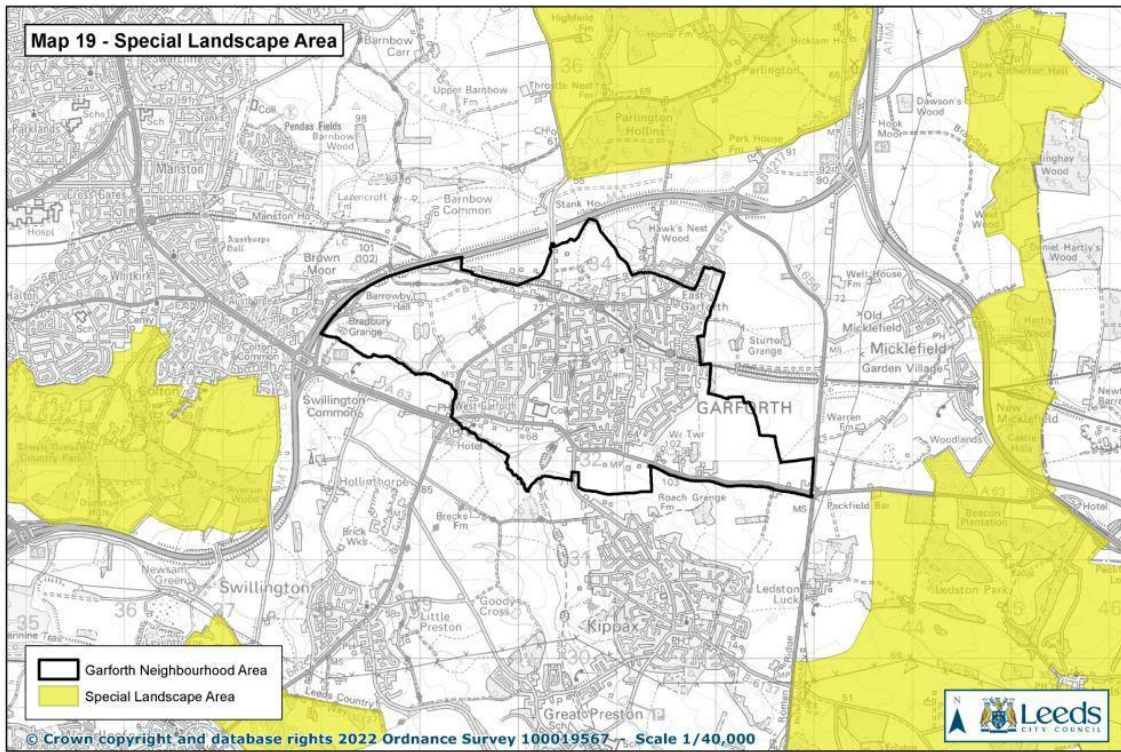
ECOVAST Landscape Identification in its Guide to Good Practice<sup>24</sup> identifies ten main landscape features: surface geology, climate, landform, soil, land cover, agriculture, houses and settlements, historic and other man-made features, feelings and associations. The report explains that “actions can change the landscape, for good or ill by planting, or by cutting down a tree; by painting, or neglecting our houses; by taking an active interest in proposed changes to the landscape, such as the building of a new road or the design of a new housing estate. This distinct character is what makes the place feel like home for those who live there. It creates a sense of place.”

Natural England<sup>25</sup> states that green spaces are vital to sustainable development. The right decisions should be taken to protect them from inappropriate development. Poorer quality land should be used in preference to that of a higher quality.

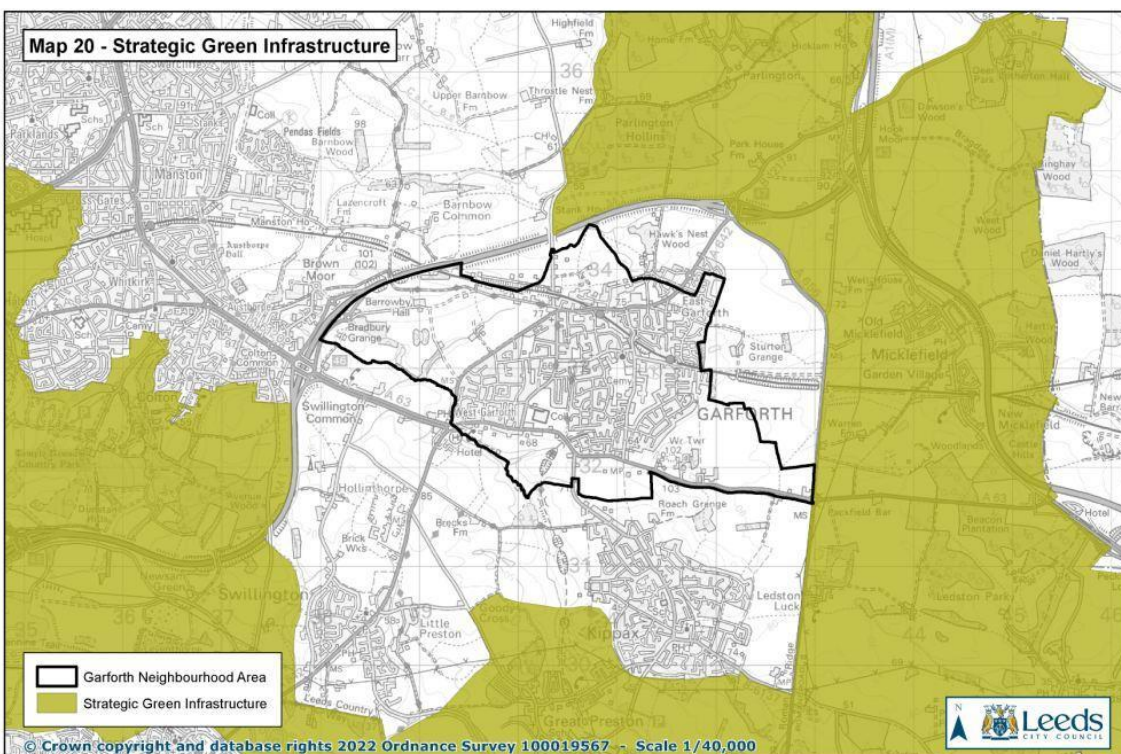
The Leeds Local Plan Update<sup>26</sup> will focus on new or revised planning policies to help tackle climate change and will include the following topics: Carbon reduction, flood risk and green infrastructure.

The Leeds City Council<sup>27</sup> gives guidance on providing bat roosting and swift brick features for new buildings in Leeds, suggesting a minimum of 50% of new dwellings should have these features. However the Local Plan Update may seek to amend this percentage.

The Leeds Policy LAND 2<sup>28</sup> requires a minimum of 3 replacement trees for any one removed. However, following the University of Leeds survey on tree replacement, this number may be increased when the Local Plan Update is adopted.



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Whilst the Garforth Neighbourhood Plan area does not have any Special Landscape Areas (Map19) or Strategic Green Infrastructure (Map 20) the Leeds Landscape Character Assessment<sup>29</sup> identifies a landscape boundary (a magnesian limestone ridge known as Garforth Cliff) which runs north/ south to the east of Garforth. There are three landscape units identified. Open arable farmland (LCM 15) Barwick to Garforth and (ELB1) East Garforth, and arable fringe farmland (LCM 3) East Leeds fringe and Kippax / Swillington fringe.

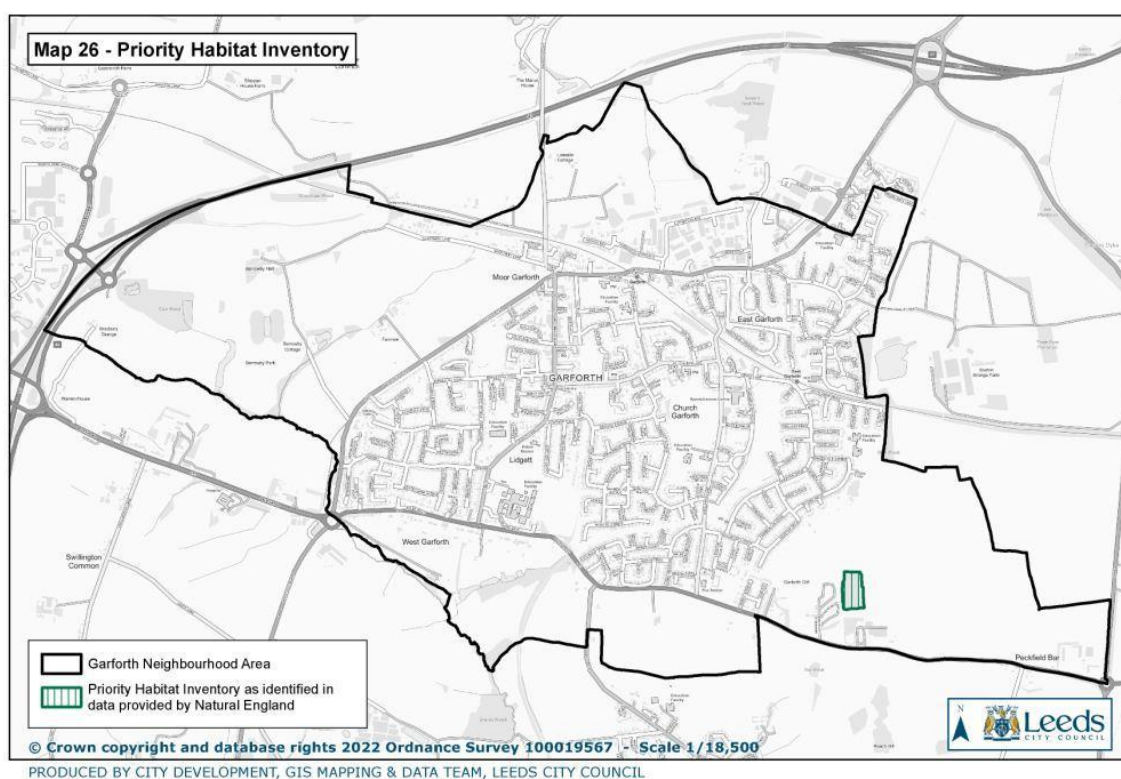


Details of Key Views to be protected are given in Appendix 6. The Leeds Core Strategy states that the distinctive landscape character needs to be respected and conserved. Policies and objectives include the protection and enhancement of the green infrastructure.

The Leeds Management plans<sup>30</sup> for open arable farming include restoration of hedgerows with small woodland opportunities. The management strategy for arable fringe farming includes the restoration of predominately arable farmland features with greater opportunities for woodland planting.

The Leeds Core Strategy Map 18 and Core Strategy Policy G8 identify the area to the east and some land to the west of Garforth as part of the Leeds Habitat Network.

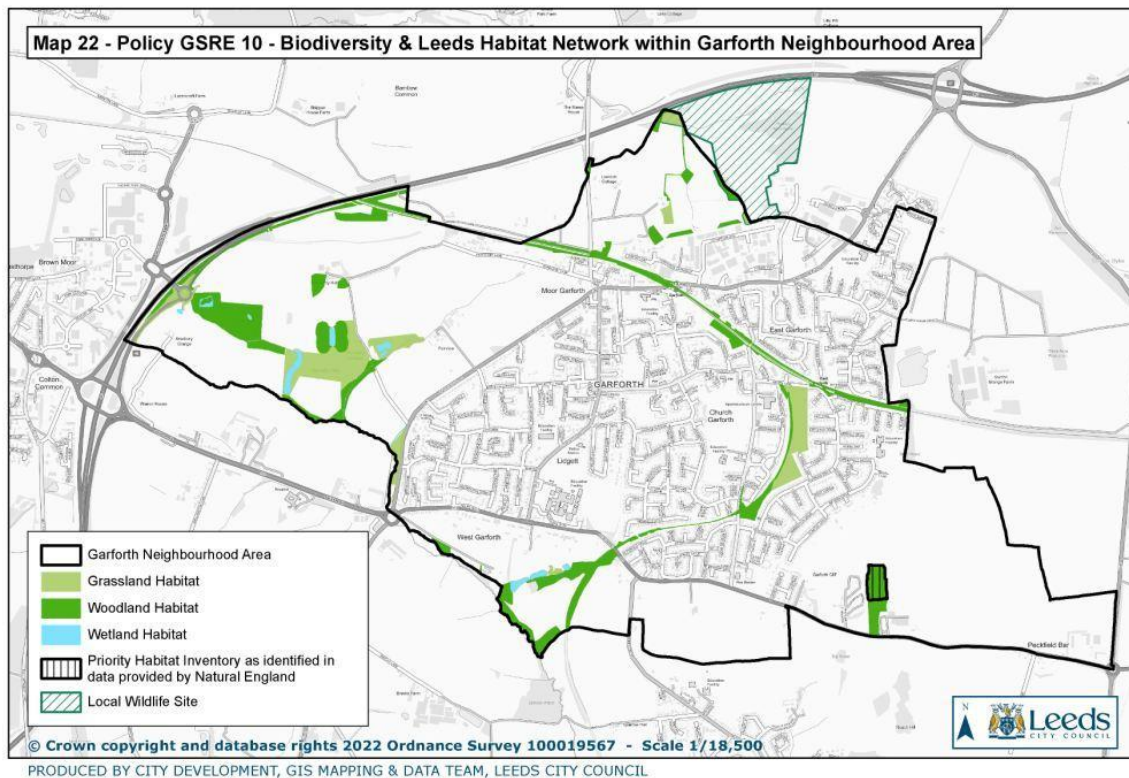
When advised by LCC to use the Core Strategy map 16 (Strategic Green Infrastructure) in place of the Core Strategy map 18(Leeds Habitat Network), the Core Strategy map 16 was found to have omitted many areas of the Leeds Habitat Network around Garforth e.g. land at Garforth Cliff identified by DEFRA in a Priority Habitat Inventory map 26.



This is an area proposed as a Local Green Space designation in the Garforth Neighbourhood Plan map 16 which would support an increase in woodland cover (Core Strategy policy G2) to help mitigate climate change and extend the Leeds Habitat Network Map 22 and 18

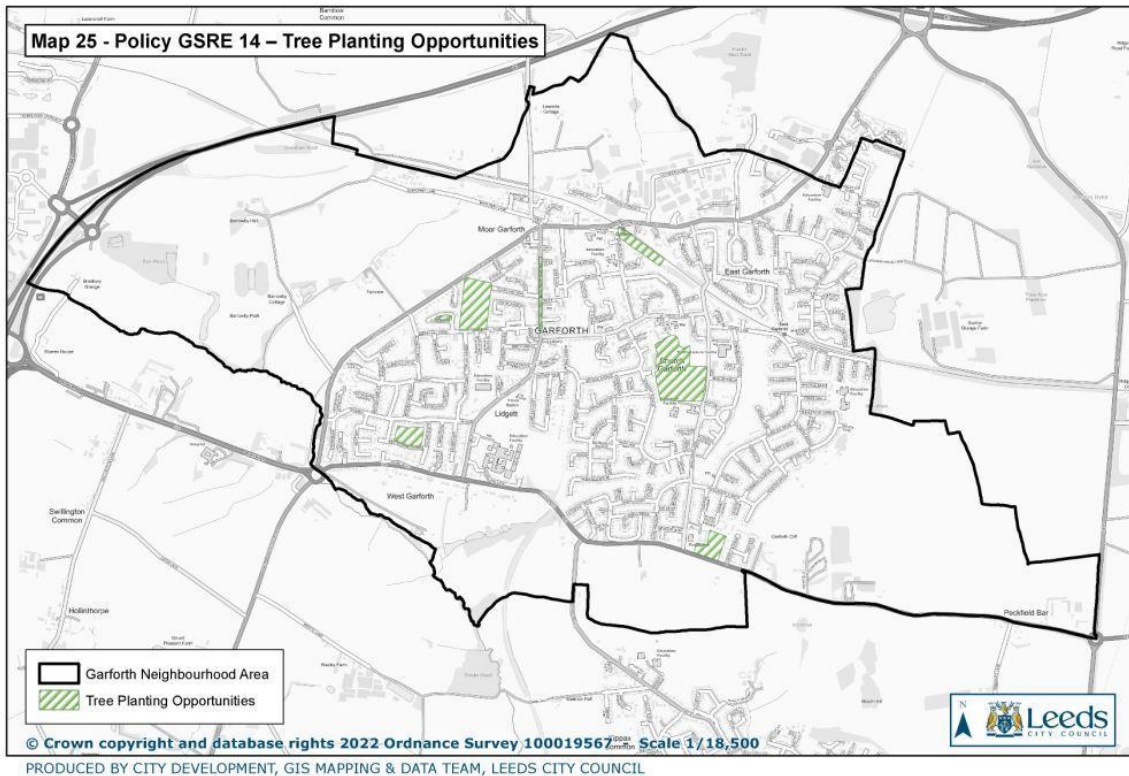
Residents in their responses to consultations<sup>13,14,15,16</sup> have stated that they value the open space and green fields and wish this land to be protected. Further development on the green fields surrounding Garforth is of great concern and has been raised many times by residents during the consultation process.

The aims and objectives of the Garforth Neighbourhood Planning Forum Constitution include the protection of the local green corridor and green belt land around Garforth wherever possible. This land is identified as part of the Leeds Habitat Network on map 18 of the Leeds Core Strategy. The objectives of the plan include the protection and enhancement of the biodiversity/ habitats within greenspaces and the surrounding countryside.

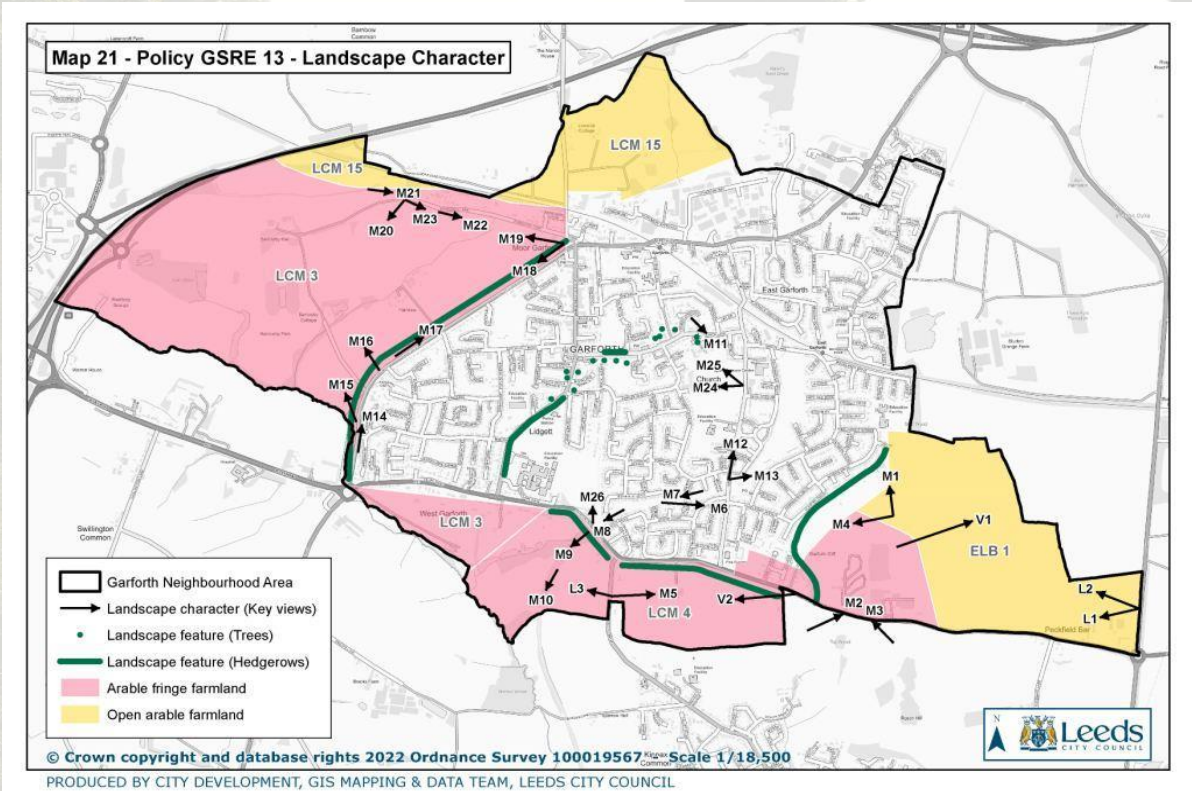


GNPF have produced a Green Space Land Character Assessment Summary (Appendix 3) of the green fields surrounding Garforth. This describes the topography including land usage, vegetation and access in each numbered section. This confirms that they are well managed arable fields and small areas of grazing pastures.

Protecting trees and hedgerows in and around Garforth is important. Many have existed for over a century as verified by old photographs. The local landscape has features which we would wish to see protected. These include the trees and hedgerows along the top of Garforth Cliff, Selby Road, Lidgett Lane and Church Lane. These play an important role in helping to mitigate the vehicle pollution alongside roads bearing heavy and congested traffic at peak periods, especially on school routes. These are identified on map 18. Others are at risk due to current development sites HG3-18 on the Selby Road. The recent research by Leeds University<sup>23</sup> found that replacement trees should be heavy/extra heavy standard trees and the numbers planted should reflect the size of trees being removed to account for the carbon stored. Policy GSRE14 and map 25 identifies opportunities for tree planting.

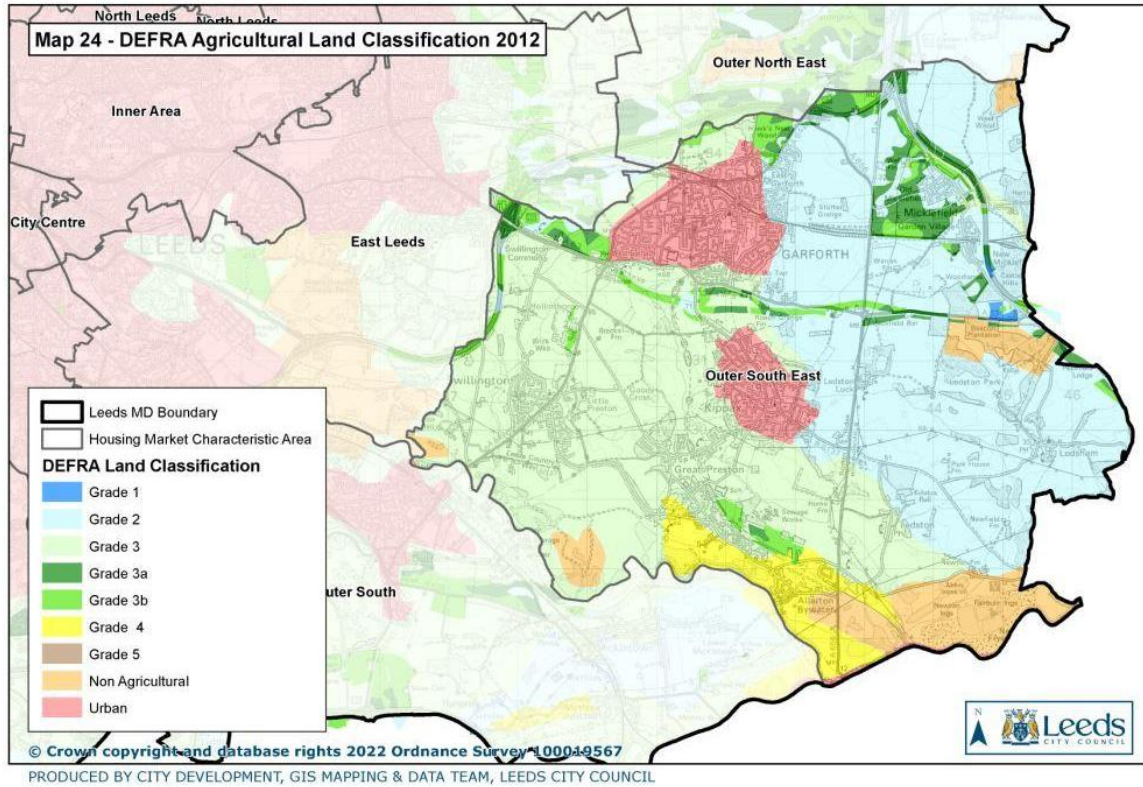


Garforth has developed estate by estate with increasing density of housing. Despite the absence of a special landscape area, the open aspect of the surrounding farmland and green spaces within Garforth are special to residents. The open farmland visible when walking along the Wakefield and Selby roads is especially valued and the views that residents have requested to be protected are identified on map 21.

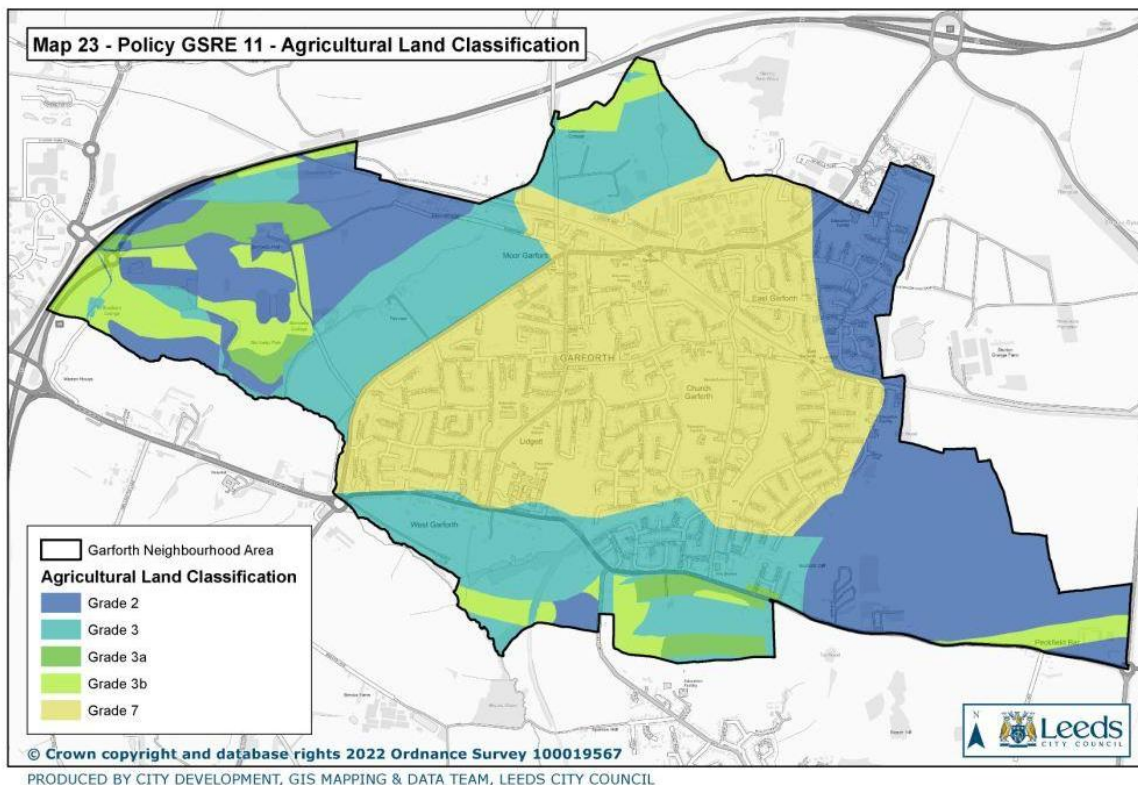


Although Garforth is not identified as within the Leeds Special Landscape Area map 19 the underlying geology of the fields on the Garforth Cliff from the A63 north to the A642 is magnesian limestone and valuable grade 2 agricultural land.

The DEFRA Land classification (map 24) identifies land to the east of Garforth as grade 2 farmland and land to the west of Garforth as grade 3 agricultural land.



A more detailed map (Map 23) of the agricultural classification within the Garforth Neighbourhood Plan Area has been produced to identify grades 3 and 3a to the west of Garforth. This deletes a small section to the west of the Wakefield Road A642.



This had been identified as urban development. This amendment now recognises that the land is agricultural as confirmed by Google Earth.

Planning guidance including NPPF 174a and 175 and Natural England requires that the biodiversity or geodiversity value of land and environmental sensitivity will need to be taken into account when assessing planning applications. This is important as the nation seeks to reduce its carbon footprint and become more self-sufficient in food production and food security.

CPRE have called for a land strategy and new planning rules to guard food security<sup>31</sup>

The Best and Most Versatile (BMV) land is graded from 1 to 3a.

Planning guidance requires that Agricultural Land Classification (ALC) data is used to assess the loss of land or quality of land as a result of proposed development.

It is important to future sustainability to ensure that BMV land is retained for the benefit of future generations, reducing the carbon footprint by producing food products locally.

The SAP Sustainability Appraisal Framework<sup>33</sup> states that the ALC provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system and to prevent inappropriate development.

Where development is to occur the ALC should ensure that land of poorer quality is used in preference to higher quality land and the SAP SA publication draft quotes the NPPF policy to seek to use areas of poorer quality land.

The specific sites of high-grade agricultural land within the Garforth Neighbourhood Area are identified on map 23. The areas only identified as grade 3 have not yet been subdivided to grade 3a and 3b

## What did people in Garforth tell us?

### THE INITIAL DROP-IN EVENT IN 2013

At this event organised by Neighbourhood Planners in 2013, residents expressed concerns about further development on green fields surrounding Garforth, reducing the green belt between other settlements, the value of green infrastructure in mitigating surface water flooding and the need to treasure good quality agricultural land.

### THE GNPf HOUSEHOLD SURVEY 2015

This initial survey which was delivered to all households in Garforth revealed the concern expressed by residents about further development on green fields and the need for accessible spaces for walking and the need to maintain the green belt round Garforth.

### THE GNPf HOUSING NEEDS SURVEY 2018

This survey which was delivered to all households in Garforth confirmed the usage and value that residents place on access to green spaces. Experience of the restrictions of lockdown during the Covid-19 crisis has proven the value of green belt land.

### THE GNPf POLICY INTENTIONS CONSULTATION 2019

This survey confirmed that residents expressed concern over the removal of trees and hedges with recent developments and the need to protect the remaining trees and hedges and the green belt. They valued the footpaths and bridleways giving access to the countryside surrounding Garforth and the importance of PROW as wildlife corridors.

## Neighbourhood Plan Policies Rural and Natural Environment

### Policy GSRE9 The Rural Environment

Development proposals on the edge of and around the built-up area of Garforth within the Neighbourhood plan area should take into account the rural environment (including natural habitats and biodiversity) by:

- a) Providing adequate screening where development would be visually intrusive in the landscape
- b) Providing accessibility to the countryside where feasible
- c) Protecting and enhancing biodiversity within Garforth's green spaces and surrounding countryside by creating new native tree cover and hedgerows
- d) The provision of broadleaf and evergreen varieties of trees and hedges in preference to walls and fences especially between neighbouring car parking spaces to improve screening from rows of cars parked in front of houses.

### Policy GSRE10 Biodiversity and the Leeds Habitat Network.

Development proposals which seek accreditation under the Building with Nature Framework and include measures that would fill in gaps or further extend the Leeds Habitat Network will be supported.

Proposals to include measures that would fill in gaps or further extend the Leeds Habitat Network will be supported.

Proposals within or adjacent to the Leeds Habitat Network in Garforth as shown on map 22 must demonstrate that:

- a) There will be an overall net of a minimum of 10% gain for biodiversity in Garforth, including a positive contribution to the network through habitat protection, creation and enhancement, consistent with the most up to date guidance
- b) The design of new developments including landscaping schemes, enhances wildlife habitats and provides new areas and opportunities for wildlife
- c) There is no significant adverse impact on the integrity and connectivity of the network

### Policy GSRE11 Preservation of the Grade 2 and 3a Agricultural Land

In line with Natural England Guidance on assessing development proposals, any such proposals should take into account the agricultural land as shown on map 23 to ensure that they contribute to and enhance the natural and local environment by:

- a) Considering the economic benefits of BMV agricultural land using areas of poorer quality land instead of higher quality land in line with NPPF Para 174a and note 58
- b) Protecting landscapes, geology and soil
- c) Seeking to prevent soil, air, water and land pollution and instability

Any application to develop on land identified as Grade 3 will need a further survey to distinguish between grade 3a and 3b. These sites are identified on map 23.

### Policy GSRE12 Wildlife features

Currently, new development, including all green field sites, must integrate wildlife features within the design of at least 50% of all buildings. (This percentage may be increased following the adoption of the Leeds Local Plan Update.).

- The specific wildlife features should be agreed with the Local Planning Authority on a case-by-case basis and may include swift bricks, bat boxes or wildlife corridors through neighbouring gardens to ensure connectivity and movement.

### Policy GSRE13 Landscape character

Development proposals within the open landscape should respect and enhance the special landscape characteristics of Garforth in line with the Leeds Landscape Assessment and Policy LAND 2

- a) Developments which propose the removal of existing trees and hedgerows will only be supported when:
  - i. It can be demonstrated there is no alternative to removal
  - ii. Only the minimum amount of hedgerow is removed consistent with the planning approval granted by LCC. This may be amended following the adoption of the Local Plan Update
  - iii. An equal or larger amount of hedgerow is reinstated either elsewhere on the site or at the nearest practicable location in Garforth which will be decided in conjunction with an appropriate local organisation.
  - iv. Trees are replaced in accordance with the LCC Land Policy
- b) Development proposals must not significantly alter or harm the key views as set out on map 21 and shown in Appendix 6.
- c) Proposals for the restoration of traditional landscape features such as new woodland, hedgerows and trees will be supported.
- d) The landscape features identified on Map 21 should be retained and enhanced:
  - i. The trees edging the Garforth Cliff
  - ii. The fields and hedgerows along Wakefield Road and Selby Road.
  - iii. Within the built-up area of Garforth, the hedgerows and tree planting along Lidgett Lane and the trees along Church Lane

## Projects

Garforth Neighbourhood Planning Forum or any successor body to:

- Work with voluntary organisations to create new tree cover and hedgerows on other sites.
- Work with Yorkshire Wildlife Trust to improve Hawk's Nest Wood.
- Identify new trees and hedgerows for protection.
- Work with HS2 (should the route through Garforth be confirmed) on mitigation for the loss of 50% of Hawk's Nest Wood, footpaths and bridleways affected.
- Work with Nature Conservation Officers to obtain recognition for Hawk's Nest Wood to be listed as a Local Wildlife Site.
- Work with LCC to reinstate other areas of woodland habitat surrounding Garforth identified as Priority habitat Networks by DEFRA.

## Policy GSRE14 Planting opportunities

The following sites, as shown on map 25, have been identified as opportunities for new hedgerows and small-scale woodland planting in line with the Leeds Landscape assessment. (numbers refer to those used in GSRE1)

- LGS 1. Queensway
- LGS 3. Small natural area between Oak Avenue/Oak Crescent and the railway line (Garforth wildlife area)
- LGS 20. Barleyhill Park
- LGS 22 Glebelands
- LGS 34. Long Meadows.
- LGS 35. Goosefields
- LGS 42. East Garforth field
- And Main Street

Development proposals resulting in the loss of trees must ensure that they are replaced on a 3 for 1 basis in accordance with Local Plan Policy LAND2. This number may be increased following the adoption of the Leeds Local Plan Update. Where on-site replacement tree planting cannot be achieved on approved sites subject to tree removal, off site planting will be provided elsewhere within the Neighbourhood Plan area. Financial contributions should and must be robustly justified.



## 3.5 Community and Leisure (CL)

### Introduction

The availability of good quality facilities for leisure, cultural and community activities is important to the vitality and wellbeing of any neighbourhood. Garforth has a range of community facilities, which reflect the needs of the population. However, there are opportunities for these to be improved and for the range to be widened.

Social and economic sustainability in Garforth will continue to be supported by ensuring that there is good provision of social and cultural infrastructure that is accessible and meets the needs of the community.

A small number of structural facilities, such as the bowls pavilion and children's outdoor play amenities, stand within a greenspace area and are included in this section. The land itself is more appropriately included in the greenspace section.

### Key issues

1. The importance of community facilities to meet the needs of the people of Garforth
2. The importance of a wide range of community activity to promote health and wellbeing
3. The range and availability of community facilities and the need for suitable venues to allow for such activities to take place.

### Why are community facilities important to delivering the vision and objectives for Garforth?

Community facilities in Garforth reflect the diversity of the population, with activities being available across the age range. They are crucial to the vitality of the town and individuals to promote health and wellbeing. To support the continuity of the services that they provide, they require buildings and facilities which are of a high standard, well maintained and are safe and accessible. This will help to deliver the Vision of Garforth continuing to be a great place in which to live, work and play, with leisure facilities designed to benefit the community as a whole.

The wide range of community groups in Garforth uses a relatively small number of community buildings. There is support for some of these facilities from LCC and the Churches but many rely both on contributions from users and the time and effort given by volunteers to ensure they continue to exist as a community resource. These facilities and the activities they support play a vital role in community cohesion.

The existing community facilities have developed over a number of years and, at present, offer a valuable resource to groups and individuals in the town. Many of the buildings used date from the 1960s and 70s or earlier. There has also been recent provision of private facilities, particularly for young children, which is welcomed. However, Garforth still lacks facilities which other communities of a similar or smaller size enjoy, such as a swimming pool.

As outlined above, there are a number of venues in Garforth that are utilised by community groups and events but there is clear evidence that they are heavily in demand. This heavy usage takes its toll on the fabric of the buildings. If the number of venues were to be reduced in any way, it would have a detrimental impact on the community. The population of Garforth has grown in recent years but without an accompanying increase in facilities, which creates even greater pressure. Therefore, all existing community venues need to be well maintained and protected from change or closure which would take facilities away from the community. The Character Assessment summary (Appendix 4) identifies two venues, i.e. Barleyhill Park and Glebelands as being suitable for enhancement by the provision of extra facilities to give more visual appeal and encourage greater community use and cohesion.

A survey carried out in 2017 indicates that there are 48 venues hosting approximately 280 sessions each week.<sup>1,2</sup> This survey was reviewed in early 2022.<sup>3</sup> Policy CL1 lists venues where there is opportunity for local people to meet for social, leisure, recreational and cultural needs. Pubs are included for their intrinsic value as regular social meeting venues.

Leeds Core Strategy recognises the importance of access to local community facilities and services. It requires that new community facilities should be accessible by foot, cycling or by public transport. It also requires that, where development would result in the loss of an existing facility or service, satisfactory alternative provision should be made elsewhere within the community if a sufficient level of need is identified.

In addition, the NPPF stresses the importance of supporting health and wellbeing through planning policy, including through the provision of social, recreational and cultural facilities and services. The NPPF encourages plan-makers to plan for the provision and use of shared spaces and community facilities and to guard against the unnecessary loss of valued facilities and services.

Leisure facilities are crucial to the vitality, health and wellbeing of people of all ages. A Briefing Paper on Physical Activity and Health, British Nutrition Foundation, 2007<sup>4</sup> states that physical activity levels in the UK are low. Only 35% of men and 24% of women reach the recommended 30 minutes of moderate-intensity physical activity at least five times a week. Men tend to be more active than women at all ages and there is a marked decline in physical activity with age in both sexes. There is substantial evidence that physical activity is protective for a number of chronic diseases, such as type 2 diabetes, cardiovascular disease, a number of cancers and clinical depression. In childhood, physical activity habits, particularly during growth periods including puberty, have a long-lasting effect on bone health.

With this in mind and taking note also of the issues both with childhood obesity and concerns around levels of inactivity in the population as a whole, it is vital that no opportunity is lost to increase and improve the amount of leisure facilities in the town. According to Public Health Ward Profiles Garforth is one of the wards in the city with the highest percentage of people who are obese.<sup>5</sup> Not only are physical activities important but a study on Social Relationships, Leisure Activity and Health in Older Adults in 2014<sup>6</sup> showed that positive social relationships, together with greater involvement in leisure activities, which may be sedentary, are associated with better physical and mental health in older age. The Covid 19 pandemic has further highlighted the importance of physical activity, both indoors and outdoors.

Whilst important to the local community in Garforth, some of the community facilities identified through the engagement process fall outside of the Garforth Neighbourhood Area and therefore cannot be included within neighbourhood plan policy. These facilities are Brierlands playing fields, (including Garforth Town Football stadium) and the gym at the Holiday Inn. Although they have not been included within the policies, there is a community ambition that Brierlands is registered as an Asset of Community Value in the future (see Project section after Policy CL3).

### What did people in Garforth tell us?

#### FIRST DROP-IN SESSION IN 2013

indicated concern about the need to maintain, improve and expand community facilities. Similar comments have continued to be made at public events since then.

#### HOUSING NEEDS SURVEY 2018

When residents were asked what one amenity Garforth definitely needs, a swimming pool came top of the list with more than 27% making this response. This was also high on the list,

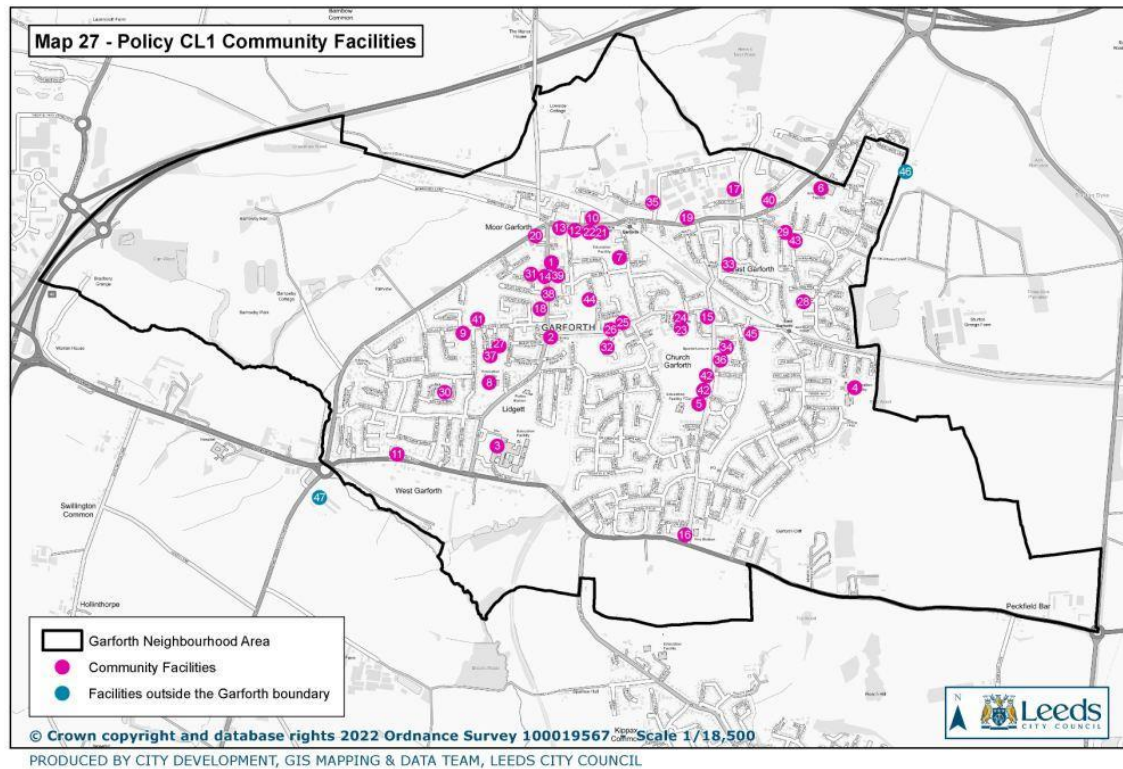
along with other community buildings, when asked "What leisure/community amenities does Garforth need over the next 5-10 years?"

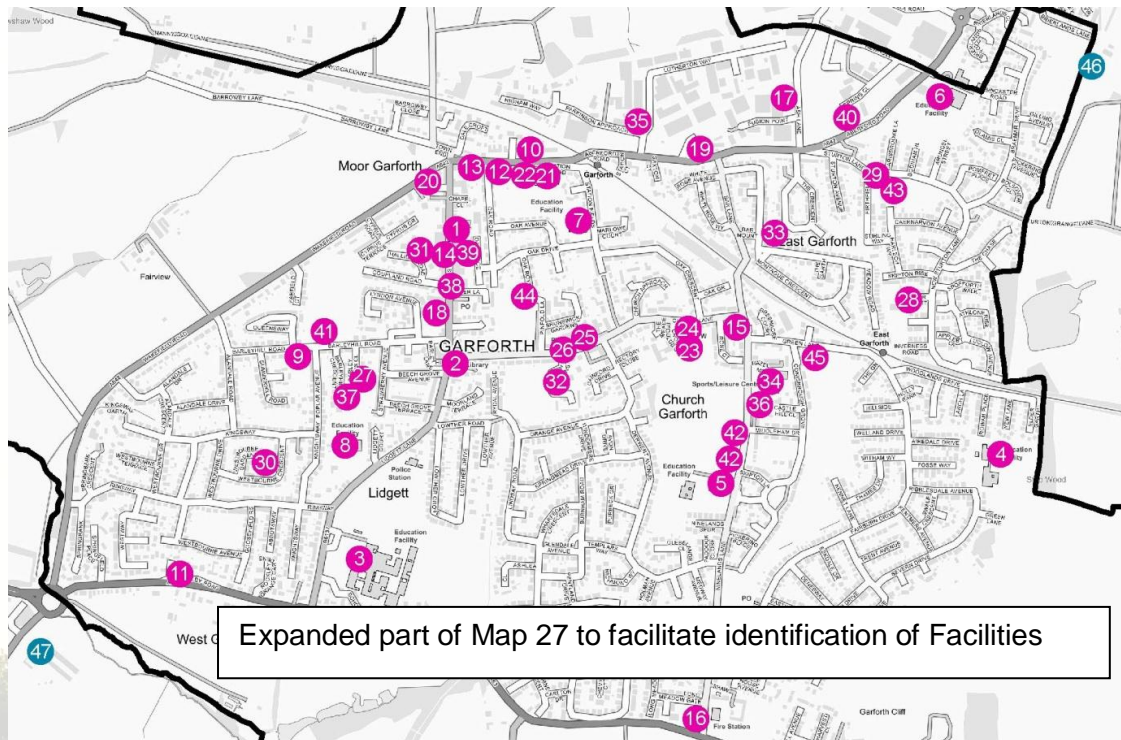
### POLICY INTENTIONS CONSULTATION IN AUTUMN 2019

Resulted in 97% supported the emerging policies

### GARFORTH GALA 2019

Visitors were asked how they would spend the CIL money generated by the Ninelands Lane development. Sports facilities received the highest number of suggestions, with a swimming pool being the most popular facility, followed by a new leisure centre or expansion of the existing one.





### Policy CL1 Safeguarding Existing Community and Leisure Facilities

Proposals that result in the loss of any of the following community facilities (as shown on Map 27) will not be supported unless the provision of alternative equivalent facilities is made in Garforth, or it is demonstrated that there is an insufficient level of need. In the case of commercial facilities, it must be demonstrated that the premises have been the subject of an active marketing campaign for a period of 6 months and are no longer viable in their current use.

| Name of Venue                             | Address (all LS25)     |
|---|------------------------|
| 1. Miners' Welfare Hall                   | 56 Main Street 1AA     |
| 2. Library                                | Lidgett Lane 1EH       |
| 3. Garforth Academy                       | Lidgett Lane 1LJ       |
| 4. Green Lane Primary Academy             | Ribblesdale Avenue 2JX |
| 5. Ninelands Lane Primary School          | Ninelands Lane 1NT     |
| 6. East Garforth Primary School           | Aberford Road 2HF      |
| 7. St. Benedict's Catholic Primary School | Station Fields 1PS     |
| 8. Strawberry Fields Primary School       | Lidgett Lane 1LL       |
| 9. Garforth Working Men's club            | Barleyhill Road 1AU    |
| 10. Garforth Country club                 | Aberford Road 1PZ      |
| 11. Gaping Goose Public House             | Selby Road 1LR         |
| 12. The Lord Gascoigne Public House       | Aberford Road 1PX      |
| 13. The Miners Bar and Kitchen            | Aberford Road 1PX      |
| 14. The Newmarket Inn                     | 71 Main Street 1AF     |
| 15. The Podger Public House               | Ninelands Lane 1NT     |
| 16. The Crusader Public House             | Ninelands Lane 2BY     |
| 17. Quirky Ales Micropub                  | Ash Lane 2HG           |
| 18. Wetherspoons                          | Main Street 1DS        |
| 19. The Fly Line                          | Aberford Road 2EA      |
| 20. Garforth Evangelical Church           | Wakefield Road 1AN     |
| 21. St. Benedict's Church                 | Aberford Road 1PX      |
| 22. St. Benedict's Parish Centre          | Aberford Road 1PX      |
| 23. St. Mary's Church                     | Church Lane 1NR        |
| 24. St. Mary's church Hall                | Church Lane 1NR        |

|  |                                |
|--|--------------------------------|
| 25. Methodist Church   | Church Lane 1NW                |
| 26. Methodist Church Hall  | Church Lane 1NW                |
| 27. The Scout Hut  | Barleyfields 1DT               |
| 28. Garforth NET   | Dover Street 2LP               |
| 29. Firthfields Community Centre   | Sturton Lane 2HD               |
| 30. Westbourne Gardens Community Centre  | Westbourne Gardens 1BS         |
| 31. Halliday Court Communal Lounge   | Halliday Road 1ET              |
| 32. Church Gardens Community Centre  | Church Gardens 1HG             |
| 33. The Crescent Community Centre  | The Crescent 2EU               |
| 34. Garforth Leisure Centre  | Ninelands Lane 1NX             |
| 35. Megaplay Soft play centre  | Unit 1 Chestnut court 2JY      |
| 36. Monkey Maze Soft Play;   | Link House, Ninelands Lane 1NT |
| 37. Guide Building   | Barley Fields 1DT              |
| 38. CLO Coffee Shop  | Main Street 1AF                |
| 39. Gymophobics  | 32A Main Street 1AA            |
| 40. Premier World Fitness  | Premier House, New Hold 2LD    |
| 41. Bowls Pavilion, Tennis Courts, Children's Play Equipment                             | Barleyhill Park 1DX            |
| 42. Children's Play Equipment, Skateboard Park, Garforth Tigers Facilities at Glebelands | Ninelands Lane 1NT             |
| 43. Firthfields Children's play equipment  | Sturton Lane 2HD               |
| 44. Garforth Cricket Pavilion  | Church Lane 1HB                |
| 45. Green Lane Cricket Club  | Green Lane 2AF                 |

### Policy CL2 Improvements to Existing Facilities

Proposals for the improvement of existing facilities on their present site will be supported, subject to the following key guiding principles:

- a) The improvement should deliver an enhanced environment for visitors and users
- b) Proposals should be sympathetic to the existing character of the structures
- c) Proposals do not harm nearby residential amenity or exacerbate areas of identified parking stress, see map 10 and Car Parking Summary, [www.garforthplan.co.uk](http://www.garforthplan.co.uk), Evidence Base
- d) The improvement should seek to deliver an enhanced environmental performance via retrofitting, wherever feasible, through Building Regulations.

### Policy CL3 New Community Facilities

Development proposals for the provision of new community facilities within Garforth will be supported. Proposals should demonstrate that they have had regard to the following key guiding principles:

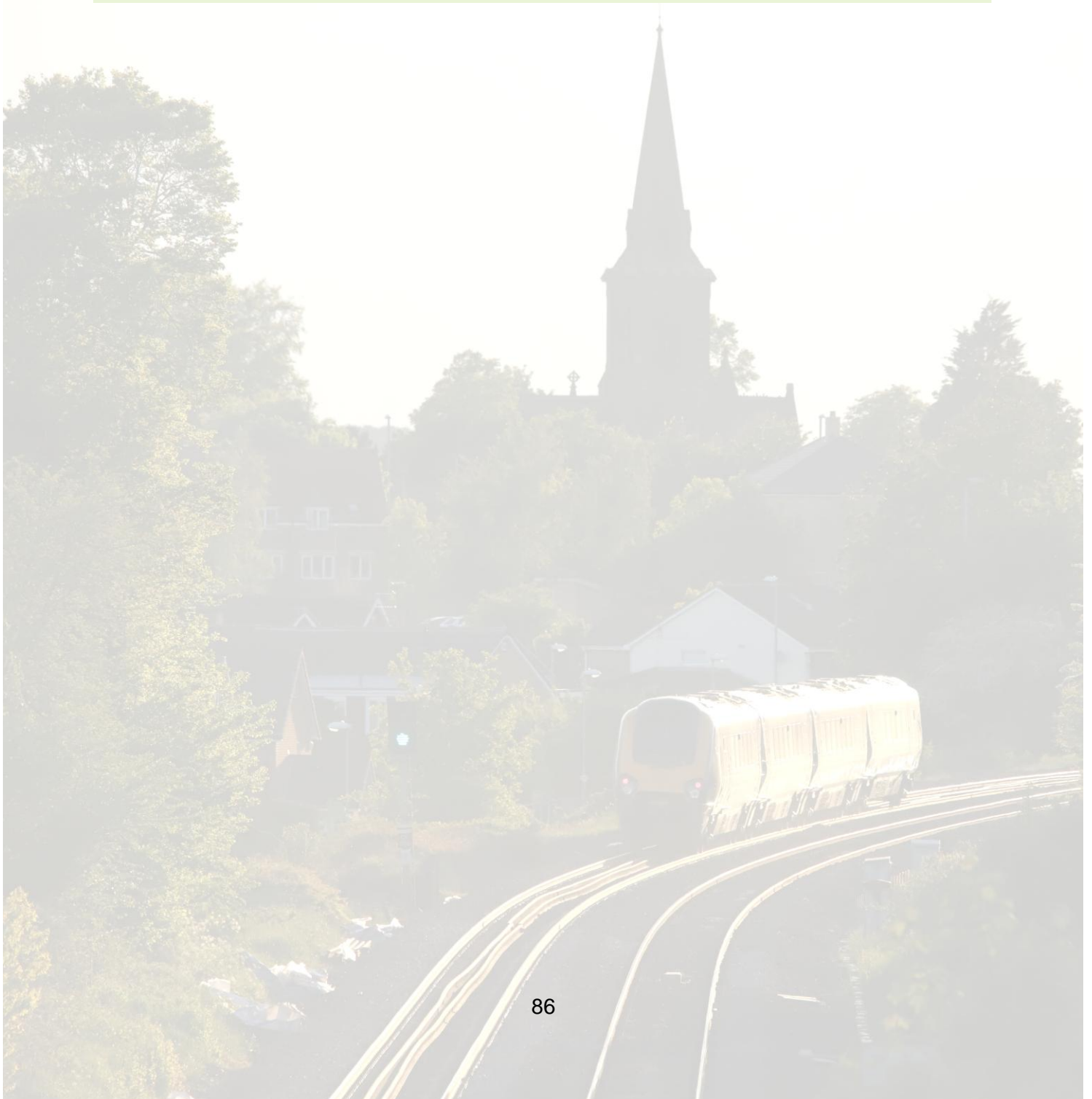
- a) The design is appropriate to the local character
- b) The proposal does not harm nearby residential amenity or exacerbate identified areas of parking stress, see Map 10 and Car Parking Summary [www.garforthplan.co.uk](http://www.garforthplan.co.uk), Evidence Base
- c) The proposal meets identified need in Garforth in collaboration with the local community and does not have a detrimental impact on the viability of existing facilities
- d) The proposal is easily accessible by walking and cycling and there is sufficient cycle parking
- e) The facility provides flexible space for a range of groups participating in active or sedentary pursuits and is suitable for all ages

## Project

Garforth Neighbourhood Planning Forum or any successor body to promote long-term Project to register community facilities as Assets of Community Value.

These are places and spaces in the community that are important to local people and if they come up for sale the community has the opportunity to bid for them. They can only be nominated if they are of interest socially (such as for sport, culture or recreational use) or increase the wellbeing of the community now and into the future. Nominations are lodged with Leeds City Council, which has the right to approve which nominations can be listed. Where appropriate, the owners of these sites have been informed that the following are potential assets for nomination at a future date. These are also in line with the recommendations in Character Assessment Summary, Appendix 4.

- a) Miners' Welfare Hall
- b) Library
- c) Garforth Badminton and Leisure Centre
- d) Brierlands playing fields/Garforth Town Football Stadium



## 3.6 Education and Health (EH)

### Introduction

Key components in the makeup of a thriving and healthy community are schools and health facilities. Both education and health provision in Garforth are of very good quality but there has been increasing pressure on capacity as more people move into Garforth. There continues to be an increase in the number of new homes without any associated infrastructure. This has placed strain on many services and it is essential that educational and health provision are addressed to ensure that new residents, as well as existing ones, can experience excellence well into the future.

### Key issues

#### Education Provision

1. The importance to the community of schools which offer an excellent education, safety and security and areas for indoor and outdoor play.
2. The benefits of well-designed schools that are integrated within their local community and contribute to the achievement of health and wellbeing objectives in the local area.
3. Sufficient school places to be available for all pupils living in Garforth who require a place, within a 20-minute walk for primary school children, to meet the guidelines within the Leeds Local Plan.

#### Health and Social Care Provision

1. The need for a comprehensive range of community health facilities within Garforth.
2. Timely and equitable access to health services for all who need them.

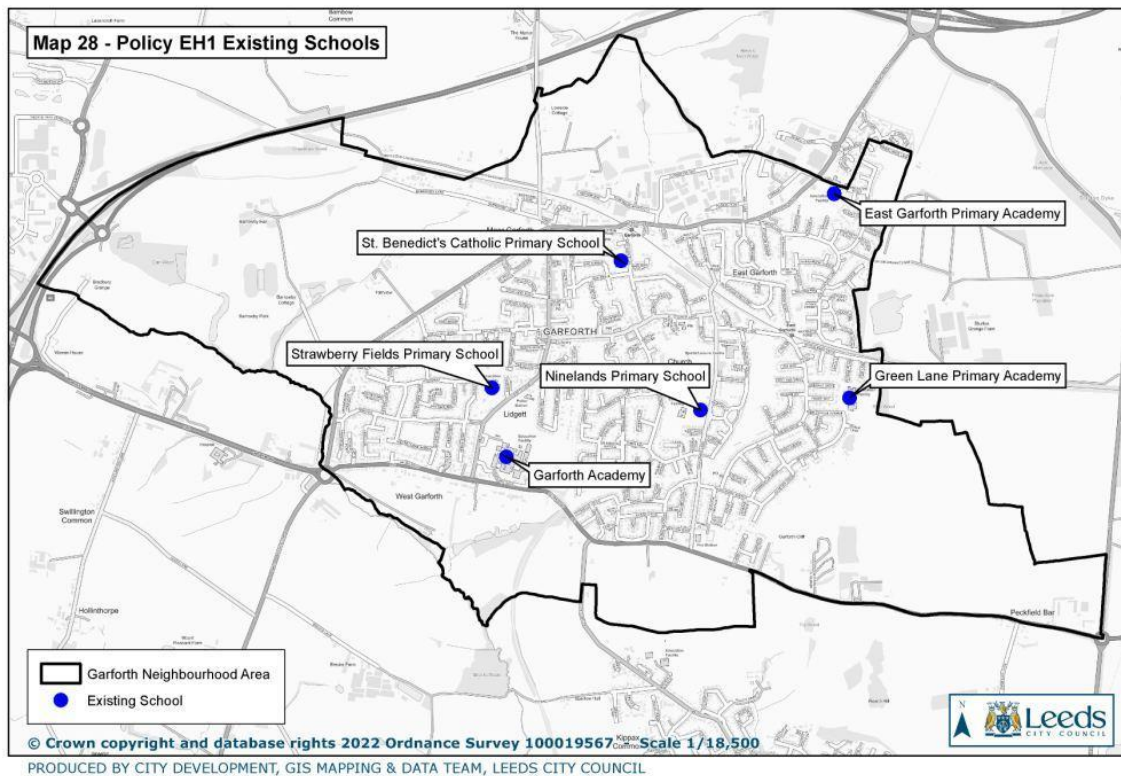
### 3.6.1 Supporting Educational Establishments

#### Why is supporting educational establishments important to delivering the vision and objectives for Garforth?

The provision of high-quality education from pre-school through to post 16 is key to this community's successful growth. A well-educated community is more likely to produce a healthy workforce. Whilst research has been carried out on the impact of well-designed buildings, it has proved hard to measure the impact of educational outcomes and health and well-being. However, in *What Makes a Good School Building, Education Business*<sup>1</sup> it is stated that it is common sense that the environment impacts on how one feels. Location of schools and colleges within communities with safe and easy access on foot and by bike is also important.

There are five primary schools in Garforth, each with pre-school/nursery provision and one secondary school, which includes sixth form education, map 28. The primary schools offer some before- and after-school clubs to help with parents' flexible working arrangements. There is a separate nursery/early years centre and children's centre. There are also private pre-schools, nurseries and child-minders, which provide facilities out of school hours. It is vital that, following any residential development, the level of such provision keeps pace with the increased numbers of children.

Three schools in Garforth have safe routes to access them. Covid-19 has highlighted issues around outdoor activity and reducing carbon emissions. Provision and increased use of such routes will be an investment for the future and prioritising sustainable travel options is a key priority for the neighbourhood plan.



The majority of school leavers go on to further education or university but some choose jobs, training or apprenticeships. Small numbers take up opportunities in Garforth. It will be healthy for the town if more young people are able to seek employment locally and partnerships between schools and local businesses are to be encouraged, as would an increase in the number of apprenticeships offered by local businesses to local school leavers.

Residents first expressed their concern about Garforth schools being full at the first workshop in 2014 and have continued to repeat this at other engagement opportunities.

It is the responsibility of the local education department to monitor and ensure that a sufficient supply of learning places continues to be available to meet the demands of the local population as new housing comes forward, generating additional demand. Options to expand schools would only take place as a result of a detailed feasibility study and once a proposed solution is being taken forward.

A briefing paper for head teachers, governors and staff in education settings in 2014, highlighted the importance of outdoor space for physical activity<sup>2</sup>. In an age of increasing levels of obesity and diabetes, this is further supported by the British Nutrition Foundation<sup>3</sup> and Guidance on childhood obesity<sup>4</sup>. Not only is dedicated space required but it also gives time outdoors and provides links to nature and the environment.

All of the schools in Garforth have playing fields attached to them. Garforth Academy also opens its grounds to adults and young people for recognised, pre-booked groups for activities outside of school hours. They clearly offer facilities to promote health and wellbeing. Sport England actively supports and encourages schools to offer facilities out of school hours.<sup>5</sup> At the same time however, it is known that Garforth lacks the recommended amount of greenspace per head of population (see the GSRE Section). It is therefore vital that none of the existing outdoor areas are lost in school developments. If schools are expanded, either temporarily or permanently, the increase in number of pupils will create a need for extra greenspace. The expansion of school facilities and encroachment onto



playing fields has also been highlighted as a risk in the Character Area Assessment Summary, Appendix 4.

### What did people in Garforth tell us?

#### DROP-IN SESSIONS AND SURVEYS

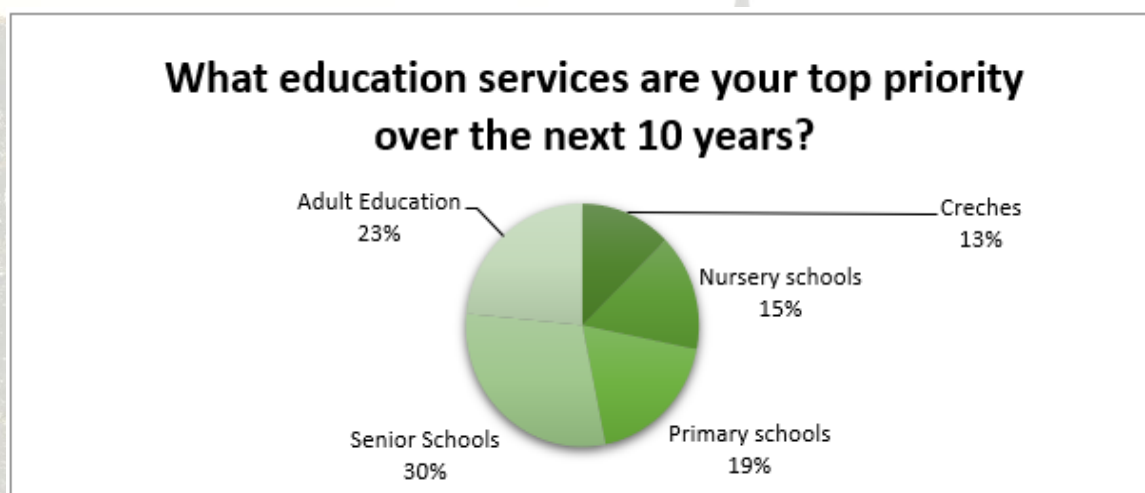
A recurring topic in discussions with residents in Garforth is a concern about the provision of school places. However, it is the responsibility of the local education department to monitor and address this need.

#### SURVEY OF LOCAL ESTATE AGENTS 2017

One of the main reasons that people want to live in Garforth is because of the good reputation of the schools. OFSTED reports for 2015/17 show that all schools in Garforth are rated “good” or “outstanding”. Leeds City Council sets out its vision for the best educational experiences and outcomes in the UK in its 2016-2020 Learning Strategy.<sup>6</sup> It is hoped that this can be fulfilled in Garforth in the coming years.

#### GARFORTH HOUSING NEEDS SURVEY 2018

asked about education. The following chart shows the results:



#### POLICY INTENTIONS CONSULTATION AUTUMN 2019

95% supported the emerging policies.

### Neighbourhood Plan Policies Supporting Educational Establishments

#### Policy EH1 Support for Existing Schools

The expansion of existing schools in Garforth (as shown on Map 28) will be supported subject to access, design and amenity considerations as follows:

- a) Any potential loss of outdoor space should have no adverse impact on pupils or staff and their abilities to deliver activities on site. These activities include recreation, sport, teaching and community activities.
- b) Proposals should seek to reduce the carbon footprint of existing buildings and maximise the energy efficiency of new buildings.
- c) Adverse impacts on the local highway network and local road safety should be avoided and accessibility by walking, scootering or cycling should be prioritised.

### Policy EH2 New School Provision

The development of new schools to meet the needs of Garforth children will be supported, subject to access, design and amenity considerations. The design of new schools should demonstrate regard to the following key guiding principles:

- a) Maximisation of opportunities for outdoor education, sport and play.
- b) Prioritisation of accessibility by walking, scootering or cycling.
- c) Construction is of sustainable materials and aims to have a neutral carbon footprint.
- d) Provision of indoor sports facilities.
- e) Provision of flexible space for creative opportunities.
- f) Provision of areas of trees and shrubs to support biodiversity and opportunities for outdoor learning.
- g) Provision of safe drop-off and pick-up points for children travelling by car.

If any new strategic housing allocations are proposed in a future Leeds Local Plan, they should incorporate the integrated planning of new schools through the preparation of a masterplan or development brief for the site. This should be prepared in consultation with the local community via the Garforth Neighbourhood Planning Forum or any successor body.

### Policy EH3 Support for Pre-School Facilities

The provision of additional private or public pre-school facilities will be supported. The design of new facilities should demonstrate regard to the following key guiding principles:

That they:

- a) Are within easy walking distance of residential areas of Garforth and support the use of active travel.
- b) Maximise opportunities for outdoor play and learning.
- c) Provide flexible space for creative opportunities.
- d) Have areas of trees and shrubs to support biodiversity.
- e) Provide safe drop-off and pick-up points for children travelling by car.
- f) Avoid encroachment into designated green spaces.
- g) Are built of sustainable materials and aim to have a neutral carbon footprint.

### Project

#### Safe Routes to Schools

Garforth Neighbourhood Planning forum (or any successor body) to work with Leeds City Council to seek investment in Safe Routes to Schools, to improve or enhance active travel routes, to ensure children are able to access educational opportunities using non-motorised modes of transport.

### 3.6.2 Community Healthcare Facilities

#### Why are healthcare facilities important to delivering the vision and objectives for Garforth?

Health and wellbeing is a key theme running throughout this neighbourhood plan. A healthy place in which to live, work and spend leisure time will produce a healthier population. Integral to this is the need for a comprehensive and high-class range of health and social care facilities, accessible to everyone. Helping people to stay well is an important building block for integration and allowing everyone to be part of a thriving community. Leeds Health and Wellbeing Strategy intends that "Leeds will be the best city for health and wellbeing".<sup>1</sup>

Garforth has three general medical practices, one of which is a satellite practice from Kippax Health Centre. Garforth Medical Centre also provides services to neighbouring populations in Aberford and Barwick in Elmet, with a further branch surgery there. There are also dental, optical and allied health facilities, such as physiotherapy and chiropody. Some of these are available only on a private basis. There are six care homes for the elderly and Garforth NET (Neighbourhood Elders Team) provides many day care services. It is one of more than 40 neighbourhood network schemes in Leeds)

Leeds Core Strategy "supports the decentralised approach of providing health and social care services closer to where people live and away from central hospital locations unless that is appropriate. Wherever possible, health and social care services will be integrated, to give individuals more choice and control over the services they need to stay healthy or return to independent lives following recovery from illness".

When Garforth Clinic was closed in January 2016, some of the services stopped being available within Garforth. There are significant concerns amongst residents about the need for new health care provision, both for the present and the future within the town. There is pressure on existing services and it is essential that these continue to be provided in a safe, timely and first-class way. Garforth is classed as a Major Settlement. This should be sufficient reason for ensuring that comprehensive primary healthcare facilities are provided within the town.

Services that were previously delivered at Garforth Clinic have continued to be available to residents, either through local GP surgeries (e.g. physiotherapy and mental wellbeing services) or at other nearby clinics, such as Kippax. For some people this has caused difficulties owing to issues around travel and car parking.

Guidance from the Department of Health and Social Care sets out how Clinical Commissioning Groups, Health and Wellbeing Boards, Local Healthwatch and Local authorities work together to provide health and social care facilities and promote wellbeing.<sup>2</sup>

Health Partnerships Team, Leeds City Council/Clinical Commissioning Group, said that the COVID-19 crisis has meant that health services have had to be delivered, in some instances, in radically different ways, including the use of on-line consultations. Health services are now looking at how they "reset" and whether shifts in delivery models are sustainable and desirable going forwards. If there were a shift to more on-line services a presumption may be that less physical space would be required, which may be the case for community services. However, GPs are looking at a considerable expansion of their workforce across Primary Care Networks, with new roles such as Community Pharmacists, Social Prescribers, Community Physiotherapists, so any impact on physical space through a shift to online consultations may be balanced out by this expanded workforce.

Whatever the results of the above "reset" work, it is essential that there is no reduction in the standards of care that are offered and that outcomes are highly rated.

What did people in Garforth tell us?

DROP-IN SESSIONS AND WORKSHOPS SINCE 2013.

Healthcare provision has been a regular topic.

POLICY INTENTIONS CONSULTATION AUTUMN 2019

97% people supported the emerging policies

## GARFORTH GALA 2019

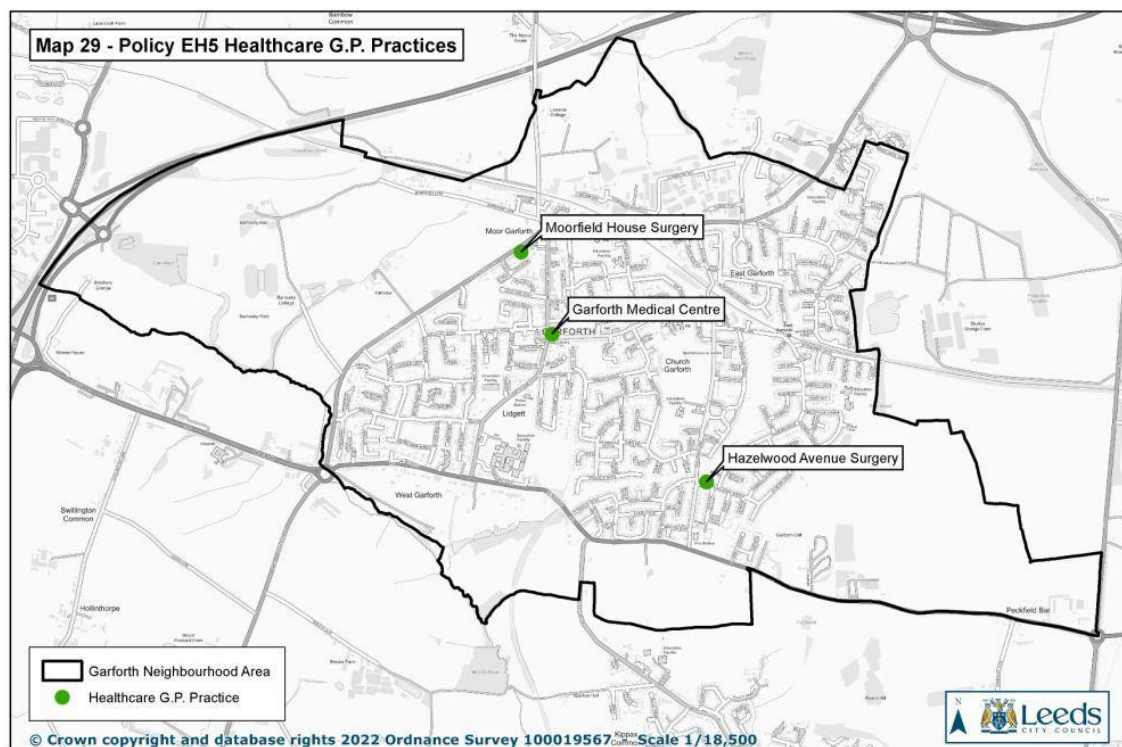
Visitors were asked how they would spend the CIL money generated by the Ninelands Lane development. More doctors' surgeries were suggested by almost 80% and a new clinic by over 20%.

## Neighbourhood Plan Policies Supporting Healthcare Facilities

### Policy EH4 Community Healthcare Facilities

The following healthcare sites as shown on Map 29 will be safeguarded for their healthcare use. If existing service provision on the sites ceases, proposals for the redevelopment or change of use of the site should fall within a new healthcare, community or wellbeing use to meet identified future need, with proposals prepared in collaboration with the local community via the Neighbourhood Forum or equivalent organisation. If at the end of a 12-month marketing period this proves impossible, other uses may be considered

1. Garforth Medical Centre, Church Lane, LS25 1HB
2. Moorfield House Surgery, 11 Wakefield Road, LS25 1AN
3. 3-5 Hazelwood Avenue, LS25 2AW

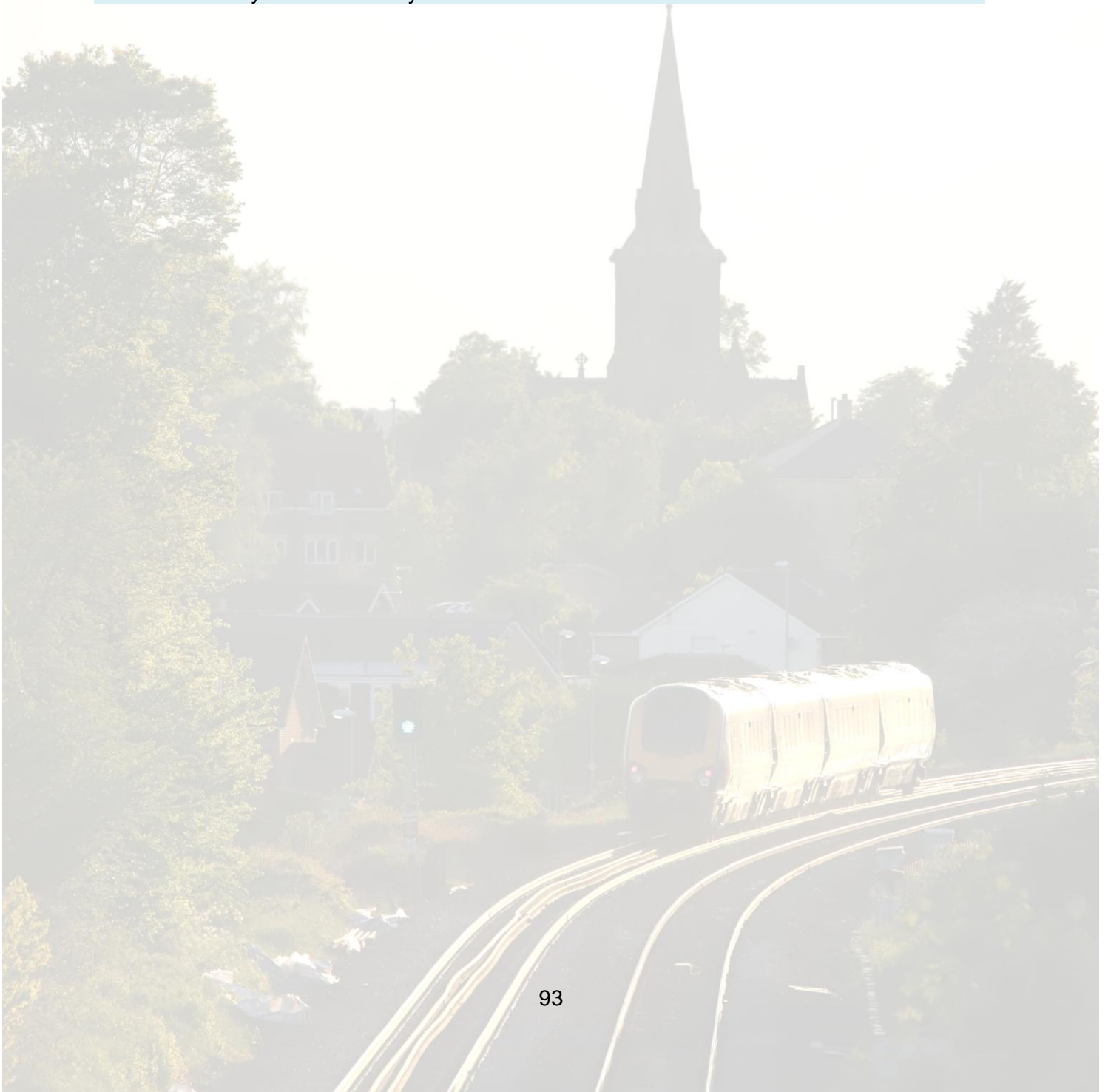


### Policy EH5 New Healthcare Provision

The development of new healthcare facilities will be supported. In particular, proposals for a new GP surgery, in an accessible location which provides a wide range of services, will be supported, subject to access, design and amenity considerations, as follows:

- a) Avoidance of adverse impacts on local highways network and local road safety
- b) Ensuring sustainable travel options such as cycle stands, electric vehicle charging infrastructure and pedestrian and cycle safety throughout the site
- c) Easy access to/from footpaths and cycle routes through new connectivity measures and access to public transport routes
- d) Sufficient in-curtilage, off-street parking commensurate with the scale of development and in line with LCC standards
- e) Avoidance of adverse impacts of neighbour amenity in terms of noise

If any new strategic housing allocations are proposed in any future Leeds Local Plan, they should incorporate the integrated planning of new healthcare facilities through the preparation of a masterplan or development brief for the site. This should be prepared in consultation with the local community via the Garforth Neighbourhood Planning Forum or any successor body.



# 4

## Glossary and Abbreviations

### 4.1 Glossary

**Active travel:** For most people, the easiest and most acceptable forms of physical activity are those that can be built into everyday life. Examples include walking or cycling instead of travelling by car and using stairs instead of lifts. 'Active travel' (or active transportation or mobility) means using alternatives to motorised transport (notably cars, motorbikes/mopeds etc) for the purpose of making everyday journeys.

**Affordable Housing:** Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (i) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent or is at least 20% below local market rents (including service charges where applicable); (ii) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (iii) it includes provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership are housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

**Ancient Woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**ARC4 Report:** An independent report produced in September 2018 for Leeds City Council by ARC4. The report is a summary of facts and figures that describes Garforth and Swillington's local housing market and estimates the additional housing required to meet the future needs of its residents.

**Biodiversity:** The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

**Blue/Green Sustainable Drainage Systems:** Sustainable drainage systems (SuDS for short) encompass a range of techniques for holistically managing water run-off on-site to reduce the quantity and increase the quality of surface water that drains into sewers from a development. A general SuDS definition is that it mimics natural systems and differs from traditional drainage in aiming to manage rain close to where it falls. Not only do these sustainable drainage systems reduce the burden on our sewerage system but they can also help wildlife to thrive in urban areas, with many of the drainage systems being intrinsically wildlife friendly.

**Boundary treatments:** Boundary treatments are those elements which define the extent of the development site and differentiate between public, communal and private spaces within or immediately adjacent to the development. Front boundary elements generally separate privately owned land from the public realm, often streets. Examples are trees hedges and fences.

**Brownfield land:** See Previously Developed Land

**Climate Change Adaptation:** Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change to mitigate harm or exploit beneficial opportunities.

**Climate Change Mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Climate Emergency:** Leeds City Council passed a Motion to declare a climate emergency in the city at a full Council meeting on 27 March 2019. The Council resolved not only to declare a climate emergency but to sign up to a science-based carbon reduction target consistent with achieving the Paris Agreement of no more than 1.5°C global temperature increase. The resolution included working to make Leeds carbon neutral by 2030 and calling on central government to provide the funding and powers to make this possible.

**Clinical Commissioning Group:** NHS organisations set up by the Health and Social Care Act 2012 to organise the delivery of NHS services in England.

**Committee on Climate Change, or Climate Change Committee (CCC):** An independent statutory body established under the Climate Change Act 2008. The purpose is to advise the UK and devolved governments on emissions targets and to report to Parliament on progress made in reducing greenhouse gas emissions and preparing for and adapting to the impacts of climate change.

**Community Infrastructure Levy (CIL):** allows Local Authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Council for Protection of Rural England:** a charity founded in 1926, which campaigns for a sustainable future for the English countryside.

**Curtilage:** the land surrounding a building that belongs to the owner of the building for which he or she has responsibility.

**DEFRA:** Department for Environment, Food and Rural Affairs. This Government department is responsible for safeguarding our natural environment, supporting the food and farming industry and sustaining a thriving rural economy.

**DEFRA Land Classification:** There are 5 grades of agricultural land including two sub-grades. Grade 1 gives the highest yield, where a large range of agricultural and horticultural crops can be grown. Grade 5 is very poor agricultural land, with severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer or forage crops. For more information visit: <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

**Designated Heritage Asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Easy Access:** this is generally understood to being within 5-minute walk of a bus stop or 20-minute walk to the destination.

**Environmental Impact Assessment:** A procedure to be followed for certain types of projects to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**Extra care housing:** (also known as assisted living) is a type of 'housing with care' enabling independence whilst offering assistance with tasks such as washing, dressing, going to the toilet or taking medication.

**Garforth Neighbourhood Plan Area:** land within and surrounding Garforth that is not part of the Aberford, Barwick, Kippax, Micklefield or Swillington Parishes.

**Garforth Neighbourhood Planning Forum (GNPF):** The Forum was formally given status in November 2014. It is made up of volunteers without political affiliation. Planning Forums were established by The Localism Act (2011) in order to "help shape and plan their neighbourhood ...By working with the local council and residents...design development to the benefit of the community by producing a Neighbourhood Plan."

**Green Belt:** Green belts are a buffer between towns, and between town and countryside. The green belt designation is a planning tool and the aim of green belt policy is to prevent urban sprawl.

**Green Corridor:** see wildlife corridor.

**Greenfield Site:** Greenfield sites are areas of land, usually agricultural or amenity land, which are being considered for urban development, plus green fields that have already been removed from the Green Belt.

**Green Infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Green Space:** an area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes in an otherwise urban environment. Examples of green spaces are parks, gardens, playing fields, children's play areas, woods and other natural areas, grassed areas, cemeteries and allotments as well as green corridors like paths, disused railway lines, rivers and canals.

**Habitats Site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.



**Health and Wellbeing Boards:** are a formal committee of the local authority charged with promoting greater integration and partnership between bodies from the NHS, public health and local government.

**Health Partnerships Team:** a model of joined up working to deliver local care for local people.

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic Environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged and landscaped and planted or managed flora.

**Intergovernmental Panel on Climate Change (IPCC):** Established in 1988 to provide policymakers with regular scientific assessments on the current state of knowledge about climate change. Currently 195 countries are members.

**Irreplaceable Habitat:** Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

**Leeds Core Strategy:** The main strategic document within the Local Plan for Leeds sets out the strategic policy framework for the district to 2028 and housing requirement to 2033.

**Leeds Local Plan:** forms part of the Statutory Development Plan for the Leeds District, setting out the Council's Vision and Strategy until 2033.

**Local Development Framework:** The collection of development documents which set out the local planning authority's policies. They take into account the impact of development on the economy, the environment and the social make-up of the area.

**Local Green Space:** all open and accessible green spaces (except school playing fields and the Wheatley football stadium field) within the Garforth Neighbourhood Plan area.

**Local Healthwatch:** independent watchdog ensuring people's voices are at the heart of shaping health and care services. Healthwatch Leeds is represented on the Leeds Health and Wellbeing Board.

**Local Plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

**Made Neighbourhood Plan:** A neighbourhood plan is classed as made once it has been through the consultation process and been examined and approved at a referendum of voters in the Plan area. This means it is now a part of the local planning authority's (i.e. Leeds City Council) statutory development plan.

**Major Development:** For housing, development where 10 or more homes will be provided or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more or a site of 1 hectare or more or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**National Planning Policy Framework (NPPF):** This document sets out the Government's planning policies for England and how these are expected to be applied.

**Natural England:** government's adviser for natural environment in England, helping to protect and restore the natural world.

**Neighbourhood Area:** the area shown within the Neighbourhood boundary, as defined by the local authority.

**Neighbourhood Plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Net Zero Carbon:** A "net-zero" target refers to reaching net-zero carbon emissions by a selected date, but differs from zero carbon, which requires no carbon to be emitted as the key criteria. Net-zero refers to balancing the amount of emitted greenhouse gases with the equivalent emissions that are either offset or sequestered.

**Older People:** People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

**Open Space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Outer Southeast:** Garforth and Swillington and Kippax and Methley Wards

**Passive House:** (German: Passivhaus) is a voluntary standard for energy efficiency in a building, which reduces the building's ecological footprint. It results in ultra-low-energy buildings that require little energy for heating or cooling space.

**People with Disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Playing Field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Previously Developed Land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that

was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Public Realm:** The term 'public realm' is often used loosely, sometimes interchangeably with 'public domain', to refer to external urban spaces that are publicly accessible. According to English Heritage, the 'public realm'...'relates to all parts of the built environment where the public has free access'.

**Regulation 14 Consultation:** Statutory 6-week consultation with people and businesses in the Neighbourhood Plan area and other interested parties. The amended Plan can then be submitted to the Local Authority.

**Renewable and Low Carbon Energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Retirement Living:** This usually means living in a multi-residence housing facility intended for older people, typically 60 years and over. Normally each person or couple in the home has an apartment-style room or suite of rooms. Often gardening and external maintenance is done by the company. There is usually a manager on site during the day.

**Right Sizing:** An older person's active, positive choice to move home as a means of improving their quality of life.

**Sheltered housing** is a type of housing enabling people to live independently but with a bit more support and is suitable for those who want to live in a smaller and easier-to-manage home.

It is usually only available to those aged 55 and over.

Some common features of sheltered housing include:

- Help from a scheme manager (warden), or support staff
- 24-hour emergency help through an alarm system
- Communal areas, such as gardens or lounges
- Social activities for residents.

**Site Allocations Plan (SAP):** The Site Allocations Plan is a key document in the Local Plan for Leeds. The SAP identifies sites for housing, employment, retail and greenspace to ensure that enough land is available in appropriate locations to meet the growth targets set out in the Core Strategy. This includes, as appropriate, any on-site requirements developers will be expected to provide, for example greenspace and local infrastructure (roads, schools and flood storage). It also sets out which sites will come forward at what stage (known as phasing).

**Spatial Development Strategy:** A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

**Sui Generis:** refers to being a class of its own and is used as a planning term which means that it falls outside of any other use classes as defined by the use class order.

**Supplementary Plan Document:** deals with specific issues (thematic or site specific) and elaborates upon the policies and proposals in the Development Plan documents.

**Sustainability Appraisal:** a process and a document that takes into account the social, environmental and economic effects of the plan to allow decisions to be made that accord with sustainable development. It also makes sure that plans produced will last.

**Sustainability Appraisal Framework:** The aim of Sustainability Appraisal (SA) is to make sure plans are doing as much as they can to support the delivery of social, economic and environmental objectives. Although plan makers do their best to address these issues, it is easy to miss opportunities to incorporate the various factors and reduce any conflict which may arise. SA offers a systematic way for checking and improving plans as they are developed. The process provides a mechanism to identify ways to maximise the benefits and minimise the negative effects of plans.

**Sustainable Transport Modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

**SUSTRANS:** A charity aiming to make it safer and easier for people to walk and cycle. It maintains the National Cycle Network. See <https://www.sustrans.org.uk> for more information.

**Town Centre:** Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Typologies:** describes the different uses of green space land, parks and gardens, amenity, allotments, natural and children's play areas.

**Unitary Development Plan (UDP):** A statutory development plan for the whole of the Leeds District (Review 2006). It provides a framework for all new developments regarding land use and planning applications. It will be replaced by the emerging Leeds Development Framework.

**Wildlife Corridor:** Areas of habitat connecting wildlife populations.

**Young People:** Those aged 18-35 in relation to housing.

## 4.2 Abbreviations


|               |  |
|---------------|--|
| <b>ALC</b>    | <b>Agricultural Land Classification</b>                  |
| <b>AMR</b>    | Authority Monitoring Report                              |
| <b>BMV</b>    | Best and Most Versatile (Land)                           |
| <b>CCC</b>    | Committee on Climate Change, or Climate Change Committee |
| <b>CIL</b>    | Community Infrastructure Levy                            |
| <b>CPRE</b>   | Council for Protection of Rural England                  |
| <b>DEFRA</b>  | Department for Environment, Food and Rural Affairs       |
| <b>GNPF</b>   | Garforth Neighbourhood Planning forum                    |
| <b>GP</b>     | General Practitioner                                     |
| <b>GPS</b>    | Garforth Parking Strategy                                |
| <b>Ha</b>     | Hectare  |
| <b>HMCA</b>   | Housing Market Characteristic Area                       |
| <b>IPCC</b>   | Intergovernmental Panel on Climate Change                |
| <b>LCC</b>    | Leeds City Council                                       |
| <b>LGS</b>    | Local Green Space  |
| <b>LPA</b>    | Local Planning Authority                                 |
| <b>NDHA</b>   | Non-designated Heritage Asset                            |
| <b>NHS</b>    | National Health Service                                  |
| <b>NPPF</b>   | National Planning Policy Framework                       |
| <b>OFSTED</b> | Office for Standards in Education                        |
| <b>OSE</b>    | Outer Southeast  |
| <b>PAS</b>    | Protected Area of search                                 |
| <b>POS</b>    | Public Open Space  |
| <b>PROW</b>   | Public Rights of Way                                     |
| <b>SAP</b>    | Site Allocations Plan                                    |
| <b>SPD</b>    | Supplementary Development Plan                           |
| <b>SSSI</b>   | Site of Special Scientific Interest                      |
| <b>TPOs</b>   | Tree protection Orders                                   |
| <b>UDP</b>    | Unitary Development Plan                                 |






# 5 Appendices

List of Appendices for the Inspector's version of the Plan

1. Designated Heritage Assets - All Grade II listed
2. Non-designated Heritage Assets
3. Green Space and Land Character Assessment Summary
4. Character assessment summary
5. List of maps
6. Views to preserve
7. List of references
8. List and brief description of Surveys on the website
9. New Green Space designations

## Appendix 1 – Designated heritage assets - All Grade II listed

| No. | Name             | Age      | Location       | Photo   | Aesthetic interest / Archival interest / Community value   |
|-----|------------------|----------|----------------|---|--|
| 1   | St Mary's Church | 1844     | Church Lane    |  | Architectural, historic interest and having community value<br><a href="https://historicengland.org.uk/listing/the-list/list-entry/1237398">https://historicengland.org.uk/listing/the-list/list-entry/1237398</a> |
| 2   | Milepost 1       | Mid-19 C | Aberford Road  | Not found. Possibly removed during road widening next to Tesco.                     | Historic interest<br><a href="https://historicengland.org.uk/listing/the-list/list-entry/1313208">https://historicengland.org.uk/listing/the-list/list-entry/1313208</a>   |
| 3   | Milepost 2       | Mid-19 C | Wakefield Road |  | Historic interest<br><a href="https://historicengland.org.uk/listing/the-list/list-entry/1237403">https://historicengland.org.uk/listing/the-list/list-entry/1237403</a>   |

|   |                |             |   |  |  |
|---|----------------|-------------|---|--|--|
| 4 | Milepost 3     | Mid-19<br>C | Selby Road                              |     | <p>Historic interest<br/> <a href="https://historicengland.org.uk/listing/the-list/list-entry/1264131">https://historicengland.org.uk/listing/the-list/list-entry/1264131</a></p>  |
| 5 | Road Bridge    | 1834        | Over the railway at Garforth station.   |    | <p>Historic interest and architectural interest<br/> <a href="https://historicengland.org.uk/listing/the-list/list-entry/1419088">https://historicengland.org.uk/listing/the-list/list-entry/1419088</a></p>   |
| 6 | Railway Bridge | 1834        | Over the road from Garforth to Barwick. |   | <p>Historic interest and architectural interest<br/> <a href="https://historicengland.org.uk/listing/the-list/list-entry/1237433">https://historicengland.org.uk/listing/the-list/list-entry/1237433</a></p>   |
| 7 | Footbridge     | 1900        | At Garforth station.                    |  | <p>Historic interest and architectural interest<br/> <a href="https://historicengland.org.uk/listing/the-list/list-entry/1393728">https://historicengland.org.uk/listing/the-list/list-entry/1393728</a><br/> <b>NOTE:</b> Planning applications 21/10233 and 21/10271 allow removal of this bridge to another heritage site outside Garforth.</p> |
| 8 | Barrowby Hall  |             | Barrowby Lane                           |  | <p><a href="https://historicengland.org.uk/listing/the-list/list-entry/1200237">https://historicengland.org.uk/listing/the-list/list-entry/1200237</a></p>   |

## Appendix 2 – Non-designated heritage assets

### Section 1 – Historic Interest

Shown on the 1890 map

| No. | Name                         | Age         | Location   | Photo  | Aesthetic interest / Archival interest / Community value  |
|-----|------------------------------|-------------|--|--|---|
| 1   | Sisters Villas               | 1844        | Down a lane from Barwick Road                            |    | A short terrace of 3 houses built in 1844 near the former Sisters pit for the Pit Manager and staff. It serves as a valuable link with Garforth's mining heritage.  |
| 2   | Kensington Terrace           | 1854        | Accessed through an arch near the top of the Main Street |   | Of historic and architectural interest. It is a long row of 8 terraced houses, accessed through an arch near the top of the Main Street. They were built by George Rex who started as a joiner on the Parlington Estate and then worked for himself. He built this terrace in 1854, to house each of his 8 children - 4 sons and 4 daughters.   |
| 3   | Gaping Goose (Public House), | Before 1822 | Selby Road   |  | Known to be in use in 1822, it is believed to be the oldest pub in Garforth, used by travellers on the former Turnpike Road which ran to Selby. It was revamped in 1930 but still retains many of its old features. The name is an example of Garforth wit. It was originally called 'The White Swan' but due to an episode when the sign was badly painted (allegedly due to drink) the name was coined, and it stuck. |
| 4   | Miners' Arms,                |             | Aberford Road  |  | A link with Garforth's mining past. Formerly the Black Bull then the Jolly Collier. It has a Blue Plaque on its wall, featuring Sgt Albert Mountain, former publican. Albert Mountain was awarded the Victoria Cross and Military Medal in the first World War.   |



|   |                                      |   |  |  |
|---|--------------------------------------|---|--|--|
| 5 | The Lord Gascoigne,<br>Aberford Road | On<br>Aberford<br>Road                            |    | <p>A valuable link to the Gascoigne family which is said to have <b>originated from Gascony in France</b> and to have arrived in England in 1067 after the Norman Conquest.</p> <p><b>Garforth</b> owes its size to expansion in the 17th and 18th centuries during which the local land-owning <b>Gascoigne family</b> ran several coalmines in the area. Formerly the Gascoigne Arms, a sign outside for BYB showed that it sold Bentleys Yorkshire Beer, brewed in nearby Woodlesford. The present name is wishful thinking. There never was a <u>Lord</u> Gascoigne.</p> |
| 6 | Dar Villas                           | On<br>Wakefield<br>Road                           |   | <p>Appears named on the 1890 OS map and used to be called Dar Cottages.</p>  |
| 7 | The Beeches                          | On<br>Wakefield<br>Road                           |  | <p>Appears named on the 1890 OS map.</p>   |
| 8 | Garforth House                       | On Selby Road                                     |  | <p>Appears named on the 1890 OS map. Much altered but original parts remain.</p>   |
| 9 | Westbourne House,                    | Corner of<br>Lidgett<br>Lane and<br>Selby<br>Road |  | <p>Appears named on the 1890 OS map. Looks to have been modernised.</p>  |

|    |                   |               |  |  |
|----|-------------------|---------------|--|--|
| 10 | The Hollies,      | Church Lane   |    | <p>Built in the 19th century, this is a large Victorian House. Built by Jabez Wooley who owned a brickworks at 147 Elland Road in Leeds to which he commuted regularly by train. He used his own bricks. He was a staunch Methodist and benefactor of the nearby Methodist Church (former Wesleyan Chapel) also located in Church Lane.</p> <p>It is now a residential care home. The front has evidently been extended recently, but in keeping with the original building.</p> |
| 11 | "Paradise Row", 1 | Sturton Lane  |    | <p>This row of, originally, 10 terrace houses was mentioned in newspaper reports of 1893 as having had their windows broken by rioting miners. Since then, extra houses have been added and all have been modernised, often with the addition of porches. Having been built for miners, this and their age gives them considerable heritage value.</p>   |
| 12 | "Paradise Row", 2 | Sturton Lane  |   | <p>These were also built before 1900 and are shown in photos of that time. Apart from the addition of a dormer, these seem to be substantially unchanged.</p>  |
| 13 | Town End Terrace  | Town End      |  | <p>16 terraced houses in three blocks. Formerly known as Bank Row because the end house on the right, Bank House, was rented by the Yorkshire Penny Bank on alternate Saturdays. It was run by Ben Chadwick, the headmaster of the Colliery School at East Garforth. The house was owned by Mr. and Mrs. Dixon, part of the Dixon family who were the last tollkeepers at the Toll Bar House on Aberford Road.</p>   |
| 14 | Salisbury Terrace | Aberford Road |  | <p>Of historical and architectural interest. Appears named on the 1890 OS map.</p> <p>A terrace of houses, near the station. There are several architectural features including large, moulded keystones depicting fruit above the doors.</p>  |

|    |                             |      |                         |  |  |
|----|-----------------------------|------|-------------------------|--|--|
| 15 | Salem Place                 |      | Just off Wakefield Road |    |  <p>Appears named on the 1890 OS map. A terrace of houses at Town End of historical and architectural interest, having features such as the decorations above the doors. Also one of the few remaining terraces whose electricity distribution is by cables seen running at mid-height along the fronts of the terrace.</p> |
| 16 | Cyprus Cottages             |      | Off Wakefield Road      |   | <p>Of historical interest. A terrace of about 17 houses in two very different styles.</p>  |
| 17 | Primitive Methodist Chapel, | 1876 | Chapel Lane             |  | <p>This has historic interest as it appears named on the 1890 OS map</p> <p>Before the Barleyhill Road Council School opened in 1907, children attended Garforth Provided School which was in this fine building which opened in 1876. The façade is original and untouched. Behind has been completely modernised and is now used as a dance school and theatre.</p>  |
| 18 | Hilderthorpe Terrace        |      | on Lidgett Lane.        |  | <p>This terrace has historic interest as it appears named on the 1890 OS map.</p> <p>A terrace of some 10 large houses Was sold in 1929 for £2690.</p>   |

## Section 2 – Architectural merit

| No. | Name | Age | Location | Photo | Aesthetic interest / Archival |
|-----|------|-----|----------|-------|-------------------------------|
|-----|------|-----|----------|-------|-------------------------------|

|    |                  |                |   | interest / Community value  |
|----|------------------|----------------|---|---|
| 19 | Nos. 33, 35 & 37 | Wakefield Road |   |  <p>These terrace houses have historic and architectural merit including elaborate doorway features. Above one doorway, "Stoneleigh 1892" is carved. These houses were used as lodgings for dairy maids studying at Manor Farm Agricultural and Dairy unit until its closure in 1928. The large keystones in the photograph depict an elegant couple, a moustachioed gentleman and a coiffured lady.</p> |
| 20 | Newmarket Place  | On Main Street |  |  <p>Although much altered the upper floor of this building still has historic and architectural interest. The facade includes an old cast iron plaque.</p>  |



21 Kensington Terrace Entrance 1854 Top of Main Street



Built in 1854 by George Rex, builder and entrepreneur, this has historic as well as architectural interest. There is decorative brickwork and a cast iron

King's Head. It has been said that the face resembles that of George Rex and the crown may well be an allusion to his name. (Rex = King)

22 No. 7 Lidgett Lane



This house has historic interest, as it appears un-named on the 1890 OS map.

Architecturally interesting as well, as the doorway has sculptured birds. The coloured sculptures depict a wading bird with a snake and an eagle with a fish.




|    |                        |               |  |   |
|----|------------------------|---------------|--|---|
| 32 | No. 9                  | Lidgett Lane  |    |    <p data-bbox="1120 683 1572 795">Historically, it appears un-named on the 1890 OS map whilst architecturally, it has decorative brickwork and other features.</p>   |
| 33 | St Armand's Court,     | Church Lane.  |   | <p data-bbox="1120 806 1572 996">Modern architecturally interesting complex built next to the brick-built house The Hollies so that the two buildings complement each other both in style and material. (See no. 10 above.)</p> <p data-bbox="1120 1019 1572 1209">The Hollies became a care home in 1987 and following their success with this, the owners, the Hobmans, commissioned St Armand's to be purpose-built as a care home to complement the Hollies, next door.</p> |
| 34 | Diamond Jubilee Garden | Aberford Road |  |  <p data-bbox="1364 1265 1572 1545">England's first World Peace Flame was inaugurated 28 April 2017 in an attractive and specially developed garden. The</p> <p data-bbox="1120 1545 1572 1697">Peace Flame was built into a replica miner's lamp, thereby preserving a link with Garforth's mining past. It is now associated with ongoing peace initiatives in Garforth.</p>             |



|    |                     |              |  |  |
|----|---------------------|--------------|--|--|
| 35 | Firthfield          | Sturton Lane |    | Of historic value is this 200 years old house on Sturton Lane  |
| 36 | No. 27              | Lidgett Lane |   |  <p>The front of this house has architectural features and also historically interesting is the Blue Plaque on the right-hand (from the road) side wall of the extension. It isn't visible in the main view.</p>   |
| 37 | Old Council Offices | Main Street  |  |  <p>This architectural embellishment is on what were originally two Victorian dwelling-houses. They were modified and embellished in 1924 when they became the Council Offices. The ground floor, in its original configuration, was used as the Library while the new Library and One-stop Centre was being built across the street. (The ground floor is 21<sup>st</sup> century)</p> |





|    |  |      |                             |  |   |
|----|--|------|-----------------------------|--|---|
| 38 | Beulah Cottage                               | 1899 | No 1 Coupland Road          |    |  <p>Of Historic interest is this dated building. This date appears to be authentic. Coupland Road was not named on the 1890 OS. It was locally known as Army Lane because the Salvation Army Barracks was there, but it is named on a slightly later map.</p>  |
| 39 | Sharon Cottage                               | 1899 | No 31 Coupland Road         |   |  <p>Also of Historic interest is this dated building. This date appears to be authentic. Coupland Road was a Victorian development of over 60 terraced houses. The characteristic style of brickwork, eave brackets and stone lintels can be seen. Many of the original multi-pot chimney stacks remain.</p> |
| 40 | Nos. 1 - 25                                  |      | Strawberry Avenue           |  |  <p>Interesting architecturally because of decorative brickwork and historically as they are Victorian. Note how the decorative brickwork is 'stepped' to accommodate the incline of the road. The fields in which these houses were built were formerly used for growing strawberries.</p>                |
| 41 | Victorian upper floors of present-day shops. |      | Northern end of Main Street |  |    |









|    |                             |  |   |  |  |
|----|-----------------------------|--|---|--|--|
|    |                             |  |   |  |   |
| 42 | Library and One-stop Centre |  | Junction of Main Street and Church Lane |  | <p>Although the ground floor levels have been modernised, there are many remaining old features of the upper floors including decorative brickwork and gables. Notice that all these buildings have a common feature in the brickwork brackets to the eaves.</p> <p>The Library and One Stop Centre has modern architectural merit. A well-known landmark seen on entering the Main Street from the south, it signals the start of the main, busy shopping area.</p> |

### Section 3 – Historic merit

| No. | Name                       | Age | Location               | Photo  | Aesthetic interest / Archival interest / Community value   |
|-----|----------------------------|-----|------------------------|--|--|
| 43  | Gravestone, John Backhouse |     | St Mary's church yard. |   | <p>This gravestone is a link with the mining past of Garforth.</p> <p>John Backhouse was employed as a Hanger On, an employee in a coal mine who took the empty mine wagons out of the cage at the bottom of the shaft and pushed the full ones in.</p> <p>John was killed by an explosion in 'the Garforth Colliery' (either Isabella or The Sisters) in 1856. He was 15 years old.</p> |
| 44  | Boundary Stone,            |     | Garforth Cliff         |  | <p>This modern boundary marker has strong community value as it marks the boundary of the town when travelling into it from Selby direction.</p>   |

|    |                                    |                       |                |  |   |
|----|------------------------------------|-----------------------|----------------|--|---|
| 45 | Welfare Hall                       | 1924                  | Main Street    |    | <p>A historical link to Gascoignes and Mining<br/>The Miners' Welfare Hall was erected in 1924 by the Garforth Miners' Welfare Institute, on land donated by the Gascoigne family, owners of the mines. It was funded by a grant from the Central Miners' Welfare Committee and the weekly subscriptions of the local miners. This Hall was used to house Garforth Library from 1939 to 1943 when it ran out of space and had to move. Today it is a hugely successful community centre with dozens of groups meeting there every week.</p>   |
| 46 | Garforth Country Club              | 1865<br>Original part | Aberford Road  |    | <p>This building is of historic and community value. appearing un-named on the 1890 OS map. The Gascoignes, who owned the local mines, had it built in 1865 as a reward for their miners who did not strike that year. Rooms were used for lectures, magic lantern shows, chess and other social activities.</p>  |
| 47 | Methodist Church and Sunday School |                       | Church Lane    |   | <p>Of historical interest (appearing on the 1890 OS map) and it is also a landmark on Church Lane. It is built on the site of a much earlier chapel, the first Methodist Chapel in Garforth dating from 1806. The original site was tiny, measuring approx. only 11 metres by 8 metres. As the population of Garforth expanded it necessitated the enlargement of the chapel which was carried out in 1824. A Sunday School was built in 1826 and later still a Day School was established. In 1872 a new chapel was built, as seen here,</p> |
| 48 | Salem Chapel                       | 1876                  | Wakefield Road |  | <p>Built in 1876. Now part of the Evangelical Church. Appears on the 1890 OS map as Methodist Chapel Has interesting architectural features.</p>  |

|    |   |             |                          |  |  |
|----|---|-------------|--------------------------|--|--|
| 49 | The Old George (now renamed Miller and Carter). | Before 1822 | Junction of A642 and A63 |    | <p>The Old George public house was rebuilt in the 1930s but the site has real historic value as the original pub is known to have been in operation in 1822, serving travellers on the Leeds to Selby turnpike road. It was a substantial coaching inn, as demonstrated by the extensive stable blocks behind. It is at the crossroads of the Leeds to Selby and the Wakefield to Tadcaster turnpike roads. It was recently refurbished and changed its name to the Miller and Carter.</p> <p>The roundabout just outside is still referred to locally as the 'Old George roundabout'.</p> |
| 50 | Aagrah Restaurant, Aberford Road                | 1843        | Aberford Road            |    |  <p>This building has historic value. Before becoming a branch of the Aagrah restaurant chain, this was East Garforth School which was built in 1843. The Gascoigne family, local landowners and owners of the Garforth Collieries, provided the school to educate the families of the miners in their employ.</p>  |
| 51 | Newhold Terrace                                 |             | Newhold Terrace          |  | <p>This terrace, being Victorian, has historic value.</p> <p>In a semi-rural setting, it is typical of houses built in Garforth at that time, particularly for miners.</p>   |
| 52 | Ash Terrace                                     |             | Ash Terrace              |  | <p>Like Newhold Terrace, this terrace, being Victorian, has historic value.</p> <p>In a semi-rural setting, it is typical of houses built in Garforth at that time, particularly for miners.</p>   |

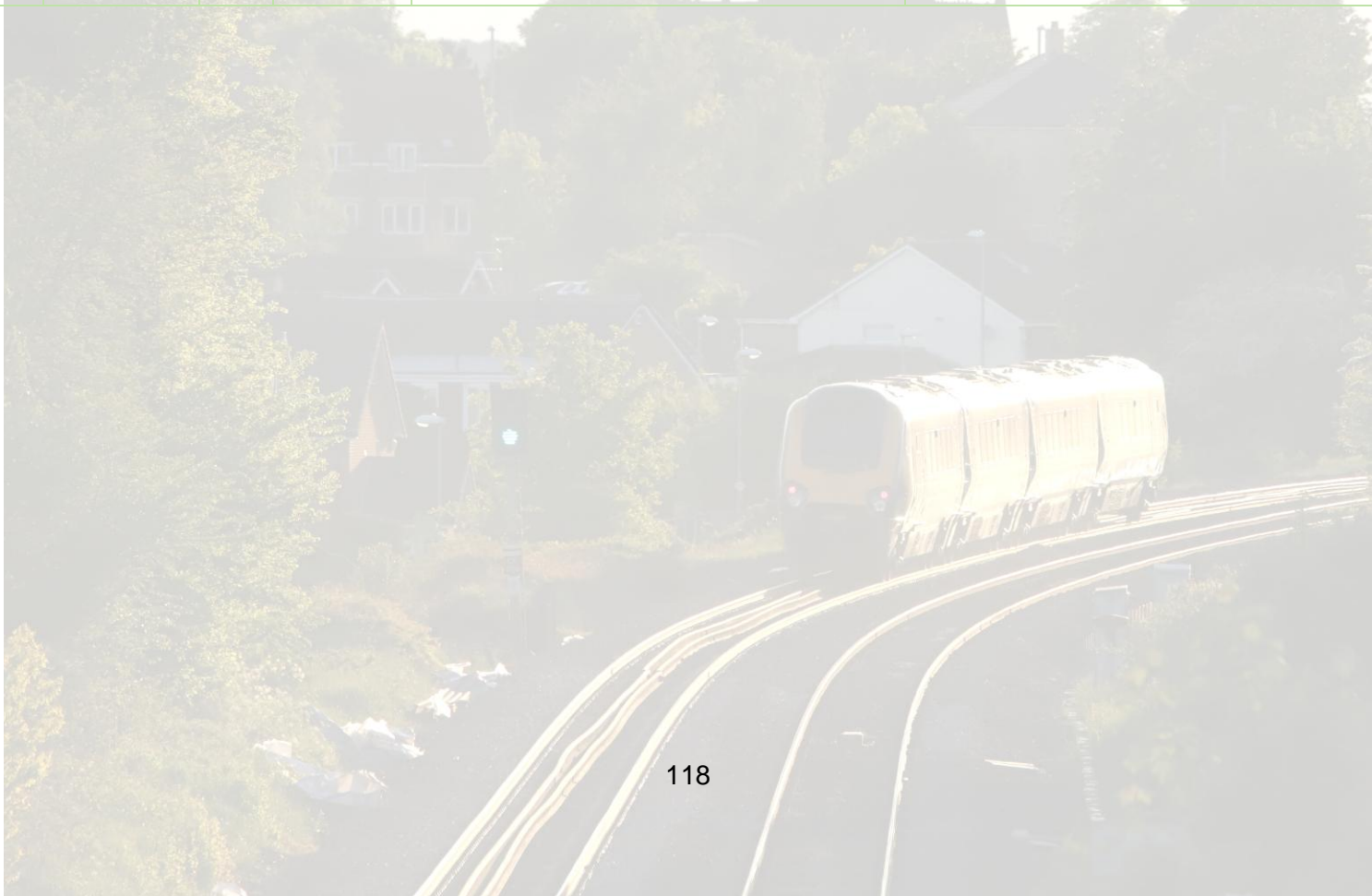
|    |                  |  |                          |  |  |
|----|------------------|--|--------------------------|--|--|
| 53 | Water Tower      |  | Off Selby Road           |    | A well-known local landmark, visible from miles around.  |
| 54 | Nos. 78-84       |  | Lidgett Lane             |    | Historically interesting, these Victorian houses have interesting architectural features – including their porch supports.   |
| 55 | Nos. 50-54       |  | Lidgett Lane             |   | These Victorian buildings are historically interesting as they appear (although un-named) on the 1890 OS map. They are part of a row of houses of similar ages located on one of Garforth's main access roads. |
| 56 | The Coach House, |  | Lidgett Lane             |  | This historically interesting building is now a care home. It is part of a row of houses of similar ages located on one of Garforth's main access roads.   |
| 57 | Lines Way        |  | View from Ninelands Lane |  | Historic former railway line, Garforth to Castleford. Nowadays a very popular walking and cycling bridleway.   |

|    |                             |      |                                      |  |  |
|----|-----------------------------|------|--------------------------------------|--|--|
| 58 | Garforth railway station    | 1872 | Garforth railway station             |    | This is of historic value as, built in 1872, it is substantially unchanged except for the addition of a shelter just outside the waiting room. The nearby road bridge and the footbridge connecting the east- and west-bound platforms are both Grade II listed. |
| 59 | GUDC Manhole cover          |      | Green Lane                           |    | Manhole cover dating back to the days when there was a Garforth Urban District Council. This is one of the few reminders of Garforth's former status.  |
| 60 | Garforth Evangelical Church |      | Wakefield Road                       |   | This unusual building is interesting architecturally and historically. Has several foundation stones dated 1904  |
| 61 | Garforth in Bloom Display   |      | In Lidgett Lane, outside The Academy |  | It includes a pit tub as used in the Garforth Collieries for moving coal above and below ground.   |

### Non-designated heritage assets outside the Garforth boundary

| No. | Name        | Age | Location      | Photo  | Aesthetic interest / Archival interest / Community value                               |
|-----|-------------|-----|---------------|--|--|
| 1   | Cedar Ridge |     | Aberford Road |  | An aesthetically pleasing and interesting entrance display to a modern housing estate. |

|   |                                    |                 |   |   |
|---|------------------------------------|-----------------|---|---|
| 2 | Boundary Stone,<br>Aberford Road   | Aberford Road   |   | <p>This modern boundary marker has strong community value as it marks the boundary of the town when travelling into it from Aberford direction.</p>   |
| 3 | Boundary Stone,<br>Garforth Bridge | Garforth Bridge |   | <p>This modern boundary marker has strong community value as it marks the boundary of the town when travelling into it from Leeds direction.</p>  |
| 4 | The Fly Line built in the 1830s    |                 |  | <p>Historic railway line, Garforth to Aberford. The trucks of coal went under gravity to Aberford, being pulled back empty by horse, later by a steam locomotive. It was used to carry passengers from Aberford to Leeds, via Garforth. It closed in 1924. Nowadays a popular footpath.</p> |



## Appendix 3 – Green Space and Land Character Assessment Summary

### Introduction:

- The Garforth Neighbourhood Planning Forum policy intentions document for greenspace identifies the following policies to be included in the plan:
- To increase all the greenspace typologies to conform with the Core Strategy Policy G3
- To protect the links between separated areas of public green space and green corridors (infrastructure / surrounding countryside)
- To protect the green corridor/infrastructure / Green belt around Garforth and to improve and maintain public access to these areas
- To protect and enhance biodiversity within the greenspace and surrounding countryside.

### Purpose of summary:

The Green Space and a Land Character Assessment was undertaken to assess the current status and provide evidence for the plan policies. The provision and quality of all the typologies have been assessed according to the Core Strategy criteria in policy G3. The land surrounding Garforth within the Neighbourhood Plan area has been divided into 15 sections or areas which detail the size, usage and wildlife habitats.

### Overview:

Garforth is predominantly a dormitory settlement of Leeds and within the Neighbourhood Plan area there are still extensive tracts of fields and open spaces. They are a feature of Garforth that is mentioned many times and highly valued by residents in several surveys/consultations.

[http://www.garforthplan.co.uk/Working\\_Group/Evidence\\_Base/evidence\\_base.html](http://www.garforthplan.co.uk/Working_Group/Evidence_Base/evidence_base.html)

Mining and agriculture were the main sources of employment in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and Garforth gained a reputation for growing soft fruit, reflected in some place names. It is still grown in area 6. Although no longer an agricultural community, the area within the neighbourhood plan contains high grade agricultural land grade 2 and 3 of which large areas to the east contain grade 2 (reference to SAP sustainability appraisal scoping report April 2013 page 300?), DEFRA Agricultural Land Classification 2012). These are well managed to produce food crops making a significant contribution to the national food supply.

The LCC SAP listed green space typologies within the Outer Southeast Garforth and Swillington Ward and concluded that the Outer Southeast Housing Market Characteristic Area (HMCA) scored fairly well in terms of quantity across various greenspace typologies with surplus in Amenity and Natural Greenspace and small deficiencies in Outdoor sports, allotments and Children's play areas.

The GNPF used these figures to calculate the current greenspace within the Neighbourhood Plan Area needed to meet Core Strategy policy G4 standards per thousand people.

[http://www.garforthplan.co.uk/Working\\_Group/Evidence\\_Base/Green\\_document\\_5.pdf](http://www.garforthplan.co.uk/Working_Group/Evidence_Base/Green_document_5.pdf).

A substantial shortfall was found for all typologies especially natural greenspace.

The table below summarises the analysis of quantity of the shortfall of provision by greenspace typology based on a population of 15,000.

| Type  | Standard per 1000             | Actual per 15k population | Population standard for 15k population | Deficiency       |
|---|-------------------------------|---------------------------|--|------------------|
| <b>Parks and gardens</b>                      | 1.00 ha                       | 8.471 ha                  | 15.00 ha                               | 6.529 ha         |
| <b>Amenity greenspace</b>                     | 0.45 ha                       | 2.535 ha                  | 6.75 ha                                | 4.215 ha         |
| <b>Allotments</b>                             | 0.24 ha                       | 2.391 ha                  | 3.60 ha                                | 1.209 ha         |
| <b>Natural greenspace</b>                     | 0.7 ha                        | 9.72 ha                   | 10.5 ha                                | 0.78 ha          |
| <b>Outdoor sports Excluding school ground</b> | 1.2 ha                        | 9.65 ha                   | 18.00 ha                               | 8.35 ha          |
| <b>Children's play</b>                        | 2 facilities / 1,000 children | 3                         | 4-5                                    | 2                |
| <b>TOTAL</b>                                  |                               | <b>32.767 ha</b>          | <b>53.85 ha</b>                        | <b>21.083 ha</b> |

### THREATS AND OPPORTUNITIES

The GPNF is concerned that the provision of all greenspace typologies does not meet with Core Strategy policy G4. The SAP calculation based on ward quantities does not reflect the actual provision in Garforth as many of the sites attributed to the Garforth and Swillington ward actually fall within Swillington, Great and Little Preston and therefore do not meet accessibility criteria for Garforth residents.

### NATURAL GREENSPACE

GPNF is concerned that the allocated natural greenspace at Hawk's Nest Wood will be decimated by the construction of HS2 and the mitigation proposed will take decades to restore on another site.

### PARKS AND GARDENS

Although the site on Barleyhill Road is classed as a park, there is a sign stating that it is a recreational ground providing sporting activities and children's play. The grassed area is used as a football pitch. There are no paths, flower beds or benches usually associated with a park. The site at Glebelands is described as a local recreation area and provides a children's play area and skateboard facilities. The grassed area is used for football and there are no flower beds or benches. The Goosefield site is only a grassed area.

There are changing facilities for specific club users on Glebelands, Wheatley football ground and the bowling club at Barleyhill. It is of great concern that there are no toilet facilities on other sites where outdoor sports are played.

Apart from the Wheatley football club and Strawberry Fields and Green Lane Schools all the average quality scores are low.

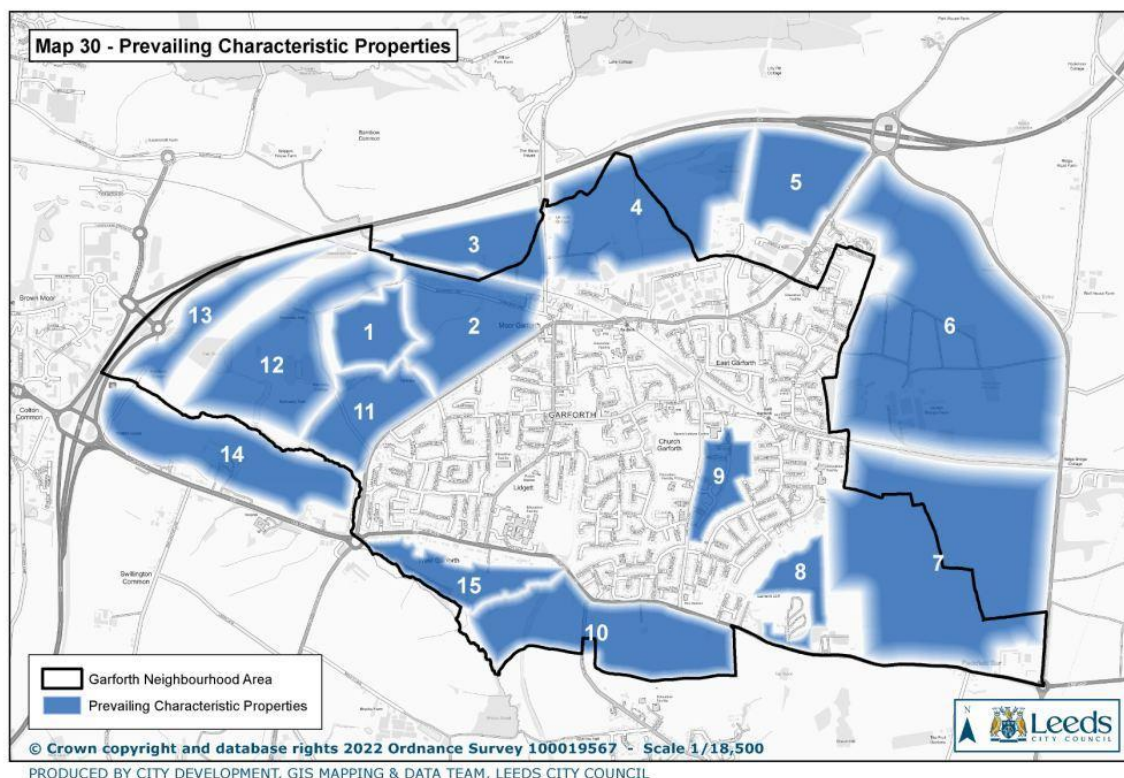
[https://www.leeds.gov.uk/SiteAllocationMaps/SAP\\_Submission\\_Documents\\_May%202017/C D132%20Greenspace%20Background%20Paper%20Submission%20Draft,%20May%202017.pdf](https://www.leeds.gov.uk/SiteAllocationMaps/SAP_Submission_Documents_May%202017/C D132%20Greenspace%20Background%20Paper%20Submission%20Draft,%20May%202017.pdf)

There are opportunities to increase the quantity of designated green space by allocation of small areas of green spaces within Garforth. Some of these could be used for amenity, small parks and gardens with children's play area, additional trees, flower beds and benches.

The Land character assessment of the surrounding countryside (see map below) describes the topography including land usage, vegetation and access in each numbered section and the following provides a summary of the findings and implications:



## PREVAILING CHARACTERISTICS, QUALITIES, NATURAL ASSETS FOR EACH AREA



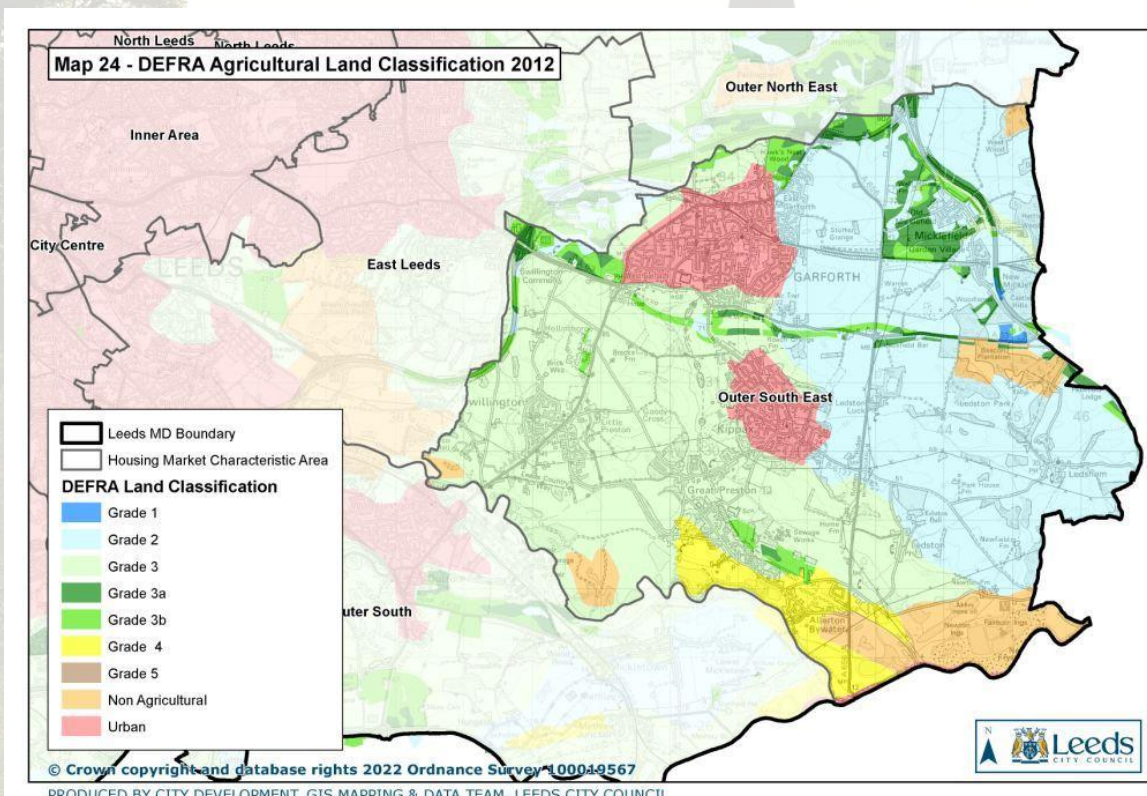
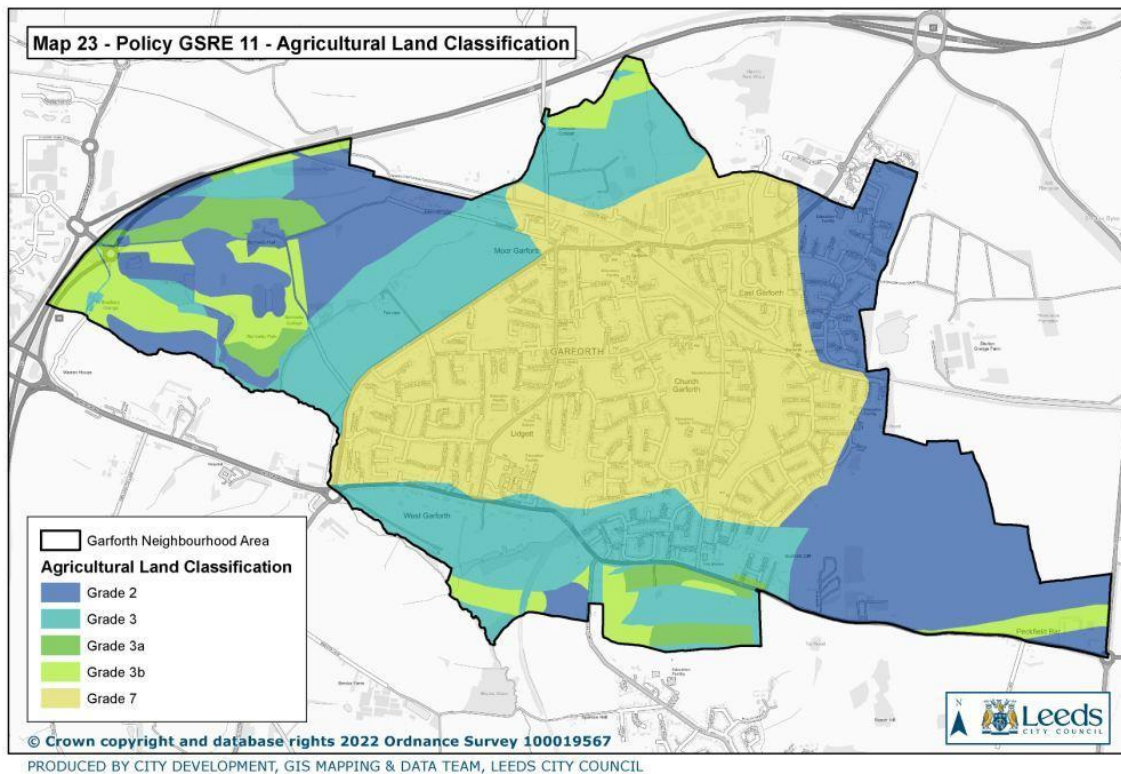
Full details of these areas are shown on map 30 and are given in the Green Space and Land Character Assessment on the website.

Area 14 is not within the Garforth Neighbourhood Plan Area and area 9 has been designated a Natural Green space in the SAP. Area 15 was designated as PAS land in the SAP but has since been designated for housing development.

Areas 1-3 and 11-13 have been identified as mixed grades 2 and 3 agricultural land, see map 23, which is based on the DEFRA classification map 24 (below). They have been assessed by members of the GNPf and found to be well managed with mainly arable crops of wheat, oil seed rape, barley and occasionally potatoes, with a few small plots of maize. Each area is bordered by hawthorn hedges and trees. Several contain spinneys, copses, ponds and streams with associated plant and small animal wildlife.

The land is gently rolling, though steeper to the north, providing attractive views both to the north beyond the motorway and south across rural Yorkshire as well as a welcome vista of the built-up area of Garforth. Public access to these views is provided by a major public footpath (partly on the Leeds Country Way) which climbs from Barleyhill Road to the motorway. This footpath is bordered by a wide range of trees, flowers and birds and is extensively used by Garforth residents and others.

There are several small areas within this listing with farm buildings, paddocks and stables used for various enterprises, including livestock (sheep, horses and occasionally cattle), managed by small holders. Specific enterprises include an aquatic plants and fish enterprise, a horse and pony riding school together with dog and cat kennelling facilities.



Parts of Area 3 and Area 4 are within the Barwick and Aberford parishes respectively but are not within either of their Neighbourhood plan areas.

Area 13 includes Barrowby Hall surrounded by parkland, small woods and some rich wildlife conservation areas.

Areas 4 and 5 are grade 3 and 3b quality and are farmed less intensively and economically. Parts of these areas were apparently used for sand extraction and open cast coal mining in

the 19<sup>th</sup> and early 20<sup>th</sup> century. They were not returned to good quality farming land when this, and possibly other industrial uses, were abandoned. Both areas are swampy in places whilst area 5 is also steep. Agricultural use tends to be poor pasture used for beef cattle and sheep grazing. Access from Garforth is via Town End and the narrow single-track road under the railway bridge, and tracks from the Barwick Road. Part of Area 4 is within the Aberford parish but is not within their Neighbourhood Plan area. It contains Hawk's Nest Wood classified by the LCC SAP as Natural green space, and it bears repetition that this wood will be decimated when HS2 is constructed.

Areas 6, 7 and 8 are classified as grade 2 agricultural land. Area 6 is accessed from the Ridge Road and area 7 from the A63, area 8 access is via a PROW from the A63. Area 7 is bordered by trees screened from view but the southern edge is relatively flat and offers open views to the railway line

Area 6 is identified in the SAP as 94.-95% grade 2 land; the northern third is used for fruit-growing in polytunnels and the remainder is used for cereals and vegetables. The site houses farm and agricultural buildings with a small lake providing grazing for migrant Canada geese. There is also a grass runway for light aircraft.

Area 7 is Identified in the SAP as containing 94-95% grade 2. The land is a well-managed arable field. To the north of the site there is Stubb Wood, which is a protected area of ancient woodland, sadly reduced in size by 2/3 due to farming practice.

Area 8 is also grade 2 agricultural land used for cereal crops and grazing for sheep and horses. The trees bordering the western edge are a noticeable landmark bordering one of the housing estates. The south of the area contains a wood with a variety of trees and a disused sandstone quarry

Area 10 is grade 2 agricultural land bordering the SSSI site to the east. It is good, versatile agricultural land and also home to a wholesale horticultural nursery.

### THREATS AND OPPORTUNITIES

In the Options and issues document of 2013 every field around Garforth was suggested for development. The SAP submission 2018 proposed the major part housing requirement for the Outer Southeast was Area 6. This had been suggested and agreed by ward and parish counsellors in the OSE.

The GNPF objected to this site on the grounds that it was designated as green belt land and this area of Garforth had been graded as 94.62 – 95.11% grade 2 agricultural land. (SAP Revised submission draft Background paper January 2018 site assessment for 1232) the highest % grade 2 agricultural land in the Outer Southeast.

<https://www.leeds.gov.uk/SiteAllocationMaps/SAP%20and%20AVL%20Documents/14%20Site%20Allocations%20Plan%20Publication%20Stage%20SA%20Report%20Sept%202015%20Final.pdf>.

Allocating this land when there is land of a lower agricultural grade in the Outer southeast is contrary to the NPPF Core Planning Principles (para 171 note 53) which states that allocations of land for development should prefer land of lesser environmental value. Retaining agricultural land for the production of food should be a national priority.

Fortunately, at the SAP inspector hearings the proposal to allocate this land was dismissed by the Inspector for the duration of the current SAP until 2028.

Concern over global climate change and the need to reduce our carbon footprint from all forms of transport would suggest that the value of grades 2 & 3 agricultural land need to be recognised if the nation wishes to be more self-sufficient in terms of food production. A report

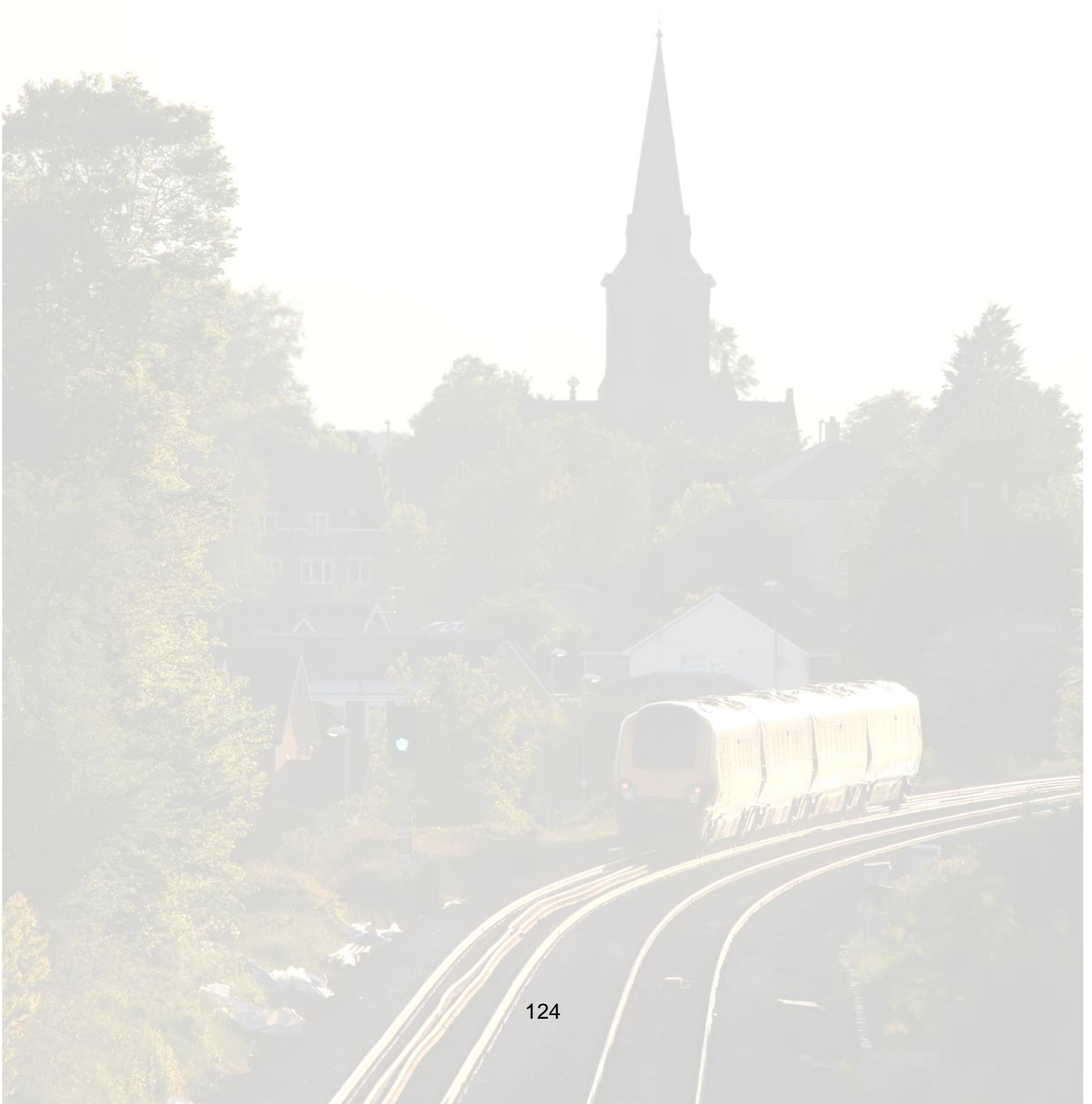
from the Environmental Audit Committee states that a high dependency of imported fresh food coupled with climate change is risking national food security.

<https://www.parliament.uk/business/committees/committees-a-z/commons-select/environmental-audit-committee/news-parliament-2017/planetary-health-report-publish>

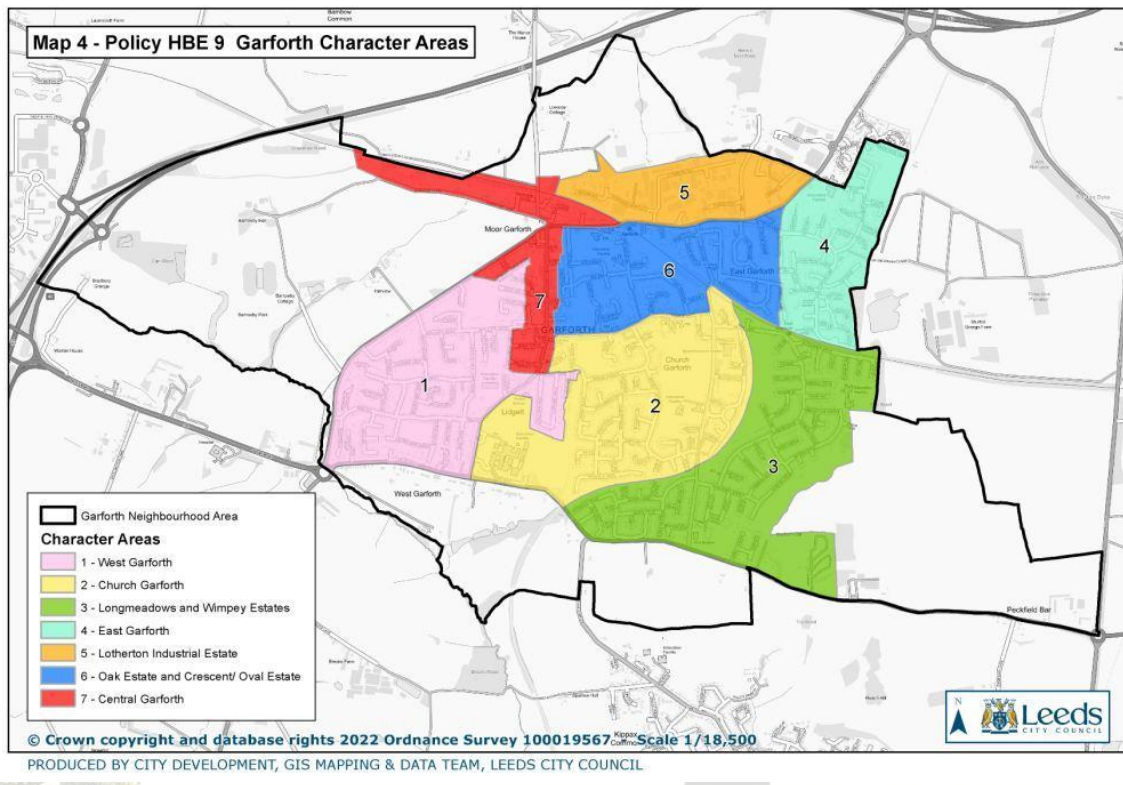
At a local level it is vital to implement mitigation measures for reducing gas and particle emissions from transport; green fields and green spaces are opportunities to preserve and increase the planting of hedgerows and trees. There are opportunities to protect our green infrastructure by preserving trees, hedgerows and the Green Belt land.

The GNPF proposes that all hedgerows and tree cover is retained and protected by working in conjunction with environmental groups within Garforth.

The full report is available on the GNPF website.



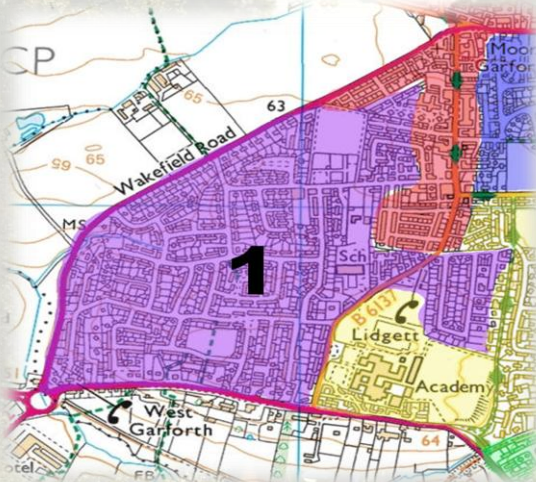
## Appendix 4 – Character Assessment Summary



### Area 1: West Garforth

#### A: Overview

This area is largely residential but includes a few businesses in Barleyhill Road, Barleyhill Road Recreation Park, Strawberry Fields School and an Open Space off Goosefield Rise



Appearances vary from 1930s & 1950s to 1970s style.

The dwellings are predominately red brick detached and semi-detached houses and bungalows with walled or hedged front gardens.

#### B: Prevailing Characteristics and Qualities

##### Land Use

Residential, commercial, educational and recreational.

##### Age of Development

Late Victorian, 1930s with additions in most decades until 2010s.

#### Layout

The area is bounded on the south and north-west by main roads (A63 and A642). To the east, the boundary is initially Lidgett Lane, then meanders via the Leeds Country Way, excluding buildings adjacent to Main Street and back to the A642 on the north-western side.

#### Spaces

There is the Recreation Ground and playing field to the north of Barleyhill Road, Strawberry Fields Primary School playing field, Goosefield off Westbourne Avenue and open space on Queensway. Some 1930s houses were built without front gardens but most houses have garden spaces to the front and rear.

### Topography

The whole area is roughly triangular in shape and rises up from the roundabout at Garforth Bridge along each of the boundaries towards Town End on the A642, to Lidgett Lane at the junction with the A63 and back along the eastern side towards Town End. The main roads have steep sections and Lidgett Lane sweeps down in curves towards the lower end of Main Street. From there the area slopes upwards towards Town End. There are curves and undulations throughout and Garforth Bridge and the lower parts of Queensway are prone to flooding.

### Green/natural Environment, Natural Assets

The properties fronting onto Wakefield Road have views of open fields. Hedges, trees, shrubs and flowers surround many houses and green spaces. The roundabout at Garforth Bridge is maintained with flowering plants and is the site of a distinctive weeping willow tree. The historic Sheffield Beck crosses the roundabout and moorhens have been seen on and around the island.

### Built Environment, Key Features

This is a densely built area with pockets of green space. Most buildings are constructed with red brick. There are a number of Victorian houses within the development, some of those in Wakefield Road having interesting architectural embellishments. On the approach to Garforth Bridge stands one of the Garforth Boundary Stones and in the immediate vicinity is the Miller and Carter public house, formerly The Old George, a coaching inn dating back to the time of turn-pike roads. One of the listed milestones can be seen in Wakefield Road.

### C: Threats

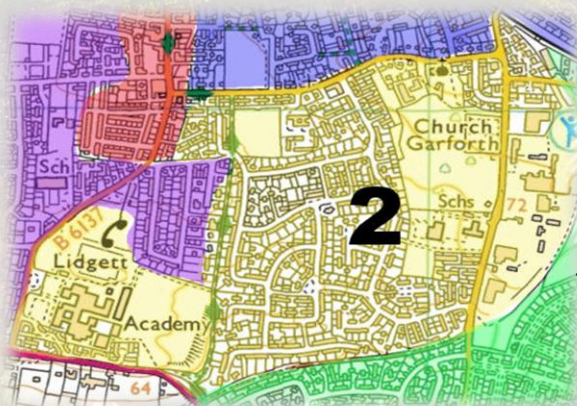
Flooding occurs at Garforth Bridge, Barleyhill Road and elsewhere. This could affect Heritage Assets such as Dar Villas, The Beeches, and 'The Old George' (now the Miller and Carter). Cars parked on the roads in Barleyhill Road, Ringway and Wakefield Road cause road narrowing, impedance to traffic and potential hazard to pedestrians. The loss of greenspace at Queensway and Goosefield is a potential threat.

### D: Opportunities

The facilities at Barleyhill Park could be extended to provide a café, flower beds, tree planting and a permanent warden. Provision of toilet facilities, either within the café or separately, would be widely welcomed.

### E: Recommendations

Wherever possible, take steps to reduce the risk of flooding, improve drainage and encourage the use of permeable surfaces for hard standing. Plant more trees. Resist any further loss of open spaces through building. Encourage the use of red brick when building or re-building residential property.



## Area 2: Church Garforth

### A: Overview

The greater part of this area is taken up by the Grange Estate, a 1950/60 development of detached and semi-detached houses and

bungalows. Most properties have front gardens with low walls giving a harmonious appearance. On the opposite side of Ninelands Lane is the very recent development of Roundwood which includes 2- and 3-bedroom houses, together with apartment buildings.

## **B: Prevailing Characteristics and Qualities**

### **Land Use**

The area is mainly residential but includes several care homes, the Church, a chapel and the Academy. It also includes Glebelands, a large open space used for recreation, and the cemetery.

### **Age of Development**

Development is mainly modern, 1950s and onwards but there are some Victorian houses in Church Lane and Lidgett Lane.

### **Layout**

The southern boundary is Selby Road (A63). The eastern boundary is the edge of the Roundwood Estate bordering Kennet Meadow. It is bounded on the North by Church Lane and on the west by Lidgett Lane but excluding the Lowther Grove enclave which is part of Area 1.

### **Spaces**

Spaces include Glebelands, with permanent play equipment and skate park, used as playing fields and for public out-door events, the Academy playing fields and adjacent open space, Ninelands Lane Primary School playing fields and the Cricket ground off Church Lane.

### **Topography**

The Grange Estate is mainly flat but in the east slopes downwards towards Ninelands Lane. The Church stands at the highest point and Church Lane slopes down from there to Main Street. Ninelands Lane slopes steeply from the same level to where it meets the Lines Way and then rises sharply to Selby Road at the Crusader. Lidgett Lane sweeps downwards in a series of curves from Selby Road to Main Street.

### **Green/natural Environment, Natural Assets**

Parts of Lidgett Lane, Selby Road and Ninelands Lane are bordered with natural hedges. Mature trees are plentiful, those in Main Street and Students' Walk (Lidgett Lane) being very attractive when in bloom.

### **Built Environment, Key Features**

The buildings of the area are mainly residential, made of red brick with tiled roofs. The Grange Estate and Roundwood are large major developments but there have been several smaller but significant developments such as Scholars Gate, Greenacre Court and Green Lane Villas. The buildings in Church Lane exhibit a great variety in age and style from Victorian to the present day.

Features include the Parish Church, the Methodist Chapel, The Hollies, St Armand's and Augustus Court Care Homes, the Cricket Field, Ninelands Lane Primary School and Garforth Academy.

## **C: Threats**

Flooding occurs in Derwent Avenue. Parking in Church Lane, blocking one lane entirely for a long distance, causes problems. This will be exacerbated if the Cricket Ground is developed into a residential area. The volume of traffic now using Ninelands Lane, coupled with parking at school starting and leaving times and parking for events, makes this road unsafe for vehicles, cyclists and pedestrians. As Roundwood Estate becomes populated, this congestion will increase. Glebelands, as an open space, could be under threat from

expansion of Ninelands Primary School or encroachment by LCC seeking an extension of the Cemetery.

### D: Opportunities

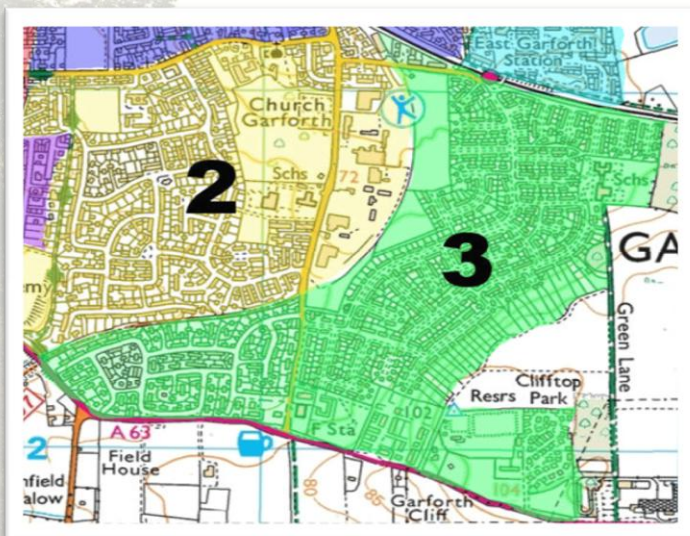
The Badminton and Leisure Centre on Ninelands Lane could be an asset of community value in the future. Glebelands could be converted into a proper park, not just an open space with some games pitches. An all-weather peripheral path could be provided, linking a café (with toilets), changing rooms, a walk-through greenhouse, a pond/boating lake feature and a multi-use games area and the playground/skateboard area. The path should be wide enough to allow for cyclists as well as walkers and be lined with benches and flower beds and, perhaps, exercise stations. With the addition of decorative trees, this would make Glebelands somewhere to enjoy leisure, not just to play or watch games. The pond feature could be an adaptation of the flood drainage earthwork. The greenhouse(s) could be used for supplying Garforth in Bloom with stock.

### E: Recommendations

Wherever possible, take steps to reduce the risk of flooding, improve drainage and encourage the use of permeable surfaces for hard standing. Ensure that the Badminton and Leisure Centre is nominated as an asset of community value. Resist any further loss of open spaces through building.

Glebelands should be improved and up-graded as outlined in the 'Opportunities' section.

## Area 3: Longmeadows and Wimpey Estates



### A: Overview

Bounded by A63 Selby Road on the south, Green Lane to the east, the Leeds/Selby railway to the north and to the west by the route of the disused Leeds/Pontefract railway including "The Lines Way" footpath. Apart from the amenity buildings, this Area is almost entirely residential, being made up of three separate housing estates, namely, Lindsay-Parkinson (Longmeadows), Wimpey and Bluebell Estates, each with its own characteristics.

### B: Prevailing Characteristics and Qualities

#### Land Use

Predominately residential, this area was developed mainly in the 1950s and 1960s but includes the Bluebell Estate which was laid out in 2016. There is also a school, two small shopping centres, a Fire Station and a Railway Station

#### Age of Development

Development is modern, mainly 1950s and 1960s but some later, in the shape of Bluebell Estate (2016). There are no old properties in the area but one of the listed milestones (Turnpike era) is situated on its southern border at the junction of Selby Road and Ninelands Lane.



## **Layout**

The southern boundary is Selby Road. The western boundary is the edge of the Roundwood Estate bordering Kennet Meadow and extending along the Lines Way. The northern boundary is the Leeds-Selby Main Railway Line and the eastern boundary is from the eastern end of Woodlands Drive, skirting the grounds of the Green Lane Academy, and following the old Green Lane footpath to Selby Road.

## **Spaces**

The space behind the Fire Station and leading up to Bluebell Estate is open to the public. There is an area of open space in Fairburn Drive and there are playing fields attached to Green Lane Academy. The largest area of open space is Kennet Meadow and the two neighbouring meadows. Whilst these are a haven for wildlife, they cannot be enjoyed by the public since they are now over-grown scrubland and inaccessible.

## **Topography**

The topography of this area is complex. In general, there is a slope from the north-west corner downwards to the south and east towards the junction with Eskdale Drive which is the lowest point. There is a slight slope from the north-eastern corner down to the same point and on the eastern edge a very steep slope from Garforth Cliff. All of these, together with a reverse slope along Fairburn drive from Hazelwood Avenue meet at the same point. Hazelwood Avenue slopes steeply to Ninelands Lane. The Longmeadows Estate is virtually flat all over. The Bluebell Estate slopes very steeply from Garforth Cliff (330 ft above sea-level) towards Ninelands Lane. (The lowest point in Ninelands Lane is 209 ft. above sea-level.)

## **Green/natural Environment, Natural Assets**

This part of The Lines Way is a pleasant, paved walkway lined with hedges and trees. Some of these are natural, others form part of the neighbouring gardens. Fairburn Drive has an area of grass with mature trees and there are some hedges with trees along Green Lane bordering the cricket pitch. The area behind the Fire Station, leading to Bluebell Estate, is grassed with mature trees. Bluebell Estate itself is landscaped with shrubs and some trees. Kennet Meadow is scrubland bordered with mature trees. Although many of the gardens throughout the area have hedges, few have trees of any size.

## **Built Environment, Key Features**

Apart from an educational establishment and a few amenity buildings, this area is entirely residential. Throughout, most of the houses are made of red brick with tiled roofs, white windows and doors but the overall treatment across the different estates is significant. On the Longmeadows Estate the front gardens were laid out with low walls and these have largely been retained giving a harmonious appearance. The developer of the Bluebell Estate was faced with difficulties in view of the severe slope but planning has overcome this and, together with integrated landscaping, has created a pleasant environment. On the other hand, the developer of the Wimpey Estate was only concerned with building houses at a price, gave no thought to overall landscaping and left the estate to evolve piece-meal with many inherent problems.

Features include the Water Tower, Green Lane Academy, the Fire Station, the Crusader public house, the Daniel Yorath Rehabilitation Centre and the listed milestone at the junction of Selby Road and Ninelands Lane.

## **C: Threats**

Flooding occurs in Fairburn Drive and Ninelands Lane. Parking in Fairburn Drive, which is a bus route, causes problems at certain times of day. The volume of traffic now using Ninelands Lane makes exit from Hazelwood Avenue and Longmeadows very time-

consuming and hazardous. When Ninelands Lane is congested or restricted for roadworks, Fairburn Drive becomes a rat run for commuter traffic.

Expansion of Green Lane school could lead to loss of greenspace; as could development of land between Bluebell Estate and Ninelands Lane.

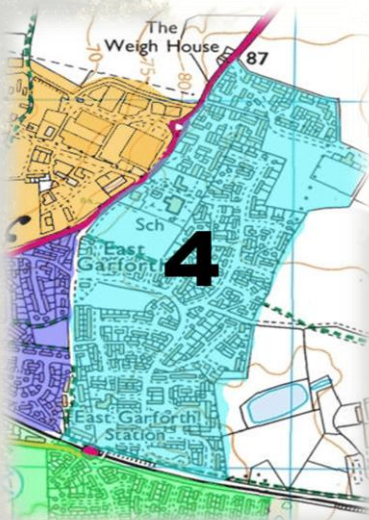
#### D: Opportunities

Kennet Meadow should be restored from the present scrubland to a bio-diverse flowering meadow and should be made accessible for the public to enjoy. Biodiversity could also be applied along The Lines Way. The Lines Way and its extension through Kennet Meadow could be used by local charities for themed events, say Christmas, Summer Festival, and Easter Egg Hunts etc. Wishing Wells or Fairy Grottoes could (securely) collect donations as permanent features. Provision for some parking at East Garforth Station could be made and would increase its use. Trees could be planted in the area behind the Fire Station.

#### E: Recommendations

Address the issues of flooding in Ninelands Lane and Fairburn Drive. Improve the footpath from Ninelands Lane to Fairburn Drive, parallel with Hazelwood Avenue. Link that footpath with Kennet Lane through Kennet Meadow – not through Roundwood Estate – or preferably with Green Lane as a cycle/footpath extension of The Lines Way. Work with the owners of Kennet Meadow and The Lines Way – possibly together with Garforth in Bloom, Eco-Friendly Garforth and schools – to improve biodiversity and make the combined ways suitable for the extended uses outlined in the ‘Opportunities’ section.

### Area 4: East Garforth



#### A: Overview

East Garforth, as a community, was born out of the need to house miners working in the Isabella mine and their families. Dwellings of this era (1833) still stand in Sturton Lane. The buildings of the original East Garforth School, founded by Isabella Gascoigne, after whom the mine was named, are now used as a restaurant. The present East Garforth Primary School is a very modern complex. The area contains a lot of green space with mature trees and although residential it does not in any way feel crowded. Most of the houses are modern, some very recent indeed, and the gardens are well-cared-for.

#### B: Prevailing Characteristics and Qualities

##### Land Use

This area is mostly residential but it includes an educational establishment, recreational use in the form of a football ground, playing fields and a restaurant. There is also a community centre.

##### Age of Development

There was no East Garforth before the 1800s; it was just fields. The houses at the entrance to Sturton Lane could have been built at the beginning of Victoria's reign (1837) or just before. The Aagrah Restaurant building was originally the Colliery School (later East Garforth School), opened in 1843. Sturton Lane, Firthfields and Braemar Drive were developed in the 1970s. Brierlands was built in 1995 and Cedar Ridge between 1995 and 1999.

## Layout

The area is bounded on the west by the A642 Aberford Road and Firthfields, on the south by the Leeds Selby Railway Line and elsewhere by the Parish Boundary.

## Spaces

Open spaces include the football ground and the neighbouring grassed area, the School playing fields, the playing fields and recreation ground next to the Firthfields Community Centre. There is also an open space next to the railway station behind Inverness Road and a green corridor from the station and along the footpath leading to the A656.

## Topography

The area slopes from north to south and from west to east. Braemar Drive slopes gently, losing about 30ft in height along its length. Sturton Lane and Firthfields are a little steeper.

## Green/natural Environment, Natural Assets

This area is full of greenery. All the open spaces are bordered with natural hedges and mature trees. Almost all the roads have wide grass verges between the carriageway and the pavements. Every available space within the road system is grassed and planted with mature and decorative trees. All the gardens are neat and abound with clipped hedges and decorative trees.

## Built Environment, Key Features

A mixture of ages and styles, this area really does have variety. There are 'Victorian' houses, some with modern additions such as porches and tiled roofs, 1930s houses and many different sizes and styles make up a mix of houses and bungalows, detached and semi-detached. Most dwellings are of red brick, but designs vary. Braemar Drive is a long road with many cul-de-sacs leading off and is mainly 2/3-bedroom houses and bungalows. Brierlands is a later development made up of larger houses (3/4- and 4/5-bedroom) and bungalows. They are distinctive, with decorated gables and quoins. The dwellings in Cedar Ridge, developed even later, have pitched and gabled roofs, with decorated bargeboards and lintels.

Features include the Aagrah Restaurant (old Colliery School building), Cedar Ridge Floral Gateway structure and the new East Garforth Primary School complex.

## C: Threats

Flooding occurs in Ludlow Avenue and Conisborough Lane. There are no car parking facilities at East Garforth Station. The number of trains stopping at East Garforth Station has been reduced. Possible expansion of East Garforth School is a potential threat to near-by green space. Other vulnerable green spaces in this area need to be protected from potential housing or industrial development.

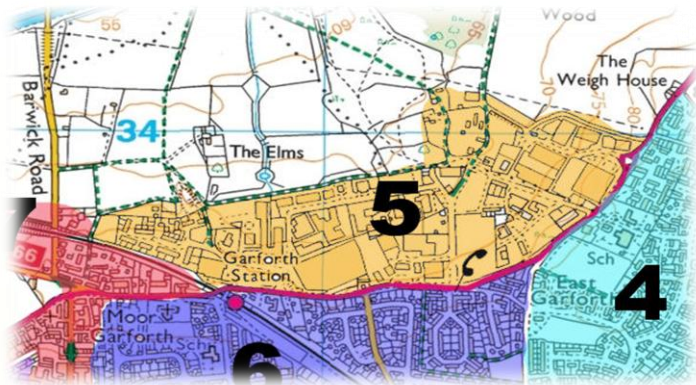
## D: Opportunities

Biodiversity of green areas could be improved. Provide suitable shops if the opportunity arises. Brierlands is a popular open space but there is no direct access from the greater part of the estate. The provision of all-weather pathways would increase its usage.

## E: Recommendations

Institute a project to improve biodiversity generally throughout the area. Ensure that the football pitches at Brierlands are nominated as an asset of community value. The existing footpaths there should be provided with all-weather surfaces. Direct access to Brierlands, along the back of Braemar Drive, from either Pickering Avenue or Sturton Grange Lane, should be negotiated. The flooding issues should be addressed.

## Area 5: Lotherton Industrial Estate



### A: Overview

This is Garforth's main employment area and contains Industrial Units, Commercial Buildings and some residential dwellings. The range of businesses, both large and small, is extremely diverse, from car-making through pharmaceuticals and foodstuff to joinery, transport, catering and many more.

### B: Prevailing Characteristics and Qualities

#### Land Use

Mainly used for industrial and commercial purposes, this area includes residential use, recreational use and retail outlets.

#### Age of Development

The eastern part of the area was the site of the Isabella pit and the Victorian buildings of Ash Terrace and Newhold Terrace are from that era. The land towards the west was developed continuously over the years beginning in the 1950s as Garforth expanded. In 1979 as the foundations for the supermarket (Safeway, now Tesco) were being excavated the body of a Hell's Angels victim was discovered. Generally, buildings were erected on demand rather than following a plan, but the more recent Fusion Court and Elmfield Business Park were well-designed complexes. In the late 1990s the residential development of Higham Way and Hanbury Gardens in the most westerly part of the area took place, backing onto Sisters Villas, which go back to 1843 when the Sisters Pit was opened. In 2017, re-development of the site of the old Miami building commenced and it is now an extensive Retail Park with a second supermarket, public house and sundry retail outlets.

#### Layout

This area is bounded on the south by Aberford Road A642 and the Leeds to Selby railway line, to the north by the Aberford parish boundary and a footpath, beyond which are open fields. The western boundary is a footpath leading to the railway.

#### Spaces

To the east of Ash Lane is a large open space used for football (Garforth Rangers) and other sports. The northern edge of the estate looks onto a large area of grassed fields with hedges and trees extending to the M1 motorway.

#### Topography

The area is relatively flat with a slight slope, northwards from Aberford Road. This slope is somewhat steeper in the eastern part as can be seen down Ash Lane and Isabella Road.

#### Green/natural Environment, Natural Assets

One does not expect much greenery on an industrial estate, so Isabella Road comes as a pleasant surprise. On both sides the frontages are attractively landscaped with grass verges, clipped hedges, decorative shrubs and mature trees. Ash Lane has high established hedges with trees both sides along its length. The neighbouring open space is bordered with hedges and mature trees. Ash Lane leads to Hawk's Nest Wood, containing a variety of mature trees, including silver birch.

#### Built Environment, Key Features

Although some of the smaller units are alike, consisting of workspace, office accommodation and parking frontage, the larger buildings are mainly bespoke to suit the nature of the enterprise; thus, transport businesses have high steel-framed buildings with spacious yards to enable large vehicles to be manoeuvred and parked. The lower office accommodation portion is often built of brick or can be a separate brick-built building. Across the estate, the materials used vary; one finds not only red brick but also yellow brickwork or metal cladding and glass. The Fusion Court complex is entirely of red brick. Many of the larger buildings are impressive. Of particular note is the Ginetta Cars building and frontage.

The two supermarkets are purpose-built and the retail outlets in that area occupy buildings of a very utilitarian style.

The residential buildings include two Victorian terraces as well as the modern detached and semi-detached houses and bungalows of the development at the western end of the area. The public house is very recent (2019), brick-built and faced, with gabled roof but of no particular architectural merit.

### C: Threats

HS2 proposals show that Hawk's Nest Wood is threatened. Dilapidation of buildings left empty due to business failures is likely to increase, especially in the wake of Covid 19. In order to reduce ground rate costs, expanding businesses may wish to build high-rise accommodation. Further building may encroach onto the green belt. Insufficient parking space within Fusion Court leads to parking on A642 opposite. This and the increase of traffic arising from Lidl, the Fly Line and its neighbouring retail development cause congestion and a dangerous road hazard.

### D: Opportunities

Encourage change of use in respect of empty buildings. Seek to interest a wider range of businesses. The proposed HS2 route will cut across the fields to the north of the Industrial Estate. There will undoubtedly be track-side land that would not be suitable for developers. With the agreement of the HS2 owners, this tract could be made suitable for use by leisure walkers

### E: Recommendations

Limit the height of future buildings. Require future buildings to be carbon neutral.

Work with the owners of HS2 to ensure leisure-walking facilities are provided on the land alongside the track.

## Area 6: Moor Garforth



### A: Overview

This area is bisected by the Leeds-Selby railway, both parts being predominately residential. Each part contains a Council development targeted to address the housing problem of the time. Subsequent private developments took place around them.

### B: Prevailing Characteristics and Qualities Land Use

The main use of land is for residential purposes but there is educational use in the form of St Benedict's School, recreational use through the Cricket Ground, social use as public houses

and religious use by virtue of St Benedict's R.C. Church. Use for transport and communication is instanced by the railway station.

### **Age of Development**

The Miners (after 3 name changes) is Victorian, as is the neighbouring terrace (partly converted into a shop). The nearby Gascoigne pub is later.

With the exception of Bar Lane and Pinfold Lane, all the roads and streets within the area are 20<sup>th</sup> century developments. The Oval and The Crescent were built in 1922 and the Oak Estate was built in 1938. The in-fill developments were carried out at various times from 1930s onwards, the earliest being Brunswick Gardens. The 1950s gave us Church Approach. The White Rose and Montague Crescent area and Station Close were built in the 1960s. Saxon Court was built in 2010 and the Diamond Jubilee Garden was established in 2012.

The present St Benedict's Church (the third on the site) was erected in 1998.

### **Layout**

This area is bounded on the north by A642 Aberford Road from Oak Road to Sturton Lane, on the east by Firthfields, on the south by the railway line, Bar Lane and Church Lane and on the west by Oak Road.

### **Spaces**

This area has only a few open spaces. They include the playing fields at St Benedict's School, the cricket ground off Church Lane, Firthfields Allotments and an area around the Crescent Community Centre.

### **Topography**

In general, the area slopes downwards significantly from east to west and from north to south but there are exceptions; for example, Bar Lane rises as it runs to the south to travel over the railway. Station Fields slopes downwards to the south to the junction with Oak Crescent and then rises, as does Oak Crescent, to meet Church Lane.

### **Green/natural Environment, Natural Assets**

Although many of the gardens have established hedges and mature trees, this area is lacking in natural greenery. Pinfold Lane, forming the eastern boundary of the cricket ground, is hedged along its entire length. Only parts of the remaining perimeter of the cricket ground are made up of natural hedges and trees. There are some mature trees in the grounds of St Benedict's School and trees and shrubs along the south-western side of the station car park.

### **Built Environment, Key Features**

There are very few Victorian buildings in the area but, because it includes council and private developments from 1922 onwards, there is a great variety of sizes, shapes, styles and layouts. Each part of the area has its own characteristics, from the more basic – albeit advanced in its time – such as The Crescent, to the more flamboyant, such as James' Close. The fashion of the day appears in the different styles; Brunswick Gardens houses have bay windows, upstairs and downstairs; Church Approach has elaborate porches; Montague Crescent has 2-storey chalet-type houses. The twelve semi-detached houses of Station Close achieve individuality through the treatment of the front entrance and windows.

St Benedict's R.C. Church is of modern design with a low quasi-steeple. St Benedict's Hall, a matching single-storey building, is attached.

A notable feature is the Diamond Jubilee Garden created in 2012 and housing the Eternal Peace Flame.

### C: Threats

There is a parking problem associated with Garforth Station, the Station Car Park having limited capacity and parking in the neighbouring streets being restricted to use with a resident's permit.

Bar Lane has traffic problems caused by congestion at the single-lane bridge and at the entrance to Aberford Road.

Expansion of St. Benedict's School could cause the loss of green space. A development on the Cricket Ground would also cause a green space loss. The Diamond Jubilee Garden is vulnerable should extension of the nearby public house or other neighbouring housing development take place.

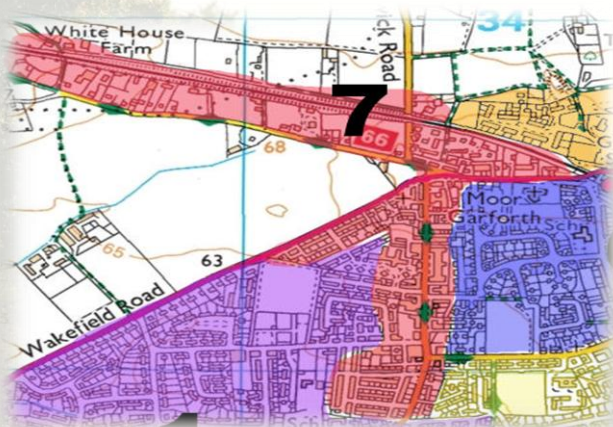
### D: Opportunities

The area of mature trees between Oak Crescent, Oak Grove and the railway could become a nature reserve.

### E: Recommendations

Approach environmental groups within Garforth regarding creating a nature reserve. Ensure green spaces are protected. Ensure the Diamond Jubilee Garden, housing the Peace Flame, is nominated as a Heritage Asset.

## Area 7: Central Garforth



### A: Overview

Although it is not the oldest part in the history of Garforth, this area now contains more of the older buildings of the town than any other.

### B: Prevailing Characteristics and Qualities

#### Land Use

The area has residential use, commercial use in the form of shops and offices and social use through the Welfare Hall, Library and Working Men's Club. There

are numerous cafes, bars and take-aways.

### Age of Development

Before the Garforth Enclosure Act of 1810, this area was fields and meadows. What is now Main Street was an un-named lane serving these fields and linking West Garforth with Moor Garforth. It was sometimes referred to as Moor Road.

Development took place after the opening of the Sisters Pit in 1843. Sisters Villas dates from then and Kensington Terrace from 1854. The Salem Chapel was built in 1872 and the nearby houses in Salem Place are of the same period. Houses in Wakefield Road are dated 1892 but Cyprus Terrace pre-dates this, appearing on an O.S. map surveyed in 1890. Victorian buildings can be found throughout the area, notably in Main Street, Moor Cottages, Town End, Salisbury Terrace, Coupland Road (1899).

The Country Club dates back to 1865 and the Primitive Methodist Church to 1876. Except for Barrowby Lane, by the end of the 19<sup>th</sup> century this area was fully populated. Development has been carried out by embellishing existing buildings or by replacing them. Dwelling houses became shops by opening-up the front room. As the business flourished the whole of the ground floor became the shop.

Along Main street, most of the shops have modern – even 21<sup>st</sup> century – frontages at ground level but still retain their Victorian first floor and roof. The Nisa-Local supermarket, for example, presents a very modern shop at street level but, above, shows the embellishment added when the building was Council Offices in 1925 and clear evidence that it was originally two Victorian dwelling-houses. The Shopping Parade (1950-ish) required the complete demolition of the houses of Colliery Row and in 1994 the Parochial School, started in 1737 and re-built in 1818, was demolished to make way for the Medical Centre. Opposite, houses and a shop were pulled down in 1969 to build the Library, which was re-modelled and extended to become the present Library and One Stop Centre.

Residential developments took place in the area in the 1950s,1960s and later to utilise sites that became available e.g. Halliday Court, Dale Croft and Greenway.

The development of Barrowby Lane is recent and largely residential. The two off-shoots of Barrowby Close and Barrowby View were built in 2014/15. The properties further along the lane are earlier but also recent. They are mostly large houses in their own grounds and usually support some form of business.

### **Layout**

This area covers Barrowby Lane, Barwick Road, Main Street, Aberford Road (part), Wakefield Road (part) and the roads leading off from them. The northern boundary is Nanny Goat Lane and then the Leeds-Selby Railway-line.

### **Space**

The only open spaces within the area are those along Barrowby Lane. Open space abutting the boundaries is to be found north of Nanny Goat Lane, north and west of Sisters Villas and west of Wakefield Road. A space used for Allotments is to be found north of the railway at the back of the houses in Higham Way.

### **Topography**

At 254 ft. above sea-level Town End is one of the highest points in Garforth. From there, Main Street slopes down to 218 ft at the junction with Church Lane and Wakefield Road also slopes down towards Garforth Bridge at 163 ft.

### **Green/natural Environment, Natural Assets**

This is really a built-up area with little greenery or natural environment. Most of the houses open onto the street or have only rudimentary front gardens. There are exceptions; for example, Salisbury Terrace has extremely long front gardens. Nanny Goat Lane has hedges with trees on both sides and some parts of Barrowby Lane have a hedge with mature trees. Halliday Court and Dale Croft are landscaped with grassed areas, shrubs and mature trees.

### **Built Environment, Key Features**

Most of the buildings are residential or of residential origin. Virtually all are of red brick and many, including the shops of Main Street, show the typical Victorian brick-work brackets below the eaves and other decorative brickwork. Shaped stone lintels and sills, decorative keystones, heads and figures are common throughout the area. There are also dwellings of very modern design as in Barrowby Court and the bungalows of Dale Croft with their striking gabled fronts. The sheltered housing in Halliday Road is completely different, being flat-roofed, utilitarian and institutional in appearance. The Shopping Parade is also devoid of



character; it is simply a parade of shops with a very plain upper level. Only the neighbouring Telephone Exchange is architecturally less exciting.

There are several Individual buildings worthy of note. The (Miners) Welfare Hall is of red brick rendered white, with a symmetrical gabled front. It was opened in 1924. The Salem Chapel, built in 1872 and extended in 1904, has several interesting architectural features. In Chapel Lane, the Primitive Chapel, built in 1876, retains its original façade but behind has been converted into a modern dance school. By virtue of its extension and modernisation, the library, now the Library and One Stop Centre, has become a stylish building of unique design.

### C: Threats

Insufficient off-street parking and traffic congestion in Main Street are major problems. Parked vehicles and the volume of traffic are hazardous to pedestrians and cyclists. Eating and drinking establishments proliferate; other sorts of shops are disappearing and, following Covid 19, the future of such retail shops in Main Street is uncertain. Should either the Welfare Hall or Library be sold, this could be a great loss to the town

### D: Opportunities

Landscaped parking facility could be introduced at the top of Main Street at Town End. 'Welcome' portals could be erected at either end of Main Street. Main Street could be re-vitalised by encouraging residential use of the flats above shops. Main Street could be promoted as a place to loiter and browse by providing more benches, trees for shade and more cycle storage facilities. Make the public aware of the Heritage features of the buildings in Main Street.

### E: Recommendations

The car park development at Town End should be supported. Projects to make Main Street more welcoming and browsing or shopping a pleasant experience should be encouraged. Restriction of delivery times should be introduced or revised.

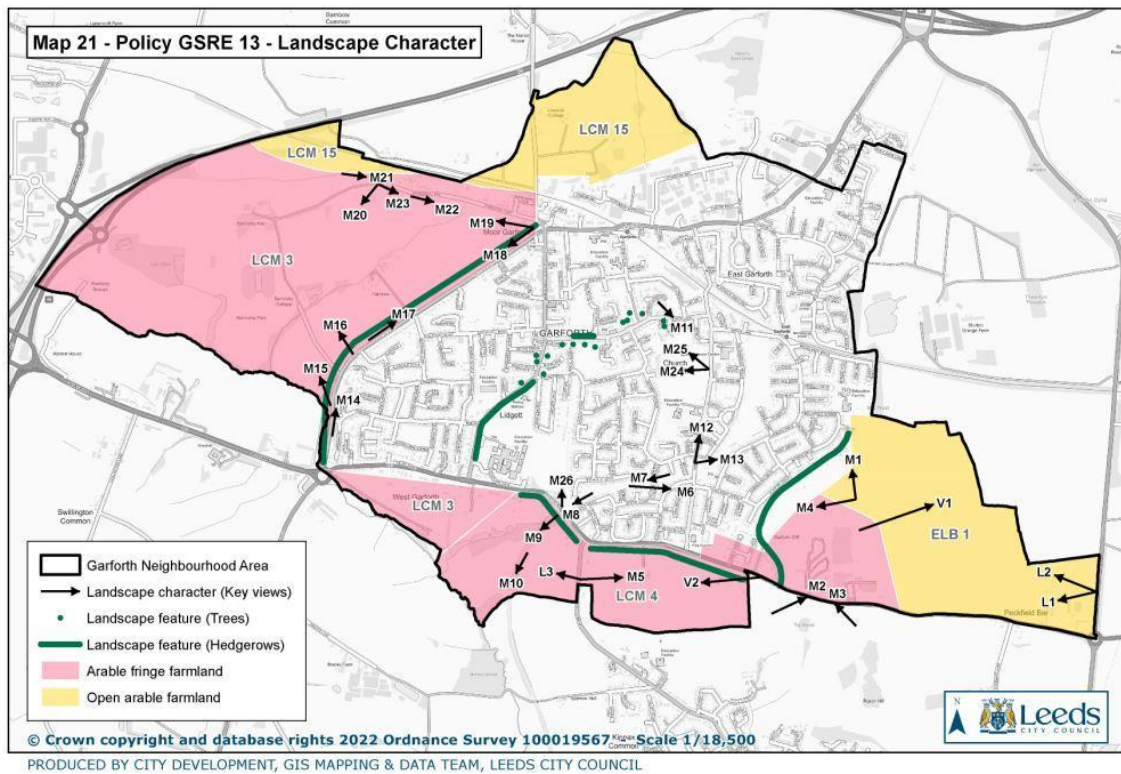
Ensure the Welfare Hall and Library are nominated as community assets. Provide wall plaques on buildings in Main Street giving historical information and explaining their Heritage significance.

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A full set of these maps can be seen on the GNPF website.

## Appendix 6 – Views to Preserve



See map 21, above, for locations

### Key:

V = Very long views (more than 10 km)

L = Long views (1 km to 10 km)

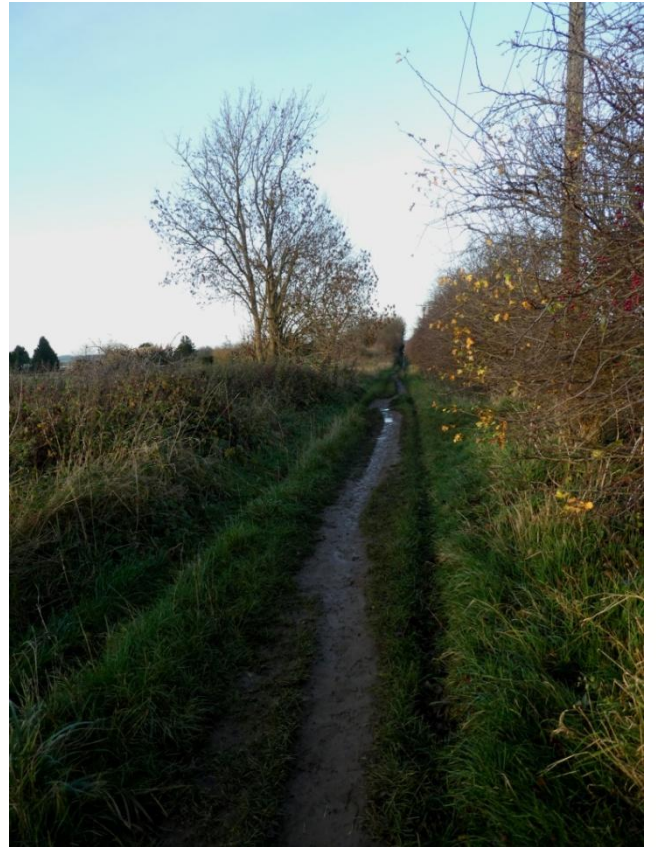
M = Medium views (less than 1 km)



V1 Panorama eastwards including the Plain of York and the North York Moors over 50 km away



V2 Panorama westwards from the A63 into Garforth. The first view of the town and beyond



M1 Northwards along Green Lane, a very popular local footpath



M2 and M3 Attractive open woodland seen when approaching Garforth from the east on the A63



L1 and L2 Open farmland, part of the Green Belt, looking westwards from the Ridge Road, the A656



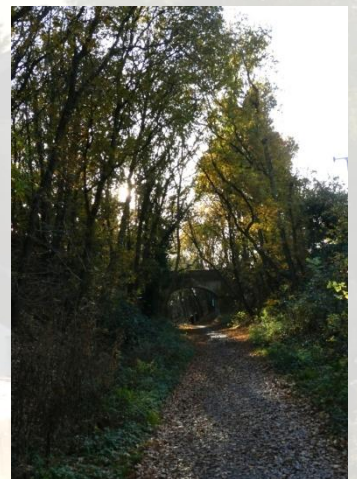
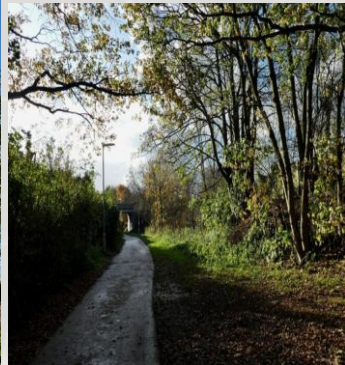
M4 Eastwards to the Water Tower and woodland from Green Lane over open farmland



M5 Westwards to the Water Tower and Garforth Cliff from the B6137, Kippax Road over farmland



M6 Eastwards to Garforth Cliff, attractive woodland and the Water Tower



M7, 8, 9 and 10 Along the Lines Way, probably Garforth's most popular footpath and cycle route



M11 A very fine horse chestnut tree near St Mary's church on Church Lane



M12 Mature trees next to Lines Way on Ninelands Lane



M13 Mature trees near Lines Way and next to the ginnel by Ninelands Lane



M14 Farmland and hedges on the western side of the Wakefield Road, A642



M15 Mature trees and hedges on the western side of the Wakefield Road, A642



M16 and M17 Open farmland and Green Belt north-west of the Wakefield Road, A642



M18 and M19 Open farmland and Green Belt between Wakefield Road and Barrowby Lane



M20 Southwards along the footpath from Barrowby Lane



M21 Eastwards on Leeds Country Way



M22 Eastwards, farmland from near Barrowby Lane



M23 Eastwards from Leeds Country Way



M24 and M25 Westwards over Glebelands, Ninelands Lane playing fields with its mature trees



L3 Westwards from Kippax Road over Lines Way



M26 Mature trees and grassland next to A63

## Appendix 7 – References

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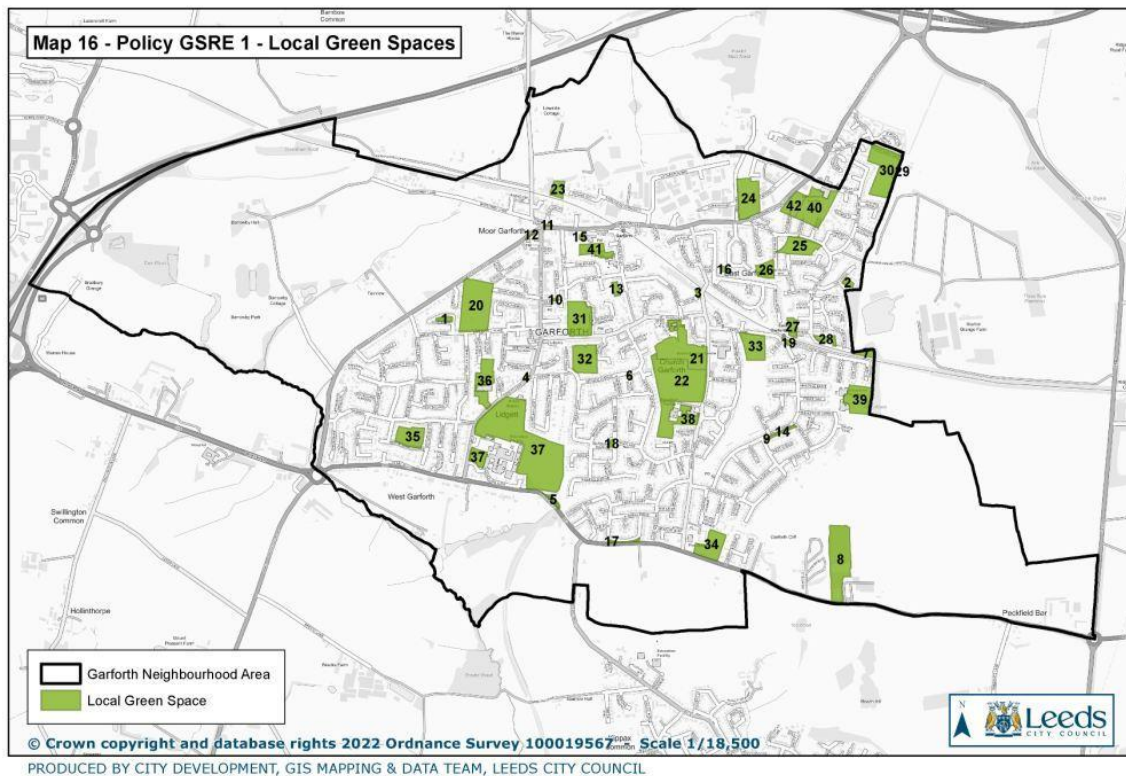
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## Appendix 8 – List and Brief Description of Surveys and other Documents in the Evidence Base on the Website

| Title   | Date | Contents   |
|---|------|--|
| <b>Garforth Parking Strategy</b>                      | 2012 | A document produced by Leeds City Council to consider the current issues with parking in Garforth and offer possible ways forward.   |
| <b>Green Lane Workshop</b>                            | 2015 | A workshop facilitated by a planning consultant to canvas the views of local people on key issues affecting the town. Topics raised included amenities, community facilities, housing, greenspace and transport.                                       |
| <b>Education in Garforth</b>                          | 2016 | Numbers in Garforth schools as of Sep 2016. Admission procedures. Issues raised by the public and by the schools. Minutes of a meeting with CEO of Garforth Academy in Nov 2017.   |
| <b>Health care in Garforth</b>                        | 2016 | Responses from local doctors and dentists to a range of questions about the current situation and future plans with regard to health care in Garforth.   |
| <b>Retail Survey</b>                                  | 2016 | Responses from shops on Main St. and local parades throughout the town. Data about their current situation and the threats and opportunities ahead.  |
| <b>Flooding Report</b>                                | 2016 | Report on flooding in Garforth with links to other independent reports and recommendations   |
| <b>Estate Agents Survey</b>                           | 2017 | Focus is on estate agents view of the market and housing need, both rental and home ownership, in Garforth.  |
| <b>Local Industry Survey</b>                          | 2017 | Opinions from a large number of local businesses on their current situation and the future of their business in Garforth.  |
| <b>Survey of Main Street Parking</b>                  | 2017 | Snapshot survey of Main Street carparks carried out during one day.  |
| <b>Community Facilities and Groups survey</b>         | 2017 | A detailed survey of the buildings used by a large variety of groups for their meetings. Opinions on the availability and suitability of venues. Accompanying spreadsheet gives a breakdown of numbers attending each group and frequency of sessions. |
| <b>Greenspace and Land Character Analysis Summary</b> | 2017 | Detailed listing of all available green space in Garforth. Extensive comments from local people on current and future provision. Information on health and wellbeing benefits of greenspace.   |
| <b>Housing Needs Survey</b>                           | 2018 | Survey focuses on people's current and future housing needs and those of the town. Other opinions sought were on health and education provision, transport, retail, flooding, community amenities and lifestyle.                                       |
| <b>Character Assessment</b>                           | 2018 | Some historical background to the development of the town and detailed descriptions of the housing in the seven defined areas.   |
| <b>ARC 4 Report</b>                                   | 2018 | Detailed independent report for Leeds City Council on Garforth's housing market  |
| <b>Main St. Retail Survey</b>                         | 2018 | A three-question survey focussing on threats and opportunities on Main Street.   |
| <b>Vision and Policy Intentions Survey</b>            | 2019 | A document with draft Vision and Objectives and an outline of each of the policy intentions was circulated to a selection of individuals, businesses and households in Garforth.   |
| <b>Main Street topic paper</b>                        | 2020 | A topic paper produced by Leeds City Council to outline possible scenarios for the future of Main Street.  |
| <b>Housing Mix 1974 - 2020</b>                        | 2020 | A spreadsheet giving details of the planning applications with regard to housing in Garforth since 1974. A synopsis of the findings is in the Housing section of the Neighbourhood Plan  |
| <b>Main Street frontages by Class Order</b>           | 2022 | Full list of the frontages and businesses on Main Street by type and classification.   |

## Appendix 9 – Local Green Spaces



Policy GSRE 1 lists all the existing, designated green spaces as well as proposed new ones.

Map 16 shows the locations of the proposed new green spaces, numbered 1 - 19 as well as the existing green spaces. This latter group, numbered 20 - 42, has already been designated by Leeds City Council.

The following pages give details of each of the 19 proposed new green spaces.

Unfortunately we cannot complete the last section 'maintenance' at present.

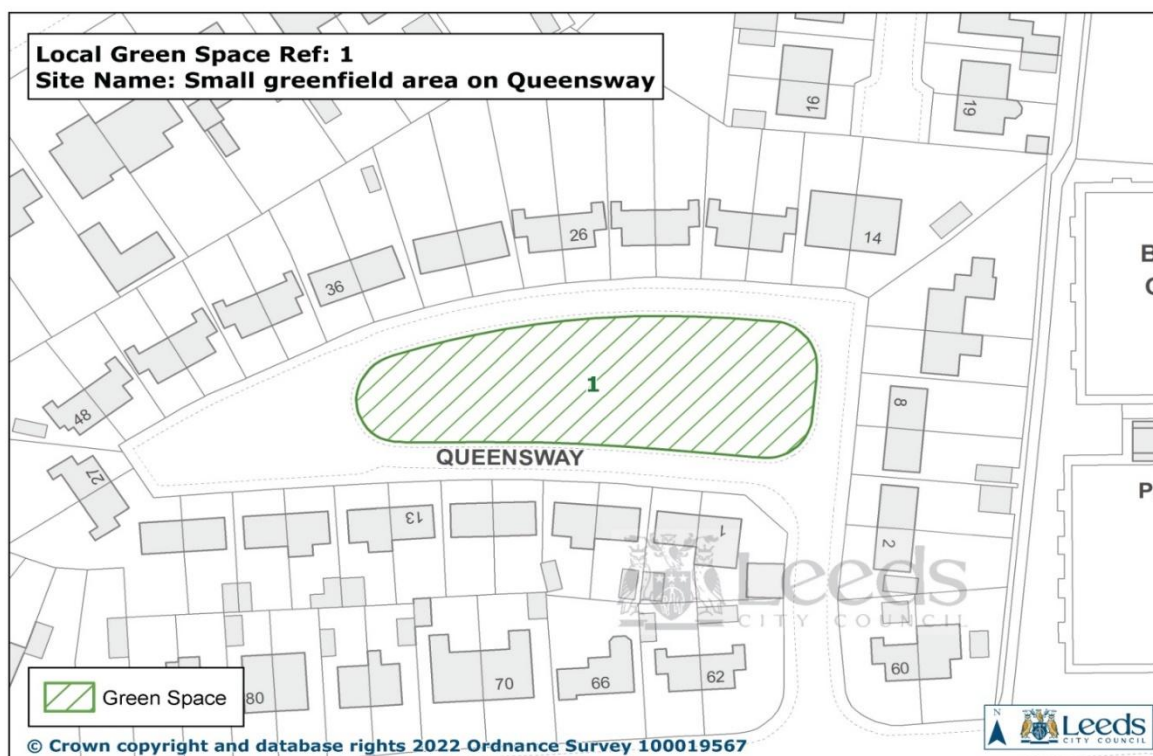
Although many of the proposed local green spaces are owned by Leeds City Council, there are some schools, roadside verges and some other smaller sites that are not. At present The Leeds City Council has not been able to identify which sites they maintain.

Notices were placed on all the sites during the Regulation 14 consultation. Please see the website for details.

We are in the process of contacting the LCC Parks and Gardens department again and the Land Registry for more detailed information but cannot be sure when we will receive this.

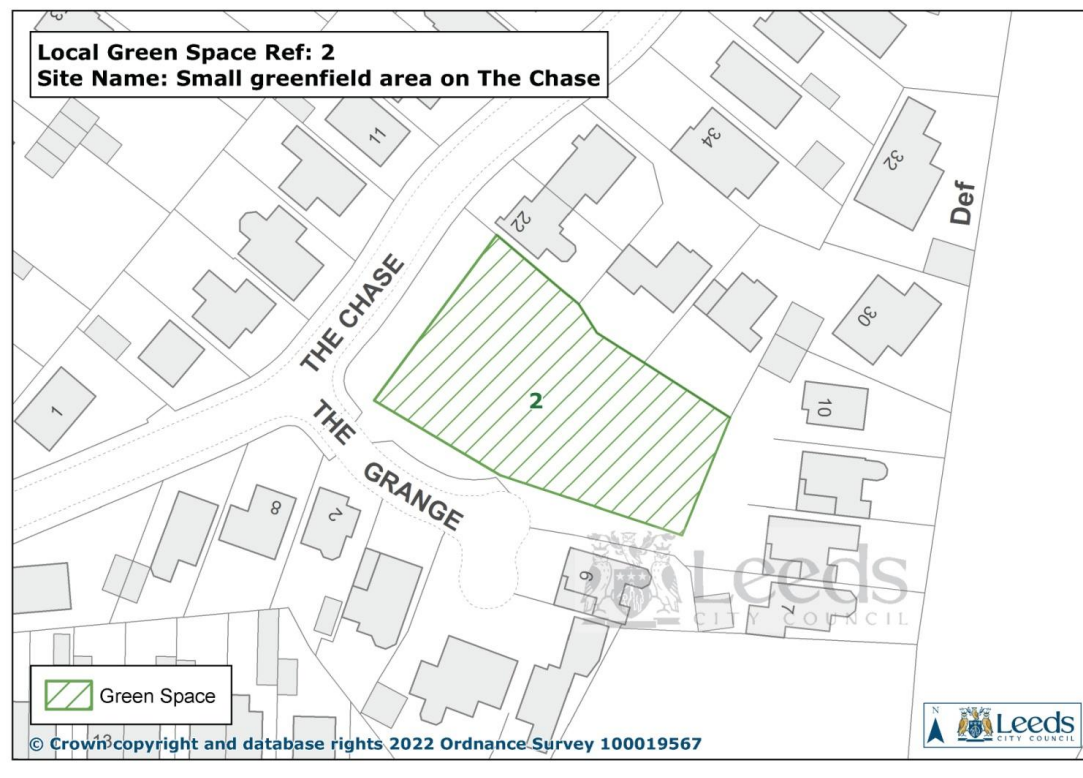
## Site 1 Queensway

|   |   |
|---|---|
| <b>Site reference</b>                         | <b>1</b>  |
| <b>Size ha.</b>                               | 0.16  |
| <b>Name</b>                                   | Queensway   |
| <b>Location</b>                               | Queensway off Barleyhill Road Garforth  |
| <b>Adjacent to existing properties</b>        | Yes, the Queensway estate   |
| <b>Local or community value</b>               | This is an open grassed area within a social housing development                                |
| <b>Landscape value</b>                        | There is potential to introduce tree and other landscape features planting around the perimeter |
| <b>Historical value</b>                       | There is anecdotal evidence that there is a covenant on this land                               |
| <b>Recreational value</b>                     | Football post indicating occasional improvisation of football activity                          |
| <b>Wildlife or green infrastructure value</b> | A grassed area at present absorbing surface water   |
| <b>Recommendation</b>                         | Designate as amenity green space  |
| <b>Maintained by</b>                          |   |



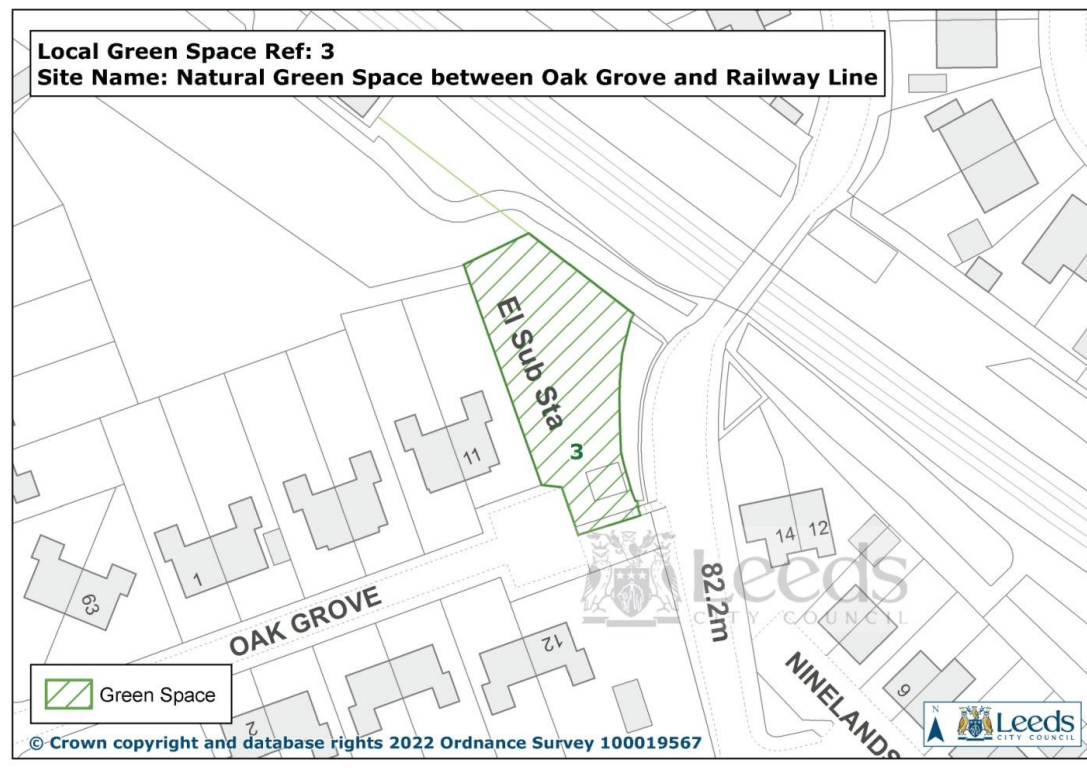
## Site 2 The Chase

|   |  |
|---|--|
| <b>Site reference</b>                         | <b>2</b>   |
| <b>Size ha.</b>                               | 0.13   |
| <b>Name</b>                                   | The Chase  |
| <b>location</b>                               | Junction of The Chase and The Grange Garforth  |
| <b>Adjacent to existing properties</b>        | Yes, The Chase and The Grange  |
| <b>Local or community value</b>               | This is a small, grassed area left as a feature within a housing development                 |
| <b>Landscape value</b>                        | There is the potential to introduce tree and other landscape feature planting, forest garden |
| <b>Historical value</b>                       | Unknown. This is a feature within a new housing development                                  |
| <b>Recreational value</b>                     | Informal amenity space   |
| <b>Wildlife or green infrastructure value</b> | A grassed area at present absorbing surface water  |
| <b>Recommendation</b>                         | Designate as Parks and Gardens green space   |
| <b>Maintained by</b>                          |  |



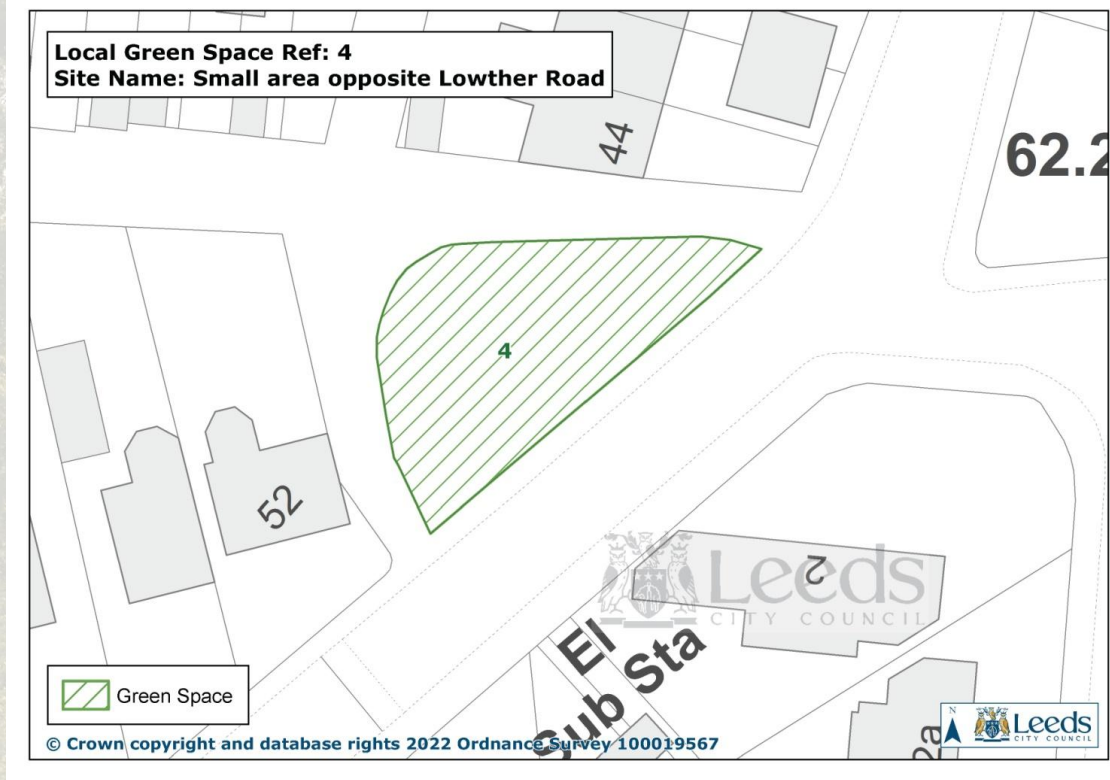
## Site 3 Oak Avenue / Crescent

|   |   |
|---|---|
| <b>Site reference</b>                         | <b>3</b>                                      |
| <b>Size ha.</b>                               | 0.07  |
| <b>Name</b>                                   | Oak Avenue / Crescent. Garforth Wildlife area |
| <b>Location</b>                               | Between Oak Grove and the railway line        |
| <b>Adjacent to existing properties</b>        | Yes, Oak Grove                                |
| <b>Local or community value</b>               | Yes. It is used by Incredible Edible          |
| <b>Landscape value</b>                        | At present it is a natural overgrown area     |
| <b>Historical value</b>                       | Unknown                                       |
| <b>Recreational value</b>                     | Yes, for a voluntary environmental group      |
| <b>Wildlife or green infrastructure value</b> | Yes   |
| <b>Recommendation</b>                         | Designate as a natural green space            |
| <b>Maintained by</b>                          | Eco Garforth Group                            |



## Site 4 Opposite Lowther Road

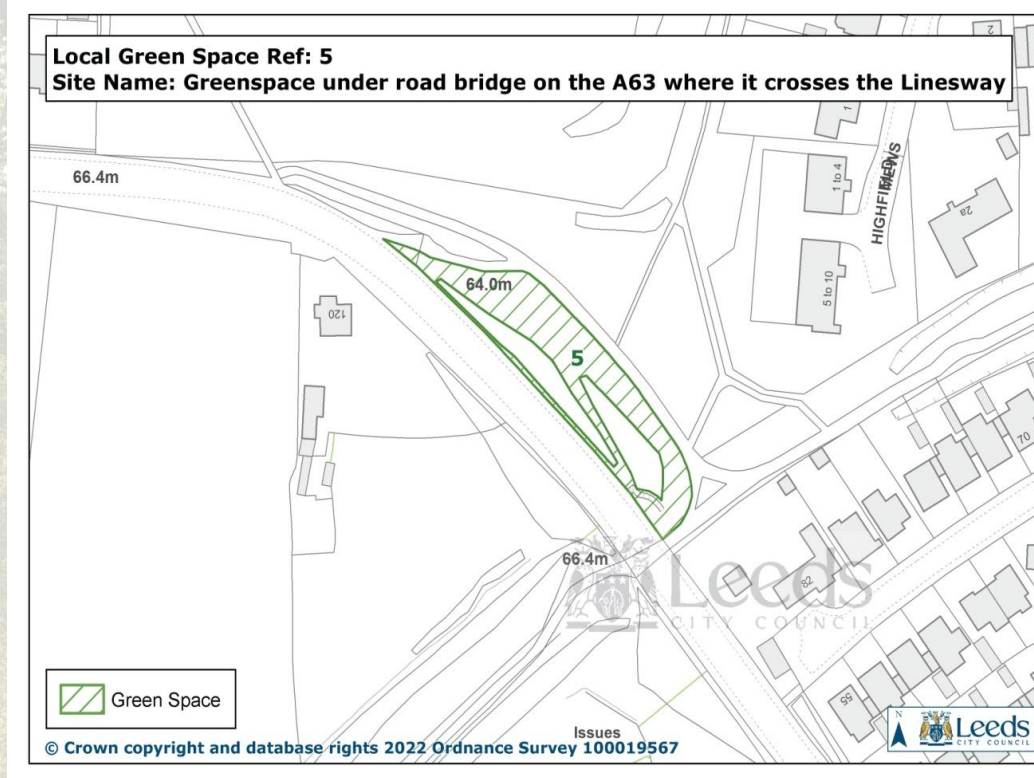
|   |  |
|---|--|
| <b>Site ref</b>                         | <b>4</b>   |
| <b>Size ha.</b>                         | 0.03   |
| <b>Name</b>                             | Small, grassed area opposite Lowther Road Garforth   |
| <b>Location</b>                         | Lidgett lane and Lowther Road  |
| <b>Adjacent to existing properties</b>  | Yes Lidgett Lane   |
| <b>Local or community value</b>         | Open grassed area used by Garforth in Bloom  |
| <b>Landscape value</b>                  | Potential to improve site with Trees and other landscape features, forest garden   |
| <b>Historical value</b>                 | Used to have seating used by residents walking to Main Street shops and the West Garforth estate which contains many sheltered homes |
| <b>Recreational value</b>               | Could be used again for seating/ resting area  |
| <b>Wildlife or green infrastructure</b> | A grassed area absorbing surface water in an area where flooding occurs on a frequent basis after heavy rain                         |
| <b>Recommendation</b>                   | Designate as a Parks and gardens green space   |
| <b>Maintained by</b>                    |  |





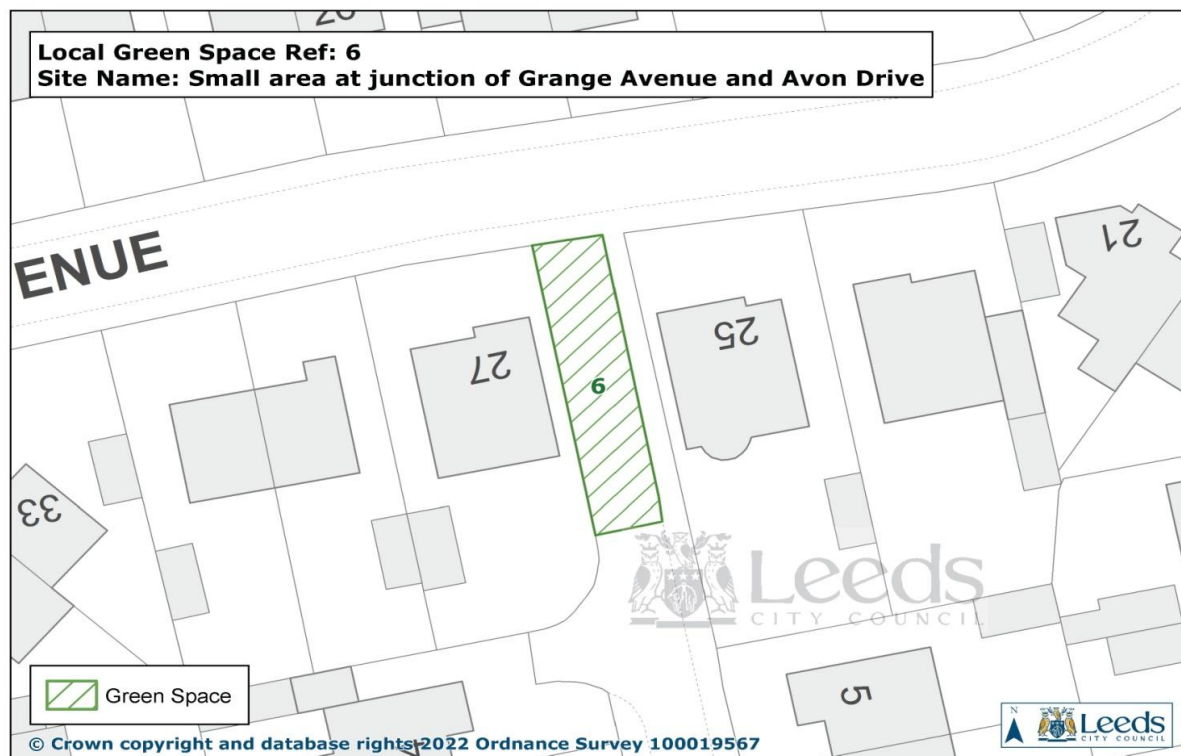
## Site 5 Under A63 road bridge / Lines Way

|   |  |
|---|--|
| <b>Site reference</b>                         | <b>5</b>   |
| <b>Size ha.</b>                               | 0.11   |
| <b>Name</b>                                   | Beck Bottoms(anecdotal)  |
| <b>Location</b>                               | A grassed area with footpath linking the Leeds Country Way, The Lines Way and path from the Garforth academy |
| <b>Adjacent to existing properties</b>        | No   |
| <b>Local or community value</b>               | Yes, used as a footpath see location above   |
| <b>Landscape value</b>                        | Yes, a complete contrast to the busy A63   |
| <b>Historical value</b>                       | Always been part of a footpath linking to The Lines Way.   |
| <b>Recreational value</b>                     | Used as access to The Lines Way, part of the Leeds Country Way   |
| <b>Wildlife or green infrastructure value</b> | An informal grassed area with many landscape features, trees, shrubs and will act as a wildlife corridor     |
| <b>Recommendation</b>                         | Designate as a natural green space   |
| <b>Maintained by</b>                          |  |



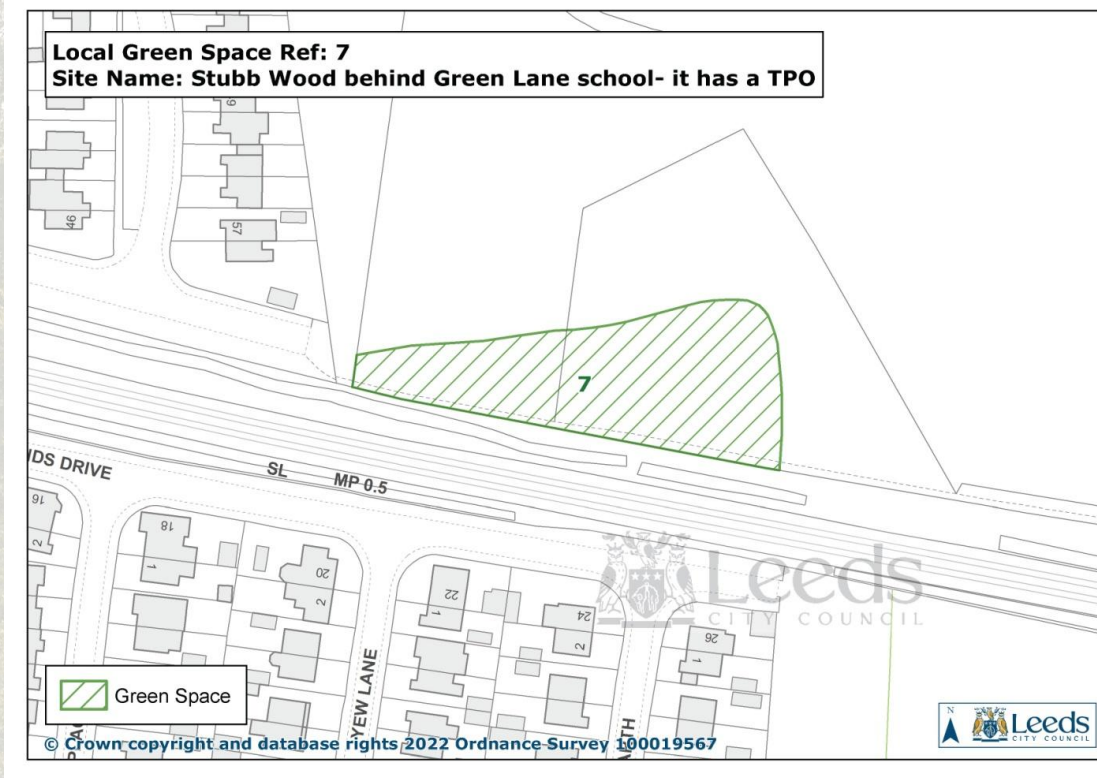
## Site 6 Grange Avenue / Avon Drive

|   |   |
|---|---|
| <b>Site ref.</b>                              | <b>6</b>  |
| <b>Size ha.</b>                               | 0.01  |
| <b>Name</b>                                   | Avon Drive  |
| <b>Location</b>                               | Small area at junction of Avon Drive and Grange Avenue.   |
| <b>Adjacent to existing properties</b>        | Yes   |
| <b>Local or community value</b>               | This is part of PROW linking Grange Avenue with Grange Avenue   |
| <b>Landscape value</b>                        | Potential to improve site with tree and other landscape planting, forest garden   |
| <b>Historical value</b>                       | Left as an open area and footpath as part of the estate development.  |
| <b>Recreational value</b>                     | Only used as a footpath but could be improved with planting and seating for residents from the estate shopping on Main Street |
| <b>Wildlife or green infrastructure value</b> | A grassed area absorbing surface water  |
| <b>Recommendation</b>                         | Designate as a Parks and Gardens green space  |
| <b>Maintained by</b>                          |   |



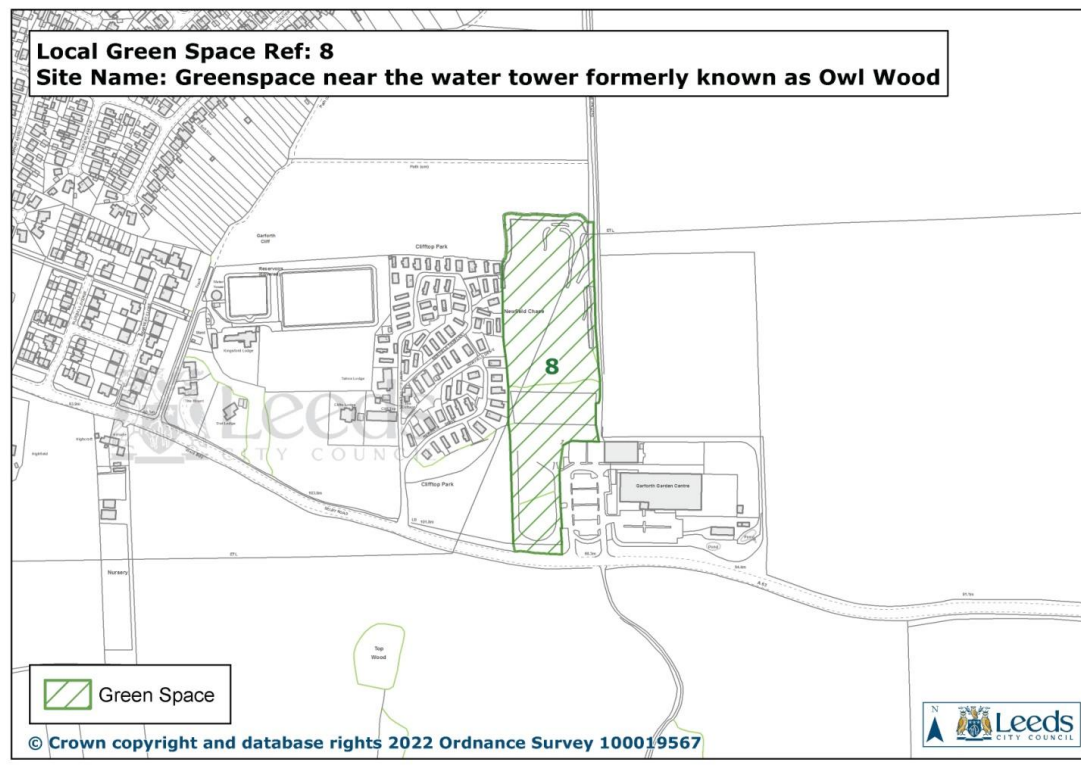
## Site 7 Stub Wood

|   |  |
|---|--|
| <b>Site reference</b>                         | <b>7</b>   |
| <b>Size ha.</b>                               | 0.23   |
| <b>Name</b>                                   | Stub Wood  |
| <b>Location</b>                               | A small area of woodland to the north of the Railway line and Elder Garth and east of Ludlow Avenue  |
| <b>Adjacent to existing properties</b>        | No   |
| <b>Local or community value</b>               | A Woodland and wildlife area   |
| <b>Landscape value</b>                        | Screens housing development when approaching Garforth by train from the east has a TPO   |
| <b>Historical value</b>                       | It is part of a larger area of ancient woodland (remainder outside the Neighbourhood Plan area) Unknown but on original OS map of the area now only a third of its original size |
| <b>Recreational value</b>                     | No   |
| <b>Wildlife or green infrastructure value</b> | Yes. A Woodland area providing natural wildlife habitats   |
| <b>Recommendation</b>                         | Designate as a natural green space   |
| <b>Maintained by</b>                          |  |



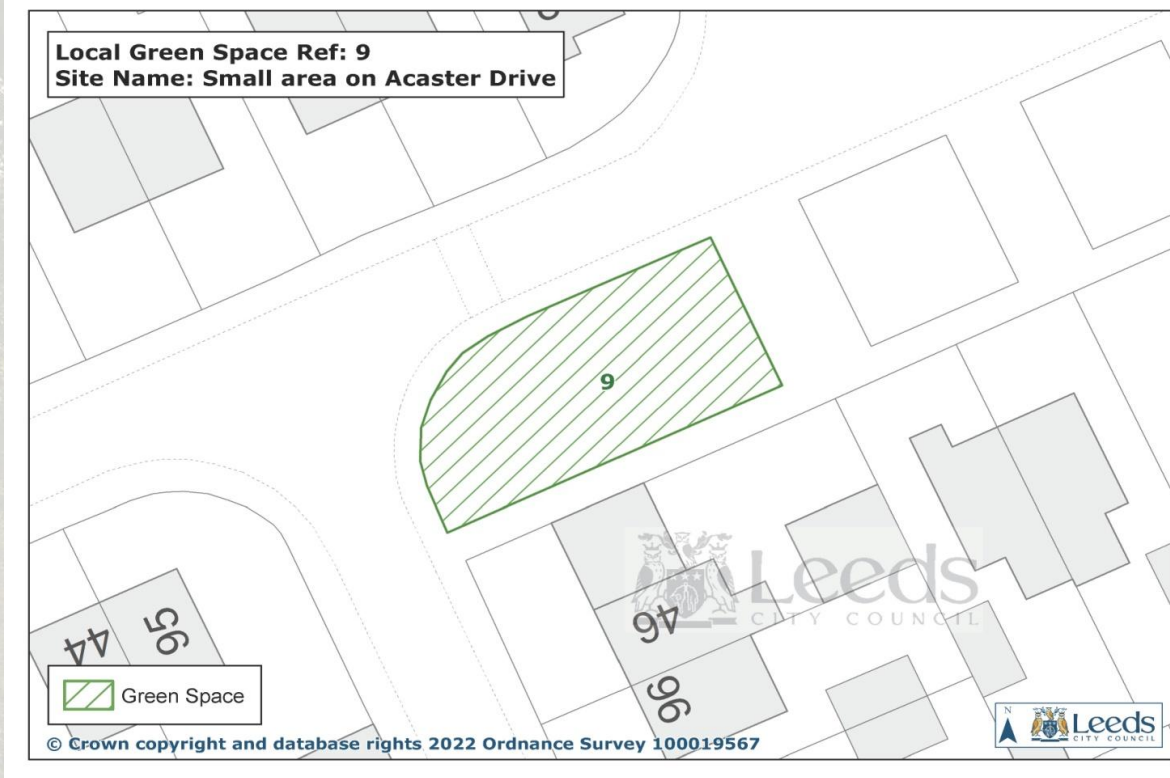
## Site 8 Disused sand quarry by Water Tower

|   |   |
|---|---|
| <b>Site reference</b>                         | <b>8</b>  |
| <b>Size ha.</b>                               | 2.89  |
| <b>Name</b>                                   | Owl wood?   |
| <b>Location</b>                               | Area of land by the water tower and the Garden Centre                   |
| <b>Adjacent to existing properties</b>        | Yes, Owl lodge  |
| <b>Local or community value</b>               | A natural wildlife habitat area   |
| <b>Landscape value</b>                        | Screens housing development   |
| <b>Historical value</b>                       | Site of a disused sand extraction working                               |
| <b>Recreational value</b>                     | Used for walking  |
| <b>Wildlife or green infrastructure value</b> | Yes, has several TPOs, shrubs and grassland for birds and small mammals |
| <b>Recommendation</b>                         | Designate as a natural green space                                      |
| <b>Maintained by</b>                          |   |



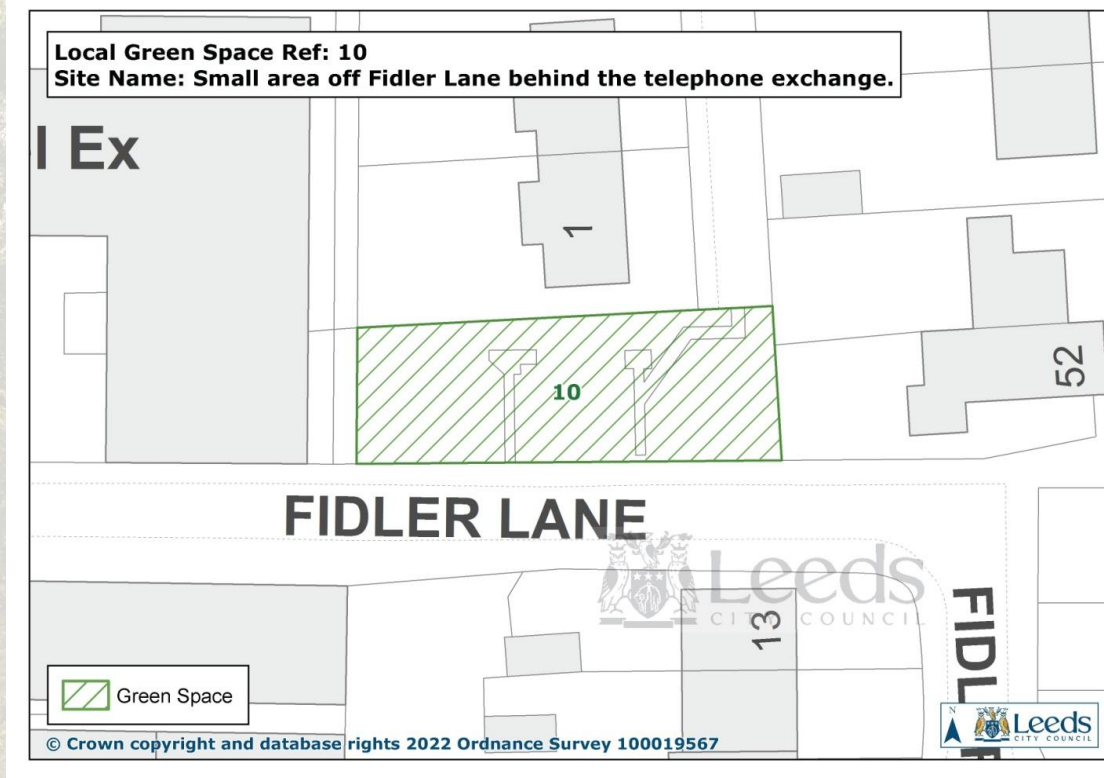
## Site 9 Acaster Drive

|   |  |
|---|--|
| <b>Site reference</b>                         | <b>9</b>   |
| <b>Size ha.</b>                               | 0.02   |
| <b>Name</b>                                   | Acaster Drive  |
| <b>Location</b>                               | Roadside verge at the junction of Acaster Drive and Fairburn Drive. Left as an open space in an otherwise densely developed housing estate |
| <b>Adjacent to existing properties</b>        | Yes, Fairburn Drive  |
| <b>Local or community value</b>               | Yes, a grassed open space in a built-up area used by Incredible edible Garforth planters   |
| <b>Landscape value</b>                        | Yes, potential for landscape planting, forest garden   |
| <b>Historical value</b>                       | Left as an open space within a high-density development  |
| <b>Recreational value</b>                     | No   |
| <b>Wildlife or green infrastructure value</b> | Yes, a grassed area absorbing surface water  |
| <b>Recommendation</b>                         | Designate as a Parks and Gardens green space   |
| <b>Maintained by</b>                          |  |



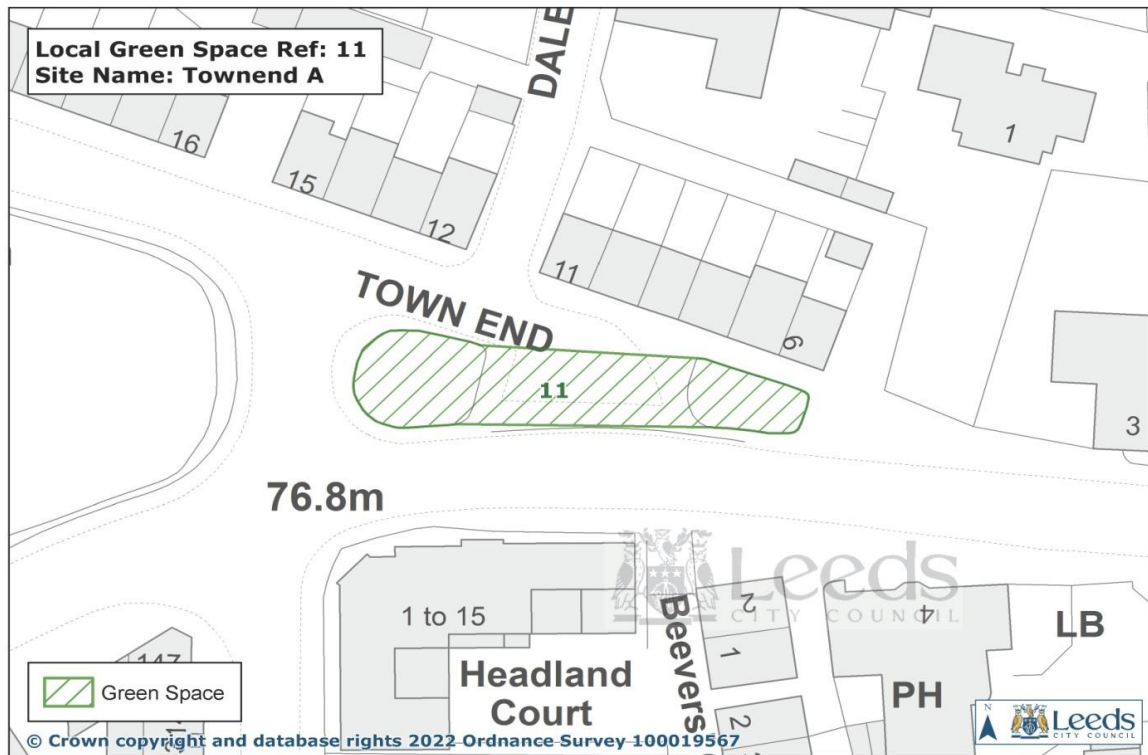
## Site 10 Fidler Lane

|   |  |
|---|--|
| <b>Site reference</b>                         | <b>10</b>  |
| <b>Size ha.</b>                               | 0.03   |
| <b>Name</b>                                   | Fidler lane  |
| <b>Location</b>                               | Fidler Lane Garforth   |
| <b>Adjacent to existing properties</b>        | Yes  |
| <b>Local or community value</b>               | A small open green space in a densely built-up area                  |
| <b>Landscape value</b>                        | Potential to plant trees and other landscape features, forest garden |
| <b>Historical value</b>                       | Unknown  |
| <b>Recreational value</b>                     | No   |
| <b>Wildlife or green infrastructure value</b> | Yes. A grassed area absorbs surface water                            |
| <b>Recommendation</b>                         | Designate as a parks and gardens space                               |
| <b>Maintained by</b>                          |  |



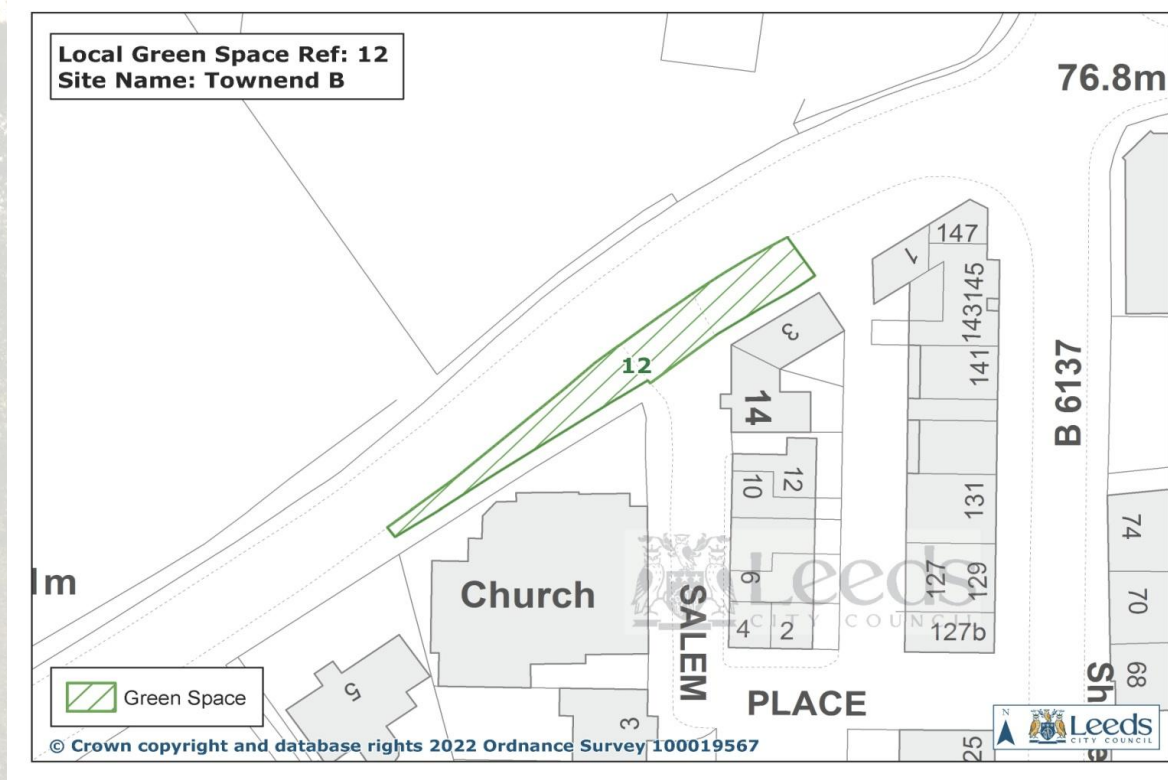
## Site 11 Town End A

|   |   |
|---|---|
| <b>Site reference</b>                         | 11  |
| <b>Size ha.</b>                               | 0.04  |
| <b>Name</b>                                   | Town End A  |
| <b>Location</b>                               | A roadside verge at the junction of Main St and Aberford Road |
| <b>Adjacent to existing properties</b>        | Yes   |
| <b>Local or community value</b>               | Garforth in Bloom planting site                               |
| <b>Landscape value</b>                        | Potential to be used as an entrance feature to Main St        |
| <b>Historical value</b>                       | A Garforth in Bloom site for many years                       |
| <b>Recreational value</b>                     | No  |
| <b>Wildlife or green infrastructure value</b> | A Garforth in Bloom planting site                             |
| <b>Recommendation</b>                         | Designate as a parks and gardens green space                  |
| <b>Maintained by</b>                          |   |



## Site 12 Town End B

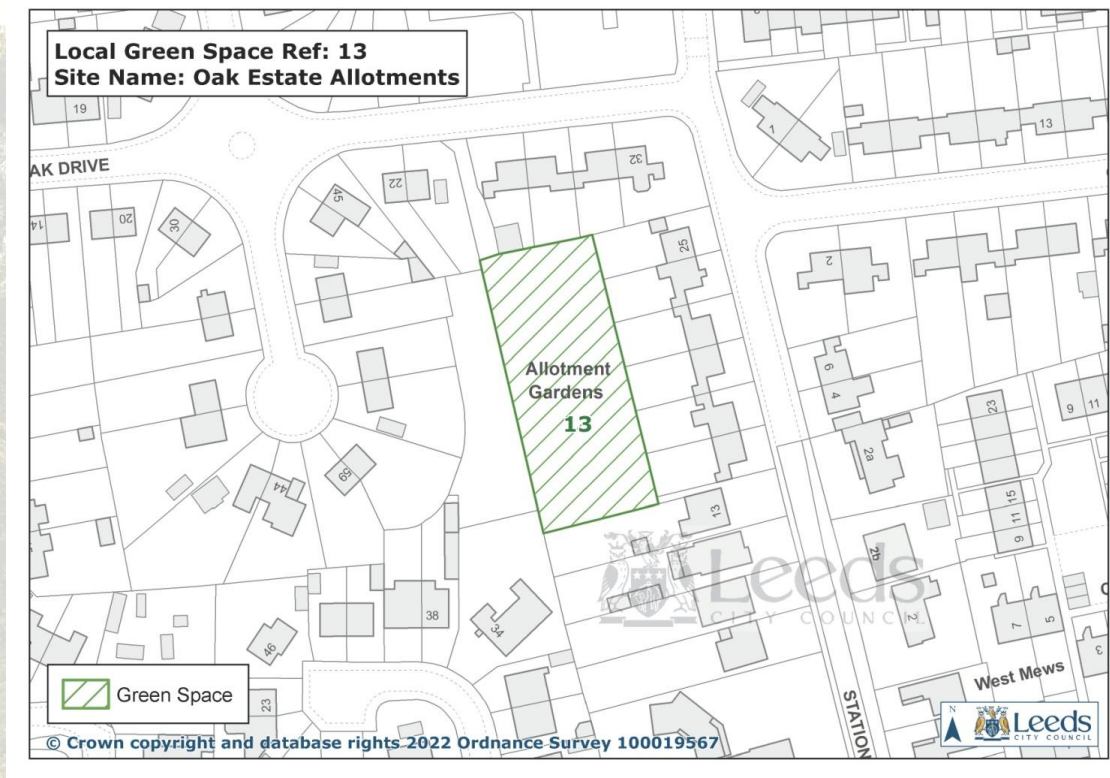
|   |  |
|---|--|
| <b>Site reference</b>                         | <b>12</b>  |
| <b>Size ha.</b>                               | 0.02   |
| <b>Name</b>                                   | Town End B   |
| <b>Location</b>                               | Two small roadside, grassed areas on the Wakefield Road at Town End                      |
| <b>Adjacent to existing properties</b>        | Yes, Wakefield Road  |
| <b>Local or community value</b>               | Potential to be used by Garforth In Bloom and as an entrance feature to Main street      |
| <b>Landscape value</b>                        | Potential for shrub/ tree planting   |
| <b>Historical value</b>                       | Unknown  |
| <b>Recreational value</b>                     | Potential for seating for residents walking to Main Street shops from the Wakefield Road |
| <b>Wildlife or green infrastructure value</b> | A Grassed area absorbing surface water   |
| <b>Recommendation</b>                         | Designate as a parks and Gardens green space   |
| <b>Maintained by</b>                          |  |





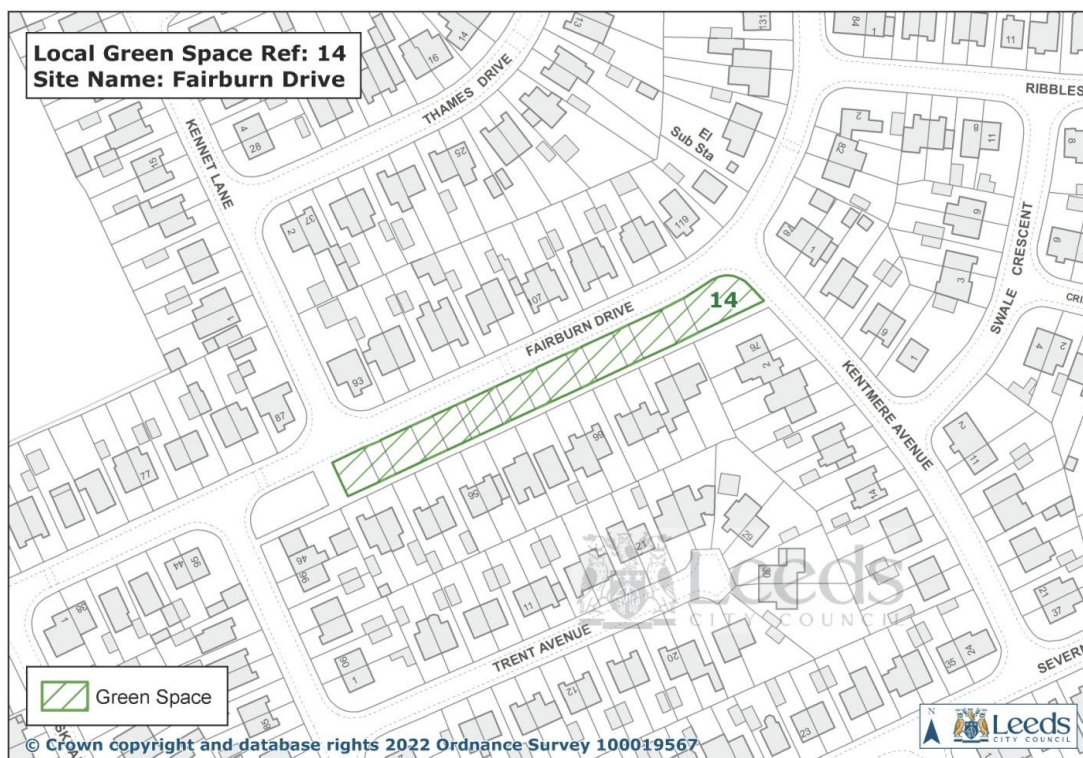
## Site 13 Oak estate allotments

|   |  |
|---|--|
| <b>Site reference</b>                         | <b>13</b>  |
| <b>Size ha.</b>                               | 0.18   |
| <b>Name</b>                                   | Oak estate allotments  |
| <b>Location</b>                               | Behind Oak Drive   |
| <b>Adjacent to existing properties</b>        | Yes  |
| <b>Local or community value</b>               | Yes. Well used allotments provided for residents of the Oak Estate |
| <b>Landscape value</b>                        | No   |
| <b>Historical value</b>                       | Allocated to support the social housing estate in 1920s            |
| <b>Recreational value</b>                     | allotments   |
| <b>Wildlife or green infrastructure value</b> | Yes. Unbuilt area absorbing surface water                          |
| <b>Recommendation</b>                         | Designate as allotments green space                                |
| <b>Maintained by</b>                          |  |



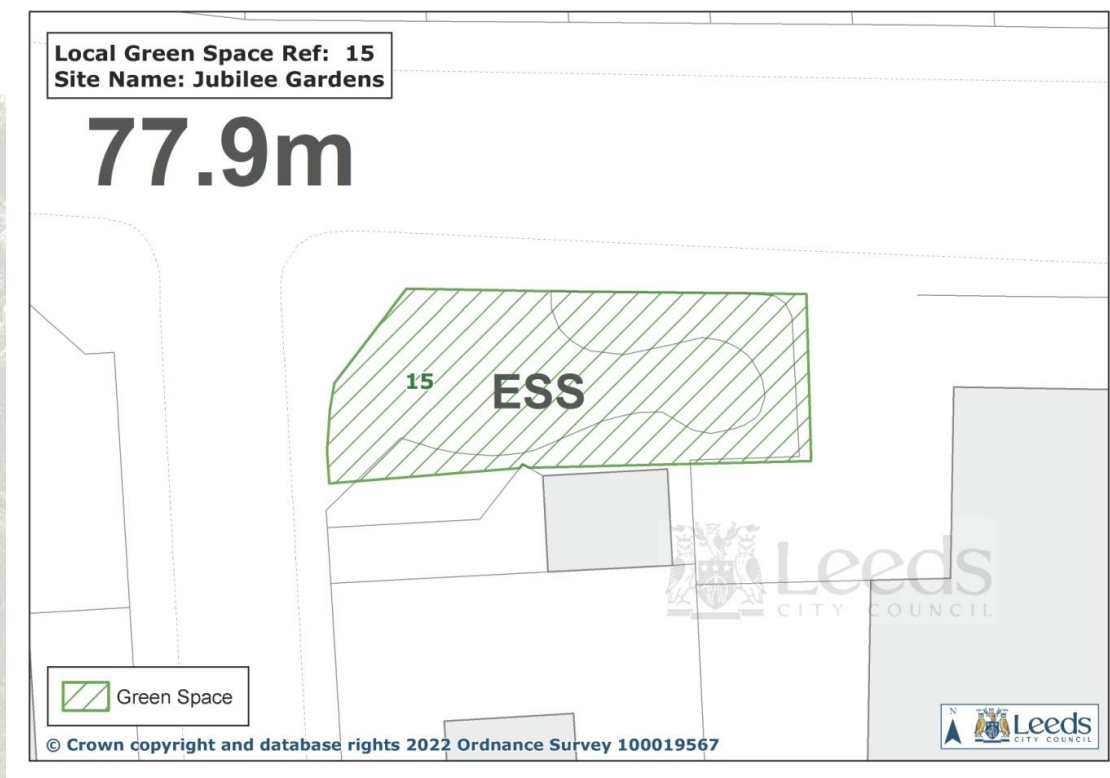
## Site 14 Fairburn Drive

|   |  |
|---|--|
| <b>Site reference</b>                         | <b>14</b>  |
| <b>Size ha.</b>                               | 0.14   |
| <b>Name</b>                                   | Fairburn Drive                                   |
| <b>Location</b>                               | Roadside verges on Fairburn Drive                |
| <b>Adjacent to existing properties</b>        | Yes. Fairburn Drive                              |
| <b>Local or community value</b>               | Open space within a built-up housing estate      |
| <b>Landscape value</b>                        | Potential for landscape planting                 |
| <b>Historical value</b>                       | Left as an open space with a housing development |
| <b>Recreational value</b>                     | No   |
| <b>Wildlife or green infrastructure value</b> | A small, grassed area absorbs surface water      |
| <b>Recommendation</b>                         | Designate as parks and gardens green space       |
| <b>Maintained by</b>                          |  |



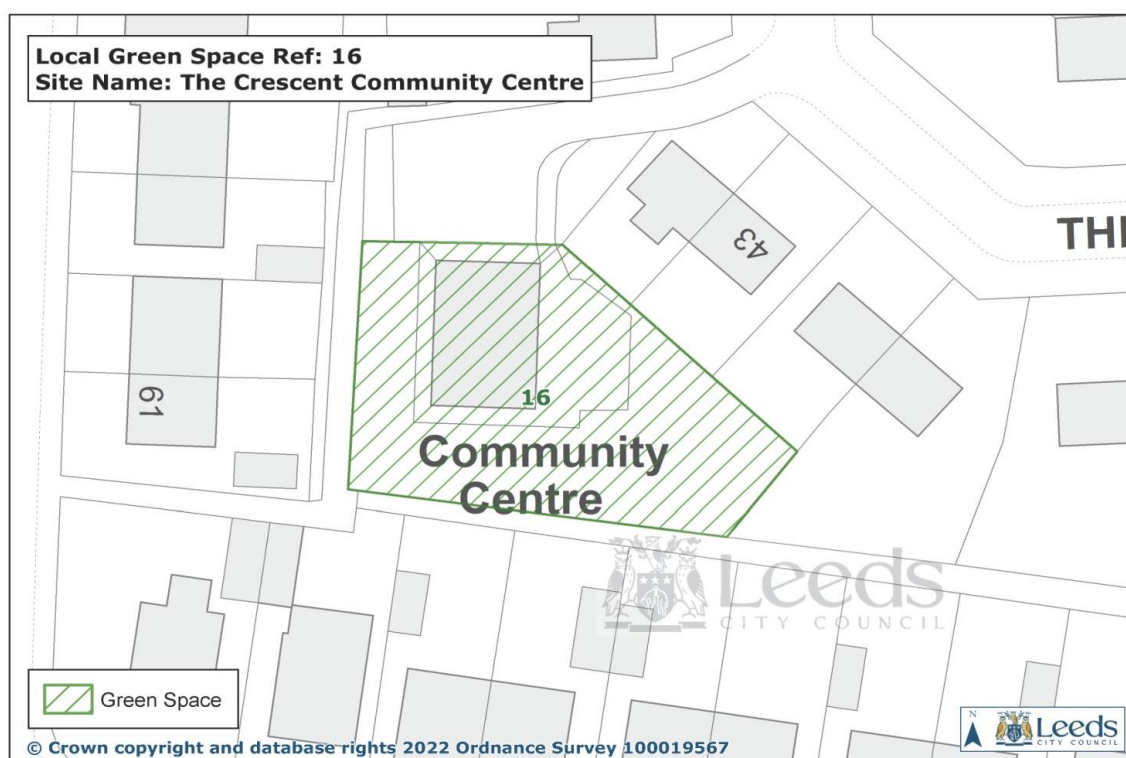
## Site 15 Jubilee Gardens

|   |  |
|---|--|
| <b>Site reference</b>                         | <b>15</b>  |
| <b>Size ha.</b>                               | 0.05   |
| <b>Name</b>                                   | The Jubilee Gardens  |
| <b>Location</b>                               | A small area at the junction of Aberford Road and Oak Road |
| <b>Adjacent to existing properties</b>        | Yes. Aberford road and Oak Road                            |
| <b>Local or community value</b>               | Yes. Site of the Garforth Peace Flame                      |
| <b>Landscape value</b>                        | Open space   |
| <b>Historical value</b>                       | Yes, converted from waste land by Garforth in Bloom        |
| <b>Recreational value</b>                     | Seating area in a mini park setting                        |
| <b>Wildlife or green infrastructure value</b> | Shrubs and flowers for pollinating insects                 |
| <b>Recommendation</b>                         | Designate as a Parks and gardens green space               |
| <b>Maintained by</b>                          | Garforth in Bloom  |



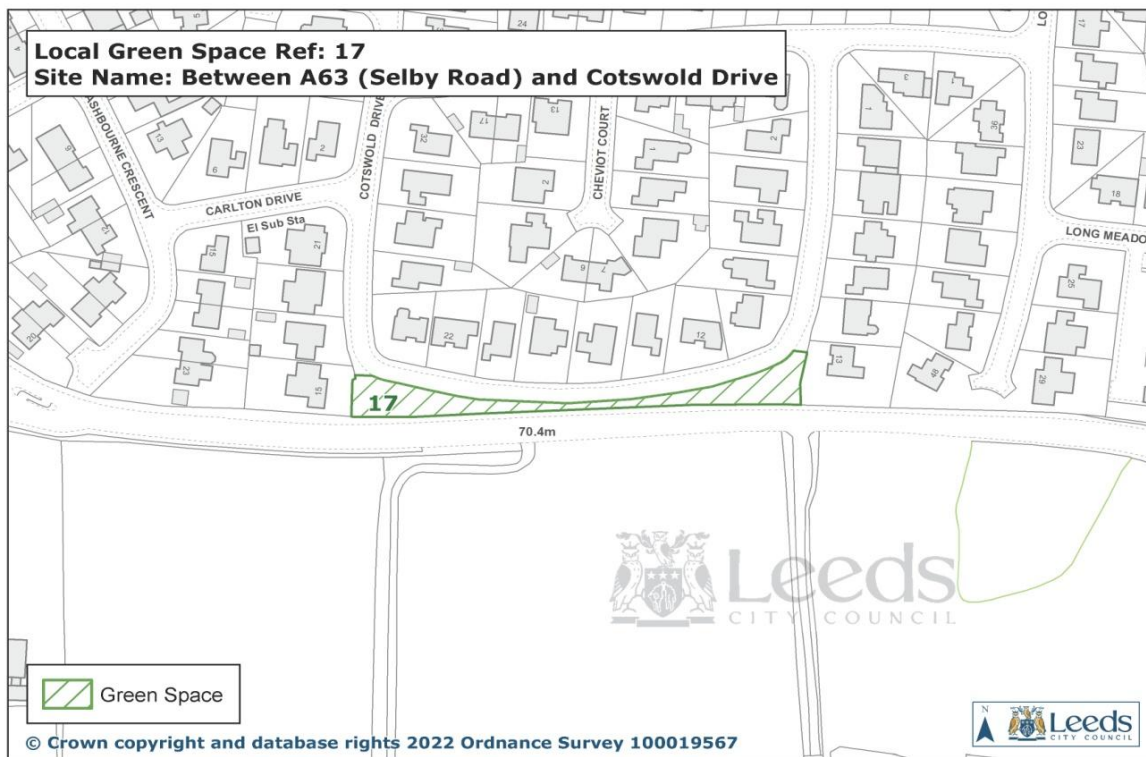
## Site 16 The Crescent community grounds

|   |   |
|---|---|
| <b>Site reference</b>                         | <b>16</b>   |
| <b>Size</b>                                   | 0.07  |
| <b>Name</b>                                   | ? Little Orchard  |
| <b>Location</b>                               | South of the Crescent community Centre                                  |
| <b>Adjacent to existing properties</b>        | South of the Crescent Community Centre                                  |
| <b>Local or community value</b>               | Part of gardens provided for the Community centre                       |
| <b>Landscape value</b>                        | An open area within a housing estate                                    |
| <b>Historical value</b>                       | Provided as a leisure area when the social housing estate was developed |
| <b>Recreational value</b>                     | Informal amenity?   |
| <b>Wildlife or green infrastructure value</b> | Trees and grassland for birds and small mammals                         |
| <b>Recommendation</b>                         | Designate as Parks and gardens  |
| <b>Maintained by</b>                          |   |



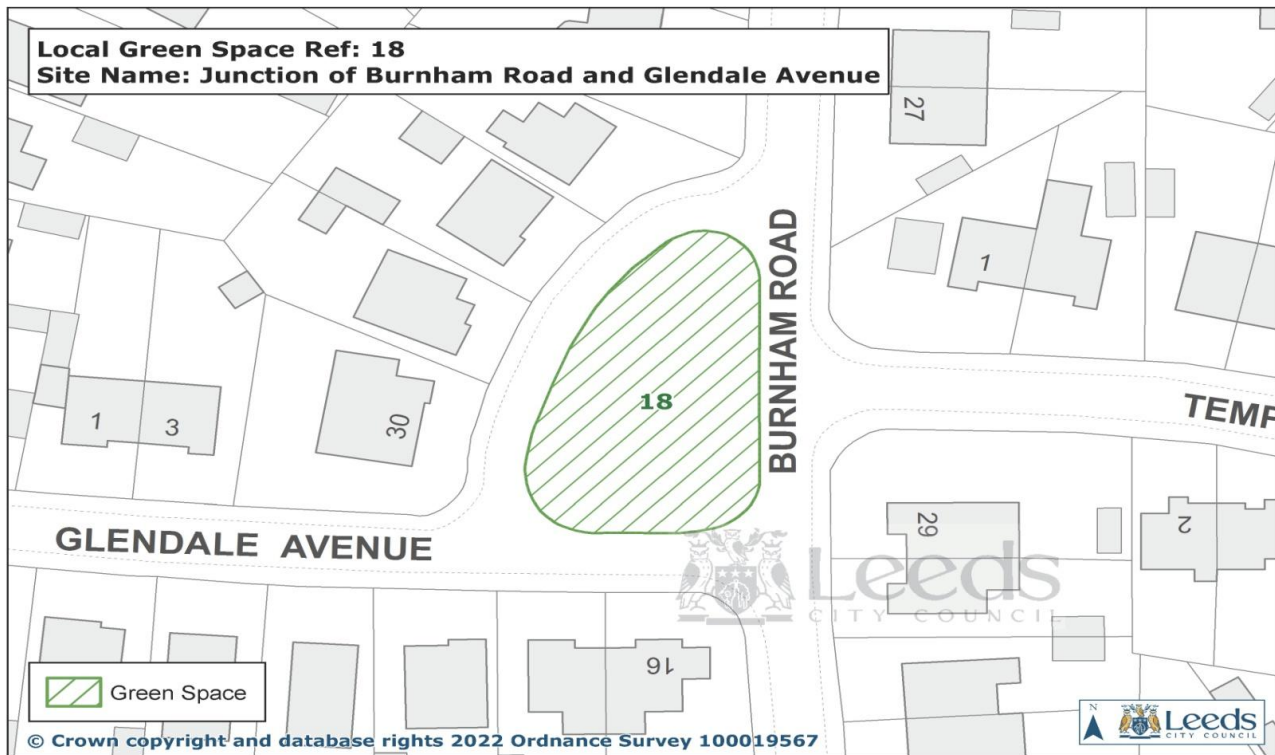
## Site 17 New area on Cotswold Drive near A63

|   |   |
|---|---|
| <b>Site reference</b>                         | <b>17</b>   |
| <b>Size ha.</b>                               | 0.10  |
| <b>Name</b>                                   | Roadside verge on Cotswold drive                                |
| <b>Location</b>                               | Between A63 (Selby Road) and Cotswold Drive                     |
| <b>Adjacent to existing properties</b>        | Yes. Houses to the north of Cotswold Drive                      |
| <b>Local or community value</b>               | Local open green space  |
| <b>Landscape value</b>                        | Attractive and useful screen between housing estate and the A63 |
| <b>Historical value</b>                       | Left as an open space within the development                    |
| <b>Recreational value</b>                     |   |
| <b>Wildlife or green infrastructure value</b> | Mature trees, shrubs and grassland for birds and small mammals  |
| <b>Recommendation</b>                         | Designate as a natural area                                     |
| <b>Maintained by</b>                          |   |



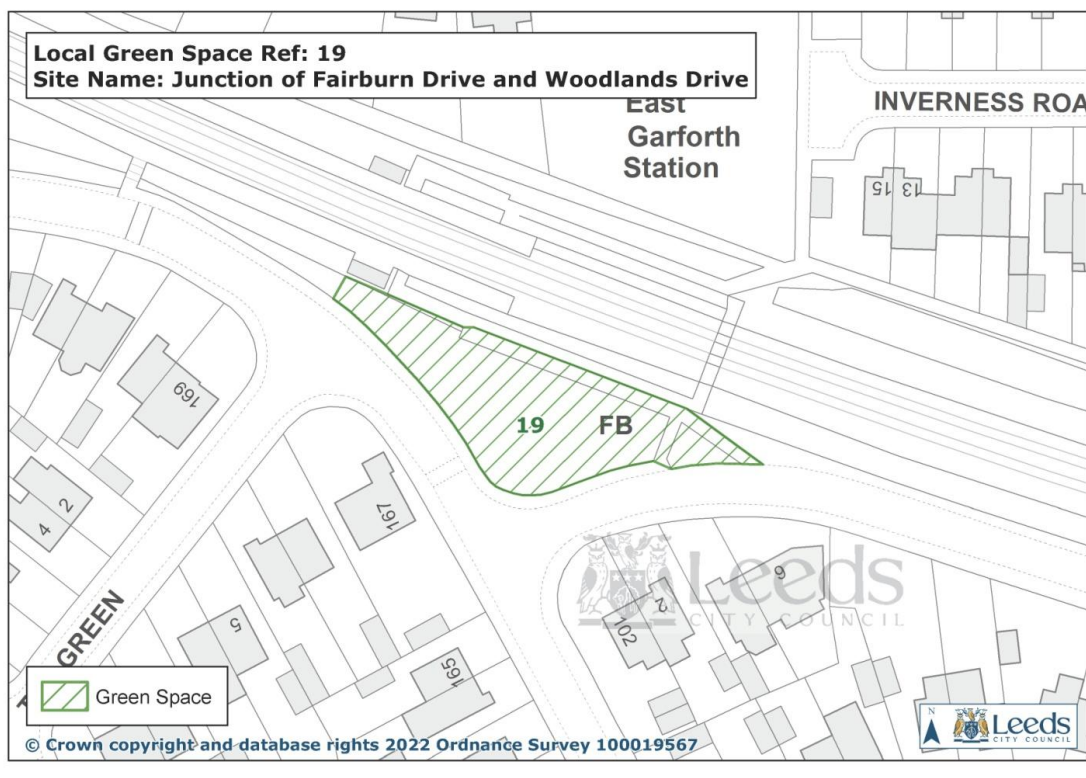
## Site 18 Burnham Road

|   |  |
|---|--|
| <b>Site reference</b>                         | <b>18</b>  |
| <b>Size ha.</b>                               | 0.07   |
| <b>Name</b>                                   |  |
| <b>Location</b>                               | Junction of Burnham Road and Glendale Avenue           |
| <b>Adjacent to existing properties</b>        | Yes. Houses on all sides                               |
| <b>Local or community value</b>               | Local open space                                       |
| <b>Landscape value</b>                        | Important visual amenity attractive area with trees    |
| <b>Historical value</b>                       | Open space left as part of the development landscaping |
| <b>Recreational value</b>                     | No   |
| <b>Wildlife or green infrastructure value</b> | Contains trees and rose shrubs                         |
| <b>Recommendation</b>                         | Parks and Gardens                                      |
| <b>Maintained by</b>                          |  |



## Site 19 Green Lane / Woodlands Drive

|   |  |
|---|--|
| <b>Site reference</b>                         | <b>19</b>  |
| <b>Size ha.</b>                               | 0.08   |
| <b>Name</b>                                   | Green Lane/ Woodlands Drive                            |
| <b>Location</b>                               | Green Lane/ Woodlands Drive                            |
| <b>Adjacent to existing properties</b>        | Houses to the south                                    |
| <b>Local or community value</b>               | Route to East Garforth railway Station                 |
| <b>Landscape value</b>                        | Attractive open area with trees                        |
| <b>Historical value</b>                       | Left as an open space within the housing estate        |
| <b>Recreational value</b>                     | Used as a footpath to the East Garforth station        |
| <b>Wildlife or green infrastructure value</b> | Mature trees and grassland for birds and small mammals |
| <b>Recommendation</b>                         |  |
| <b>Maintained by</b>                          |  |



Many thanks to the contributors below for their wonderful work on the reverse

|   |             |   |               |               |             |                               |
|---|-------------|---|---------------|---------------|-------------|-------------------------------|
| Anna Lay  | Gerry Symes | Gerry Symes                                       |               | Anthony Hicks |             |                               |
| Penny Rowe and pupils of Strawberry Fields School |             | Pupils of Green Lane Accademy                     | Tony Robinson |               | Colin Mundy |                               |
|   |             | Gerry Symes                                       |               | Tony Robinson | Anna Lay    | Pupils of Green Lane Accademy |
|   |             | Tony Robinson                                     |               |               |             |                               |
| Anna Lay  |             | Penny Rowe and pupils of Strawberry Fields School |               | Anna Lay      |             |                               |
|   |             | Pupils of Green Lane Accademy                     | Anthony Hicks | Gerry Symes   |             | Pupils of Green Lane Accademy |
| Jordanna Kelly                                    |             |   |               | Colin Mundy   |             |                               |

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