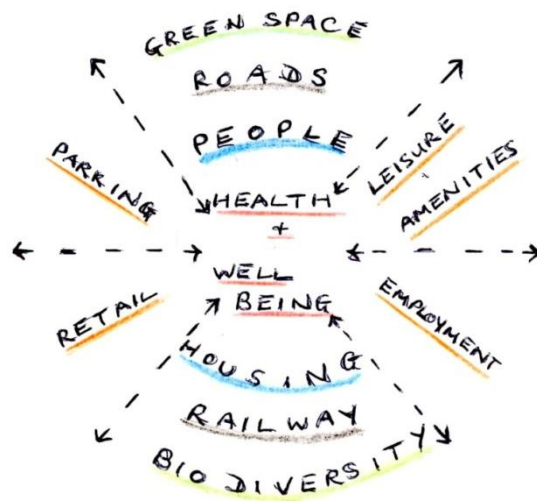




# Garforth Neighbourhood Development Plan 2017 – 2028



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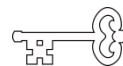
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July 2019

### 1. Introduction

#### 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. Development once agreed cannot be stopped, but by working with the local council and residents Neighbourhood Planning Forums can design development to the benefit of the community by producing a Neighbourhood Plan (NP)."*

Governments past and present have stated a need for a substantial house building programme. Leeds City Council (LCC) has set a target of 70,000 dwellings between 2012 and 2033 and stated that this level of growth is greater than any other authority in England. The city was divided into 11 housing areas each with a similar housing allocation and in October 2012 held a Leeds Neighbourhood Planning event to raise awareness about the opportunity of neighbourhood planning particularly in non-parished areas.

When the City's Site Allocation Plan was published in the summer of 2013 Garforth had been placed in the Outer South East Housing Market Area of the city and had been allocated a target of a further 3,543 housing units. Most of the sites identified for possible development were in the green belt surrounding Garforth. The Council's Core Strategy states that the majority of growth is focussed on urban areas and major settlements which includes Garforth. These are regarded as sustainable locations because the infrastructure and services are already established.

A group of residents became aware of these proposals and the public consultation period. A meeting was arranged with a local councillor who explained the Localism Act and the opportunity to form a Neighbourhood Planning Forum. A decision was taken to progress the formation of a Neighbourhood Planning Forum. With two weeks remaining of the consultation period, over 3,000 comments were submitted by local residents.

The next event was arranged in October 2013 by the City's Neighbourhood Planning Team and took the form of a drop in session where people were given the opportunity to comment on various aspects of Garforth and volunteers were invited to participate in the formation of a Garforth NPF.

The inaugural meeting was held in January 2014 chaired by Ian MacKay (LCC NP team) and the process of applying for 'designation' status and **the** neighbourhood plan area **was** explained.

This process took several months. During this time the 'Acting' Steering Group meetings were held on alternate weeks, grants applied for, posters and banners distributed around Garforth raising awareness of the proposed development in and around Garforth. At each public event residents 'signed up' as Forum members.

(Survey to be inserted here.)

Following the first AGM in September 2014 Garforth residents signed up to sub groups looking at the issues and concerns expressed during the initial consultations with the public. These were: housing sites, healthcare, education, leisure and greenspace, traffic congestion and transport, retail and employment. The already established flood group was invited to participate. Other concerns raised such as litter are not planning issues and cannot be included in the Neighbourhood Plan. Usually these are concerns raised with and addressed by Parish Councils.

The Garforth Neighbourhood Planning Forum was granted 'designation' status in November 2014.

Garforth is the only settlement in the Outer South East without a Parish council which have the support of a clerk, parish councillors with experience of planning issues and are able to reclaim VAT. Following the Issues and Options consultation the preferred site chosen by LCC was the land behind the water tower. A substantial part of this land, south of the motorway, is within the Aberford Parish as are other developments in East Garforth and the Industrial estate. Neighbourhood Planning Forums cannot include land within other parishes in their plan. Meetings were held to discuss the situation. The GNPF felt that there were not the manpower resources to produce two plans as had been suggested, so a decision was taken to apply for Parish Council status and then negotiate the necessary boundary changes to resolve the situation.

Garforth is in a unique situation having experienced very large developments since the 1950s from just 4 small hamlets to a housing stock of 6,000, some of which have been built on neighbouring parish land which had been cut off from their main village centre by the M1 motorway. These particular developments have a Garforth address, and residents identify themselves as part of Garforth.

The majority of post war development in Garforth has been built out to the east and is disproportionate to the Main Street, necessitating the use of car travel with subsequent congestion and parking issues. Residents are understandably concerned about a further 45% addition to the housing stock and the consequent increase in population, exacerbating the current pressure on local services (health and education) which are at capacity.

The large housing estates, once referred to as " the largest housing estate in Europe" include houses of varying design. These include a substantial number of bungalows, favoured by many of the older residents. These are sold within weeks of

coming onto the market. More recent development has focussed almost exclusively on 3 storey town houses which, although suitable for the younger population, do not address the issue of providing more suitable accommodation on a single level for people wishing to downsize. This would release more family homes onto the market.

Sadly Garforth has lost virtually all of its historic features to make way for housing and road developments and all of its mining heritage. **There** is a need to protect the non- designated landscape features and buildings which are important to the residents of Garforth.

The LCC Community Committee Public Health profile for the outer south east has identified the area as having a higher incidence of obesity and childhood asthma than the Leeds average.

Over the years Garforth has lost many of its independent retailers as shopping patterns have changed and it is no longer an unusual circumstance for shops and offices to be vacant. Residents are concerned to see these shops replaced by more hair dressers, beauty, charity shops and hot food takeaway outlets. There is also concern that recent planning decisions have resulted in more traffic congestion with people avoiding Main Street, due to inadequate parking provision.

People have expressed concerns about the potential loss of the remaining green belt land to the east and west of Garforth. Land to the north and south has already been developed or taken out of the green belt.

Residents are also concerned about the exponential traffic congestion both within Garforth and on the A63 and A642 and the traffic queuing on the inside lane exiting M1 northbound junction 47.

**(HS2 comments to be inserted here.)**

#### **Garforth has many complex issues and the plan would:-**

- seek to implement the LCC Health and well - being strategy by addressing all the issues raised in the consultations;
- seek to provide suitable housing for all its residents together with the appropriate services and infrastructure;
- seek to provide the opportunity to partake in leisure activities within a cleaner air environment, enabling people to lead healthier lives .

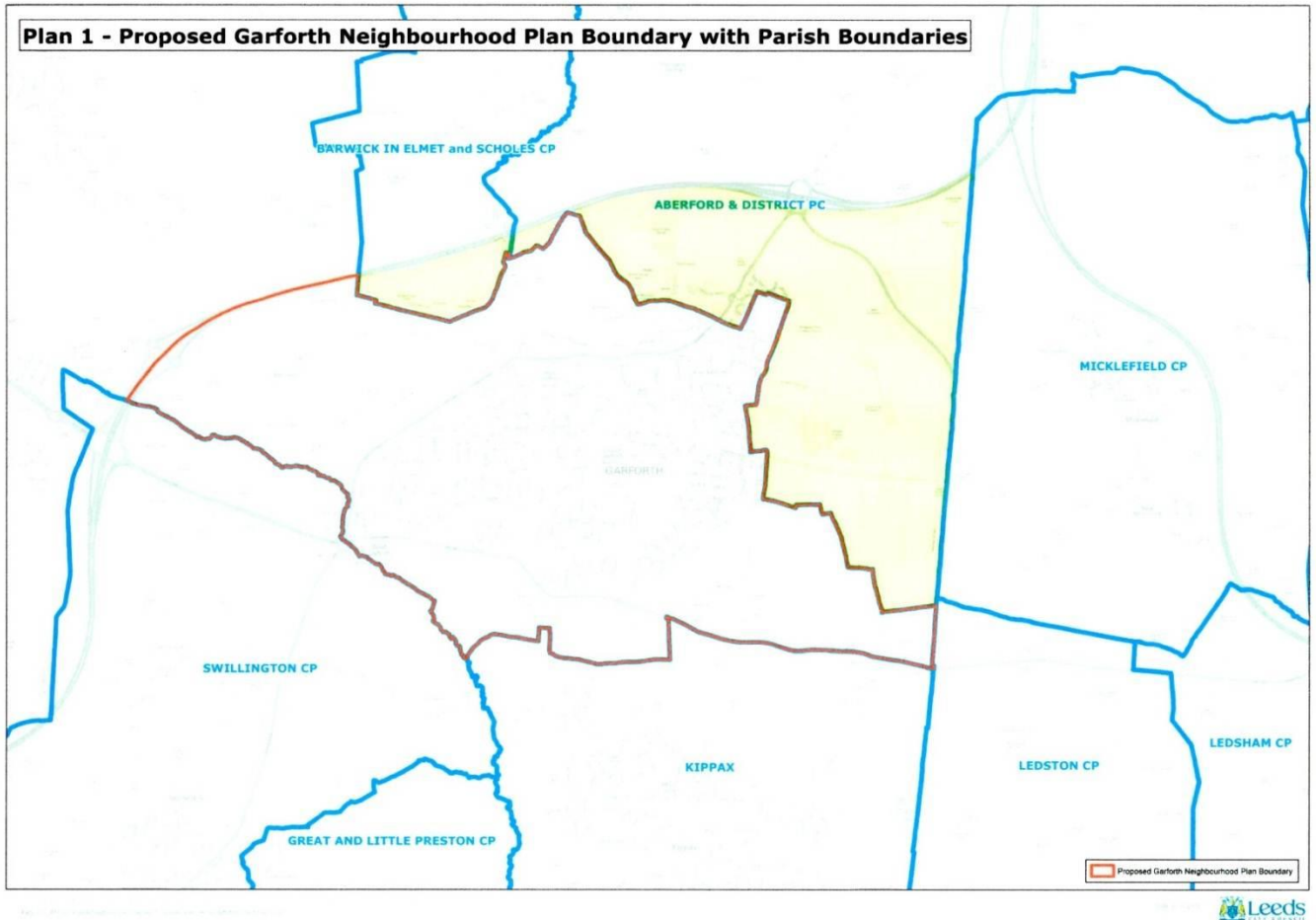
The Neighbourhood Development Planning process

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The Neighbourhood Area

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### Our town 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 the area was cultivated by the Romans. Ermine Street (the A1) is close by but no trace of a Roman village has been found.

It seems likely that the origins of the name Garforth are 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 17th century ended up 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 the late 1920s.

There was a large surge in house building in the 1960s and 1970s. – **more detail may be required** There was available land around Garforth and people moving out of Leeds, as unsuitable housing was demolished, saw Garforth as a convenient location with relatively affordable housing and good transport links to the city and beyond.

More recent expansion can be traced to a combination of overall economic success in Leeds and Garforth's excellent transport links. The 2 railway stations allow easy and quick access to Leeds. The A1 and M1 pass near the village 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.

**Population increase? Housing development ? Industry/employment ?**

How Garforth has developed

**To insert – you seem to have covered this to me.**

Garforth today

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#### **Conforming with national and local policy:**

- National Planning Policy Framework (NPPF)
- Leeds City Council's Core Strategy



## 2. Our vision and objectives

In 2028 Garforth will be a great place in which to live, work and play. There will be a strong sense of community. It will be a place with a unique small-town identity. Garforth will respond positively to the economic growth and expansion of the City of Leeds and will offer opportunities to residents of all ages and backgrounds.

Our town will be surrounded by protected and accessible countryside. We will benefit from excellent public transport links which meet the needs of local people and connect us with our neighbours.

Our town centre will be vibrant and re-invigorated with a broad range of shops and businesses, many of which will be local. 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. New developments will be in a high-quality setting with appropriate infrastructure such as parks, schools and leisure facilities designed to benefit the community as a whole.

At the centre of decision making about our town will be a concern with the health and well-being of everyone who lives and works in Garforth. This concern will go beyond mere tokenism and straplines and will aim to ensure that the potential impact on people's physical and mental health is considered when decisions are being taken about our town.

### Our objectives

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

#### **A. Housing and the Built Environment**

- To provide an inclusive range of different types of homes and a greater range of affordable housing to meet the needs of all residents
- To provide sufficient homes to enable young people and families to buy/rent their first and subsequent homes in the town, where children can play outside

- To successfully integrate 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
- To ensure all new build housing meets high standards of design and sustainability

### **A. Business and Employment**

- To create new employment opportunities for local residents whilst protecting existing jobs
- To promote job opportunities for school leavers and young people
- To create 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

### **B. Community, leisure and well-being**

- To support, improve and maintain existing community facilities and services
- To increase the amount of parks, sports facilities and green space within the town and promote healthy and active lifestyles
- To protect links between separated areas of public green space and corridors
- To protect the green corridor around the town, improve and maintain public access to this area
- To protect and enhance biodiversity within green spaces and the surrounding countryside

### **C. Health and Education**

- To support the provision of sufficient primary and secondary school places in Garforth for all those of school age living within the town
- To promote health and wellbeing via opportunities for healthy lifestyle choices within a sustainable environment
- 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. Health and Wellbeing - the Golden Thread in our Plan

We began to realise the importance of this issue at the Greenfield Workshop in 2015. People were asked to suggest topics which they thought it would be important to consider in the development of Garforth in the years ahead. 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 well-being. **The full list of all the topics mentioned is contained in Appendix ????**

However, 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

- Too many unkempt existing commercial sites
- Pedestrian safety alongside and when crossing busier roads
- Continuing surface noise from M1/A1 road development
- Lack of speed limit enforcement in residential areas
- Absence of cycle and walk ways linking places
- Traffic congestion on all through roads throughout the day
- Garforth Station Bridge not disability friendly
- Absence of local recycling provision
- 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 we 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. What we were hearing in people's comments were concerns around health

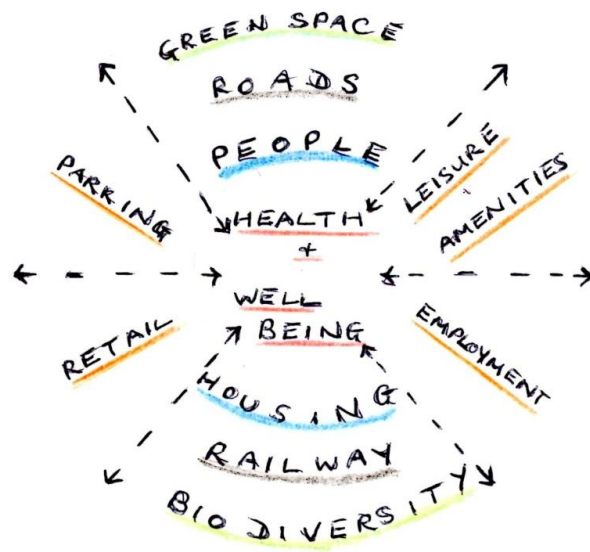
and education, around green space and traffic and around the safety of their children. Worries were expressed around crime and around safe play spaces for children as well as around facilities for all members of the community to meet for leisure, sport and recreation.

Increasingly we 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 might be. 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. It is a key part of the City Council's vision of the future of the entire city and it seemed highly appropriate that, 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.

**The connections between all the major themes in our Plan are clearly shown in the diagram below; demonstrating the critical position of health and well-being at the heart of decision making about the future of our town.**



#### 4. Policies, Issues and Evidence

##### **Objective A - Housing and the built environment**

Why is Health and Well-Being important in housing?

Having safe, comfortable and secure housing is vital for everyone. In order to have a reasonable quality of life it is important that people feel secure and at ease in their own home, whether as a home-owner or renter. Precarious and / or unsuitable accommodation is at the root of a wide range of problems from poor physical and mental health to educational underachievement. It is our desire that all the housing, current and future, in Garforth is of a quality that underpins the well-being of those that live in it. We are equally committed to having a range of suitably priced housing that does not exclude significant sectors of our community from living here.

**Provision of housing meeting local needs**

Objectives addressed

- To provide an inclusive range of different types of homes and a greater range of affordable housing to meet the needs of all residents
- To provide sufficient homes to enable young people and families to buy / rent their first and subsequent homes in the town, where children can play outside

Introduction to the Policy in this section (don't understand what this title is for)

Garforth is a town that, for a variety of well rehearsed reasons, is currently a sought after location in which to live. It is vital for the future economic and social well-being 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, we have endeavoured to consult local residents about their plans and have used information from a variety of other sources . While 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 we do our best to ensure Garforth remains a highly attractive place to live whilst simultaneously striving not to exclude particular sectors of the community.

Policy 1-

**Proposals for new housing developments of 10 or more dwellings should seek to provide a range of housing that meets the needs of the Garforth community.**

#### Key Issues

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

Garforth is a small town on the edge of a large city conurbation, with a range of housing provision. There was a significant amount of housing development during the 1960's and 1970's, with the construction of a number of new private estates, which has largely shaped the Garforth we see today. Please refer to Character Assessments for a more detailed description of Garforth as it is today and its historical development. 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 grown up children of these families are increasingly forced to leave Garforth, due to lack of suitably priced homes for them and their children to live in. At the same time the issue for many of the older people is finding suitable accommodation to downsize into, as there is a lack of smaller homes/flats. The strong sense of community that has been fostered is being endangered due to the fact that many who would like to remain here are being forced to leave. The consequence of this is that the percentage of people aged over 60 is above the local and national average. It will be detrimental to the whole community to continue this trend. For Garforth to thrive in the future, we need a population with a healthy mix of the whole age range.

There is a need for rented accommodation, especially for young people who are studying locally, e.g. at the performing arts college. Those who are returning from university, or leaving home for the first time, also require suitably priced rental accommodation, which is currently in short supply. It is also important to be able to provide short term accommodation for those people working temporarily in the area.

Since the large-scale developments in the 1960s and 70s there has continued to be steady infill of houses and flats on both brown and green field sites, which have neither attracted any new infrastructure, nor helped to balance the housing mix and consequently the age profile has not changed.

It is crucial that in any large scale new development, the demographic issues need to be addressed. This will require a significant increase in the range of different types of homes. We would require more homes for older people wishing to downsize and young people wanting to buy their first home. A failure to provide homes of this kind, in sufficient numbers, will result in a continued exodus of young people and an increase in older people living in unsuitable accommodation.

Moreover, we feel strongly that there needs to be a significant proportion of affordable housing on any new development. The definition of affordable housing seems to be debatable and often relates to the current market price. It seems to us that a more realistic and fairer definition would relate to income. This might mean that fewer affordable houses could be built by a builder whilst still turning a profit. It would, however, mean that those which were built would, in reality, be affordable to those on a median wage locally.

With regard to rented accommodation, it is essential that there is a greater involvement of Housing Associations than has traditionally been the case. This will ensure a reasonable supply of accommodation for rent at affordable prices. There was a significant amount of Council housing in the town e.g. The Oak Estate and around Goose Field. Much of this was built in the 1940s and 1950s. However, following the introduction of "Right to Buy" under the Thatcher Government in the 1980s most of these houses were purchased and are now owned privately. There is currently a small amount of Council housing. We would be keen to see the City Council build more Council housing in Garforth and are hopeful that the current Government might relax the rules on LA borrowing to facilitate this .

It is likely that there would be a significant demand for affordable rented housing of this kind, if it existed.

### Key Evidence

- ARC4 report for LCC on Garforth Housing market
- GNPF Housing Needs Survey 2018
- Local Estate Agents Survey
- LEEDS adopted Core Strategy 2014

- National Planning Policy Framework (NPPF) 2018. Section 5 - Delivering a sufficient supply of homes

Full details of this evidence may be found in Appendix 1

## **Green infrastructure and flood prevention**

### Objectives addressed

- To successfully integrate 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
- To ensure new housing is connected to the town via good pedestrian, cycle and bus links
- To promote sustainable travel choices and improve existing cycle and pedestrian provision
- To ensure that new housing provides a variety of safe, attractive spaces for children to play outside

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 slightly larger developments. One major development 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; cumulatively, however, there has been a marked increase in the overall number of houses in the town. Despite the addition over this period of hundreds of homes, there is scant evidence that the physical infrastructure of Garforth has been improved.



## Policies 2 – 8

The following policies relate to proposals for new housing developments of 10 or more dwellings

- 2. Development which discharges surface water into the Lin Dyke catchment will only be permitted within the designated area, where the surface water drainage reverts to greenfield rates of runoff.**
- 3. Developments will seek to incorporate a scheme to collect rainwater for use. To aid in helping reduce the carbon footprint of buildings, reduce surface water flooding and to help in times of drought, a water use scheme should be incorporated into the design of new buildings. Rainwater collection is in addition to and cannot be counted within attenuation of the development drainage proposals.**
- 4. That green pathways for exceedence flows be designed into future development and re-development proposals, in accordance with the 'Making Space for Water' approach.**
- 5. That powers under Land Drainage Byelaws be used to prevent encroachments over culverted watercourse routes.**
- 6. That separate systems be used for waste sewage and surface water, avoiding surface water runoff into existing combined sewers.**
- 7. New developments must positively prioritise the safety of children – playing, walking and cycling around the newly built area**
- 8. We would support developments which consider the needs of cyclists and pedestrians as of equal importance as those of car drivers and, consequently, reflect this in their design choices**

## Key Issues

- **Garforth has a long history of flooding problems**
- **In the past lax Planning regimes may have been a contributory factor as well as disregard for capacity limitations**
- **Informed decisions on necessary infrastructure are vital**
- **Provision of adequate new blue and green infrastructure**
- **Where and how we build houses is critical**
- **An adaptive approach to climate change must be adopted**
- **Cyclists and pedestrians need to be taken into account in designing new infrastructure**
- **Children's ability to play and cycle safely near their home should be a priority**

## Green infrastructure

The question of infrastructure is vital in any new development. The area of 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 LCC guidelines), it is vital that all new developments take the opportunity to provide the required amount. In terms of environmental sustainability and health and wellbeing it is essential that every developer helps rather than hinders by providing the green infrastructure that is required.

With regard to children's play areas it is important that these are not confined to parks. Children should be able to play safely close to their homes; this is often difficult where little thought has been given to the interaction between car users and others. In the design of streets, changing road surfaces and use of street furniture we would hope every attempt would be made to include areas where children could play safely in the street.

Cycling both for leisure and commuting should be encouraged by the provision of cycle paths and advisory cycle routes.

For pedestrians thought should be given to providing footpaths and shortcuts to encourage walking for leisure and going to local shops and schools.

## Flood prevention

Flooding and flood protection remain great concerns within the Garforth community. As a result the major remaining part of this section on infrastructure will be devoted to this issue. 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 well being of those whose houses are flooded can be extreme and long term. There is an active flood support group which has worked hard for a number of years to raise awareness of the issues. Further details of what they have done can be found on their website : <https://garforthfloodsupportgroup.wordpress.com/>

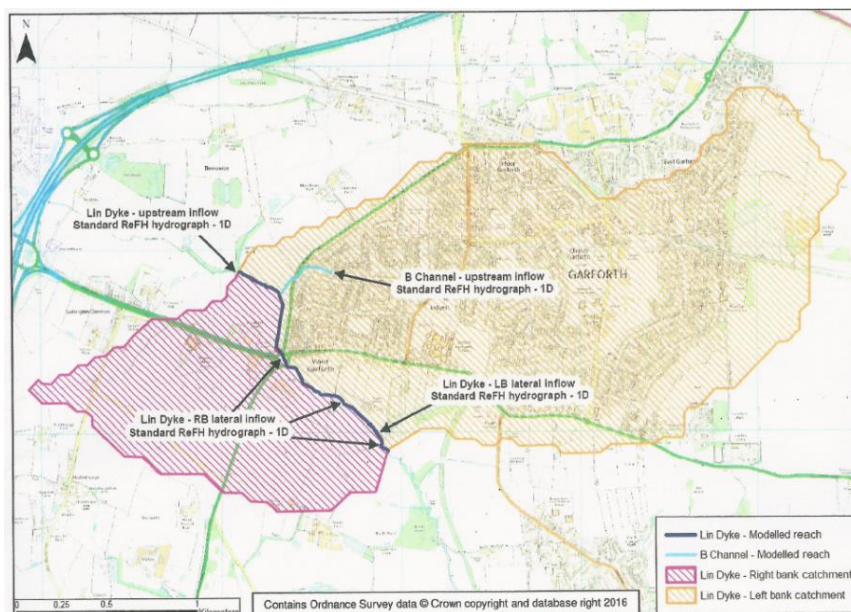
The town has grown substantially since the 1950s and there is a long history of flooding events. Part of the problem is the concreting over of large areas of countryside; equally there have been significant issues surrounding the provision of adequate drainage following the construction of new homes. 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. This situation appears to be at least in part caused by inadequately tight planning regimes in the past.

It is critical that, in anticipation of the likely addition of thousands of houses to the town, serious and professionally well-informed thought is given to how the ongoing problems with flooding can be minimised. This issue will have an impact not only on those houses built in the immediate phase of development but also houses built over the longer term. Future proofing is what is required.

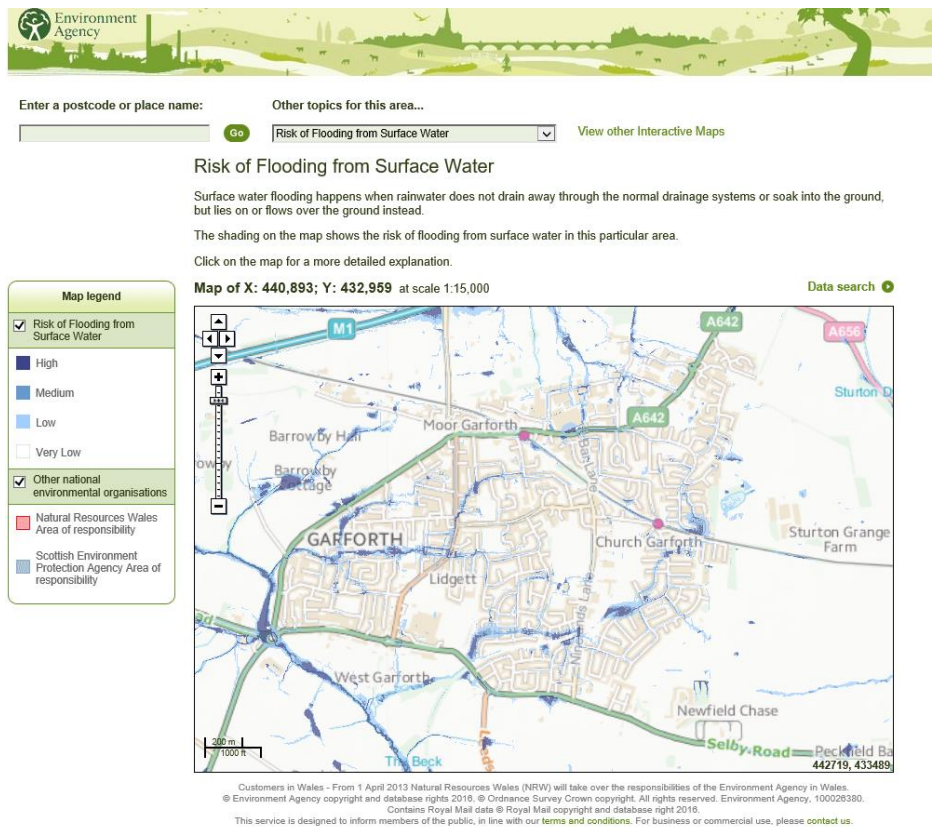
The question of climate change cannot be ignored in this context. The frequency of so called “*once in a lifetime*” weather events is patently increasing. Significant flooding is unquestionably more common, both nationally and locally. Whatever the current level of certainty regarding the relative contributions made by nature and humankind to these events, the precautionary principle surely applies. 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.

Current planning policy places a duty on planning authorities to take flood risk into account in the preparation of development plans and the consideration of new planning applications. At the same time, it must be recognised that town planners are not flood risk engineers and water management is but one of a long list of planning requirements; this highlights the need for appointing experienced staff to advise planning authorities on flood risk and mitigation methods. Planning authorities need to acquire a corporate memory of flood risk issues for specific locations. This is especially necessary to facilitate an adaptive approach to coping with climate change.

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. A copy of the report can be found in the appendices. The surface water drainage system in Garforth, particularly that part located within the Lin Dyke catchment (*see map below*) has proved to be inadequate on the occasion of extreme weather events, resulting in many residents being subjected to frequent flooding within their homes, gardens or streets.



Below is a flood risk map from the Environment Agency showing the risk of flooding in the low-lying areas of the Lin Dyke catchment in Garforth. This increased flood risk is due to surface water runoff from the intensely developed areas not being adequately dealt with by the drainage system.



## Key Evidence

- Green infrastructure
- Flood prevention
- Core Strategy Policy EN5 Managing Flood Risk
- NPPF 10 Meeting the challenge of...flooding... Paragraphs 100-104

Full details of this evidence may be found in Appendix 2

**Housing design**

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.

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 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. These choices , and many others not listed, can have a profound and long term impact on the health and wellbeing of all who live there.

#### Policies 9 -11

**9 All new homes to incorporate the best in design features from their neighbouring community, as identified and described in the Character Assessment at Appendix y.**

**10.New homes to incorporate energy efficiency measures and set the ideal of the “passiv” house as the standard to aspire to.**

**11.Developments of 10 or more houses to link to existing cycle pedestrian routes to the town centre and schools / play areas**

- **A piecemeal view of design in previous developments**
- **A more holistic view needs to be taken in the future, particularly in large scale developments**
- **Traffic and car parking are significant issues**
- **Children, pedestrians and those with mobility problems must be considered in planning**
- **Cycling and walking should be facilitated**

The majority of housing in Garforth comprises developments since the 1960s. There is a range of different styles in the different areas. Little attention appears to have been given to planning on a larger scale with the aim of having a view of what the

town would eventually look like. Each development seems to stand alone and the designs are not in any sense connected to what has gone before. It feels like each builder has simply chosen to build almost “*in a vacuum*” without considering what already existed around their development. Partly this will be to do with planning and building legislation as these will undoubtedly have altered over time.

Our hope for any new developments would be that a holistic view would be taken with regard to how they fitted into the existing town and landscapes. We would also expect a coherent view to be taken with regard to the entire new development. It should give the impression of having been designed and built with one overarching view rather than by a committee. Any new development should take into account what already exists and be complementary to the existing built environment.

We feel strongly that attention will need to be given to the issue of car parking in any new development. Cars are a fact of life in the 21<sup>st</sup> century, but we do not feel they should 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) need to be considered when new developments are being planned. It is vital, in our view, that cars co-exist with those who use the streets for access to work, school, shops and for leisure. Children, particularly, need to be taken into account when the place of cars and car parking is being considered in new developments. Designing a street scape that both allows access for car drivers and also leaves space for others to use the streets for walking, cycling, socialising and playing is something we feel is vital in the creation of a healthy and vibrant local community. There are also issues of safety to be considered and a small level of inconvenience around driving and parking in a densely populated residential area is a small price to pay for the prevention of accidents, particularly to children.

The needs of those with hearing 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. At the same time, slowing down traffic in these areas would be of benefit to everyone and make for a safer and healthier environment.

Connectivity will be really important in the 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.

#### Key Evidence - Design

- Lack of consistency in design
- GNPF Character Assessments

- Priority given to cars and car parking in developments
- Lack of provision for cyclists
- NHS “ Putting Health into Places”
- LCC Core Strategy – Design Policy
- NPPF 2018 Section 12 – Achieving Well Designed Places

Full details of this evidence may be found in Appendix 3

### Key Issues – Energy Efficiency

- **Climate change is a massive challenge for us all and future generations**
- **Highly efficient energy use is vital in any new development**
- **Houses built now need to address the issue of global warming for 2/3 generations**
- **Carbon neutral houses should be our aim**

One of the biggest challenges facing the human race in the 21<sup>st</sup> century is that of climate change. To quote from the Government’s Policy Paper on energy efficiency in buildings of May 2015,

*“In 2009 buildings accounted for about 43% of all the UK’s carbon emissions. Buildings and other developments can also damage the environment, through poor waste management or inefficient use of resources...We need to reduce carbon emissions from buildings and make sure that planning policies help to protect and improve the natural and built environment.”*

For our children and grandchildren, it is likely that the problems will be even greater. It is crucial, then, that we do all we can to mitigate the impacts of this problem. The design of our homes is one key aspect in all of this and we feel it is incumbent upon us to aim high in our efficient use of energy in any new development in Garforth.

In the 2015 document mentioned above the Government had developed a Code for Sustainable Homes.

The code provided 9 measures of sustainable design:

- energy/CO2
- water
- materials
- surface water runoff (flooding and flood prevention)
- waste
- pollution
- health and well-being
- management
- ecology

It used a 1-6 star system to rate the overall sustainability performance of a new home against these 9 categories.

This policy was withdrawn on 27 March 2015, simplifying and reducing the above categories.

In our opinion, however, we believe all of the above 9 categories are essential elements when considering the environmental impact of any new development. As already highlighted elsewhere in our Plan, the Health and Well-Being of individuals is central to the success of any new development

We would like to see the installation of a range of energy saving measures, such as photo voltaic panels, ground source heat pumps and wind turbines in keeping with the size and design of all new developments, including housing, community and business. Consideration should be given to the feasibility of a district heating system for any larger new development.

Excellent insulation, including high quality double/triple glazing, is essential in any new buildings. The ideal would be to aim for houses that were carbon neutral. Passiv Housing, where carbon emissions are virtually neutral would be a realistic ambition. Whilst this may increase initial costs, it would have the consequence of meeting Government targets for reducing greenhouse gases. This would also significantly reduce the costs of heating each property, as well as contributing to overall health and well-being.

Just as with our attitude to flooding, we feel strongly that we should be looking at the situation years ahead. The houses we build now will be for the next 2/3 generations at least and it is our responsibility, we believe, to bequeath them a legacy of buildings which help to combat, rather than add to, the problem of human made global warming.

#### Key Evidence - Energy Efficiency

- Design
- Energy efficiency

Full details of this evidence may be found in Appendix 3

#### **Objective B - Business and Employment**

This Objective covers a wide range of topics including jobs, retail mix, Main Street, parking and transport. It is split into **discreet** sections.

**Employment and job creation**



### Why Health and Well- being is important in jobs

People spend much of their lives working. For many people in the future, a working life will span almost 50 years. Although people's attitudes to work vary, for most people work – what they do and those with whom they work – are important aspects of their day-to day life.

With this in mind, it makes sense to try to ensure people can find employment locally which is suited to their abilities. Commuting invariably increases stress and, consequently, simplifying the journey to work is almost inevitably going to reduce stress. Finding satisfaction from one's work can be enhanced by feeling one is contributing to the local community and so businesses involved with their community probably help their workers to feel more valued by playing a role in the wider community as well as fulfilling their basic job role. Moreover, although people change jobs on a more regular basis now than in previous generations, there might well be less reason to do this if one felt comfortable in a variety of aspects of a job so that the allure of extra money was offset by the attractions of working in the local community. Hopefully job satisfaction would pay dividends for the employer, too as lower staff turnover would reduce costs and help retain experienced staff . In addition these staff would be ideally placed to perform a mentoring role for apprentices.

It seems obvious that providing a variety of good, secure, job opportunities in local businesses would contribute to the well- being both of the staff of those businesses and of the wider community.

### Objectives addressed

- To create new employment opportunities for local residents whilst protecting existing jobs
- To promote job opportunities for school leavers and young people

Garforth currently has a low level of unemployment. This fact is to be celebrated. 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 in Garforth. It is precisely because of Garforth's location and excellent transport links ( amongst other factors) 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 a significant proportion of those who live in Garforth to work locally, too.

To this end we want to encourage businesses to locate in Garforth to increase the number of jobs available locally. In addition, it is clear from the data we have 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 stayed here after school / college. It might encourage some to stay if there were more apprenticeships available locally.

**Policy 12 - We would welcome businesses setting up or relocating to Garforth where they:**

- Seek to use existing vacant sites
- Aim to recruit locally wherever possible
- Aim to add value to the local economy
- Try to integrate themselves into the local community
- Have due regard to infrastructure needs when new construction / refurbishment of existing premises is required
- Work, where possible, with Garforth Academy
- Offer apprenticeships whenever they can
- Add diversity to the existing business offer

Key Issues

- **Current situation and future possibilities**
- **Working locally and its benefits**
- **Demographic issues**
- **Training & apprenticeships**

The range and number of employers in Garforth is considerable. Aside from the industrial units there is also a range of opportunities in retail. Whilst most of the shops are on Main Street, there are a number of sites spread throughout the town, which have four or five shops in a parade, offering a range of services. In addition, there are several care homes which provide a significant number of jobs; this, despite the economic challenges facing this sector, is an area of expanding growth. In Garforth, where there is a higher proportion of older people than nationally, it is likely that more accommodation of this kind will be needed in the short term. (2016 retail survey)

With the building of new developments, it is possible that the demographic of Garforth may well change, due to an influx of younger people and families. Because of this the employment opportunities for working in the caring sector may in the medium term decrease, while at the same time opportunities for employment in other sectors may increase if employers see the advantages of expanding or relocating to Garforth.

The trend in the 21<sup>st</sup> century is towards greater use of technology. It seems probable therefore that the number of jobs in areas such as engineering, IT and software development will increase.

It seems clear that there is considerable scope for further employment in Garforth. The infrastructure is good and there are suitable spaces. There are also many currently vacant sites and it is to be hoped that these will be brought back into use. Given the excellent transport links Garforth has, with Leeds and the wider region it would seem a good choice for businesses. The advantages to businesses of relocating here or expanding current provision would be the availability of a local, well qualified workforce, competitive rents and a first rate transport network.

### **Working locally and its benefits**

If a higher proportion of Garforth's working population can find jobs locally this significantly reduces the time and effort required to commute. The hope would be that significant numbers of people would adopt a healthier outlook by walking or cycling to work.

The advantages for the community would be several – a decrease in commuter traffic leading to reduced air pollution, increased health and well being amongst workers and potentially an increased engagement in their local community by the businesses and their employees.

In terms of building the community, we would see it as equally important that, where possible, people live and work in this area, rather than commuting long distances. There would also be a real sense of belonging to Garforth as a community. Local people and local businesses would, together, have a vested interest in the growth of their town.

### **Demographic issues**

At present, there is a smaller proportion of young people (under 25s) in Garforth, compared to the population in Leeds as a whole. In order to maintain a healthy age balance in our community we need to do all we can to encourage young people to remain in the town. To do this they need to be able to find suitable employment here. At the same time, we need to encourage young people and families to move into Garforth.

### **Training and Apprenticeships**

In terms of employment a key issue is training and apprenticeships and we hope that local businesses and employers will continue to offer opportunities for young people in the realisation that this is vital for the future health of both their business and our community.

As the only secondary educational establishment in the town, Garforth Academy has a pivotal role to play with regard to employment locally. To develop and extend relationships with local businesses, to provide work experience and training opportunities and to encourage young people to enter apprenticeships will all help to ensure job opportunities for school leavers and young people in this area.

### **A way forward**

We need to strive to encourage new employment and mixed-use development in appropriate locations, and to bear the following points in mind whilst doing so:

- Improve business premises by attractive boundary treatments, shop fronts, and access/servicing arrangements. These could also be implemented on vacant shop units on any of the shopping parades within Garforth with a view to improving vacant sites/premises by temporary greening or uses.
- The sites chosen for easy access and designed where possible to avoid nuisance to residents with appropriate screening and/or buffering.

In principle acceptable employment development should be permitted within Garforth but such potential employment development should take heed of the following wherever possible:

- No adverse impact on local road safety and traffic congestion;
- Easy access to/from the local road network, avoiding already busy routes, wherever feasible;
- Easy access to/from footpath/cycle routes; bus stops; and local facilities;
- Provision of in-curtilage, off-street parking as part of the development, at a level which does not add to any existing local parking problems in the immediate vicinity of the development site;
- No adverse effect on neighbour amenities and environment through noise, light pollution or odour.
- Of a scale and type appropriate to the locality and not adversely altering the appearance or character of the surrounding area;
- Of a good standard of design and satisfactorily blending into the locality in terms of design, landscaping and materials;

### **Town centre Key Evidence**

- Existing employment zones
- 2016 Retail Survey
- Recent developments
- School leavers and apprenticeships
- Employment rates

Full details of this evidence may be found in Appendix 4

**Town centre retail**

### Objectives addressed

- To create 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.
- To manage the impact of traffic
- To ensure new developments/businesses do not adversely affect traffic flow within the town centre area
- To ensure car parking supports the viability of the town centre

The Main Street is a cornerstone of the quality of life in Garforth. It impacts directly on the wellbeing of our residents by providing a social hub, to shop and for wider community events. Because of this, it is crucial to the future of Garforth as a desirable place to live, that we have a healthy and attractive centre providing high quality shops and services. Equally, we must try to ensure that traffic flow and parking are managed to facilitate both the needs of shoppers and those using the Street as a vehicle route.

#### Policy 13 –

##### **We welcome businesses that**

- **contribute to an appropriate mix as outlined in LCC's Core Strategy (saved UDP Policy SF7) to ensure a thriving retail hub well into the future.**
- **aim to offer a personal service.**
- **aim to attract local people and those from neighbouring communities.**
- **contribute to the fabric of our community, e.g. offering apprenticeships and involvement in local activities.**
- **aim to support the community financially, or in other ways to develop local groups and foster a genuine community spirit.**

### Key Issue

- **Retail mix**

Garforth Main Street has a 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 the new Lidl and from neighbouring centres, such as Thorpe Park, Colton and Cross Gates. Currently there appears to be an

over-abundance of certain types of outlets, such as hairdressers and fast food shops. There is a desire to achieve and retain the 70:30 split between businesses classified as A1 compared with the others, as detailed in the LCC Core Strategy (paragraph 5.3.6. - see below). Some places have had to close or move, due to lack of footfall and expensive rents. Those that appear to be successful are likely to be so because of factors such as a modern and attractive appearance and competitive pricing. They may not be the cheapest but offer good quality (often) local produce and personal service.

There is the potential for thousands of extra customers, if new housing is developed around Garforth. They will inevitably attract new retail developers. The issue then will be to ensure that Main Street not only retains its current customer base, but also attracts new customers in the future. Nowadays, many people shop on-line and often at out of town retail centres. 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 for many people.

Many people value local independent services and are prepared to pay a little more for good quality, local knowledge and products and a very personal service, which helps to keep businesses within the local community. It is crucial to maintain and promote this if local shops and businesses are to continue to thrive. Successful businesses will also provide jobs for local people.

The area at Town End has been derelict for some years. There are several potential uses for this land. Given its prominent position, it is critical that, whatever its eventual use, it is seen as a potentially attractive gateway into Main Street to entice shoppers. At the southern end, the library has been rebuilt and now offers an attractive and welcoming entrance to the shopping area. This needs to be replicated at the northern end.

#### Key Evidence

- GNPf Retail Survey 2016
  - LCC Core Strategy
  - GNPf Household Survey – Retail facilities- 2018
  - NPPF 2018 Section 7 – Ensuring the Vitality of Town Centres
- Full details of this evidence may be found in Appendix 5

**Town centre car parking**

## Objectives addressed

- To manage the impact of traffic
- To ensure new developments/businesses do not adversely affect traffic flow within the town centre area
- To ensure car parking supports the viability of the town centre
- To promote sustainable travel choices and improve existing cycle and pedestrian provision

Policy 14 –

**Future planning applications must seek to avoid exacerbating the current parking issues on Main Street and the adjacent streets.**

## **Future Projects**

We would welcome discussions with LCC and other stakeholders with a view to improving the situation in the town centre with regard to congestion and parking. Among issues that we would wish to discuss are:-

- Car parking should be adequate and safe for all users of shops and businesses around Main Street. It should attract people to choose to shop locally rather than drive elsewhere.
- We might wish to seek some means of limiting parking to two hours.
- It will be essential to provide extra car parking spaces for people coming into the town to shop from any new housing developments.
- Walking and cycling, as alternatives to using the car should be promoted, requiring good footpaths and cycle routes to allow easy access to Main Street from all areas and specifically new developments. Cycle parking near the shops should be plentiful, encouraging its use.
- We would welcome the provision of a local shopper's bus service to allow easy access to the Main Street from all parts of the town.
- Although parking is an important issue, the Main Street is a vital thoroughfare. Retaining some on-street parking in the Main Street whilst greatly reducing congestion would be essential. Maybe, for instance, the pavements don't need to be as wide as they are.

## Key Issues

- **Knock on effects of extra parking spaces on main street**
- **Insufficient parking for shoppers**
- **Insufficient parking for commuters at the station**

The provision of extra car parking spaces directly on Main Street outside the shops has eased the pressure on parking spaces. However, it has also:

- created a potentially hazardous situation by reducing the width, so that buses and other vehicles often struggle to pass one another,
- become more dangerous for pedestrians and cyclists due to an inability to see vehicles approaching and car/van doors being opened,
- caused greater movement of vehicles manoeuvring into and out of car parking spaces, adding to the dangers.

The two main shoppers' car parks are often full and, with significant housing development and consequent increase in the number of cars, this situation will only get worse. Obvious, large competitors such as Tesco and Lidl have large, easily accessible car parks. In order for Main Street to continue to thrive, we need to address this substantial concern.

There is an additional issue with car parking at Garforth railway station, which is inadequate for the number of cars currently trying to park there on a daily basis. Although the station is outside the Main Street area, the lack of adequate parking there forced people to park in neighbouring roads and streets (which are now controlled) with a potential knock on effect for local residents and increasing road hazards. If the numbers continue to increase they will affect all of the neighbouring roads and potentially increase congestion around the Main Street. This could then have a negative effect on people using the shops in that area.

### Key Evidence

- a survey of parking in the two main car parks
- LCC 'Garforth Parking Strategy 2012'. (Should we mention the fatal accident here?)

Full details of this evidence may be found in Appendix 6

## **Objective D Community Leisure and Wellbeing**

This objective covers a wide range of topics. It is split into two sections, the first dealing with **community facilities** and the second with **green space**.



## **Objective D Community Leisure and Well-being**

- To support, improve and maintain existing community facilities and services

## **Objective E Health and Education**

- To promote health and wellbeing via opportunities for healthy lifestyle choices within a sustainable environment

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 in all age groups. To ensure their continuation they require buildings and facilities which are of a high standard, well maintained, and with safe access. This will help to deliver the Vision of Garforth being a great place in which to live, work and play, with leisure facilities designed to benefit the community as a whole.

Policy 15 –

**Development proposals which retain and improve the range of local community facilities and services available to meet the needs of all within Garforth will be supported.**

### Key Issues:

- **The importance of community facilities to the people of Garforth**
- **The range and role of community facilities in Garforth**
- **Current provision of facilities**
- **The need for facilities to be of a good standard**

Sustainable development is quoted in Leeds Core Strategy as "*Development that meets the needs of the present without compromising the ability of future generations to meet their own needs*". In relation to community facilities this may be interpreted as whether there are sufficient facilities of an acceptable standard, both now and for the foreseeable future.

There is currently a wide range of community groups in Garforth, using a relatively small number of community buildings, such as The Miners' Welfare Hall on Main Street, the library, and the badminton and leisure centre. Other venues include Garforth NET, two community centres, working men's clubs, church halls, scout and

guide huts, pubs and cafes. All are used and enjoyed by a wide variety of organisations from all sections of the community and all age groups.

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. Without their existence, it would be very difficult for many of the organisations and groups which use them to meet; this would have an impoverishing effect on the sense of community in the town.

#### Key Evidence:-

- A survey of Community Facilities, 2018
  - Leeds Core Strategy, Policy P9
  - National Planning Policy Framework
- Full details of this evidence may be found in Appendix 7

Protecting community facilities

#### **Objective D -Community Leisure and Well-being**

- To support, improve and maintain existing community facilities and services

#### **Objective E Health and Education**

- To promote health and wellbeing via opportunities for healthy lifestyle choices within a sustainable environment

The huge demand for community facilities in Garforth demonstrates how vital they are. If there were to be a reduction in quality or number, this would have a detrimental impact on the health and well-being of the whole population. This policy therefore seeks to ensure that venues of all kinds are retained in the community. It links to the Vision of Garforth being a great place to live, work and play.

## Policy 16 - Protecting existing community facilities

**The following community facilities should not be disposed of or developed in such a way that their value as a community facility is diminished without a suitable replacement being delivered:-**

- **The Miners' Welfare Hall, Main Street**
- **Garforth Leisure Centre, Ninelands Lane**
- **Garforth Library**

### Key Issues:

- **The need for community venues to be well maintained and protected from closure**

Whilst there are a number of venues in Garforth that are utilised by community groups and events, it has been shown that they are heavily in demand. This in turn takes its toll on the fabric of the buildings, in addition to the sheer numbers of people who rely on these facilities on a regular basis. If these were to be reduced in any way, it would have a detrimental impact on the community. With new residents joining the community over the past few years, due to increased housing, without any additional facilities being provided, this has created 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.

### Key Evidence:

- Survey and opinions of Garforth residents
- The NPPF
- Leeds Core Strategy Policy P9

Full details of this evidence may be found in Appendix 8

Policy - New community Activity and Leisure facilities

**: Objective D Community Leisure and Well-being**

- To support, improve and maintain existing community facilities and services

### **Objective E Health and Education**

- To promote health and wellbeing via opportunities for healthy lifestyle choices within a sustainable environment

#### **Policy 17 - New Community Activity and Leisure Facilities**

**The provision of new activity and leisure facilities that are:-**

- **Sympathetic to the local surroundings**
- **Add to the capacity and variety of those already available**
- **Easily accessible within Garforth**

**will be supported.**

**New activity and leisure facilities should:-**

- **Provide flexible space for small and large groups of people engaging in sedentary or active pursuits**
- **Be suitable for all age ranges**
- **Development proposals need to provide additional community facilities either on site or adjacent to any further large scale expansion to the housing stock in Garforth.**
- **Land, suitable for such facilities will need to be identified at the master planning stage before any further development takes place.**

**FUTURE PROJECT:-** The following amenities have been identified by residents of Garforth as important additions to the area:-

- A swimming pool
- A leisure centre including both indoor and outdoor space for sporting activities
- An additional community hall that is well-equipped, offering flexible space to meet a variety of needs across the population

#### Key Issues:

- **The importance of community activities of all kinds to promote good health**
- **The need for suitable venues to allow these activities to take place**
- **The need for new provision**

Leisure facilities are crucial to the vitality, health and wellbeing of people of all ages.

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. Not only are physical activities important, but it is also known that positive social relationships, together with greater involvement in leisure activities, which may be sedentary, are associated with better health in older age.\*\*

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 1960's and 70's, 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 size, or smaller, enjoy, such as a swimming pool.

Now is the time to provide more facilities to encourage people of all ages to participate in both leisure and active pastimes to improve the chances of healthier lives. This applies to Garforth now, particularly as more residents move into the new Redrow site on Ninelands Lane, but also offers - opportunities in the event of future housing development.

### Key Evidence

- Community Buildings/Community Groups Survey and Report 2017/Opinions of residents of Garforth using the facilities
- Housing Needs survey 2018
- Leeds Core Strategy 5.3.39
- Briefing Paper on Physical Activity and Health, British Nutrition Foundation, 2007

Full details of this evidence may be found in Appendix 9

## 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. The following assets have been nominated by the Garforth Neighbourhood Planning Forum:-

1. Miners welfare Hall
2. xxx
3. xxx

## **Greenspace and the environment**

*'Urban greenspaces 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 well being 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'* A Brief Guide to the benefits of Urban Green Spaces University of Leeds.

### Policies 18 -22

- 18. To increase the provision of parks and gardens, outdoor sports grounds, amenity , natural greenspace, allotments and children's play facilities in Garforth.**
- 19. To provide access to children's play without crossing busy roads**
- 20. To protect all LCC designated green spaces within and around Garforth**
- 21. To allocate new greenspace provision meeting LCC core strategy policy G4 of 80 square metres per dwelling**
- 22. To designate new small ( <0.2 hectares ) of amenity greenspace within current and new developments which will contribute to the total required to meet Core strategy policy G3**

These statements are echoed by LCC Core Strategy in Policies G1 – G9

**Access to local parks, allotments, outdoor sporting venues, safe children’s play facilities, and open greenspaces in which to walk are vital to the health and wellbeing of a community. Is this a quote?**

The Leeds Core Strategy policies G1, G2, G3 and G4 set standards for the following greenspace typologies, ( ie. parks and gardens, outdoor sports grounds, playgrounds, allotments, amenity and natural greenspace ) for the city which are accessible to all and promote a healthy and active lifestyle.

Many residents of Garforth currently participate in a range of sports and leisure activities, making good use of the existing facilities. People of all ages play a variety of sports – football, rugby, cricket, bowls and tennis. The allotments are well used, The Garforth in Bloom group receive awards each year and the Community Association and The Allotment Association host an annual Autumn show each September. There is clearly a desire amongst the population to keep active. However Garforth is one of the wards in Leeds with the highest percentage of adult obesity and it is vital that the greenspace provision and accessibility in Garforth meets the criteria set out in policy G3. The population has continued to increase with recent developments and infill which has not been matched with additional provision of greenspace.

#### Key issues

- **The Greenspace in Garforth does not meet the LCC Core Strategy policies G3**
- **Garforth has been identified with one of the highest obesity levels in the city**
- **Recent infill development in Garforth has not provided any additional greenspace within the development or facilities elsewhere in Garforth**
- **The majority of typologies have a poor-quality score.**

#### Key evidence

- Development Plan Draft Greenspace Background paper 2017
- The highest obesity prevalence wards within Leeds
- The recent developments in Garforth have not provided any additional green space
- LCC have identified that most typologies have a poor quality scoring  
Full details of this evidence may be found in Appendix 10

## Green corridors

### Policy 23 – **To preserve and protect existing green corridors**

- To acknowledge and guarantee the future of the green corridors shown on map shown below
- Green corridors affected by development proposals should be protected
- **New developments to provide new footpaths/ bridleways within the site to link with the existing network**
- To preserve the Lines Way (running north/ south through Garforth from Kippax which is protected in the Kippax Neighbourhood Plan ) with the natural greenspace site G1229 Kennet Lane Meadows and site G1228 the Green Lane Cricket Club

### **Introduction ( seek advice from ecology services) meeting in February**

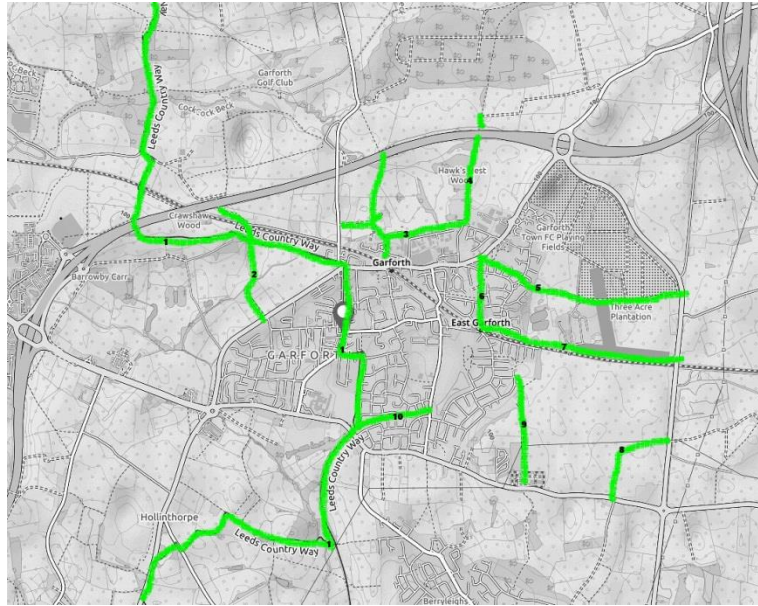
There is currently a significant number of green corridors(footpaths, bridleways )which start and run through Garforth. These are heavily used by local residents for both leisure and work purposes. People walk, cycle, walk dogs, ride horses, watch birds, walk in families with young children and commute along these corridors. They provide an invaluable resource to the community. The benefits are obvious in terms of health, leisure and well-being. There is also a positive benefit to the environment in terms of greenhouse gas emissions saved by those who regularly commute by bicycle or on foot.

The existence of this network of green corridors provides easy and safe access to the countryside and neighbouring settlements without the need for a car. It also allows people, young and old, to move around Garforth safely on foot and by bike, without having to negotiate traffic. In terms of access to shops and schools, this is a real boon to the community and is unquestionably something to be encouraged.

It is also a way of promoting health and well-being as well as of encouraging people to get into the countryside. It is particularly valuable for teenagers to gain independence, access the countryside and enjoy time outside with their friends. Garforth has lost many hedges which are used as green corridors by wildlife and further losses are envisaged with further development and HS2 .There is concern that footpaths are not signposted and several have been closed to the public.

*See map Green corridors within and around Garforth below*





### Green corridors

1. Leeds Country Way which comes into Garforth along Barrowby Lane and down Main Street, left into Church Lane turning right past the allotments heading south to join the Lines Way and pass under the A63
2. Path from the M1 motorway past White House farm and crossing the level crossing and Barrowby Lane/ Leeds Country way heading south behind Clear View Farm to the A642/ Wakefield Road
3. Path leading east from Barwick Road north of the railway line, close to The Elms, then parallel to Lotharton Way and behind the industrial estate. PLUS two spurs heading north from this corridor to converge at a tunnel under the M1. PLUS various other paths heading south, one to emerge behind Tesco and another to pass in front of Sisters Villas to cross the railway line to then to the A642
4. Path from the bottom of Ash Lane turning north along the old railway line, the Fly Line, up to Hawkes Nest Wood to pass under the M1 motorway
5. Path from the A642 Aberford Road near East Garforth Primary School due east across Makin's land to the A654 Ridge Rd. This corridor forks to provide two paths to the Ridge Road passing each side to Three Acre plantation
6. From East Garforth Station north through to the A642
7. Path from East Garforth Station passing east to the Ridge road travelling parallel and close to the railway line during the whole length along the southern

boundary of 1232A

8. From A63 Peckfield Bar north east across 1232b to meet the A656 Ridge Road
  9. Green Lane from Severn Drive (near the primary school) down to Winfields Outdoors centre across the A63 and on to Kippax
  10. Path from Ninelands Lane south along the Lines Way to join the Leeds Country Way close to the A63 **Plus ????**
- Nannygoat Lane – Garforth to Manston/ Crossgates
  - Footpath from end of Ninelands Lane across the fields to Kippax

Policy 24 –

**Development policies that seek to :-**

- **preserve and increase the number of available green corridors within the town;**
- **integrate new green corridors within the existing network**

**will be supported.**

### Key Issues

- **The potential loss of green corridors with the proposed development**
- **The closure of existing footpaths**

### Key Evidence

- Current development permissions granted and future proposals do not safeguard green corridors and footpaths.
  - Feedback from the household survey
- Full details of this evidence may be found in Appendix 11

Conservation and enhancement of the rural environment (*need to discuss with ecology services*)

Approaching by road Garforth appears as a distinct and defined settlement within the countryside surrounded on all sides by fields and woodland and with a few small exceptions development has taken place on greenfield land to the east of Main Street and away from the centre. To the north, north east and south there is no green belt, the only green belt land remaining is to the west alongside the Wakefield road . A site proposed for a large development would remove all green belt to the east .

Due to the development of large housing estates and continued infill in Garforth many trees and hedges have been removed resulting in surface water flooding due to the clay subsoil. Ancient woodland has been decimated by farming practices.

Trees play a vital role in absorbing gasses and particulates from vehicle emissions. The roads taken by children to school are congested by queues of traffic. The resulting pollution has been identified as a major cause of lung disorders and Garforth children have a higher incidence of Asthma than the average Leeds figures see appendix 3. Unfortunately development has resulted in tree and hedge loss exacerbated by householders removing healthy trees. Planting trees around a playground and along roadsides can make a useful contribution to the removal of air pollution. Only a small proportion of Stubbs wood an ancient woodland has remained due to farming practice and this is now threatened by the proposed development.

Any significant development beyond the existing boundaries would undoubtedly have a detrimental effect on the natural environment and whilst further development may occur consideration should be given to how the effects of concreting over significant amounts of green space can be mitigated.

At present, access to the countryside via green corridors and a number of other footpaths and bridle paths is good. However, some rights of way are not well signed or maintained. Without time, effort and money being spent, their continued accessibility could be put in doubt. This situation needs to be avoided. The existence of a wide network of rights of way around and through parts of the town is one of the features that defines Garforth as a community on the edge of the rural/urban divide and something which the residents are, understandably, keen to preserve. In the event of construction of new houses and roads, these green corridors would become even more vital as means of allowing displaced animals to reach other areas of habitation; they also provide spaces for wild flora to grow.

Any new development will need to take into account the existing rural environment around the town so that building and infrastructure seeks to minimise damage to what already exists. At the same time developers would be encouraged to actively pursue opportunities to enhance the visual appeal of any development by incorporating new landscape features sympathetic to those in the vicinity. Equally, attention must be given to try to reinstate, wherever this is feasible, landscape features which have been affected by construction.

Policy 25 -

**Development within and around Garforth to take into account the rural environment by**

- **Conserving habitats *seek advice from ecology***
- **Protecting existing landscape features**
- **Providing adequate screening where development would be visually intrusive in the landscape**
- **Providing accessibility to the countryside**
- **Protecting and enhancing biodiversity within greenspaces and surrounding countryside by creating new tree cover and hedgerows**
- **Providing wildlife friendly features similar to Kingsbrook in Buckinghamshire in new developments**

#### Key Issues

- **Continuing loss of greenfield sites and proposed loss of green belt around Garforth**
- **Closure of footpaths**
- **loss of tree and leaf/canopy cover by developers and householders**
- **loss of 50% and disruption to the remainder of Hawks Nest Wood an LCC designate natural greenspace.**

#### Key Evidence

- **Loss of much greenfield space around Garforth because of recent or proposed developments**
  - **Loss of tree cover and hedges**
  - **Woods to be reduced in area**
- Full details of this evidence may be found in Appendix 12

## Objective E - Health and Education

- To support the provision of sufficient primary and secondary school places for all those of school age living within the town

### Supporting educational establishments

A recurring topic in discussions with residents in Garforth is the concern that school places are already at capacity and new developments are putting a huge strain on the system. If there is further development it will be essential that there are enough new places for all pupils, who wish to attend school in Garforth, to be able to do so.

The Policies in this section help to deliver the Vision for Garforth by providing facilities which will be at the heart of a thriving and healthy community. They will be of high quality and offer links to the rest of the population. The school buildings and their surroundings will ensure that pupils will be safe and secure with excellent facilities, which will help to promote a sense of well-being.

Policies 26 – 30 –

**Proposals to develop our primary and secondary schools will be supported where these:-**

- 26. Seek to accommodate increased numbers of pupils in existing Garforth schools on a temporary basis, provided there are additional facilities and conditions to match the extra numbers of pupils and that the whole process is carried out in close consultation and co-operation with the Head teachers in the affected schools.**
- 27. Are designed to be an integral part of any new housing community, offering safe access within easy reach of the majority of homes, where families and members of the wider community can meet for social, as well as educational events, with open space for play and recreation and indoor and outdoor sports facilities.**
- 28. Are built of sustainable materials and have a neutral carbon footprint will be welcomed.**
- 29. Take account of pressure on places from further “in-fill” housing development.**
- 30. On-site school provision should be integrated at the master planning stages of any large-scale housing proposal in Garforth.**

### Key Issues:

- **The importance to the community of schools which offer a good education, safety and security and areas for indoor and outdoor play.**
- **Well designed schools have benefits beyond their physical boundaries: they will be integrated with their local community and contribute to the achievement of health and wellbeing objectives in the local area.**
- **There should be sufficient school places to meet the needs of all pupils living in 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. Equally, promoting the health and wellbeing of pupils and students within schools and colleges has the potential to improve their educational outcomes. To achieve this pupils need to have a positive experience of school, both academically and through physical activity, at all stages of their development.\* In an age of increasing levels of obesity and diabetes, particularly in younger people, it is also important to help young people to understand the importance of healthy eating and have experience of producing nutritionally well balanced and tasty food. \*\* Teaching children where their food comes from and the opportunity to grow food in school allotments will help to achieve these aims. This requires dedicated space and in turn gives time outdoors and provides links to greenspace and the environment.

Education provision in Garforth is of very good quality, but there has been increasing pressure on capacity As more children and young people move into Garforth as a result of housing developments and other factors such as increased employment opportunities it is essential that :-

- Consideration is given to the feasibility of expanding current provision;
- There is additional provision to deal with the excess numbers which will be generated by families moving into the new developments.
- The location of any new educational establishments takes into account their proximity to
  - A) new housing developments to ensure easy and safe access for children without the need for car travel
  - B) existing schools to avoid a negative impact on their pupil role.

It is common for both parents in a family, or a single parent, to work and many rely on pre- and post-nursery or school provision to enable them to do this. It will therefore be important for consideration to be given to increasing this kind of facility

The majority of school leavers go onto 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

#### Key evidence

- Schools in Garforth
  - Local estate agents survey
  - Leeds Joint Strategic Needs Assessment 2015 Executive Summary, Cross Cutting Themes
  - Leeds City Council formula for calculating school places required in relation to new housing development
  - National Evidence on health and well-being and nutrition
- Full details of this evidence may be found in Appendix 15

## **Objective E - Health and Education**

**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**

Healthcare facilities are a basic need in any community and are utilised by everyone. When Garforth clinic was closed in January 2016, it highlighted significant concerns amongst residents about the need for new health care provision, both for the present and the future. There is pressure on existing services and it is essential that these continue to be provided in a safe, timely and first class way.

The policy helps to deliver the Vision for Garforth by supporting new opportunities for provision of services and to promote a healthy community. Helping people to stay well is an important building block for integration and allowing everyone to be part of a thriving community.

**Policy 31 - Community Healthcare Facilities** **The following will be supported:**

- **New health care facilities, where these provide increased access to GP surgeries, offering a wide range of services.**
- **Flexible arrangements, which enable people to access clinics close to where they live, work, or spend leisure time.**
- **the provision of high quality health care services at the heart of local communities, offering safe access within easy reach of the majority of homes.**
- **On-site health care provision integrated at the master planning stages of any large-scale housing proposal in Garforth.**

Key Issues:

- **The range of services available**
- **Pressure on healthcare provision**
- **The closure of Garforth clinic**
- **The provision of new services**

There has been a steady increase in the number of new homes in Garforth without any associated infrastructure. This has placed pressure on many NHS services, together with increased demands and expectations, such as transfer of workload from hospitals. It is essential that health provision is addressed to ensure that new residents, as well as existing ones, do not suffer a reduction in care quality

Key evidence

- Health care provision in Garforth
- Health survey in Garforth 2016
- Leeds Core Strategy

Full details of this evidence may be found in Appendix 16



## Appendices

<b>Appendix number</b>	<b>Page number</b>	<b>Outline of Content</b>
1		Evidence - Provision of housing meeting local needs
2		Evidence - Green infrastructure and flood prevention
3		Evidence - Housing design
4		Evidence - Employment and job creation
5		Evidence - Town centre retail
6		Evidence - Town centre parking
7		Evidence - Sustainable community facilities
8		Evidence - Protecting community facilities
9		Evidence - New community Activity and Leisure facilities
10		Evidence - Local Green Space
11		Evidence - Green corridors
12		Conservation and enhancement of the rural environment
13		Greenspace typologies
14		Protected greenspaces
15		Evidence - Supporting educational establishments
16		Evidence - Community Healthcare Facilities

## **Appendix 1 Provision of housing meeting local needs**

### **A) ARC4 report for LCC on Garforth Housing market**

The full report can be found on the GNPF website.

The following are some of the key findings taken from Section 4 of the report

*“ What additional housing is needed ?”*

#### **Affordable housing –**

*“ It is clear that the additional housing needed is mostly smaller homes for younger person households with a lower proportion (13%) 1-bedroom housing for older people. “*

*“Garforth ... sit(s) within the City of Leeds Outer South East Housing Market Character area..... This in turn sits within the city’s affordable housing zone 2. .... Zone 2 contains the largest proportion of affordable housing requirements of the 4 zones. For Zone 2, development proposals for sites of 15 dwellings or more are normally required to ensure that 15% of proposed dwellings are affordable. “*

#### **Market Housing –**

*“Half the additional housing need identified from the household survey is detached housing with 4 or 5-bedrooms. Around one quarter of the requirement is for semi-detached 3-bedroom housing. The remaining requirement is for 3-bedroom detached bungalows.”*

#### **Newly Forming Households**

*“...newly forming households are mainly seeking 2-bedroom homes and they are a mixture of private rent and intermediate housing. A smaller proportion are seeking 3 and 4-bedrooms homes and these were all in the social rented sector.”*

#### **Older Person Households**

**According to the Report 15% of respondents ( 407 households) said they wanted to move but were unable to.**

*“..The main reason(s) for not being able to move were around affordability, with almost half responding with the reason that they cannot afford to move. Just over a quarter stated it was ‘other reasons’ and around 25% said there was a lack of suitable accommodation in the area they needed.”*

#### **Other factors**

A number of other key findings from the Report corroborate the information presented in the Issues section above. The main ones are as follows -

*“The area’s population has a lower proportion of young adults and a larger proportion of people aged over 60 than the city and England as a whole. This may be due to young adults being unable to live in the area due to higher than Leeds average house prices and rents and the lack of smaller homes, especially terraced homes and apartments.”*

*“House prices are relatively high compared to local household incomes and this particularly affects households who are first-time buyers or first-time movers with little equity in their homes.”*

## **B) GNPF Housing Needs Survey 2018**

The Household Needs Survey received 360 responses, about 5 percent of the population. The responses were approximately 60% from over sixties and 40% from under sixties. The actual population is split approximately 40% over sixty and 60% under sixty, so the survey had a much greater response from the older residents of Garforth.

The full survey can be found in the Appendices ( Appendix **xxxxx**)

The following are significant findings.

### **Future Housing Needs**

1. Over the next 10 years 41% of respondents expected to move house; of these 56% hoped to move within Garforth.
2. The 2 main reasons given for moving were –
  - young adult/s setting up home = 25%
  - downsizing = 22%
3. 45% of respondents were looking for 2 bed roomed and 35% 3 bed roomed properties
4. 43% of respondents were looking to pay between £140,000 and £200,000 and 24% from £200,00 to £260,000.
5. Asked about the need for more affordable housing for the young, 79% replied that more was needed.
6. Asked about sheltered accommodation for the old 74% said more was needed.
7. In terms of the type of housing they 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 bed roomed, 39% 3 bed roomed, 9% 4 bed roomed
8. In summary the 3 house types they felt were most required were :-
  - 3 bed semi - 31%, 2 bed semi - 23 %, 2 bed apartments - 19%

9. The 3 house types people felt were least required were :-

5 bed detached – 25%, 4 bed detached – 25%, 5 bed self build – 9%

Some of the figures here contradict some of the figures given in the ARC4 survey. Clearly, the way the figures were obtained could explain some of the differences. However, what is clear from both studies is that there is considerable pressure on both housing availability and the affordability of housing in Garforth.

In order to address both issues it would seem to us vital that LCC and potential developers interrogate the available information to ensure that the housing being built over the next 10 years is what is needed for people and not just for profit. Any new housing should be about place making. It should enable the community to develop both by allowing those currently living here to remain, albeit moving house as required, and providing opportunities for people from outside to move to Garforth to bring new blood into our town.

The future looks good for Garforth but we need the right housing mix to ensure a balanced demographic which will keep Garforth vibrant in the years ahead.

### **C) Local Estate Agents Survey**

A survey was conducted by the Working Group requesting a wide range of information about housing in Garforth. The full results of the survey are available on the website however some key pertinent facts are given below:-

#### 1. House Buying in Garforth

House types – 66% of buyers are looking for semi-detached, terraced houses or flats

59% of buyers are looking for properties with 1-3 bedrooms.

Potential Buyers - 76% of potential buyers were in the following categories – 1<sup>st</sup> time buyers, 1<sup>st</sup> family buyers, downsizers or retirees.

- 62% of potential buyers came from the Garforth or East Leeds areas.

#### 2. Rental

In terms of demand the Agents stated, “ *There is huge demand...*”

“ *Low supply, high demand...*”

“ *...stock is low, supply not high enough...*”

80% of those seeking to rent were looking for 2/3 bed roomed properties

70% of potential tenants were from the Garforth area.

## D) LEEDS ADOPTED CORE STRATEGY 2014

1. “ *The need for affordable housing and affordable warmth are key issues*”  
*Introduction 2.13*
2. Policy H4 – Housing Mix – “ *Developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term*”
3. Table H4 – Preferred Housing Mix 2012 -28

Type	Target %
Houses	75
Flats	25
Size	
1 bed	10
2 bed	50
3 bed	30
4 bed	10

4. Policy H5 Affordable Housing – The Council’s own target would require 5% of the new housing to be affordable by their definition.
5. Data from Leeds Observatory on wages and house prices.

Average weekly wage in Leeds (2013) - £502 i.e. £26.104 p.a.

Average house prices in Garforth and Swillington ward -2015

House type	Price	Number sold
Detached	244,000	74
Semi-detached	161,000	183
Terrace	136,000	59
Flat	108,000	8

6. Data from 2011 census on type of tenure in Garforth and Swillington

Type of tenure	percentage
Owner occupier	80%
Social renter	10%
Private renter	7%

**E) NPPF 2018 6 Delivering a Wide Choice of Quality Homes – Paragraph 50**

**Appendix 2 Provision of housing meeting local needs**

**a) Green infrastructure**

When most of the current housing was built (in the 60s and 70s) the issues around car parking were not as significant. Many people did not own a car or had a single vehicle per household. With the huge increase in numbers of vehicles the practical problems have been exacerbated. The solution, in Garforth, as in many other towns, has largely involved concreting over gardens/ grassed areas or parking on the road. The evidence from other countries in Europe, particularly The Netherlands, suggests that it is possible for cars to remain part of the environment in a small town without dominating. The notion of *woonerfs* might be a step too far, but there are lots of examples where the principal of sharing space on a more equal footing has been successful. New developments where car parking spaces are grouped in a central location free up more space adjacent to houses for children to play and for people to interact. Equally, the presumption that “Twenty’s plenty” with regard to speed limits - if adopted at the construction stage- throughout the entirety of any new residential development would be more likely to guarantee compliance than a piecemeal approach.

Current provision for cyclists is very poor. Other than a few bridle paths which take cyclists out of Garforth there is little in the way of dedicated cycling infrastructure. The only indicated cycle routes are ones that take cyclists on quiet routes towards Leeds. There are no signed “safe routes” across the town, with the exception of The Linesway which starts at Ninelands Lane and after about 800 metres leaves the town, heading towards Kippax.

As far as promoting cycling to school, the current situation is not good. The town’s only secondary school and three of its primaries are situated on busy main roads. Some pupils do cycle to school, but there is no provision of “safe routes to school” to encourage cycling from an early age.

There is some existing provision for pedestrians with a small network of footpaths connecting different parts of the town. However, there are often problems with maintenance e.g.

The footpath joining Church Lane to Lindsey Road is heavily used but the greenery often invades the path making it difficult if not dangerous to walk down.

The footpath joining The Wakefield Road to The Montagues is poorly maintained – undergrowth - and there is often rubbish strewn around making it virtually impossible to pass without extreme care.

The footpath going down the edge of Barleyhill Park adjacent to the bowling green is often overgrown. Litter and dog mess are also a problem particularly for young children and those with buggies or in wheelchairs.

The benefits in terms of having good connectivity through a network of cycle routes and footpaths are obvious. The health benefits of a more active population are clear. Equally a reduction in car use, particularly for short journeys, would mean a reduction in pollution and an improved air quality in residential areas.

## **b) Flood prevention**

A Strategic Flood Risk Management Assessment was prepared by Leeds City Council in 2007 and its status reviewed in 2014. It can be seen at this link

<http://www.leeds.gov.uk/docs/SFRA%20Full%20Document.pdf>

The following extracts have been taken from that report:-

- *The West Garforth drainage area **has a long history of flooding problems** going back to the 1980s, and many residents are severely impacted because their homes, gardens or streets are subject to frequent inundation. Notably, many properties were flooded internally in June 2007.*
- *The cause of flooding has in the past been attributed to the inadequacies of the surface water drainage system. The bulk of the flow entering the culverts is from YW public surface water sewers and LCC highway drains.*
- *Extensive surface water (pluvial) flooding covering (sic) the major part of Garforth.*
- *It is reported that at least 34 properties in Garforth as a whole were flooded internally during the rainfall event of the 8th and 10th August 2014. Flood depths internally were in the order of 200 mm. Some ground/basement floors are believed to have been rendered uninhabitable and substantial remedial works were necessitated, including the total removal of floorboards, joists, plasterwork, etc., with some residents having sought temporary accommodation until their houses have been dried out and repaired.*
- *Countless properties suffered flooding to gardens.*

An integrated drainage study was carried out by DEFRA between November 2006 and April 2008. It can be seen at this link

<http://democracy.leeds.gov.uk/documents/s20933/West%20Garforth%20DEFRA%20ON%20REQUEST.pdf>

**c) CORE STRATEGY** Policy EN5 Managing Flood Risk

**d) NPPF** 10 Meeting the challenge of...flooding... Paragraphs 100-104

## Appendix 3 Housing design

### A) Design

The lack of consistency and coherence in the design of housing in the town can be demonstrated by considering a few examples.

In the Grange Estate there is a predominance of bungalows with large gardens, giving a sense of space and openness. There is also a significant number of detached houses.

In the houses off Ringway, by contrast, there are fewer bungalows and the gardens are, by and large, much smaller; here there is not the same feeling of space.

A recent development on Garforth Cliff comprises a mixture of relatively small-town houses with 5 bedroom detached properties, with small gardens.

Two recent developments on Barleyhill Road have inserted mini estates of modern houses into a road otherwise populated with older terraces and slightly more modern semis and detached houses.

At Town End, there is a row of terraced houses dating, probably, from the early 1900s. Opposite them at the top of Barrowby Lane is a small estate of new builds (c 2014). These houses are large semi-detached and detached buildings. Beyond this estate, continuing down Barrowby Lane, the houses are individually designed mostly in large areas of ground often with extensive outbuildings. The newly built estate sits between two blocks of housing, sharing characteristics with neither and offering neither the flexibility of a two-bedroomed terrace as a starter home nor the individuality of the bespoke larger developments further down Barrowby Lane.

When most of the current housing was built (in the 60s and 70s) the issues around car parking were not as significant. Many people did not own a car or had a single



vehicle per household. With the huge increase in numbers of vehicles the practical problems have been exacerbated. The solution, in Garforth, as in many other towns, has largely involved concreting over gardens/ grassed areas or parking on the road. The evidence from other countries in Europe, particularly The Netherlands, suggests that it is possible for cars to remain part of the environment in a small town without dominating. The notion of *woonerfs* might be a step too far, but there are lots of examples where the principal of sharing space on a more equal footing has been successful. New developments where car parking spaces are grouped in a central location free up more space adjacent to houses for children to play and for people to interact. Equally, the presumption that “Twenty’s plenty” with regard to speed limits - if adopted at the construction stage- throughout the entirety of any new residential development would be more likely to guarantee compliance than a piecemeal approach.

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The benefits in terms of having good connectivity through a network of cycle routes and footpaths are obvious. The health benefits of a more active population are clear. Equally a reduction in car use, particularly for short journeys, would mean a reduction in pollution and an improved air quality in residential areas.

**“ Putting Health into Place”, NHS England’s programme for healthy new towns confirms what we are suggesting in terms of the importance of promoting health by the design of neighbourhoods. Maximising active travel and enabling healthy play and leisure can not be viewed as stand alones, independent of the way houses and neighbourhoods are designed.** The critical importance of discussions between local people and developers ( and others) is vital in ensuring that what is built and how it is built meets the needs of current and future generations. Meeting those needs- economic, physical and emotional – is the key to healthy and vibrant communities which , in turn helps ensure a healthy and progressive country, one in which people ( and businesses) will thrive.

## **CORE STRATEGY** Policy P10 – Design

*“New development will be expected to deliver high quality inclusive design that has evolved, where appropriate, through community consultation and thorough analysis and understanding of an area.”*

See Core Strategy P.62 4.9.5 and 4.9.8 re minimising car use and promoting cycling and walking.

**NPPF** 7 Requiring Good Design. Paragraph 56

## **B) Energy efficiency**

The vast majority of houses in Garforth were built in the 1960s and 1970s, at a time when much less attention was given to carbon emissions and therefore insulation, glazing and energy efficiency measures/generation for individual use were not high on the agenda. It is clear that since then, there has been a huge change in knowledge and attitude towards these areas, as evidenced by such measures as retro fitting of double glazing and loft insulation. The raft of government funded schemes indicates the high priority that has been given in this area. By introducing these measures at the construction stage there will be much greater efficiency and a huge reduction in carbon emissions.

Given the fact already stated that energy use in housing accounts for a significant percentage of the UK’s carbon emissions, improving energy efficiency and using renewable energy in housing stock presents a great opportunity to contribute towards the target of an 80% reduction in greenhouse gas emissions by 2050.

The key over arching principle in terms of new development is the presumption in favour of energy efficiency.

Starting at the level of building materials chosen, then moving through the most up to date energy efficiency measures we would support house builders who prioritised

these choices. Moreover, installing, at the construction stage, energy generating technologies such as photo voltaic panels would both cut energy consumption ( saving money for the householder ) and help reduce CO2 emissions.

The option of installing a district heating system is something that large scale developmnets should consider and is in line with LCC's Core Strategy.

## **Core Strategy**

### **1.Policy EN1 – Climate Change – Carbon Dioxide Reduction**

“All developments of 10 dwellings or more.....will be required to:

- (1) Reduce total predicted carbon dioxide emissions..... until 2016 when all development should be zero carbon
- (2) Provide a minimum of 10%of the predicted energy needs of the development from low carbon energy.

### **2. Policy EN4 – District Heating**

3.It is heartening to see the construction of a new estate adjacent to the cycle route leading to Roundhay Park and Easterly Road in Seacroft where solar panels are being installed on the vast majority of houses. This example demonstrates that it is feasible for volume house builders to include technology which both generates clean energy and reduces CO2 emissions at the construction stage.

4. The development in the Climate Innovation District demonstrates that significant numbers of homes can be built to ” passiv “ house standard in the city of Leeds. The builders, CITU, are delivering over 200 units all of which will be built to Passiv house standard. The CO2 emissions will be very low and the heating costs extremely low too. We would hope this kind of development could be replicated elsewhere in the city to help Leeds meet its aims in terms of reducing emissions.

## **NPPF**

10 Meeting the Challenge of Climate Change...The following paragraphs talk about CO2 emissions reduction, energy efficient buildings and renewable energy generation. Paragraphs 93,95,96,97 and 98

Using the most recent National Statistics data on greenhouse gas emissions which covers 1990-2015, the figures for residential emissions show that over this 25-year period there was a fall of some 17%. Between 2014 and 2015 (the last year for which full figures are available) emissions, however, rose by 2%. The Government cites a change in annual weather for this kind of fluctuation. What is

clear looking at the long-term data is that, as weather is unpredictable, the only way to drive down emissions from homes is to radically improve the ability of houses to withstand cold weather and to generate their energy from resources that do not add to greenhouse gas emissions. Yet again, the advisability of investing at the construction stage in houses that are moving towards the passive house model seems unquestionable if we are to meet our CO2 reduction targets by 2050.

The Zero- Carbon Homes policy (2006) had aimed to make all new UK homes carbon neutral by 2016. This policy was scrapped in 2015 on the (questionable) grounds that it was impossible to build a cost-efficient carbon-neutral home. Had the policy been left in place it would have acted as the stick to accompany the carrot of Feed – in – Tariffs which would have encouraged the large-scale construction of affordable zero-carbon houses.

**Evidence from Cardiff University’s School of Architecture suggests clearly that it is possible to build a zero-carbon house at an affordable cost using off-the-shelf technologies.** Their Solcer House combines technologies that reduce energy use, generate energy and store energy. Over a year the house generates 1.75 times the energy it consumes.

The house costs approximately £1200 per m<sup>2</sup> to construct; this is within the affordable range for social housing. In addition, energy bills are about £200 per year reducing the potential for energy poverty for the home owner.

What is needed now is a clear and consistent policy to encourage volume builders to include a proportion of low carbon homes within their portfolio, just as is the case with affordable housing.

It seems to us that this model will eventually be adopted as the only long-term solution to the twin problems of energy security and climate change.

What is required now are early adopters whose example will give to the rest of the construction industry the confidence to follow their lead.

The latest IPPC report, published in October 2018 at their conference in South Korea, highlighted the need for urgency in action on the part of governments globally if the worst effects of catastrophic man-made climate change are to be averted. Significant actions are required in the short term – by 2030. It would seem that this evidence, as well as the professed desire by LCC to make Leeds one of the best places to live, render it critical that all new housing built over the next decade or so be constructed in such a way as to minimise both energy loss and equally ensure a very small amount of heating will be required in the home. Excellent insulation is the key here. Both these measures would considerably reduce greenhouse gas emissions associated with housing.

## Appendix 4 Employment and job creation

### Existing employment zones

There are currently two main areas of employment in Garforth. One area is Main Street with its retail offer; the other is the four light-industrial/commercial estates situated along the Wakefield Road. These areas provide most of the employment opportunities in Garforth.

The commercial estate behind Tesco Supermarket encompasses a wide range of businesses from car maintenance to plumber's merchants.

The second – the Ash Lane Estate has a smaller number of larger businesses such as builder's merchants, garage, independent units including a micro brewer, and a haulage company.

The third area further along towards the motorway junction, Newhold, has a wider range of businesses – a gym, a window replacement company, an engineering firm and others.

The fourth area, Isabella Road (Helios 47), nearest to the motorway network, has various businesses mainly in the distribution industry but also an international sports car manufacturing company (Ginetta). **(list businesses in the appendix – see retail survey carried out in 2016)?**

There is scope for development on the last two sites, they have good access to the motorway infrastructure and, because of their position at some distance from the centre of Garforth, would hopefully not increase congestion there.

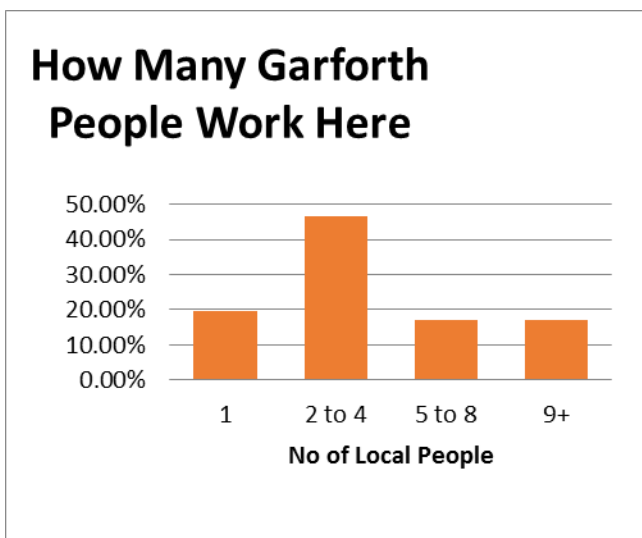
### 2016 Retail Survey

Of the Summer 2016 Survey of Garforth's retail businesses - 103 responses were received in total, 79 of the 86 shops on Main Street responded (92%) and 24 of the 41 shops on local shopping parades (59%).

The businesses were asked about the number of people employed and the number of these who live in Garforth.



As this shows many of the businesses currently in Garforth only have a small workforce. What Garforth might benefit from is a business relocating here that can create a significant number of jobs for the local community. There are as already indicated, several areas in and around Garforth that would be suitable.



It would be our hope that, wherever possible, the vacancies would be filled by local people and looking at the table above it seems the businesses who are already here seem to support that

### Recent developments

A Lidl supermarket opened in mid 2018 on what was a derelict site on Wakefield Road. This has created a mini retail park attracting other businesses into the vicinity including a public house and a small number of additional retail outlets on the same site. This recent development demonstrates that there is the capacity in Garforth for new businesses to open and offer employment to local people.

This development is undoubtedly welcome in terms of job creation and diversity. The developers of this site have put in place a new road layout and traffic lights at

the junction to this retail estate to try and minimise any distribution to the flow of traffic at busy times. This attempt to deal with infrastructure issues following development appears to have been successful and, if evidence proves that to be the case, could be a model for others to follow.

### **School leavers and apprenticeships**

On the 2016 figures currently available 66% (200) of the 16-year olds opt to stay on at the Academy into the Sixth Form, 18% (52) went to other Further Education Establishments, 2% (5) found apprenticeships/training schemes or jobs in the Garforth area and 14% (43) found apprenticeships/training schemes or jobs outside of Garforth. On completing the 2 years at the Sixth form some 60% went on to University (120), 5% (9) found jobs/apprenticeships or training schemes in the Garforth area and 35% (71) gained a job/training scheme or apprenticeship outside the Garforth area.

### **Employment rates**

At present the rate of employment in Garforth is 69.5% for the general population of working age. In terms of those who are unemployed, the demographic in terms of age is 16-24 1.4% and 50+ 0.8%.

*Is the currently employment zone near the motorway links likely to be affected by HS2?*

*How can we help more small businesses set up – cheaper introductory rents?*

## Appendix 5 Town centre Retail Mix

**A retail survey of all Garforth businesses** was carried out in Summer 2016. (This may be found on the GNPF website.) This survey included not only the Main Street but also businesses in other parts of Garforth. However, as a sub-set of this survey, the 88 shops in or very close to the Main Street are classified by user as follows:-

User	Description	Number <b>All to be updated</b>	Percentage <b>All to be updated</b>
A1	Retail sale of goods to the public. Retail warehouses. Hairdressers. Undertakers. Travel agencies. Pet shops Sandwich bars. Showrooms. Domestic hire shops. Dry cleaners. Internet cafes. Since the survey, a new Lidl supermarket and other retail outlets have been built on Aberford Road. Whilst only a small number of businesses, their effect is considerable.	59  (62)	67  (66)
A2	Financial services. Banks. Building societies. Bureaux de change. Professional services. Estate agents. Betting shops.	12	14 (13)
A3	Places where the primary purpose is the sale and consumption of food and light refreshment on the premises.	9	10
A4	Premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises. Public houses. Wine bars or other Drinking establishments. Since the survey, Planning Permission has been given for a pub near the new Lidl supermarket to be built on Aberford Road. Also, a Wetherspoons has opened in the Main Street. Whilst only two businesses, their effect may be expected to be considerable.	3  (5)	3  (5)
A5	Premises where the primary purpose is the sale of hot food for consumption off the premises. Since this survey a- branch of Domino's has opened.	6	6

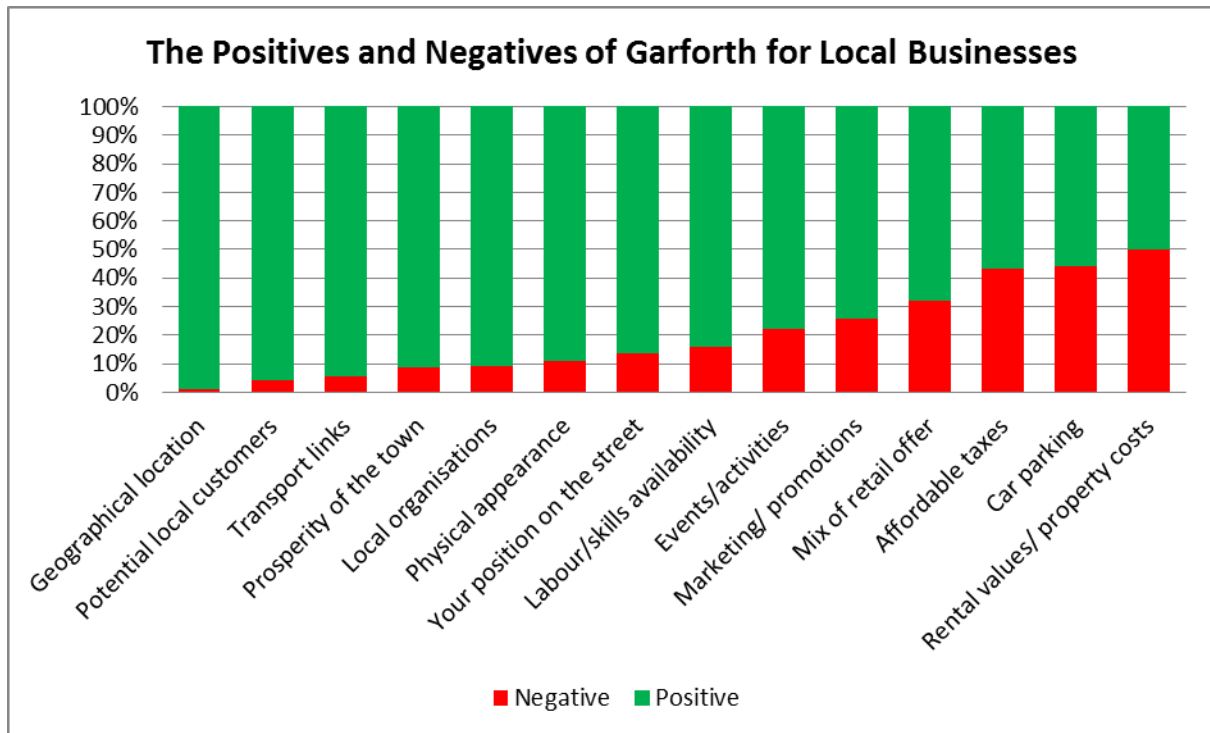
**Leeds City Council's Core Strategy**, in paragraph 5.3.6, states *"The defined primary shopping frontages in town centres are those with predominantly A1 uses. Saved UDP Policy SF7 seeks to maintain this core focus for town centres with a 70:30 split between A1 and other uses."*

The current proportions are a 59:29 split between A1 and other (A2 - A5) uses. To maintain the 70:30 ratio with 59 A1 class businesses, we should have only 25 'other'



businesses, not the current 29. Thus, we already have significantly more businesses in the A2 - A5 classes than the Core Strategy would prefer. **All to be updated**

REASONS FOR SUCCESS AND FAILURE.



Following on from this,

**The big positives are:**

Geographical location  
property cost

The potential local customers

The transport links

The prosperity of the town

The local organisations

The physical appearance of the town

**The big negatives are:**

Rental values and

Car parking

Affordable taxes (rates)

The mix of retail offered

## Appendix 6 Town centre Parking

**In November, 2017, a survey of parking in the two main car parks** near the Main Street (see appendix ??) has shown that, out of 175 places available, almost half are occupied by the same cars for the whole of the working day. Another quarter of the spaces were taken by long-stay parkers. Only 42 places (some 24%) were available for shoppers. During this survey, it was common for cars to drive into a car park, drive round and then out again, not having found anywhere to park.

It is likely that some of the all-day parkers were people working in the shops and offices in the Main Street. It is quite feasible to suppose that, with the restricted parking near the railway station, people are parking by the Main Street all day.

- There is evidence that the residential streets just off the lower end of the Main Street have become very busy with parking since Wetherspoons opened.

Responses from the Summer 2016 Retail survey asked the question, "What is the biggest single improvement that would help retail sales?" Top of the list was "More parking" which scored more than the next three categories added together. This is clearly a major concern for businesses.

- Sadly an elderly pedestrian was killed in a traffic accident on Main Street in January 2019. The vehicle involved was a lorry and the accident took place at the junction of a cul-de-sac with Main Street in the centre of the shopping area. This terrible accident confirms starkly the fact that there are real risks for both drivers, cyclists and pedestrians using Main Street.

The following points are taken from **LCC 'Garforth Parking Strategy 2012'**.

1. (From section 1.4) *There is a need to understand the relationship between the vitality of a town centre and parking. Wider market research has shown that parking is not the most important element in economic performance. A town centre with a strong retail centre will do well regardless of poor parking facilities while conversely, a town with strong parking will not fare as well if the retail is weak.*
2. (From section 1.4) *Garforth's retail future appears to lie in smaller stores and specialist shops. Unfortunately, some specialist shops have been transient in Garforth, particularly at the top end of Main Street and, elsewhere, other businesses are known to be struggling. The parking strategy should try to address this.*
3. (From section 1.4) *The location of long-stay car parking spaces would be better located away from the town centre, thereby creating parking space for short-stay shoppers who visit throughout the day.*

4. (From section 1.5) *Whilst minimising congestion is desirable, Main Street is a shopping centre, and this is of greater priority than being able to drive through without hindrance.*

[However, passengers on the several bus routes that use the Main Street would have issues with this as delays are frequently generated by the inability of buses to traverse their route without lengthy delays.]

5. (From section 2.2.4) *In summary, there was no evidence of rail commuters parking within the town centre boundary which supported the September 2010 data.*

[However, since 2012, parking on streets near the station has become controlled, meaning that rail passengers must park further from the station.]

6. (From section 3.2) 26 people added that any new short-stay parking on Main Street should be on one side of the road as this would allow two-way traffic to proceed unhindered.

7. ( From Issue 2 – All public off-street parking provision is full ) use under-utilised private parking areas (as identified on the survey dates) such as:

- the Dance College on Chapel Lane where 11 vehicles use the 33-space car park,
- Gascoigne's Pub where 9 vehicles use the 69-space car park,
- the old One Stop Council car park where 12 spaces were gated off.

8. ( From Issue 3 – Parking Charges) In terms of comments made, Parking Charges received the third highest number of comments (123) of which a slight majority wished to see charges introduced (66 in favour of charges v 57 against). Of the 66 who wanted to charge, 47 wanted to charge for long-stay, 7 wanted to charge for short-stay and 12 wanted to charge everyone.

Further inspection of the comments (Appendix D Event Report) indicates that support for parking charges would increase if the charges applied only to long-stay parking.

**Any accidents/ other problems on Main Street due to on street parking and congestion?**

**Yes a fatality with a reversing lorry on 23/01/19**

## Appendix 7 Sustainable community facilities

### Local evidence:-

**A survey of Community Facilities was carried out in 2017.** The groups and organisations currently benefitting from community facilities in Garforth provide approx. 280 sessions per week, totalling more than 400 hours including:

Music, Drama, Dance, Games, Sport, Refreshment, Art, Craft, Needlework, Knitting, Photography, Martial Arts, Fitness, Cycling, Action Groups, (i.e. Flood Group & Planning Forum), Horticulture, Faith Groups, Health & Wellbeing, (including Dementia Café, Hairdressing, Bipolar Group), Reading, I.T. Skills, Youth Movements, Childcare and Preschool, Volunteer Groups, (i.e. Lions), Business Meetings, Political Meetings, Car Clubs, Shooting Clubs and Societies, (i.e. Railway, Historical)

Across 48 venues in LS25 areas 1 and 2 including:

Community Centres and Welfare Hall, College, Schools, Churches, Pubs, Library, Cafés, Gymnasium, Sport and Leisure Centre, Over 60's Centre, (N.E.T.) Scout and Guide Huts, WMC's, and Buildings Leased from LCC.

Some venues could accommodate more sessions, but many are over-subscribed and new groups find it difficult to find a suitable space.

It is clear from the range demonstrated by the list and the high level of occupancy at the various venues that there is a real need for such facilities.

It is evident that, without these community facilities, many of the groups would cease their activities and the effect on the community would be enormous.

A small number of groups said they could take more people, "The room is adequate and we can take more numbers," and, "I believe the buildings are adequate now, with definite room for more businesses," and, "We should still be able to accommodate the extra influx of people."

Many indicate that they are managing the numbers and space now, but are concerned about the future. They could not cope with an increase in numbers without improved and larger facilities. If the population increases they will not be able to support more people as the existing facilities will be inadequate. It's a challenge to find extra rooms at short notice. "As it is difficult now to get venues, it will also be difficult when there is more housing and population."

From all of the above it may be concluded that on the whole Garforth will need a significant number of new facilities to satisfy the needs of a growing population.

For full details visit: [www.garforthplan.co.uk/](http://www.garforthplan.co.uk/)

Community Buildings/Community Groups Survey and Report 2017/Opinions of residents of Garforth using the facilities

#### Citywide Evidence:-

*"Access to local community facilities and services, such as education, training, places of worship, health, sport and recreation and community centres, is important to the health and wellbeing of a neighbourhood"* **Leeds Core Strategy, Policy P9**

#### National Evidence:-

**National Planning Policy Framework**, [Department for Communities and Local Government](#), Gov.UK, at 27 March 2012

### **Appendix 8 Protecting community facilities**

#### Local evidence:-

Report on Community Buildings/Community Groups Survey 2017/Opinions of residents of Garforth using the facilities

#### Citywide Evidence:-

**The NPPF** emphasises the importance of the planning system in creating healthy inclusive communities (para. 69) and that *"to deliver the social, recreational and cultural facilities and services (para.70) the community needs, planning policies and decisions should"* (among other things) *"guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs"*.

**Leeds Core Strategy Policy P9** – Community and other Services, states that *"Where proposals for development would result in the loss of an existing facility or service, satisfactory alternative provision should be made elsewhere within the community if sufficient level of need is identified"*.

This analysis is based on the detail found in the LCC greenspace document for the Outer South East (Garforth and Swillington and Kippax and Methley wards). We have used their figures to determine the current greenspace in Garforth, by removing those areas of greenspace that do not fall between the M1, A63 and Ridge road in order to calculate actual greenspace in our area. We then used their standard greenspace values per 1000 people and an estimated population of 15,000 for Garforth to calculate what we should have. We were then able to calculate the shortfall.

## Appendix 9 New community Activity and Leisure facilities

### Evidence from the Community:

Community Buildings/Community Groups Survey and Report 2017/Opinions of residents of Garforth using the facilities

The Community Buildings Research document shows the variety of venues that are already available, such as:

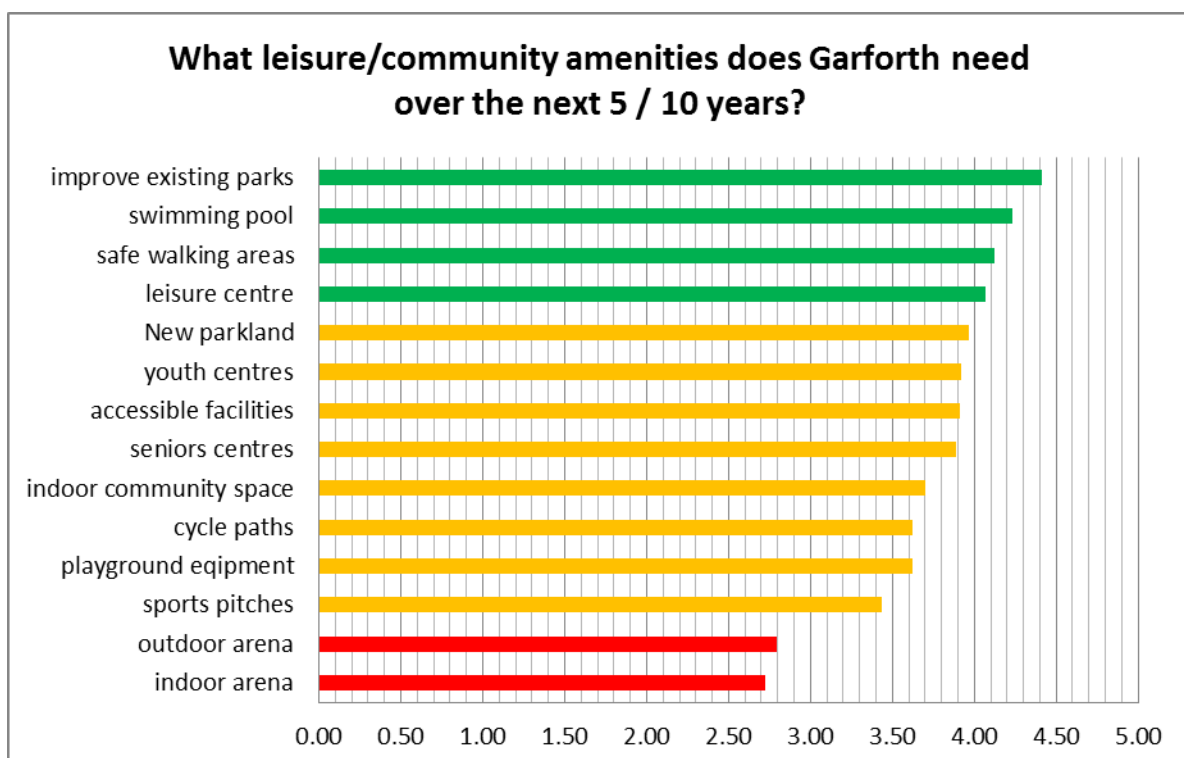
- Community Centres and Welfare Hall, College, Schools, Churches, Pubs, Library, Cafés, Gymnasium, Sport and Leisure Centre, Over 60's Centre, (N.E.T.) Scout and Guide Huts, WMC's, and Buildings Leased from LCC.

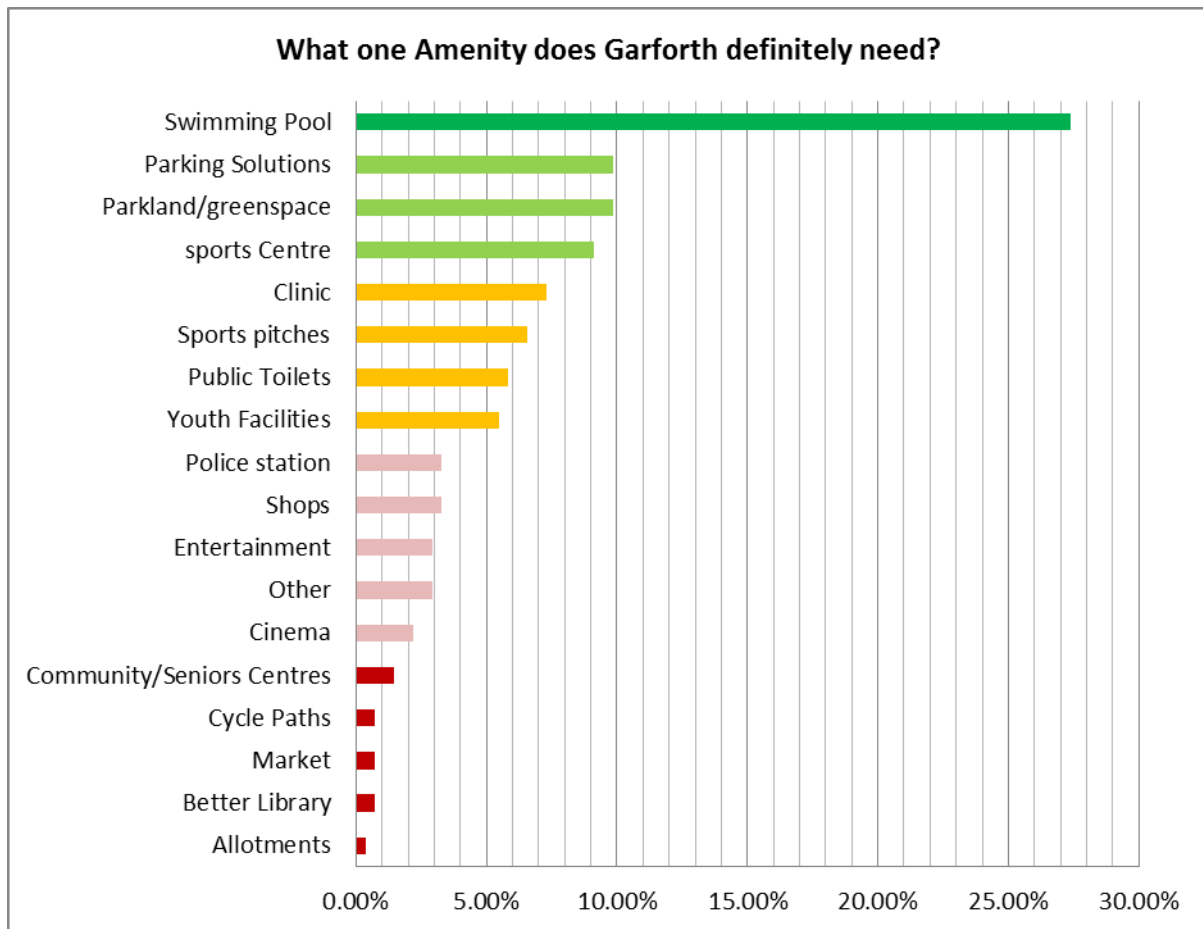
Yet, there are also gaps and residents would like to see space available for music practise and performance, and more space for sport and leisure.

For more information on outdoor leisure facilities see section 3.3 Green Spaces and Environment. The following charts from the Housing Needs survey 2018 show the importance of a swimming pool and leisure/sports facilities to the people of Garforth:-

### Amenities

**We asked what amenities Garforth needs....**





To read more about the surveys visit the website <https://www.garforthplan.co.uk/>

Citywide Evidence:-

"The provision of existing and new social and community facilities is integral to creating sustainable communities." For further information on this see Leeds Core Strategy 5.3.39

National Evidence:-

\* Briefing Paper on Physical activity and health, British Nutrition Foundation, 2007

<https://www.nutrition.org.uk/publications/briefingpapers/physical-activity-and-health.html>

\*\*Social Relationships, Leisure Activity, and Health in Older Adults [Po-Ju Chang](#), [Linda Wray](#), and [Yeqiang Lin](#)

Health Psychol. 2014 Jun; 33(6): 516–523.

## Appendix 10 Local green space

**Issue 1 The development Plan Document Submission Draft Greenspace Background paper 2017** identifies the Garforth and Swillington ward as having a deficiency in 3 and a surplus in 3 typologies.

However, the greenspace quantity for the Outer South East has been assessed on a ward basis and Garforth's greenspace has been calculated together with Swillington, Great & Little Preston. On calculating the greenspace typologies for the current Garforth population there is a deficit for all 6 typologies. People are unlikely to travel to Swillington to use greenspace amenities as it is not on a bus route. All the greenspace typologies are listed in appendix 13

Based on an existing population of 15,000 (2011 Census) there is a clear lack of green space for recreational purposes within Garforth and several residential areas do not meet the LCC standards for provision and accessibility even with the SAP designated greenspaces which have always been used for informal recreation

Recent developments since 2000 have not included any additional green spaces in their design. This, in fact, has had the effect of reducing the green space available pro rata per head of population. There is a real concern that future developers might adopt the same attitude, claiming 'viability' concerns, thereby reducing even further the relative amount of green space per head of population. Neither Barleyhill Park nor most of the outdoor sporting sites identified by LCC provide any basic amenities .

The current provision of Children's playgrounds in Garforth (3 sites) is just sufficient for the existing population. However, there is no excess capacity on the existing sites . In the likely event of significant new development there would, therefore, be a need for the provision of additional Children's playground facilities that are accessible without crossing major roads.

Given the current concern nationally about levels of activity amongst the population as a whole and amongst children and young people in particular, it would be a disaster if the opportunity to increase facilities in the town which enabled people to be active were to be missed. Promoting health and well-being as well as contributing to a decrease in avoidable pressure on the health service are twin aims identified in the LCC Health and Wellbeing Policy and should feature high on the list of priorities of any developer and every council. To encourage an uptake in physical activity greenspace needs to be accessible and meet LCC quality standards.

Based on the SAP Greenspace background paper and calculating the requirements for Garforth's current population we have identified a significant shortfall in all types of greenspace typologies when compared with Core strategy standards.



	Parks & Gardens	Outdoor sports excluding education	Amenity	Children and Young people equipped play	allotments	Natural
Standard	1 ha/1000 people	1.2ha/1000 people	0.45ha/1000 people	2 facilities /1000children	0.24ha/1000 people	0.7ha/1000 people
Garforth & Swillington Ward LCC	Deficiency -0.47	Surplus 1.02 ha	Deficiency -0.05 ha	Surplus 0.89	Surplus 0.17	Deficiency -0.18
Garforth 15K population	-6.529	-4.02	-4.213	- 3.5	-1.209	-4.948

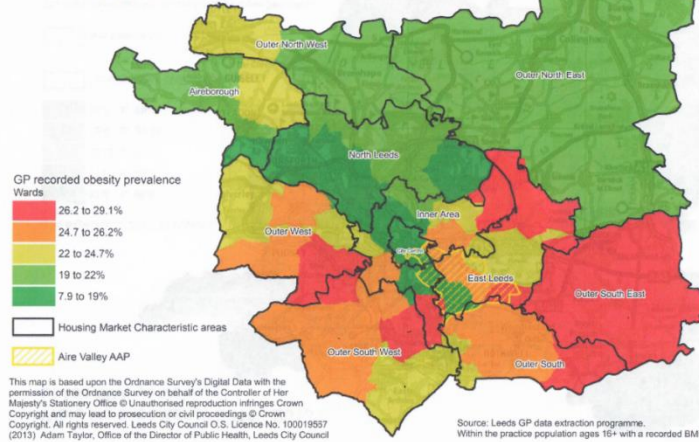
- To meet LCC core standards for Garforth's current population the following greenspace hectares need to be identified. 6.529 for Parks and Gardens? outdoor sports, Amenity 4.213, Children's play 2.5 facilities, Allotments 1.209 and Natural green space 4.498. see appendix x
- 31% of the people responding to the GPNF housing survey used the open greenspaces in Garforth see appendix 14

#### Evidence issue 2:

- Garforth falls into **the highest obesity prevalence wards within Leeds**. 26.2 to 29.1 % of the population are classed as obese and 30.8 – 32.7% of children year 6 are recorded as obese. (See appendix x) This data was recorded in 2012 -2013. Nationally this percentage has risen to 34.2% (national Child measurement programme 2015-2016). **Check recent data** GP quarterly data collection July 2018 demonstrates that childhood obesity in year 6 has increased with >39% classed as obese
- Clearly we need to implement all the policies within the LCC Health and Wellbeing Strategy by providing at least the minimum standards set out in the G3 Core strategy policy summary . The map below highlights the obesity issues in Garforth which has exacerbated since 2014 see appendix x

I

GP recorded adult obesity prevalence, October 2014.  
Leeds rate 21.6%



### Evidence issue 3

**The recent developments in Garforth have not provided any additional green space** either within or elsewhere in Garforth:

HG1-304 Barrowby Lane capacity 33

HG1-308 Barleyhill road capacity 30

HG1-312 Selby Road capacity 68 a Greenfield site previously used for informal leisure

HG1-310 Off Church Lane care home capacity 58

HG2-235 The old Stocks site on Ninelands Lane plans to allocate some of the site which is unsuitable for development **check number of hectares does this meet proposes population ?**

### Evidence issue 4

**LCC have identified that most typologies have a poor quality scoring.** Only 2 of the identified green spaces have an acceptable quality score ( out of 10 where 7 is rated good ). Wheatley football ground and the Garforth & Swillington bowling club both are private and are rated 8.5 and 7.18 respectively. The remaining green spaces sites are scored 2.67 – 6.08 see appendix x **to include info on children's play areas and road access.**

Housing development after 1970 s including East Garforth estate without any additional greenspace provision information taken from LCC planning records.

Numbers of existing users, if possible, demonstrates the popularity of the routes mentioned and diversity of users.

Purpose of journeys shows high(?) number being made which

- Involve children going to school
- Involve people accessing shops

- c) Involve commuters
- d) Involve children accessing play areas

Data around impact on people's health and well-being of a countryside environment and fresh air.

Again quote LCC open space, sport and recreational assessment document July 2011

1990	Cedar Ridge & Briarlands	123
>2000	Hanbury Gardens	8
>2000	Higham Way	42
	Station Court	20
	Dale Croft	10
2003	Barrowby View	23
2014	Barrowby Lane	
	Farfield Court	17
	St Joseph's Court	7
2006	Headland Court	13
	Nelson Croft	6
1994	Rockley Grange gardens	6
	Lidgett Court	16
2006	Scholars Gate	56
2016	August Court	58
	The Mede	9
	Highfield Mews	11
2012	Bluebell Avenue and another	68
2012	Green Lane flats	16
2016	Green Lane	4
>2000	Cricketers Close	22
>2002	Green Lane Villas	15
>2000	Hazel Mews	13
	Ninelands View	11
	Saxton Court	10
	Station Court	
1993	James Close	11
1984	Newfield Chase/ Crescent/Drive	66
	The Chase	30
	The Grange	10
e2010	Barleyhill Road/	
2010	Main Street flats	15

Aspirations ?
------------------

## Appendix 11 Green corridors

### Evidence for issue 1

- **Proposed development on HG2-124** a site which includes a footpath north / south at the western end and another running north then east across the south east corner of the site.. These have not been identified in any site requirements SAP section 3 area proposals Outer South East nor the SAP Revised Submission Draft Amendments January 2018
- There has been an application for **an extension into G1229** a LCC designated natural greenspace site from HG2-235 which would remove a section if not all of this green corridor
- There is a further **proposal to develop a PAS site HG3-18** directly behind housing on the Selby Road which would result in further loss of green corridors
- A recent application to **develop a greenfield site EO1-19** would result in further loss

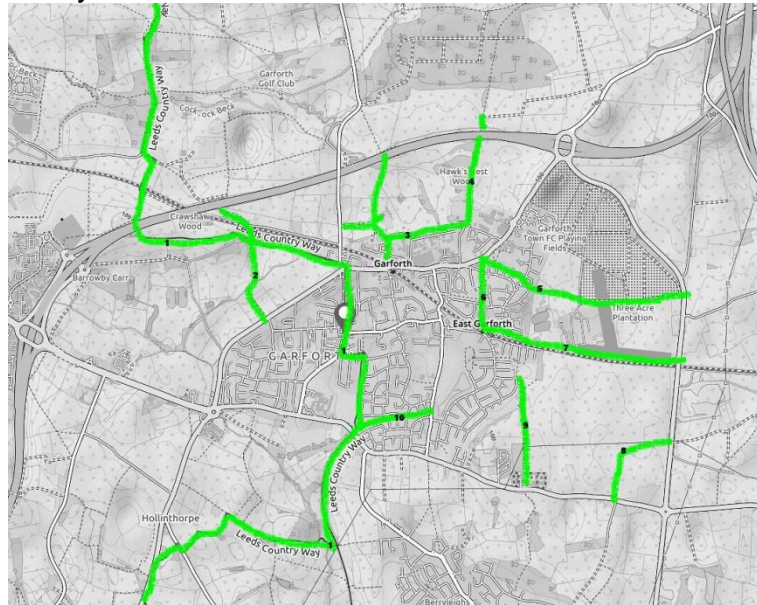
### Evidence for issue 2

- **Feedback from the household survey** demonstrates that 82% of those who returned the survey use these green corridors/ footpaths see appendix x
- They play a valuable role in enhancing the quality of people's lives and protecting the environment. **Use LCC H&W data and ecology data**
- Photographic evidence of footpath closures appendix x
- Mitigation for HS2 plans to hard surface/ relocate footpaths 1,2,4,6,7,7a,8,11,122 and bridleways 2,6,10,12,125 ( HS2 Working Draft Environmental Statement volume 2 LA16 Garforth to Church Fenton

<b>Aspirations ?</b>
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## CLW5: Green corridors

We need to identify those which have been closed / access restricted



1. Leeds Country Way which comes into Garforth along Barrowby Lane and down Main Street, left into Church Lane turning right past the allotments heading south to join the Lines Way and pass under the A63
2. Path from the M1 motorway past White House farm and crossing the level crossing and Barrowby Lane/ Leeds Country way heading south behind Clear View Farm to the A642/ Wakefield Road
3. Path leading east from Barwick Road north of the railway line, close to The Elms, then parallel to Lotharton Way and behind the industrial estate. PLUS two spurs heading north from this corridor to converge at a tunnel under the M1. PLUS various other paths heading south, one to emerge behind Tesco and another to pass in front of Sisters Villas to cross the railway line to then to the A642
4. Path from the bottom of Ash Lane turning north along the old railway line, the Fly Line, up to Hawkes Nest Wood to pass under the M1 motorway
5. Path from the A642 Aberford Road near East Garforth Primary School due east across Makin's land to the A654 Ridge Rd. This corridor forks to provide two paths to the Ridge Road passing each side to Three Acre plantation
6. From East Garforth Station north through to the A642
7. Path from East Garforth Station passing east to the Ridge road travelling parallel and close to the railway line during the whole length along the

southern boundary of 1232A

8. From A63 Peckfield Bar north east across 1232b to meet the A656 Ridge Road
9. Green Lane from Severn Drive (near the primary school) down to Winfields Outdoors centre across the A63 and on to Kippax
10. Path from Ninelands Lane south along the Lines Way to join the Leeds Country Way close to the A63

Plus ????

- Nannygoat Lane – Garforth to Manston/ Crossgates
- Footpath from end of Ninelands Lane across the fields to Kippax

Development policies that seek to :-

- 1) preserve and increase the number of available green corridors within the town;
- 2) integrate new green corridors within the existing network will be supported.





## Appendix 12 Conservation and enhancement of the rural environment

### Evidence for issue 1

- **Loss of green field to site HG1-304 Townend/Barrowby Lane?** Ha (**unsure of no. of hectares**)
- **Loss of greenfield to site HG1-312** Bluebells under Garforth Cliff on the Selby Road ?ha despite identified in UDP **check** and well used by local population for informal recreation before development.
- **Proposed loss of greenfield PAS site south of the Selby road HG3-18 18 ha**
- **Proposed loss of greenfield site to EG1-35 and EG1-36 16.60 ha**
- **Loss of 60% of ancient woodland** by farming ( Stubbs Wood ) in site **HG2-124** and further disruption if the site is developed.
- **Potential loss of G1229 Kennet Lane Meadow** ( an LCC designated natural greenspace site ) as an extension of the development HG2-235 on Fairburn Drive
- **Potential loss of G1228** should G1229 be developed Green Lane Cricket club
- **Potential loss of a green belt site G1231** on the Selby Road either side of the Cliff Top Park homes .

- **Proposed development of a brownfield site** ( ex clinic and bordered by hedges ) loss of trees and hedges replaced by fences. On a main road used by schoolchildren and a congestion hotspot.
- **Lidl site development a brownfield site previously bordered by hedges and trees**
- **GPNF household survey** list comments relating to topic on loss of countryside

*Need a larger scale map showing Garforth's green belt , greenfield and the above sites*

## **Evidence for issue 2 loss of tree cover and hedges**

- **Proposed development of a brownfield site** ( ex clinic site ) bordered by hedges, trees already removed and replacement shown on plans, however concern that future residents may remove these as core strategy policies do not protect.
- **Loss of tree and hedges on site HG2-235** already being developed on Ninelands Lane.
- Both these sites border busy and congested roads accessing schools **map needed**
- **New family pub bordering the A642 Aberford Road** which removed trees and hedges again a busy and congested road used by school children

*Need a map showing greenbelt and sites green field and green belt to be developed.*

*We need to be able to demonstrate the difference between those developments, in Garforth and locally, where care has been taken with regard to preserving, reinstating and even enhancing the natural landscape and those where attention paid to this has been cursory or non-existent. This could be on the basis of photographs or individuals' opinions.*

*Photographs of successful and sympathetic landscaping/screening from other developments would be helpful as pointers to what we would like to see in Garforth as it expands.*

*We need evidence of footpaths/rights of way which are badly maintained or poorly signed and how this hinders or prevents them being used for access to the countryside.*

*Though this may be hard to find, it would be helpful if any conservation groups had information about the range and habitat of flora/fauna locally. Particularly helpful would be anything showing how proposed development could*



*adversely affect this range and what kind of measures can be taken (or have been taken elsewhere) to safeguard nature.*

### Evidence for issue 3 Loss of LCC designated natural greenspace

- **Hawks nest Wood G1014, Due to be reduced** by approximately 50 % by HS2 and remainder disrupted during construction 5.63 h
- **Application to develop site G-1228** 4.09 h

### Aspirations ?

### Appendix 13 Greenspace typologies

Parks& gardens 1ha/1000pop	site no	hectares	CS standard for 15,000 pop	Accessibility 720 m	Facilities Quality score	owner
Barleyhill park	23	3.161			4.29	
Glebelands	51	4.245			6.33	
Goosefields	1232	1.065			5.62	
Total		8.471	15ha	Access by 50%		
deficiency		6.529				
Outdoor sports provision 1.2 ha / 1000			18 ha	720 -3.2km		
Wheatley Park football ground	1124	1			8.5	
Brierlands lane pitches	1125	2.83			5.38	
Barleyhill park	23	3.16			4.29	
Firthfields POS	1015	1.13			5.77	
Ash lane pitch	1013	1.77			2.67	
Green lane cricket club	1228	1.21			6.08	
Church lane cricket club		1.71			6.42	
G&S bowling club	1854	0.11			7.18	
Goosefields	1232	1.06			5.62	
synthetic turf	No data	No data				
total		13.98		Access by most except tennis ct		
deficiency		4.02				
Amenity space 0.45/1000 pop.			6.75ha	480m		
Inverness road POS	1017	0.347			5.08	
New sturton rd bus turnround	1018	0.249			3.75	
Long meadows	1231	1.204			6.08	
east Garforth field	1487	0.737			4.67	

total		2.537		Access by 50%		
deficiency		4.213				
Childrens play 2 /1000 children			Census 2011 0- 19 = 22.9% pf pop =3,435 children so need 6.5 ! 720m access by most			
glebelands	51	1/2			6.33	
Barleyhill park	23	1			4.29	
Firthfields POS	1015	1			5.77	
total		3/4				
deficiency						
Natural greenspace 0.7 /1000pop						
Hawks Nest Wood	G1014	5.63-half	15.5	Access by only 50%	3.67	
Kennet Lane Meadows	G1229	4.09			4	
total			15.5	50%		

## Appendix 14 Protected greenspaces

The following spaces are designated as Local Green Spaces and will be protected from development:

1. G23 Barleyhill Park - neighbourhood Park
2. G51 Glebelands Recreation Ground- local recreational area
3. Goose Fields- local recreational area
4. Firthfields POS – outdoor sport
5. East Garforth Field-
6. Inverness Road
7. New Sturton Bus turnaround
8. Long Meadows
9. Brierlands Lane pitches
10. Garforth/Swillington Bowling Green
11. Garforth Cricket Club ground
12. Green Lane Cricket Club
13. Wheatley Park Football Ground
14. G1012 Bank Row Allotments
15. Church Lane Allotments
16. Firthfield Allotments
17. Hawkes Nest Wood
18. Kennet Lane Meadow
19. Area of ex quarry workings now covered in scrub woodland next to camping shop
20. Two plots of pasture land close to Cliff Park next to A63
21. Area between Green Lane Cricket field and Kennet Lane meadow now included as part of Kennet Lane meadows

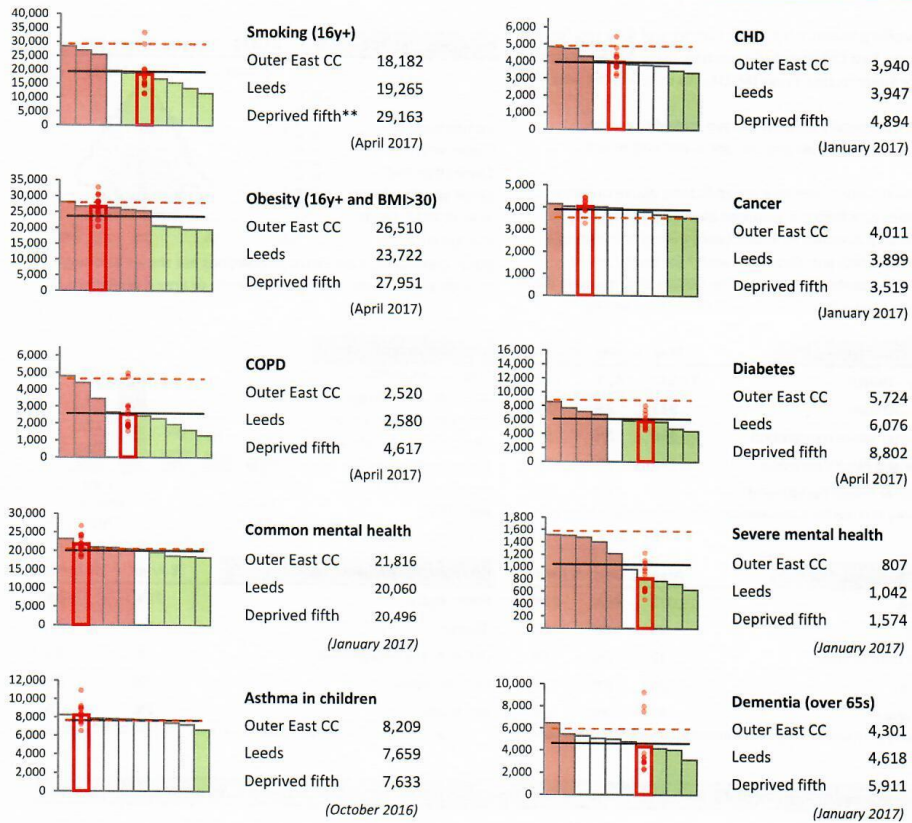
22 Small plot on Queensway off Barley Hill Road

23 Small plot of land by The Chase off new Stourton Lane

Need map

Think there is a more recent chart

**GP recorded conditions, persons (DSR per 100,000)** GP data

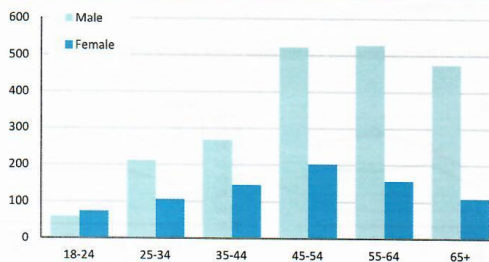


The GP data charts show all ten Community Committees in rank order by directly standardised rate (DSR). DSR removes the effect that differing age structures have on data, and allow comparison of 'young' and 'old' areas. GP data can only reflect those patients who visit their doctor. Certain groups within the population are known to present late, or not at all, therefore it is important to remember that GP data is not the whole of the picture. This data includes all Leeds GP registered patients who live within the Community Committee. Obesity here is the rate within the population who have a recorded BMI.

**Alcohol dependency - the Audit-C test** GP data, April 2017

The Audit-C test assesses a patient's drinking habits, assigning them a score. Patients scoring 8 or higher are considered to be at 'increasing risk' due to their alcohol consumption.

In Leeds, almost half of the adult population have an Audit-C score recorded by a GP. This chart displays the number of patients living inside the Community Committee boundary who have a score of 8 or higher.



Research suggests that [plants with large, dense canopies and rough hairy leaves are especially effective at catching particulate pollutants. E.g. Leyland cypresses and pines.

## Appendix 15 Supporting educational establishments

### Local Evidence

There are five primary schools in Garforth, each with pre-school/nursery provision and one secondary school, which includes sixth form education. The primary schools offer some before and after school clubs to help with parents' flexible working arrangements.

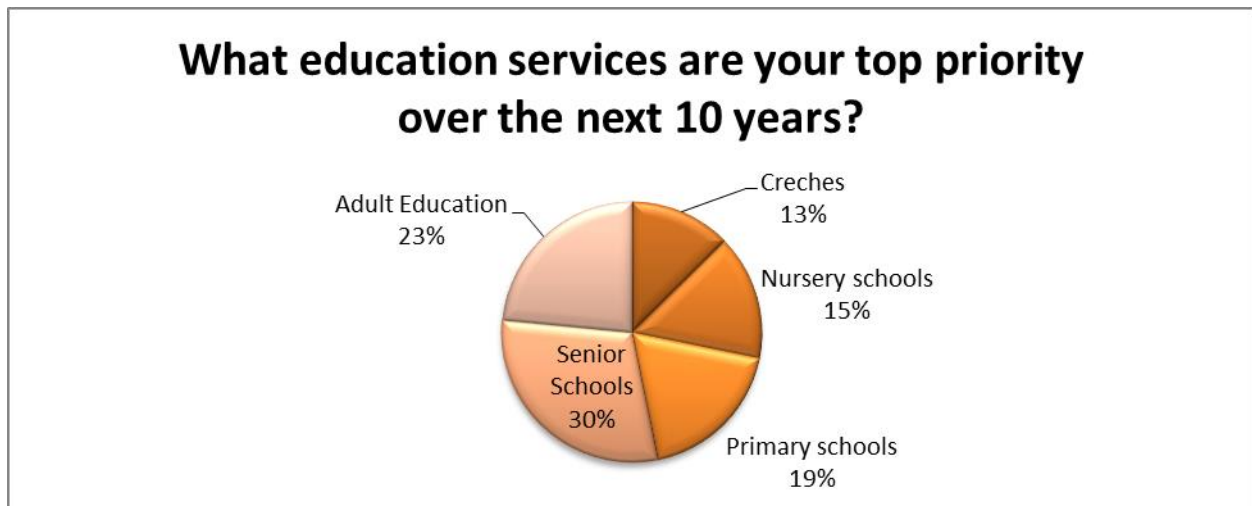
OFSTED reports for 2015/17 show that all schools in Garforth are rated "good" or "outstanding".

There are also private pre-schools, nurseries and child minders, which provide facilities out of school hours, to assist parents.

A survey of local estate agents showed that one of the main reasons that people want to live in Garforth is because of the good reputation of the schools. Visit [www.garforthplan.co.uk/](http://www.garforthplan.co.uk/) for full details.

There has been consistent pressure on places in the primary schools and at secondary level over the past few years. All of the schools in Garforth, with the exception of one primary school, operate at near capacity. It follows that new provision will be required for any new housing developments.

Garforth Housing Needs survey asked about education. The following chart shows the results:



All of the schools in Garforth have playing fields attached to them. These are vital for outdoor play and activities for the pupils. Garforth Academy also opens its grounds to adults for activities outside of school hours. They clearly offer facilities to promote health and wellbeing. It is known that Garforth lacks the recommended amount of greenspace per head of population (see Section 3.3.1 GSE 1 Local Green Space). 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, rather than less.

### **Citywide Evidence**

The birth rate in Leeds “appears to have plateaued at around 10,000 per annum in the last five years” (Leeds Joint Strategic Needs Assessment 2015 Executive Summary, Cross Cutting Themes). This seems to be mirrored in the Garforth birth trend with 135 births in 1998 and 146 in 2014, with the lowest being 111 in 2002. However, this will increase as new housing continues to be developed in the area, with consequent extra pressure on the schools.

There have not been any extra places provided for smaller developments built in recent years which have already created pressure in the system, although it is acknowledged that new developments contribute to the strategic provision of school places through planning obligations and the Community Infrastructure Levy.

Development of the Redrow site (formerly Stocks Blocks, Ninelands Lane) will almost certainly significantly increase the number of children in Garforth looking for a school place across a number of year groups.

Leeds City Council use the following ratios for school places required for new developments, which depends on the size of house:-

No of Bedrooms	No of Primary (c£9k Section 106)	No of Secondary (c£12k Section 106)
2 Bed	1 in 6	1 in 8
3 Bed	1 in 4	1 in 5
4 Bed	1 in 3	1 in 4

On LCC’s own calculations, a development of this size (241 units) could produce a further 60 primary pupils and 40 secondary pupils.

Whilst these pupils will be split over 7 year groups in the primaries and 5 year groups in the secondary, this is still equating to an average of 8 pupils per year group and it is unlikely that there will be an equal spread in all year groups. As Ninelands Primary and Green Lane Primary (the two nearest primary schools) are now both nearly full

at 420 pupils each and Garforth Academy at maximum at 1524 pupils, there is concern about where these children will go.

New schools will require land for the buildings, playing areas and sports facilities and this must be allocated at the outset of the planning stages of any further new development in Garforth.

### **National Evidence**

\*The link between pupil health and wellbeing and attainment A briefing for head teachers, governors and staff in education settings, Public Health England, November 2014

\*\*British Nutrition Foundation, The Curriculum, June 2015

Guidance: Childhood obesity: a plan for action, Updated 20 January 2017

## Appendix 16 Community Healthcare Facilities

### **Evidence from community**

Garforth has a full range of general medical practitioner, 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 provides many day care services.

Until the beginning of 2016 there was also a clinic in Garforth covering further important areas not available at GP surgeries. We believe that the closure of the clinic is detrimental to the people of Garforth and is at odds with the aims set out in the Leeds Core Strategy to improve public health and wellbeing.

The clinic, which was opened during the 1960s and which provided a wide range of services across the age spectrum, was closed in January 2016. Many of the services have been relocated to the Health Centre in Kippax. Garforth is classed as a Major Settlement. This should be sufficient reason for ensuring that clinic services are provided within the town. The closure has caused considerable difficulty and inconvenience, particularly to those who are less mobile, not only for Garforth residents, but also for people in neighbouring villages, who also relied on them. Garforth and Swillington ward has been cited as having the highest rate for coronary heart disease in the city.\* This is a further reason for having facilities close to where people live to encourage and facilitate attendance at appointments to help improve this situation

The following services were provided at Garforth clinic:-

Adult Dietetics, Cardiac clinic, Warfarin clinic, Children's Speech and Language Therapy, Musculoskeletal Physiotherapy, Hearing Aids, Podiatry, Weight Management, Improving Access to Psychological Therapies (I.A.P.T. ), Youth Services (sexual health).

The consultation carried out by Leeds Community Healthcare showed an overwhelming response in favour of retaining the clinic in Garforth. Many comments related to:-

- Travelling to several other locations for services that until recently had been provided locally.
- Difficulties of parking at Kippax Health Centre, with resulting problems for local residents being unable to drive out of their street.

There were 234 responses, of which 224 were against the closure.

The Friends of Garforth Clinic organised two public meetings, attended by 190 and 120 people respectively on 16 April 2016 and 16 July 2016. They were supported by our local councillors, where it was clearly shown that Garforth residents are strongly against the closure and both need and want the services to be retained in Garforth.

Health Survey carried out in 2016: Garforth has three GP practices, one of which is a satellite practice from a Health Centre in Kippax and five dental practices, offering both NHS and private services.

Two of the GP practices would see additional staff and larger premises as necessary to help to ease the pressures. It is essential that Garforth residents are not compromised by a reduction in quality of services. Any new housing development will require extra facilities sufficient to provide an equitable and high-quality service to all residents.

Correspondence with Leeds Clinical Commissioning Groups Partnership indicates that a review has taken place of the health services in Garforth. One of the existing GP practices plans to expand its consulting rooms to provide an increased range of services. However, there are no proposals for any new buildings in the area at present (October 2017). If a large development goes ahead, the CCG will link with the local council, local providers and developers to explore the opportunities for health provision within the development. The CCG plans to meet with local GP practices on an ongoing basis to formulate a local strategy built on local knowledge. It is acknowledged that if there is a large increase in population in Garforth and surrounding villages there will be a requirement for some additional capacity relating to GP and health provision. This will be intrinsically linked to a phased approach over the developments over the next ten years or more.



### **City wide evidence**

\*See Leeds Joint Strategic Needs Assessment 2015, executive Summary, Cross Cutting Themes for information about the rate of coronary heart disease.

Leeds Health and Wellbeing Strategy 2016-2021

**Leeds Core Strategy**, Our People, Deprivation and Health Inequalities 2.30