

From: [Harvatt, Adam](#)
To: [Site Allocations Plan](#)
Subject: PDE00702_FW: Proposed development in East Leeds, Garforth
Date: 05 November 2015 12:08:21

To be considered as a representation to the Site Allocations Plan.

Adam Harvatt
Team Leader
Local Plans East
Forward Planning & Implementation
City Development
Leeds City Council
Tel 0113 247 8203

From: Speak, Stephen
Sent: 03 November 2015 10:41
To: Harvatt, Adam
Subject: FW: Proposed development in East Leeds, Garforth

And another

From: Dobson, Cllr Mark
Sent: 03 November 2015 09:34
To: Speak, Stephen
Subject: Re: Proposed development in East Leeds, Garforth

Thank you & happy to help as I feel many of the issues you've raised are not properly addressed.

I've copied in a senior planning to ensure your consultation is lodged.

For completion here's mine. Feel free to share.

<https://markdobson1963.wordpress.com/2015/10/13/site-allocation-submission-as-part-of-the-public-consultation/>

Best wishes

Mark

Sent from my iPhone

On 3 Nov 2015, at 09:27,

> wrote:

Mark,

Further to the proposed development of 2314 dwellings (units) at the HG2-124 site, I would like to voice my concerns over the development.

- 1) Transport – it is already congested getting out of Garforth to the M1/A1 at peak times. An additional 2314 units could quite easily introduce 4000 additional cars which could bring the roads to gridlock. The existing road and junction network currently in Garforth could not accommodate an increase in traffic especially at the junctions of Main Street to Wakefield Road, Lidgett Lane to Selby Road, Holiday Inn roundabout, Ninelands Lane to Selby Road and Junction 47 where if there is a constant flow of traffic coming from the A656 to J47 roundabout then traffic cannot get out of Garforth. How will the new development ensure that road networks will be sufficient and safe.

By-Pass – there has been talk of a by-pass from the new development to Holiday Inn roundabout. Where would this be routed and how would that affect access to and from Kippax, walking down the lines etc.

- 2) Parking – the existing parking on Main Street is already overstretched and would not accommodate an increase in vehicles.
- 3) Schools – the proposed development suggest that 3 no. new schools could be needed. I would say that they would defiantly be needed especially as many families outside Garforth already bring their children to Garforth schools, however the big problem would be getting a sponsor and funding to build new schools as Leeds City Council would not be responsible for setting the new schools up. If new schools are deemed necessary for Planning, how can it be guaranteed that they will be built during the development and not left to chance.
- 4) Shops, Doctors / GP's, Dentists – Will the proposed development have new local amenities to facilitate the new development so the existing Garforth facilities are not affected.
- 5) Green Belt – Are there any Brown Field sites on the outskirts of the centre that could be used to develop rather than Green Field sites.
- 6) Landowner of site 1232A – if development happens on this site as well as HG2-124 then this would be catastrophic. I would think that this needs to be included in the full planning decision and not left for future development.

I hope the above is of use and many thanks for acting on behalf of Garforth on this major issue.

Regards

Richard.

Think before you print!

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