

From: [REDACTED]
To: [Site Allocations Plan](#)
Subject: PDE00709_FW: Garforth Housing Development Planning - Feedback
Date: 05 November 2015 10:22:29
Attachments: [Garforth Map Brainstorm.pdf](#)
[ATT00001.htm](#)

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 [REDACTED]

From: Speak, Stephen
Sent: 03 November 2015 08:01
To: Harvatt, Adam
Subject: FW: Garforth Housing Development Planning - Feedback

Adam – Another rep – will we be issuing an acknowledgement for emailed reps? - Steve

From: Dobson, Cllr Mark
Sent: 03 November 2015 06:11
To: Tim Staddon R; Speak, Stephen
Subject: Fwd: Garforth Housing Development Planning - Feedback

Thanks Tim

Steve

Could you ensure these comprehensive comments are fed into the site allocation review please & acknowledge the same.

Thanks

Mark

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 2 November 2015 at 23:03:24 GMT
To: Cllr Mark Dobson [REDACTED]
Subject: Garforth Housing Development Planning - Feedback
Reply-To: [REDACTED]

Hi Mark

As explained, I live in Garforth but work in Frankfurt so the logistics of responding to the consultation are not that straightforward, so if you can pass these comments on I would greatly appreciate it.

I'm attaching a PDF of a brainstorm which (if it comes through OK) should visualises the thoughts I have about how the road and rail around Garforth is likely to evolve once the developments all start materialising. This is just a concept - it's NOT been discussed by GNPF so the thoughts behind it are my own and do not necessarily reflect the settled views of the forum. For good measure I've put in a couple of areas which I think would be suitable for housing but which aren't presently on the LCC documentation.

Thoughts:

1. I believe the HSL17 section of HS2 needs to be 25m on each side of an elevated bank or even a viaduct, as it passes Garforth, with the route placed on the south side of Junction 47. So assuming HS2 needs to be masked with a tree line for noise and safety (like HS1 has been), I'd say we can rule out all the land from the M1 J47 down to Warren House Farm, level with this point on Ridge Road - <https://goo.gl/maps/XmL77FfeKkp> - on the basis it's blighted until a decision on the HS2 route is finalised. The land NORTH of the motorway is not affected by drainage issues, noise or HS2 corridor; if other areas are unsuitable perhaps that can be looked at.

2. The land northwest of Aberford Rd as it approaches J47 is already pencilled in for industrial / commercial development, so I would assume nobody wants to live in houses backing onto an industrial park and the road links will need to be addressed to account for more HGV use.

3. Put the housing developments in Micklefield AND a potential widening of the railway track bed to serve East Leeds Parkway, AND the HS2 corridor all together with those two considerations, and suddenly the amount of land around Sturton Grange that's suitable for high density housing is not that big... add the drainage, power and water supply implications, risk of subsidence from mines, etc to the equation and it's not as attractive as the site south of the railway line. That said, a small development of low density, high end housing around the lake area or perhaps a retirement village with bungalows, would be viable. There could be cycle / pedestrian access from there to Brierlands Lane or Sturton Grange Lane for example.

4. The more the Micklefield/Sturton Grange / Peckfield area does get built on and around, the more likely it will be that Ridge Road will have to become dual carriageway to support the extra through traffic from J47 down to the A63 - these things tend to have knock on implications, so I wouldn't rule out a future need to dual the A63 from Milford Lodge to the Peckfield roundabout, or improve the A63 from Peckfield to the George.

5. Some access from the new developments in Micklefield, to the preferred site location, should be provided. I would suggest a bridge over the dualed Ridge Road for local access only, perhaps with a small junction for Miami. Ideally we wouldn't want this to become a shortcut.

6. Major concern: I still have not found a single map showing where the new station near Micklefield is going to be so can only guess. I assume LCC does know where it is going to be - if so could they please put it on some of their maps already.

7. And while I'm on the hobby horse - they could at least spell Garforth correctly. It is not "Garforh".

Regards

Mr T.M. Staddon