

From: [Harvatt, Adam](#)
To: [Site Allocations Plan](#)
Subject: PDE03143_FW: Proposed new housing in Garforth
Date: 16 November 2015 10:50:50

Adam Harvatt
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From: Speak, Stephen
Sent: 16 November 2015 08:45
To: Harvatt, Adam
Subject: FW: Proposed new housing in Garforth

From: Dobson, Cllr Mark
Sent: 13 November 2015 15:02
To: Dave Lawrence; Speak, Stephen
Subject: Re: Proposed new housing in Garforth

Thank you.

All good points well made.

I've copied in senior planner to ensure your opinion is heard.

Thanks again.

Mark

Sent from my iPhone

On 13 Nov 2015, at 14:39, Dave Lawrence

wrote:

Hi Mark,

Regarding the plans posted through our doors, does anybody really believe we will get these facilities? Who will pay for a stadium for example? Only one school in the plan? How about a doctors? The list goes on.

Objections to the vast scale of housing in Garforth are summarised below. The views are of both Rebecca Smiles (my partner) and myself, a bit rushed in the end as I know you need it.

Traffic, travel and safety:

- Whether the Makins (windfall) site or Peckfield site 1232B is built on, or whether it's in pockets of land, the end result is a volume of traffic the town can't sustain with current road structure. It only takes an accident on Wakefield Road, Selby road or the old George roundabout and the Garforth comes to a standstill. Of course it isn't just development in Garforth that will contribute to this, once Micklefield's Manor farm is built out that will push even more traffic down Selby/Wakefield Road even without this Garforth development. I assume a traffic assessment will show this as an issue.
- I would be hugely concerned about the safety of Selby Road particularly if 1232B went ahead, a road riddled with speeding and dangerous driving/riding issues (and very recently resulted in a fatal accident). The speed limit would need to be reduced.
- We also need to consider the impact of budget cuts on local road maintenance and road safety when this proposal is to add even more traffic.
- Trains – there is never enough space on the train, even at 7:07am. The train station car park is often full if you don't arrive early. This risks cars being parked in and around the station which will contribute to further traffic congestion and would probably require the council to police the area with wardens (further expense). Buses would take even longer to reach their destinations.
- The town has lots of roads that are particularly narrow and these would become even more dangerous with more parked cars (especially around the station) and increased flow of traffic. This in turn makes it more dangerous for cyclists and pedestrians.
- If the town is to increase in size so massively, then it (ideally) needs to be joined up better if we're to promote sustainable travel. Garforth is quite cut off from Leeds when it comes to cycling, it would have been ideal if it somehow could have been joined up with the city connect cycle route.

Flooding

Arguably Garforth's biggest problem is flooding. Already well documented that the existing storm water sewers are at capacity and in need of modernisation, so no more water should feed into a system at breaking point. Even if there is a separate system, any land which is built on which is at a greater elevation reduces natural drainage as the surfaces and tarmac etc creating surface water run-off. The A642 towards junction 47, Ninelands Lane, the George roundabout have suffered badly during recent heavy rain.

I've also witnessed the side streets joining Main Street and Lidgett Lane have water gushing down them like a river. I am very concerned about drainage around my property and neighbours have experienced water backing up through toilets etc in houses that are in their infancy.

Greenspace

Related to the flooding, plans have to surely include a large amount of green areas to help with the soak away of rainwater and allow kids somewhere to play.

School places

Probably need three forms of entry extra for primary and a new secondary. Can they be delivered on time to cope with demand?

Strain on public services.

There would surely have to be another doctors surgery. The strain on the currents doctors is already well documented in the news, but we're approaching an era where we are going to have a greater proportion of elderly people requiring care. Similar argument for dentists.

Thank you for always fighting our corner,

Kind regards

David and Rebecca,
19 Bluebell Avenue,
Garforth.

On 5 November 2015 at 16:20 Dobson, Cllr Mark
wrote:

I only suggest go through me as the council site is hard to navigate.

The land in question currently isn't under consideration. As you can see in my submission there has to be several hoops successfully jumped through before ANY land gets my 100% support, never mind bringing more in.

Also I strongly believe any development needs a by-pass to relieve the A63. This plan doesn't offer that.

Sorry my submission is like War & Peace but you can scroll to the relevant bits.

As I say please feel free to submit via me.

Thanks

Mark

Sent from my iPhone

On 5 Nov 2015, at 16:13, Dave Lawrence
wrote:

Hi all,

I'm sure you're all aware of the proposed new housing in Garforth.

You've probably also had a letter and map through your door today regarding 2647 dwellings.

Obviously this is concerning for Garforth, with issues such as flooding, school places and traffic congestion etc being just some of the problems residents will have going forward.

The land detailed in the letter is not currently part of the 'site allocation' process.

For more information, and what this means for Garforth, please see:

Kind regards,

Dave Lawrence

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Dave Lawrence