

**From:** [Chris Coyle](#)  
**To:**  
**Cc:**  
**Subject:** Allocation Plan HG2-124 Other- Site Selection  
**Date:** 15 November 2015 23:09:36

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From  
Christopher Coyle  
21 Gilling Avenue  
Garforth  
Leeds  
LS25 2NE

## Regarding site **HG2-124 Grange Farm South, Ridge Road, Garforth (1232b)**

**I do not agree with this site**

**Theme of comments: Other - Site Selection**

**Objecting to the allocation of this site for housing**

**Why this site is unsound**

I object to the selection of this site and the number of houses allocated to the community of Garforth

- The number of additional houses appropriate to a community the size of Garforth was never discussed with the residents, it was simply imposed
- The residents of Garforth were kept in the dark about the Site Allocation Plan until about 2 weeks from the end of the initial consultation period
- The designation of our neighbourhood forum was held back by LCC until after the Core Strategy was approved, preventing the neighbourhood forum from challenging the content
- The choice of this site does not reflect its Sustainability Assessment
- Of the 49 sites put forward in Outer South East, 40 have a better Sustainability Assessment than this one. Only six sites scored lower.
- I have reviewed the Sustainability Assessment score for site 1232b and in my opinion it should score -20 instead of the -9 that you have given it.
- I am aware that in exceptional circumstances other factors can over-ride the sustainability assessment. In the case of this site it is claimed that the site had popular support and strong defensible borders. The feedback from the original consultation has been scrutinised by our neighbourhood forum. They found that there were just 98 people in favour of this site and many of them qualified their support. That is 0.65% of the population of Garforth and is not by any definition popular support.
- Garforth Cliff is a strong, defensible border to the existing community but is being ignored to accommodate 1232b
- Regarding the number of houses to be built in Garforth, GNPf conducted a survey of residents who concluded that a fair share of the houses required in OSE HMCA averaged out at 1016. LCC made no attempt to ask residents this question.
- When we queried the large number of houses directed at Garforth we were referred to the Core Strategy dictat that the largest communities should take the largest hit. We have checked the application of this across the largest communities in the Outer HMCAs. Garforth is taking 10 times more houses than Wetherby and 17 times more than Otley. Garforth is taking twice the number of houses of the second highest ranking community. This core strategy rule is not being applied even-handedly across all HMCAs and the magnitude of the imposition in Garforth's case is not fair either.

- There are alternatives to site 1232b. The brownfield sites in Garforth have been conveniently dropped eg Stock Brothers site. Everybody know they are relocating to Pontefract Lane and that their prime site in the middle of Garforth will become available in the near future
- Two alternative sites in Garforth and Swillington ward with good access points from the M1 have mysteriously been assigned to Leeds East HMCA instead of Outer South East HMCA. LCC have been unwilling to explain the rationale behind this decision despite repeated enquiries by GNPf.

I would like to be notified of the adoption of this plan

I would like to be notified of the submission of plans for public examination

**Signed** C Coyle

**Date** 15/11/2015