



Garforth Neighbourhood Development Plan

2020 – 2033

Pre-submission Regulation 14 Draft

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Welcome

Dear Residents,

Firstly, we would like to thank you for your help and support over the last few years. Getting to this point has been a far lengthier process than any of us envisaged at the beginning and we couldn't have done it without you, the residents of Garforth, delivering and completing numerous questionnaires, attending drop-ins, asking questions, putting forward suggestions or stopping just for a chat and an update with our volunteers at the annual Garforth Gala, Christmas market, outside the Co-op or in Tesco's entrance.

Not having a Parish Council like our neighbours Aberford, Barwick, Kippax, Micklefield and Swillington presented us with problems at the outset. We had no established system of communicating with you, the residents of Garforth, funding had to be obtained and the expense of hiring meeting rooms had to be met. There were additional challenges to deal with including difficulty in accessing larger venues for the consultation process, opening a bank account, and dealing with the vagaries of VAT. However, despite the challenges we have remained positive and, with your help, have managed to produce what we hope you will consider to be a positive plan which meets National and Local Government Policies. If these are not adhered to the Plan will not be passed by the Inspector and Garforth could be at risk of further uncontrolled large-scale development in the future.

As the process for producing the Plan has been ongoing for 6 years the membership of the Steering Group has been fluid. A few of the original members still remain but for others, due to ill health, a change in circumstances or moving house has meant they have had to withdraw from the process. It has been fortunate that other members of the GNPf have been willing to step forward when these circumstances have arisen. The time and effort that everyone has given over the years is very much appreciated. The financial support we have received from our local Councillors enabled us to purchase a notice board to be placed in the library which allowed us to keep you all updated on our work and progress. This gesture was very much appreciated. We would also like to thank the LCC Planning Officers for the help and support they have given the Forum particularly during the latter stages of the formation of the Plan.

Garforth is a great place to live and we hope you will feel the Plan gives us all hope for further improvements to our quality of life and a brighter future for generations to come.

We hope you will read the Plan and give it, and us, your support.

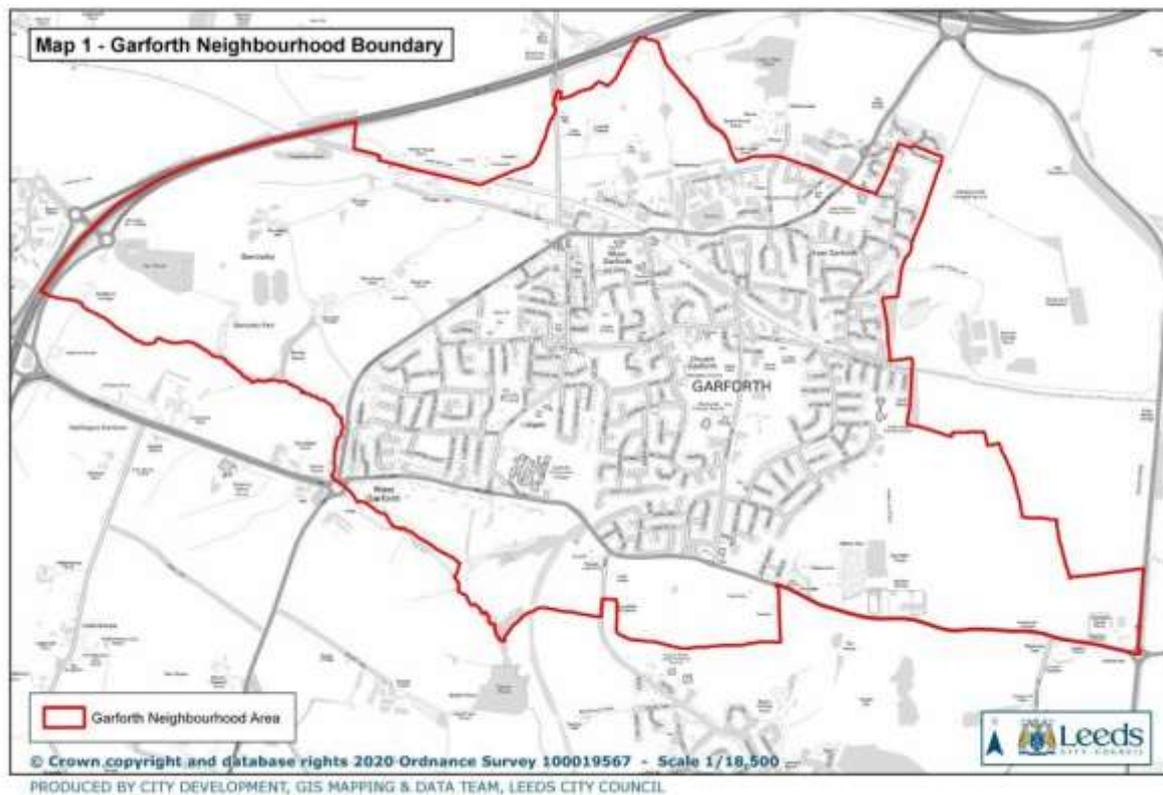
Yours sincerely,

A handwritten signature in black ink that reads "Liz Crosland". The signature is written in a cursive, flowing style.

Liz Crosland, Chair.

Garforth Neighbourhood Plan Area

As defined by Leeds City Council



Please note, after the appendices, there are larger versions of all the maps that are set into the text. A full set of maps is also on the GNPF website.

1 Introduction

1.1 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.

Following the Leeds City Council Issues and Options consultation in the summer of 2013 Garforth residents met to discuss the proposed development sites situated all around Garforth. Our local Ward Councillor and MP informed the meeting that as Garforth did not have a Parish Council there was the opportunity to form a Neighbourhood Planning Forum. The Forum would need to apply for a formal and legal designation status from Leeds City Council and consult with people who lived and worked in Garforth to produce a plan which would help to influence decisions taken by the local Planning Department and developers. A decision was taken at this meeting to proceed with the formation of a Garforth Neighbourhood Planning Forum.

Working closely with the Neighbourhood Planning Officers an interim steering group was formed, and designation status was granted in December 2014. During this time, the initial and early consultations identified the issues that would need to be addressed within the Neighbourhood Plan. People volunteered to join sub- groups to produce the evidence needed to form the basis of the plan policies (housing allocations, traffic and transport, leisure, health, education, employment and retail). A representative from the Garforth Flood Group joined the committee. Other issues raised which could not be addressed by the plan included litter on Main Street and dog fouling.

The Garforth Neighbourhood Area determined by Leeds City Council omits areas to the north of Garforth and south of the M1 as this land is identified within Aberford and Barwick in Elmet Parishes. However, many of the employment sites and the Hawks Nest Wood 'natural' green space have been identified as part of the Outer South East HMCA by Leeds City Council.

Garforth is in a unique situation having experienced several large estate developments since the 1950s from just four small hamlets to a housing stock of 6,000, some of which have been built on land identified as the neighbouring parishes of Aberford and Barwick in Elmet which had been cut off from the main villages by the construction of the M1.

All these areas are also identified by postcodes as LS25 1 and 2 and are regarded by the public as part of Garforth and the Outer South East by LCC; because of this we have included references to them in our plan.

Subsequent 'drop in' consultations and household surveys consistently confirmed that the plan needed to address the key issues:

- Housing and infrastructure to meet the needs of Garforth residents

- Traffic congestion and parking
- The deficiencies in designated green space
- Climate change and surface water flooding
- Loss of biodiversity and good quality agricultural land with development on green fields around Garforth
- The pressure on health and social care services
- The pressure on educational provision
- Protecting local amenities and heritage assets
- Main Street retail closures



A typical drop-in session

Over the last 5 years a small group of volunteers has worked hard to produce the Neighbourhood Plan. Consulting as widely as possible locally and taking advice from Leeds City Council Planning Department we have tried to reflect the views and aspirations of the local community. The aim has always been to help shape development for the benefit of current and future residents of our town.

The Plan contains a Vision for Garforth, based on what residents have told us, followed by a list of Objectives and the mechanisms (Policies) we think are needed to realise the Vision.

1.2 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 that 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 18th century was 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 1930.

There was a large surge in house building in the 1960s and 1970s. 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 two railway stations allow easy and quick access to Leeds. The A1 and M1 pass nearby 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.

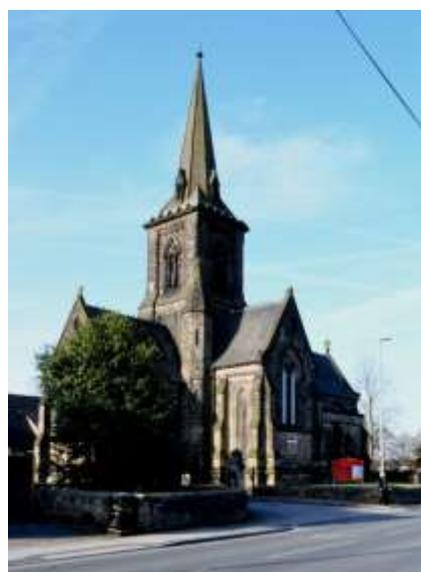
1.3 Garforth Today

Garforth today is a thriving settlement on the edge of Leeds. With a population of some 15,000 (2011 Census) the town is large enough to provide those who live there with a wide range of facilities. The schools are good and there are numerous clubs, societies and leisure opportunities. Within easy travelling range of Leeds and York, the town has the advantages of access to major conurbations while retaining the community feel of a place where it is common to meet people you know on the Main Street.

The variety of shops, pubs and restaurants means that locals can often find what they want in the town with regard to retail and entertainment. As a result of increased home working in light of the Covid crisis, it seems probable that this trend to “shop local” could prove a boon to the town and safeguard the future of its high street and businesses.

As a small town, separated from Leeds and surrounded by fields, Garforth offers easy access to the countryside on foot and by bicycle through a number of footpaths and bridlepaths. As people examine their lifestyle in view of our obesity crisis the ability to take advantage of this proximity to the countryside is a major plus for our town.

The future looks bright for Garforth. The huge challenge we are all confronting is climate change. However, we are confident that, given the policies in our Plan which aim to help address the issues surrounding global warming, we can help ensure Garforth remains a great place to live in the years ahead.



St Mary's Church

1.4 How the Garforth Neighbourhood Plan Is Organised.

Following the introductory sections, we outline our **Vision** for Garforth in 2033.

The **Objectives** come next and they give further detail about how the Vision can be realised.

The Objectives cover 6 key areas-

- a) Housing and The Built Environment (HBE)
- b) Business, Employment and Town Centre (BETC)
- c) Transport (T)
- d) Green Space and The Rural Environment(GSRE)
- e) Community and Leisure (CL)
- f) Education and Health (EH)

Each area lists a number of bullet points which are expanded on later in the Plan.

The **Golden Threads** which run through the **Plan**, linking all the sections are outlined next. The threads are Health and Wellbeing and Climate Change. A diagram explains how the different areas of the Plan are connected via the threads.

The **Central Section** of the Plan is entitled **Issues, Evidence and Policies**. In this lengthy section each of the 6 key areas mentioned above is dealt with individually and in some detail.

Each area is dealt with in the same way. The idea is to explain the key issues, provide evidence and, finally, give the appropriate policies which will help deliver the objectives and help achieve our long-term vision for Garforth.

In this context Policies are statements which will tell planners and developers what we feel needs to be taken into account when developments are being considered in order to achieve the aims of our Plan.

Each Objective area (HBE, BETC, T, GSRE, CL and EH) is dealt with in the same format as follows.

1. An **Introduction** describing in broad terms some of the important issues
2. A bullet point list of **Key Issues**. For some more complex areas there may be subdivided sections here to make it more manageable.
3. An **Explanation** of why the particular issue is important in delivering the Vision
4. **Evidence** from local people and stakeholders
5. Other **Objective Evidence**
6. How our Plan is in line with the **Local Plan** and the **National Planning Policy Framework (NPPF)**
7. A list of our **Policies** relevant to this issue.
8. **Projects** – In some areas we suggest possible projects not directly connected to the Policy statements which could be carried out in partnership with organisations such as LCC in order to help achieve our Vision

After this central section is a list of Appendices referred to in the Plan. The Appendices give some extra background information amplifying what is included in the main body of the Plan. Following the list are the Appendices.

After the Appendices comes a Glossary explaining some of the terms used in the Plan which may not be familiar to all readers. There is also a list of Abbreviations used.

Many of the surveys, background information and studies referred to in the Plan are available in full on the Garforth Neighbourhood Plan website at www.garforthplan.co.uk.

1.5 How Health and Wellbeing Became the Golden Thread in Our Plan

We began to realise the importance of this issue at the Green Lane 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 wellbeing. The full list of all the topics may be seen in the Working Group Evidence Base on the GNPF website.

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 busy roads
- Continuing surface noise from M1/A1 road development
- Lack of speed limit enforcement in residential areas
- Absence of cycle and walkways 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, green space, 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.

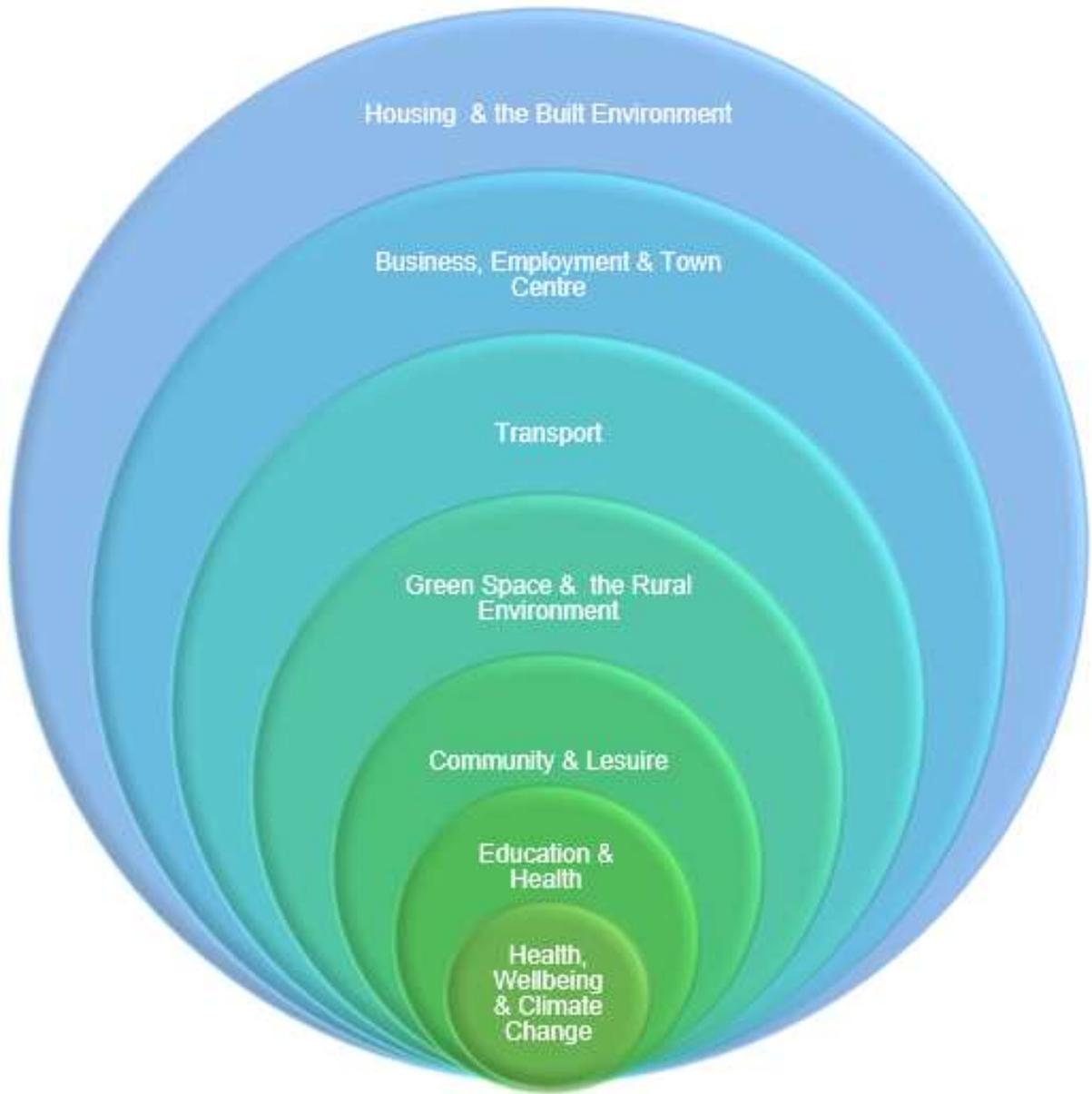
Increasingly we realised that all the concerns touched on the health and wellbeing of the entire community. It was much broader than having the right number of school places and a health clinic – important as those things are.

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 wellbeing at the heart of decision making about the future of our town.



2 Vision and Objectives for the Future of Garforth

2.1 Vision

In 2033 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, encouraging people to become actively involved in a flourishing community. There will be a broad range of retail, leisure, offices, arts and culture and residential opportunities. A variety of outdoor events and pop-ups will also add to the stimulating mix.

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 wellbeing 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.

Given the ongoing global climate emergency, all decisions on development will take into account the need to achieve net zero carbon in the UK by 2050, if not before.

2.2 Objectives

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

A. Housing and the Built Environment (HBE)

- To support the provision of an inclusive range of different types of homes and a greater range of affordable housing to meet the needs of all residents
- To support the provision of sufficient homes in the town to enable young people and families to buy/rent their first and subsequent homes, where children can play outside
- To encourage the successful integration of 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 help ensure all new build housing meets high standards of design and sustainability

B. Business Employment and Town Centre (BETC)

- To encourage new employment opportunities for local residents whilst protecting existing jobs
- To encourage job opportunities for school leavers and young people within Garforth
- To champion 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 help ensure new developments/businesses do not adversely affect traffic flow within the town centre area
- To help ensure car parking supports the viability of the town centre

C. Transport (T)

- To promote sustainable travel choices and improve existing cycle and pedestrian provision
- To support the management of the impact of traffic
- To help ensure new housing is connected to the town via good pedestrian, cycle and bus links

D. Green Space and the Rural Environment (GSRE)

- To protect the existing designated green spaces, maintaining the character and community value of the area.
- To increase the amount of leisure area (green spaces) available for residents of Garforth
- To improve the quality of the designated green spaces
- To maintain access to Public Rights of Way (PROW) and wildlife corridors
- To protect and maintain access to the countryside surrounding Garforth

- To protect and increase tree and hedgerow cover to enhance biodiversity within green spaces and surrounding countryside

E. Community and Leisure (CL)

- To support, improve and maintain existing community facilities and services
- To support the provision of new sustainable community facilities

F. Education and Health (EH)

- To support the provision of sufficient primary and secondary school places for all those of school age living within the town
- To support the provision of well-designed educational facilities
- To protect and enhance opportunities for outdoor education
- 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 Issues, Evidence and Policies

3.1 Housing and The Built Environment (HBE)

Introduction

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 homeowner 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 wellbeing 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.

The question of infrastructure is critical in any new development. 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 Leeds City Council 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 developments help rather than hinder by providing the green infrastructure that is required. In addition, issues of accessibility and connectivity are vital in any new development. New housing needs to be connected to other parts of the town via a network of good pedestrian and cycle routes to help address issues around emissions from cars and contribute to improving the overall health and wellbeing of residents.

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.

One of the biggest challenges facing the human race in the 21st 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.

Key Issues

Housing meeting local needs

- 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

Infrastructure and flooding

- Garforth has a long history of flooding problems
- Provision of adequate new blue and green infrastructure i.e. combining green spaces with good water management techniques
- An adaptive approach to climate change must be adopted

Design

- A more holistic view of housing design needs to be taken in the future, particularly developments of more than 10 houses (major development)
- The needs of cyclists, children, pedestrians and those with mobility issues need to be taken into account in design
- Traffic and car parking are significant issues
- 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

3.1.1 Provision of Housing Meeting Local Needs

Why is the provision of housing meeting local needs important to delivering the Vision and Objectives for Garforth?

Garforth is a sought-after location in which to live. It is vital for the future economic and social wellbeing 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. Whilst 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 Garforth remains a highly attractive place to live whilst simultaneously striving not to exclude particular sectors of the community. The 2018 ARC 4 Report for LCC on Garforth Housing Market indicates what the housing priorities should be for Garforth in the coming years.

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 1960s and 1970s, with the construction of a number of new private estates, which has largely shaped the

Garforth we see today. 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 and 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. Furthermore, LCC's Core Strategy (as amended by the Core Strategy Selective Review) (2019) advises that we must "Plan for **a sufficient mix, tenure and type of housing** to meet a range of community needs including affordable and specialist housing." (Spatial Vision 3.3.9)

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.

Housing Market Assessment (September 2018): summary of key data around anticipated future housing need in Garforth

Drivers:

1. The area has a relatively low proportion of 1,2- and 4-bedroom properties and a high proportion of 3-bedroom semis.
2. There is a relatively low proportion of terraced houses and apartments; these would have provided a more-affordable supply of housing to lower income families.

What additional affordable housing is required?

Affordable Housing	General Need	Older Persons
1 bed	58	9
2 bed	16	0
3 bed	-5	2
4-bed	4	0
5-bed	0	2

What additional market housing is required?

Bedrooms

Type	3	4	5+
Detached		17%	33%
Semi	33%		
Bungalow	17%		

What housing do newly forming households require?

	Private Rent	Social Rent	Rent to Buy / Starter Home
2 bed	40		40
3 bed		49	
4 bed		49	
Tenure Total	40	98	40

Since the large-scale developments in the 1960s and 70s there has continued to be steady infill of houses on both brown and green field sites, which have neither attracted any new infrastructure, nor helped to balance the housing mix.

Garforth Housing Mix Analysis 1974-2020

Full survey details on GNPF website.

Between 1974 and 2020 there have been approximately 145 approved planning applications (or refused applications which were granted on appeal) for new housing development in Garforth. These figures include full applications, outline and reversed matters applications, permitted development determinations and also recent applications which are still pending consideration with development management. A total of 1814 residential units were proposed

in these applications, although it should be noted that there may be some overlap with outline/reserved matters applications, revised applications which may appear more than once in the figures, and these figures only give proposed totals, they do not indicate which of these applications were actually implemented.

The applications have been analysed to establish the percentages of dwelling houses and flats/apartments proposed, as well as the number of bedrooms. Again, these figures are not completely representative, mainly due to the lack of information held online for older applications, or where they are outline proposals.

Housing mix across approved applications (where figures known):

Total number of houses	1240	84.2%
Total number of flats	234	15.8%
1 bed units	67	8.5%
2 bed units	239	30.5%
3 bed units	170	21.7%
4 bed units	262	33.5%
5+ bed units	44	5.6%

These figures indicate a significant percentage difference in the number of houses proposed (almost 85%), compared to only 15% flats or apartments. This could have supply implications for younger first-time buyers in the area wanting to get on the housing market, as well as older downsizers.

Of the number of new dwellings approved for which we have specific bedroom number data, almost 40% of these have 4+ bedrooms, whereas less than 10% have 1 bedroom. The figures for 2 beds and 3 beds are 30.5% and 21.7% respectively.

Conclusions

Looking at this data and combining it with the findings in the Household Survey conducted by the Forum and the ARC4 Housing Needs Assessment it seems clear that there is a definite lack of 2 bedroomed accommodation, especially for newly formed households. There is also a significant shortfall in 1 bedroomed accommodation both affordable and market housing. This would be for younger people and those wishing to downsize but remain in Garforth. In

fact in the Forum survey 79% of respondents talked of the need for affordable homes for the young.

Infrastructure

Information has also been gathered regarding proposed additions to infrastructure included in these housing applications to help deal with the burden of the extra housing on the existing infrastructure in Garforth. This includes greenspace, affordable housing, education, public transport, highways and community facilities. A table has been included below to indicate the number of new housing development applications that have included any of these improvements to infrastructure, and whether they were proposed on-site, off-site or as a commuted sum (where green space, affordable housing or other infrastructure improvement cannot be provided on site and a financial contribution to be made by the application is instead calculated so the equivalent infrastructure provision can be provided elsewhere in the locality by the Council) . These figures are only for infrastructure included with a housing application, and not infrastructure-only proposals. They are also for only the more recent planning applications as the information is not held online for the historic applications.

Infrastructure type	On-site	Off-site provision	Commuted sum
Green space	10 - 9 full, 1 partial		3 - 2 full, 1 partial
Affordable housing	7 - total 129 affordable units		1 partial
Education			1
Public Transport		1 (New bus shelter & display)	2
Highways		1 (Footpath improvement works)	4
Community facilities	7 (1 x football ground & stand, 6 x A1/A2 Units)		

These figures indicate that there has been some recent delivery of affordable houses and on-site green space within the area, as well as some commuted sums for improvements to green space, affordable housing, education, public transport and highways.

However, 129 affordable housing units out of a total of 1474 units falls way below what is needed to address the housing issues in the town.

It is therefore crucial that, in any new housing development, the demographic issues and resultant housing need to be addressed. This will require a significant increase in the range of different types of homes. The “Housing in later life” report by Age UK 2018 provides ample evidence of the challenges facing older people.

There is a need for more homes for older people wishing to downsize and young people wanting to buy their first home. Indeed, downsizing is crucial to tackling the UK’s skewed housing market as explained in the article from CASS Business School referred to in the Objective evidence below.

The question of “right-sizing” is important in Garforth. Many older people are living in accommodation which is too large for them; they need to find smaller suitable properties such as bungalows, but do not want to leave Garforth, where bungalows are at a premium. Equally, larger families are looking for houses with more than 3 bedrooms; again, these are at a premium. For younger people and first-time buyers, the ubiquitous 3-bedroomed semis in Garforth are not the right size, offering too much space and being too expensive.

A failure to provide homes of the right kind, in sufficient numbers, will result in a continued exodus of young people and an increase in older people living in unsuitable accommodation. “Housing options and solutions for young people in 2020” Joseph Rowntree Foundation. David Clapham et al. (2012) offers suggestions for ways the housing issues affecting our young people can be addressed.

Additionally, there needs to be a significant proportion of affordable housing on any new development. Leeds City Council’s Core Strategy states, “Within this overall context the need for **affordable housing** and affordable warmth are key issues.” (Housing 2.13)

The definition of affordable housing often relates to the current market price. It has been proposed 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.

There was a significant amount of Council housing in the town e.g. The Oak Estate and around Goosefield. Much of this was built in the 1940s and 1950s. However, following the introduction of “Right to Buy” in the 1980s most of these houses were purchased and are now owned privately. As a result, there is currently a small amount of Council-owned housing. It seems probable that there would be a significant demand for affordable rented housing of this kind and the engagement appears to support this idea. Indeed, the Leeds Homes Register (20-21) indicates that as of June 2020 there are 1063 households on the register in Kippax and Garforth requiring housing, with over half of those households (584) requiring 1-bedroom housing, and over a quarter (301) requiring 2-bedroom housing.

Were the current Government to relax the rules on Local Authority borrowing to facilitate the building of council houses it would be important that thought was given to the type of housing

built and to its location. Well built, future-proofed housing carefully integrated into the town would avoid some of the mistakes of the past.

What did people in Garforth tell us?

GNPF Household Survey 2018 key extracts

- Over the next 10 years 41% of respondents expected to move house; of these 56% hoped to move within Garforth.
- 45% of respondents were looking for 2-bedroomed and 35% 3-bedroomed properties
- Asked about the need for more affordable housing for the young, 79% replied that more was needed.
- In terms of the type of housing that respondents 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-bedroomed, 39% 3-bedroomed, 9% 4-bedroomed
 - More detailed information is in Appendix 1. Full survey on GNPF website.

Policy Intentions Document Consultation 2019

- 92% of respondents support the vision and objectives and the Draft policy intentions
- A key issue respondents commented on was affordable housing

A full survey can be found on GNPF website.

Green Lane workshop 2015

- Affordable housing came up as one of the main areas of concern

Local Estate Agents Survey 2017

- 66% of buyers are looking for semi-detached, terraced or flats
- 59% of buyers are looking for 1-3 bedrooms

More detailed information in Appendix 1. Full survey on GNPF website

Objective Evidence

- ARC 4 Report for LCC on Garforth Housing Market
- “Housing options and solutions for young people in 2020” Joseph Rowntree Foundation. David Clapham et al. 2012
- “Housing in later life “Age UK 2018
- “Downsizing is crucial to tackling the UK’s skewed housing market.” See article from CASS Business school.

Conforming with Leeds City Council and National Policies

Leeds Core Strategy

H3 – Density of residential development

H4 – Housing mix

H5 – Affordable housing (Zone 2: 15% on sites over 15 units)

H8 – Housing for independent living

NPPF

Paragraph 61 talks about the necessity for the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Paragraph 62 talks about affordable housing. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site unless: a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and b) the agreed approach contributes to the objective of creating mixed and balanced communities.

Neighbourhood Plan Policies

Policy HBE1 Housing Mix (Bedrooms)

New housing developments should meet identified housing need in Garforth and be justified by up-to-date local evidence. The provision of 1- and 2-bedroom and smaller house types to meet the needs of younger people will be supported. Developments providing a majority of 3+ bedroom homes will not be supported.

Policy HBE2 Housing Type

New housing developments should include provision to meet the needs of Garforth in terms of house type and be supported by up-to-date local evidence of needs. The provision of bungalows and flats to provide opportunities for 'right-sizing' and for young people will be supported.

Policy HBE3 Affordable Housing

The provision of on-site affordable housing will be supported. Where on-site provision is not feasible, the off-site contribution should be retained for the provision of affordable housing elsewhere within the Garforth Neighbourhood Area. New housing developments should aim to meet the identified affordable housing needs in Garforth, including a higher proportion of 1- and 2-bedroom affordable homes.

Policy HBE4 Homes for Older People

Proposals for the development of new homes across a range of types and tenures to meet the needs of older people will be supported, in particular:

- Bungalows and level access flats;
- Sheltered housing;
- Retirement living; or
- Extra care housing.

Development proposals should be supported by up-to-date evidence of local need.

3.1.2 Physical Infrastructure and Flood Prevention

Why are physical infrastructure and flood prevention important to delivering the vision and objectives for Garforth?

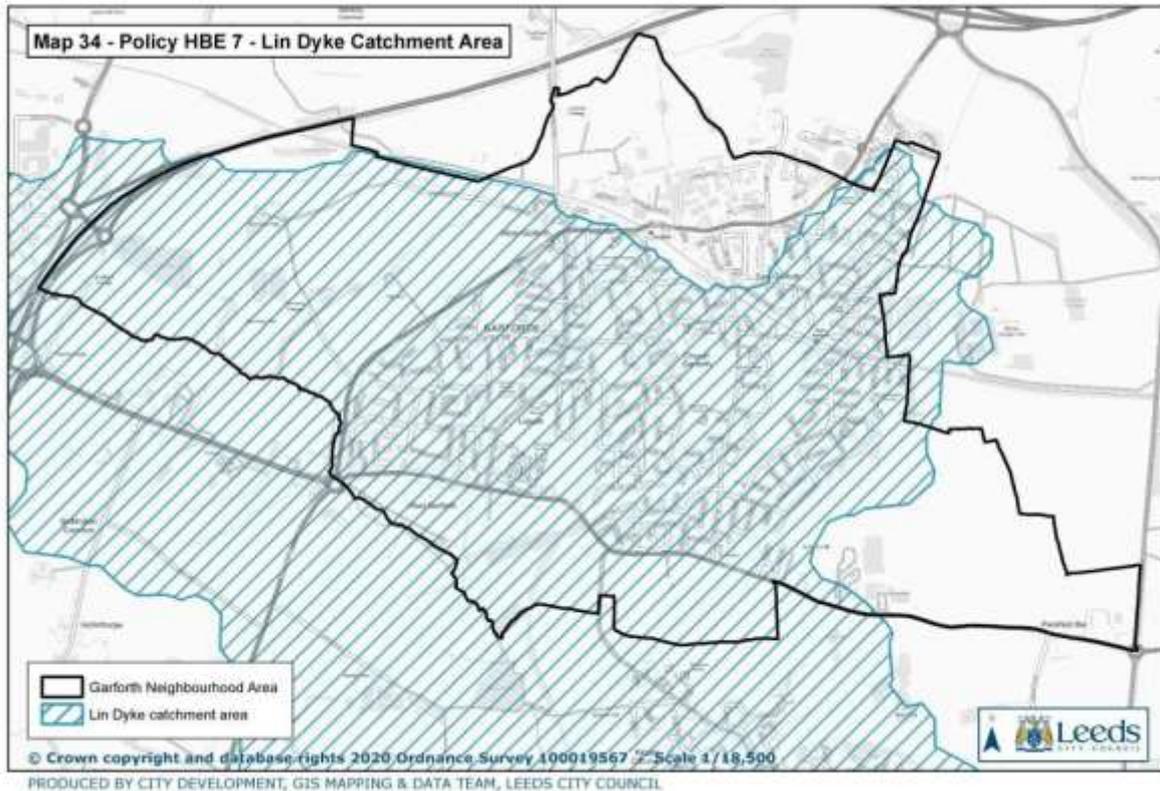
Over the last 20 years there has been a considerable amount of infill development in Garforth. In addition, there has been a small number of larger developments. One major development of well over 200 houses has also taken place on the old Stocks Blocks site on Ninelands Lane. Each individual development may have had a small impact on existing infrastructure; however, cumulatively, 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, (see infrastructure table on page 25). The Core Strategy spatial vision focuses on these issues (Objective 3.3) This section talks about the need to ensure development includes the necessary infrastructure. It also addresses the issue of climate change and talks about the need to minimise the risk of flooding.

Flooding and flood protection remain great concerns within the Garforth community. 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 evidence base. A Strategic Flood Assessment was also carried out by LCC in 2007.

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 wellbeing 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.

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. DEFRA, in fact, carried out an urban drainage study between 2006 and 2008. In addition, the layers of clay beneath the town make it unlikely that soakaways and permeable surfaces will afford adequate flood defence. 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.

Garforth sits at the top of the Lin Dyke catchment area. (See map 34.) Any rain falling onto Garforth finds its way, via a complex network of culverts into the Lin Dyke waterway. However, that network of culverts in this area is very antiquated, in a poor condition, and its capacity for draining rainwater has not kept pace with increased development over the years.



As a result, in cases of extreme weather events, which are occurring more and more frequently, the culverts cannot cope with the large amount of surface water and they discharge excess water onto roads, into gardens and into properties. Ideally it would be beneficial for Garforth’s culvert system to be upgraded sufficiently in order to protect it from the worst impacts of climate change. In the meantime, it is important to ensure that any future development does not make the situation worse.

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.

What did the people of Garforth tell us?

Policy Intentions Document Consultation 2019

- 96% of respondents support the draft policies on environmental sustainability
- A key issue respondents commented on was ways of dealing with potential flooding

Full survey can be found on GNPF website

Garforth Flood Group

This group has been in existence for many years prior to the GNPF being formed. The importance of the issue of flooding to the community can be seen from the engagement in this group. Their website is <https://garforthfloodsupportgroup.wordpress.com/>

Objective Evidence

A strategic flood risk assessment (“SFRA”) for Leeds was produced by the City Council in 2007

Defra integrated urban drainage pilot study carried out between 2006-2008

Section 19 flood investigation report into flooding in South East Leeds.

Conforming with Leeds City Council and National policies

Leeds Core Strategy

- EN 5 – Managing Flood Risk
- Leeds Natural Resources and Waste Local Plan
- Water 2 – Protection of Water Quality
- Water 3 – Functional Flood Plan
- Water 4 – Development in Flood Risk Areas
- Water 6 – Flood Risk Assessments
- Water 7 – Surface Water Run-Off

NPPF

Paragraph 157 states that plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They also need to manage any residual risk.

Paragraph 163. States that local planning authorities should ensure that flood risk is not increased elsewhere when considering planning applications. It also says that, where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed.

Neighbourhood Plan Policies

Policy HBE5 Use of Water

New housing or employment development should incorporate a rainwater and recycling system, where feasible. New developments should seek to include separate surface water and sewage water systems to ensure water efficiency and minimise risk of overflow and flooding.

Policy HBE6 Drainage Systems

Development proposals should utilise attenuation tanks/areas in order to slow down surface water run-off and prevent flooding. Proposals should include filtration infrastructure to prevent harm to water quality and incorporate Blue/Green sustainable drainage systems and natural features to break down pollutants, wherever possible.

Policy HBE7 Lin Dyke Catchment

Proposals to discharge surface water from new development into the Lin Dyke catchment will only be permitted if the designated area already drains into this catchment and if disposal by infiltration is proven to be impracticable. The flow rate from the development should be controlled to greenfield equivalent for the 1 in 1 year and 1 in 100-year rainfall events. The run-off volume from the development in the 1 in 100-year, 6-hour rainfall event should never exceed the run-off volume for the same event.

3.1.3 Design

Why is housing design important to delivering the Vision and Objectives for Garforth?

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. In 2015 the Government explained the importance of considering energy efficiency in the design of houses in a policy paper, "Energy Efficiency in Homes". In the same year it produced a very ambitious set of guidelines (since withdrawn) for the construction of new houses, "HM Government's Code for Sustainable Homes." In October 2018, an IPPC report demonstrated that we are rapidly running out of time to avoid catastrophic runaway 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 Core Strategy supports provisions and "Opportunities to reinforce or enhance the distinctiveness of existing neighbourhoods and quality of life of local communities through the design and standard of new homes." (Spatial Policy 6)

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. The NHS publication "Putting Health into Place" highlights the importance of considering the impact of design on the health and wellbeing of those who will eventually live there. Our hope for any new developments would be that a holistic view would be taken with regard to cohesion and how they fitted into the existing town and landscapes.

GNPF undertook a detailed character assessment between late 2017 and Spring 2018, available on the GNPF website, and a supplementary summary paper has been prepared (Appendix 9) which identifies the key features, strengths, weakness and opportunities of the area to shape design policies in the Neighbourhood Plan.

Streetscape design

Cars are a fact of life in the 21st 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) must be considered when new developments are being planned.

Children, in particular, need to be taken into account when the place of cars and car parking is being considered in new developments. Designing a streetscape 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 that is vital in the creation of a healthy and vibrant local

community. There are also issues of safety to be considered and a certain 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.

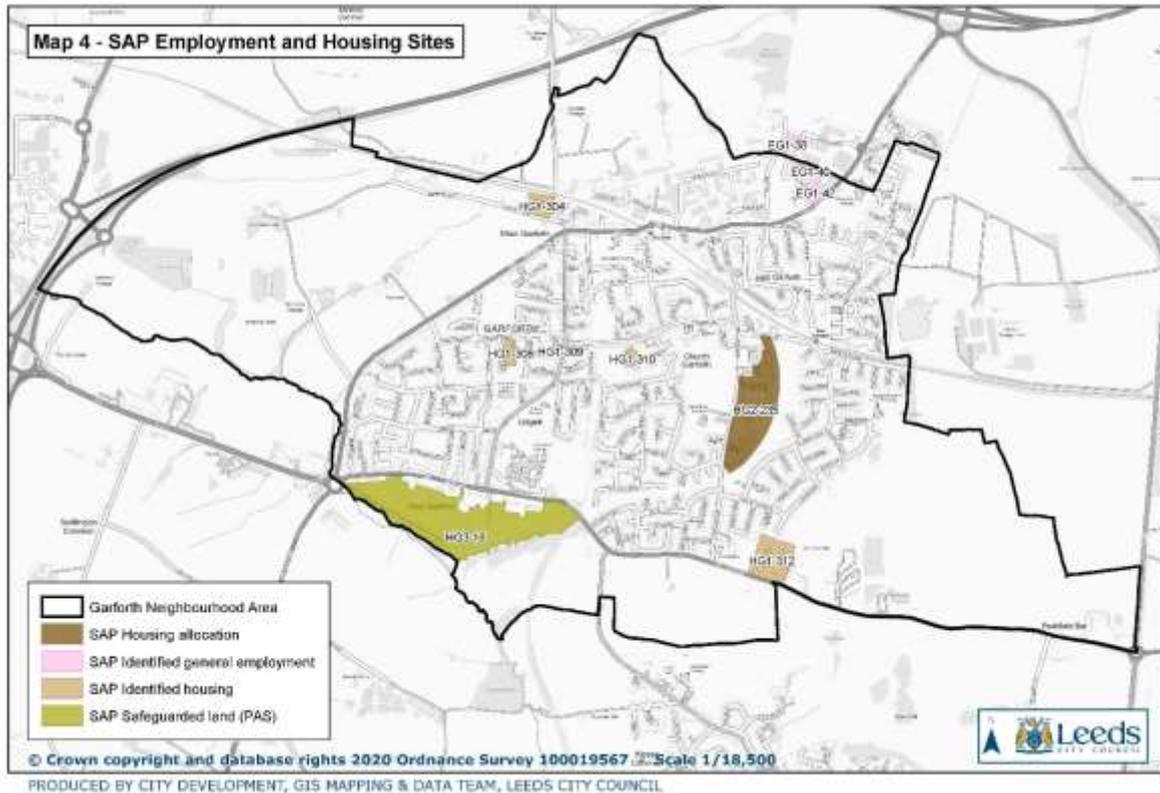
The needs of those with hearing or visual impairment and those with mobility problems should also be taken into account in the design of streets in and around new residential areas. Whether it be through appropriate use of different road and footpath surface materials or attention to kerb edges, every effort should be made at the design stage to make life easier and safer for all

Healthy Planning Principles

The links between health and the built environment are long established and the role of the local environment as a determinant factor in shaping health outcomes is increasingly understood. The environment in which we live is inextricably linked, particularly in terms of the design of our neighbourhoods and how this influences physical activity, travel patterns, social connectivity, mental and physical health and wellbeing outcomes. Public Health England's Spatial Planning for Health sets out key principles for healthy planning which, if applied in Garforth, will help to meet the Neighbourhood Plan's overarching strategic objectives for improving health and wellbeing in the area, as well as having an overall positive impact on environmental sustainability.

Selby Road Site

Site Allocations Plan (2019) identifies a Safeguarded Land site south of Selby Road (HG3-18) with a capacity of 500 dwellings. The sites are to be safeguarded from development for the SAP plan period (to 2028) to provide a reserve of sites for longer term development post 2028 and to protect the Green Belt.



Outline planning permission was granted on appeal for this site in February 2019 (Application Reference 17/05759/OT) for up to 290 dwellings with all matters reserved except for highways access. A subsequent reserved matters application has been submitted for part of the site (Application Reference: 20/06036/RM).

The Neighbourhood Plan provides an opportunity to shape this site in line with neighbourhood plan objectives, particularly around design, green infrastructure, flood risk and pedestrian and cycle accessibility. There are 2 definitive footpaths crossing the site (references Definitive Footpath Swillington 5 and Definitive Footpath Garforth 3a) as well as a non-definitive path (Garforth 1) which provide an opportunity to link these two footpaths with a new path running east to west along the southern border of the site to link to the Kippax Linesway (as shown on Map 19) as it runs north from Kippax into the Garforth Neighbourhood Area.

The site will be expected to provide affordable housing in line with Core Strategy requirements and there is an expectation that these affordable housing dwellings will be delivered on site and pepper-potted throughout the development to facilitate community cohesion and integration. Additionally, the site has a sloping nature and therefore any development of the site will take into account any necessary water attenuation measures to mitigate the flood risk on this site.

What did the people of Garforth tell us about design?

Policy Intentions Document Consultation 2019

- 92%+ of respondents support the draft policies on housing design and character.

Green Lane Workshop 2015

- People mentioned ribbon type infill developments

Objective Evidence

Garforth Character Assessment (GNPF)

Garforth Character Assessment Summaries (GNPF 2020)

Conforming with Leeds City Council and National policies

Leeds Core Strategy

Spatial Policy 6

Policy P10 Design

Policy P11 Heritage

Policy P12 Landscape

NPPF

Paragraph 124 states, "The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work..."

Paragraph 127 states, "Planning policies and decisions should ensure that developments... will function well and add to the overall quality of the area... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping... are sympathetic to local character and history... establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit... support local facilities and transport networks... create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users."

Neighbourhood Plan Policies

Design and Character

Policy HBE8 Healthy Planning Principles

Proposals for major residential development should demonstrate how regard has been given to the following Healthy Planning Principles:

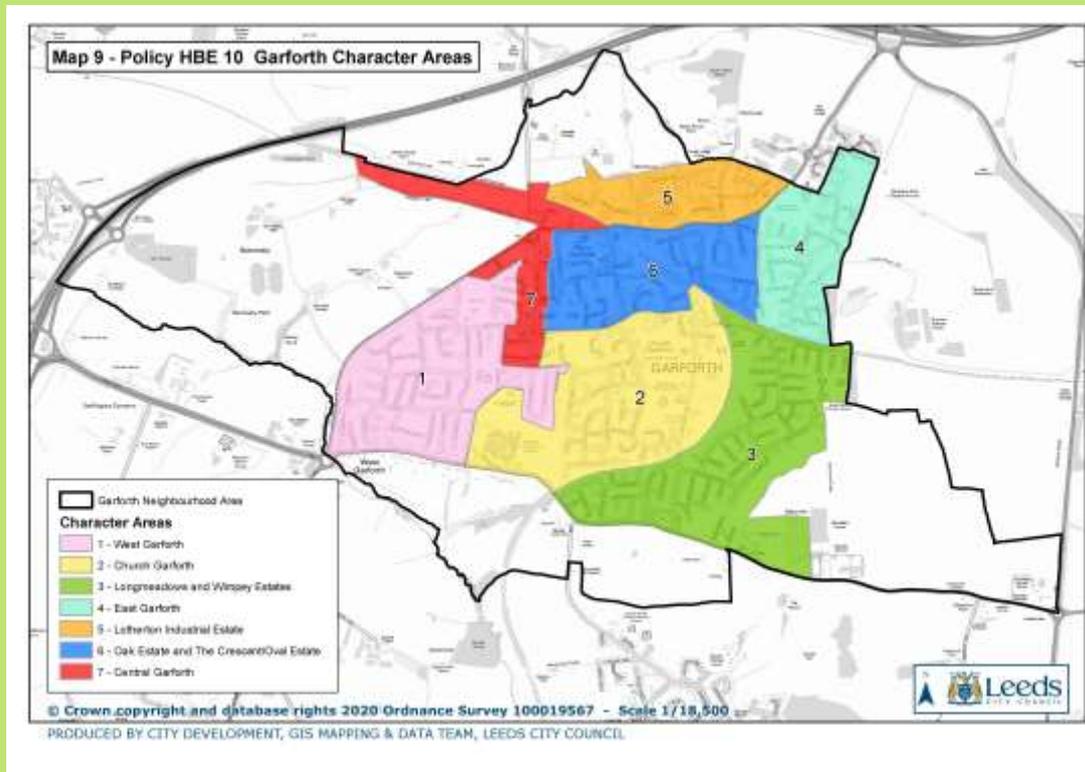
1. Neighbourhood Walkability:
 - a) Improved street connectivity
 - b) Mixed land use
 - c) Compact residential design
2. Complete and Compact Neighbourhoods:
 - a) Street connectivity and finer grid patterns
 - b) Greater residential densities
 - c) Minimised distances for recreation
 - d) Proximity to amenities
3. Connectivity with Safe and Efficient Infrastructure:
 - a) Enhanced walking and cycling infrastructure
 - b) Easy access to public transport provision
 - c) High quality public realm

Policy HBE9 Design

Development proposals should have regard to the character of the locality and demonstrate how the following principles have been taken into consideration:

- a) Scale, proportion, layout and spaces between buildings.
- b) Materials and vernacular,
- c) Spaces between buildings,
- d) Public realm; and
- e) Open spaces.

Policy HBE10 Character Areas



Proposals for development within Garforth's character areas, as shown on Map 9 should demonstrate how they have regard to the Character Assessment Summary (Appendix 9) and the following key guiding principles:

Character Area 1: West Garforth

- Dominance of red-bricked properties with walled or hedged front gardens
- Use of permeable surfaces to reduce flood risk
- Retention of informal pockets of open and green spaces
- Opportunities for increased tree planting

Character Area 2: Church Garforth

- Dominance of red-bricked properties and tiled roofs on the Grange Estate
- Low-walled front gardens
- Natural hedged boundaries on Lidgett Lane, Selby Road and Ninelands Lane
- Street trees on Main Street and Lidgett Lane
- Use of permeable surfaces to reduce flood risk
- Minimise adverse impact of traffic on Church Lane
- Opportunities for enhancing the quality of Glebelands (Map 16, LGS21)

Character Area 3: Long Meadows and Wimpey Estates

- a) Dominance of red brick with tiled rooves
- b) The retention of the Lines Way
- c) Open spaces:
 - i. Kennet Meadow and adjacent Land (LGS33)
 - ii. Fairburn Drive
 - iii. Land behind the Fire Station (LGS34)
- d) Landscaping features on the Long Meadows Estate such as low walls
- e) Landscaping features on the Bluebell estate
- f) Minimising adverse impacts of traffic on Fairburn drive
- g) Use of permeable surfaces to reduce flood risk

Character Area 4: East Garforth

- a) Informal greenspaces bordered with hedges and mature trees
- b) Opportunities to improve biodiversity on existing informal greenspaces
- c) Green corridor running from the station to the A656
- d) Variety in house types with a dominance of red brick
- e) Use of permeable surfaces to reduce flood risk
- f) Opportunities to improve access to Brierlands (LGS26)

Character Area 5: Lotherton Industrial Estate

- a) The dominance of employment, industrial and commercial uses
- b) Mixed land uses
- c) The dominance of low-rise buildings
- d) Victorian terraced features on Ash Terrace and Newhold Terrace
- e) Retention of positive landscaping features on Isabella Road and Ash Lane
- f) Informal green spaces

Character Area 6: Moor Garforth

- a) Opportunities for additional planting
- b) Green spaces:
 - i. St Benedict's Playing Fields (LGS41)
 - ii. Church Lane Cricket Ground (LGS30)
 - iii. Firthfields Allotments (LGS24)
 - iv. Crescent Community Centre
 - v. Jubilee Garden
 - vi. Mature trees between Oak Crescent, Oak Grove and the railway (LGS3)
- c) Minimise adverse impacts on traffic surrounding Garforth Station and Bar Lane

Character Area 7: Central Garforth

- a) Victorian Character of Main Street, Moor Cottages, Town End, Salisbury Terrace, Coupland Road, Salem Place, Cyprus Terrace and Wakefield Road including decorative features and brickwork
- b) Historic features:
 - i. The Welfare Hall (Non-designated Heritage Asset no.45, see Appendix 4)
 - ii. The Country Club (Non-designated Heritage Asset no. 46, see Appendix 4)
 - iii. Methodist Church (Non-designated Heritage Asset no. 47, see Appendix 4)
 - iv. Salem Chapel (Non-designated Heritage Asset no. 48, see Appendix 4)
- c) Informal open spaces within the area
- d) Retention of edges and boundary treatments along Nanny Goat Lane and Barrowby Lane
- e) Retention of landscaping features on Halliday Court and Dale Croft
- f) Opportunities to improve the 1950s shopping centre on Main Street
- g) Minimising adverse impacts of traffic on Main Street
- h) Opportunities for improvements to Town End
- i) Opportunities to improve legibility and gateways to Main Street (Town Centre) through signage and heritage interpretation
- j) Opportunities to improve public realm on Main Street

Policy HBE11 – SAP Site HG3-18 –Selby Road – Key Guiding Principles

Development proposals on the Site Allocations Plan Identified Housing Site at Selby Road (SAP Site Reference: HG3-18) should have regard for the following key guiding principles:

- a) The sloping nature of the site and associated flooding issues around Garforth Bridge, development proposals should pay particular attention to flood attenuation measures to avoid problems being created by the rate of flow of surface water from the site. In order to promote community cohesion the affordable housing units should be distributed throughout the site as far as possible and not concentrated in one area
- b) The two footpaths at the western end of the site should be retained throughout the lifetime of the development (as shown on Map 20) (in accordance with GSRE8)
- c) The extent of the Leeds Habitat Network to the southern edge of the site and measures to enhance the Leeds Habitat Network
- d) The provision of a new Green Corridor to link the site up to the Linesway at the southern extent of the site (as shown on Map 18 and in accordance with GSRE7)
- e) Opportunities for additional planting in line with Policy GSRE13.

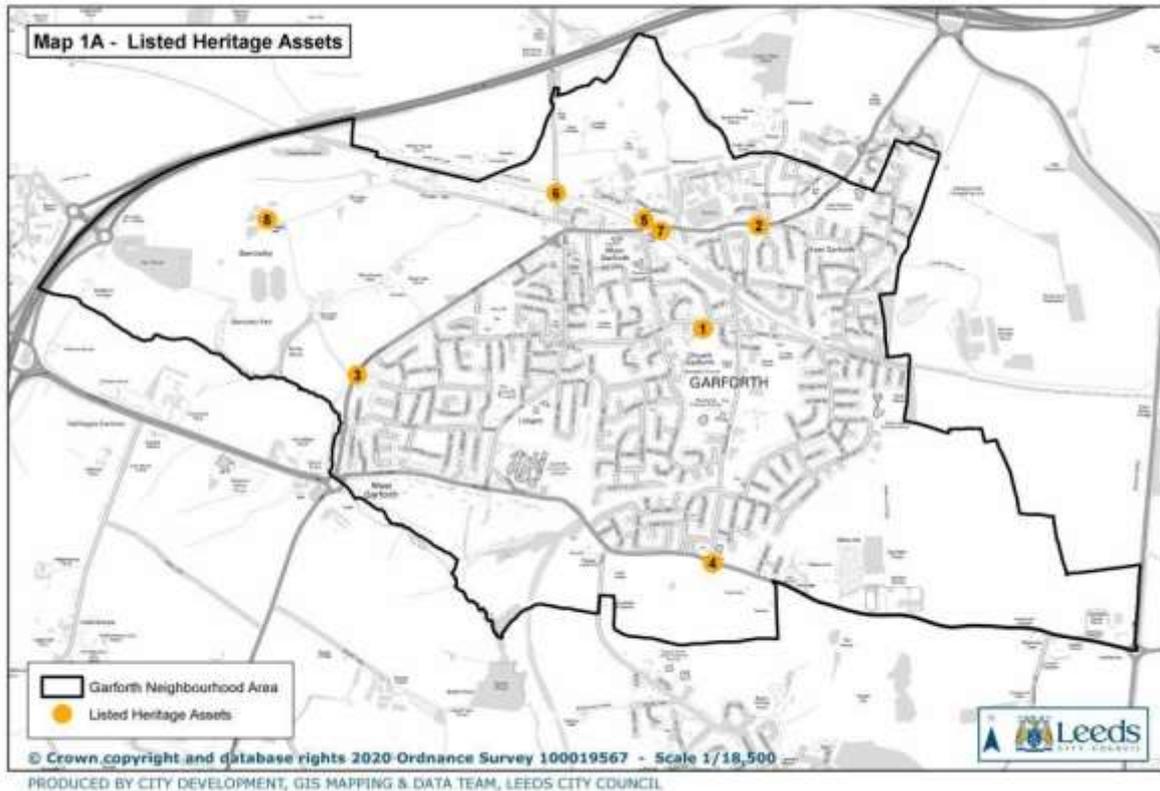
3.1.4. Heritage

Why is Heritage important to delivering the vision and objectives for Garforth?

Most of the development in the town has taken place relatively recently. There still exist, however, a number of buildings and design features which are of historical value. Many of these speak of links with the town's past, mining being an obvious example. There are recent examples of assets being lost because no protection was afforded them prior to the development of sites. The loss of the pit winding building on the site due to the new housing development on Ninelands Lane is a case in point. With this in mind it is vital that such assets are retained for future generations.

Garforth currently has no formal heritage protection as there are no Conservation Area designations within the town, although there are 8 Designated Heritage Assets in the form of Listed Buildings (all Grade II). These are given in Appendix 3 and shown on Map 1A.

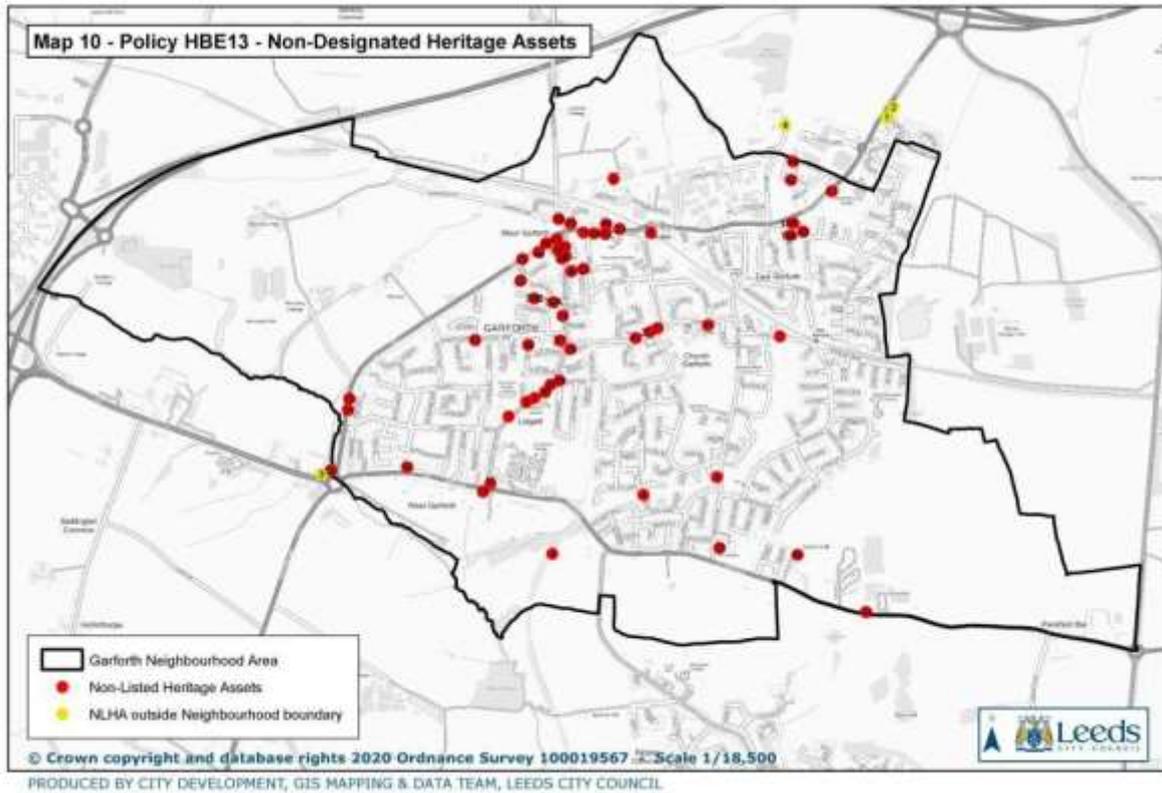




Conservation of the historic environment is a key priority in Garforth and is important to protect the unique identity of the area. The Forum therefore identified a list of potential non-designated heritage assets for assessment during the preparation of the neighbourhood plan (see Appendix 4 and Map 10). The candidate NDHAs were identified as making a positive contribution to the character of Garforth and therefore should be taken into consideration when new development takes place.

These candidate NDHAs were assessed using Historic England's guidance on Local Heritage Listing and guidance provided by the LCC Conservation Team. The assessment was based on local knowledge, historical maps, a visual appraisal and photographic evidence. Those assets considered to have sufficient heritage value (in accordance with Historic England's criteria) have therefore been identified as NDHAs in the Neighbourhood Plan. It is Leeds City Council's responsibility to produce a Schedule of Non-Designated Heritage Assets which will be updated annually as part of the Authority Monitoring Report (AMR).

Throughout the assessment process, there were a number of potential NDHAs that were identified that fall outside of the Garforth Neighbourhood Area boundary though are generally assumed to be within the Garforth Area. These NDHAs have not been included within the neighbourhood plan policy but a distinct community project has been included within the plan to ensure that these NDHAs are able to become part of the Schedule of NDHAs being prepared by Leeds City Council.



Some non-listed Heritage assets:



What did the people of Garforth tell us?

Heritage concerns did not figure in the Household Survey of 2018 or in the main points raised at the Green Lane Workshop in 2015. There was recently, however, a high level of annoyance voiced when winding gear from at one of the former pit heads was demolished to make way for new houses without consideration of its historical significance to the community.

Policy Intentions Document Consultation 2019

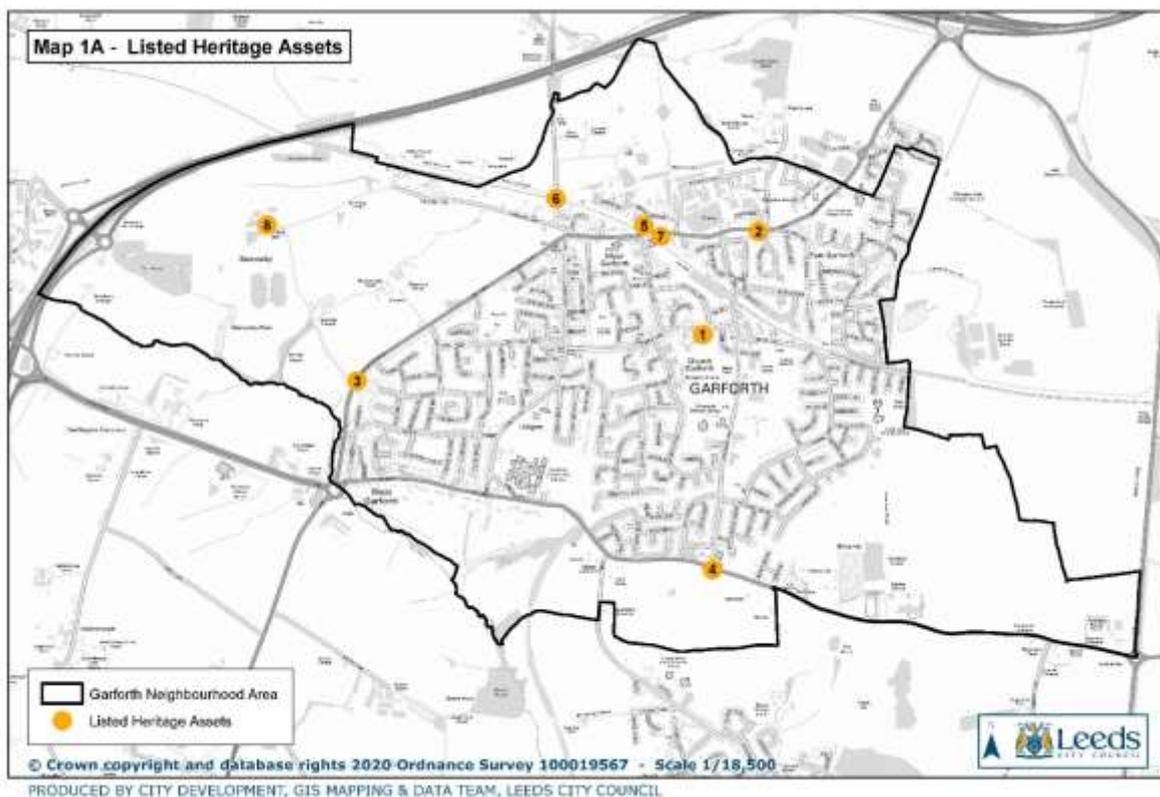
- 94%+ of respondents support the draft policies on heritage.

Comments made included, “Keep the history evident. It informs the future.”, “Very important to Garforth in the future.” and “A list of our ‘heritage’ buildings is a good start.”.

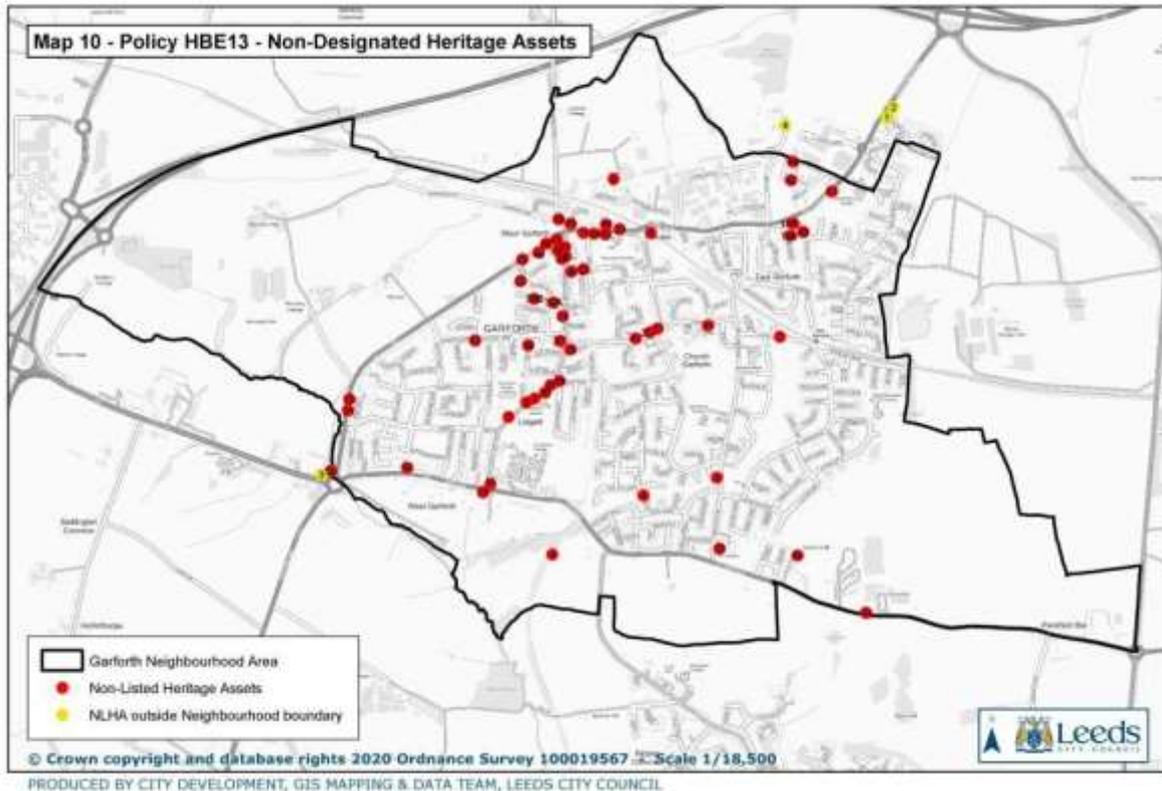
Objective Evidence

Importance of Historic Environment (Generic)

- a) Historic England Guidance on Local Heritage Listing
- b) Garforth Character Assessment
- c) Historic Environment Record and Listed Buildings (Appendix 3)



- d) Assessment of Non-Designated Heritage Assets (Appendix 4) including photographic evidence



Conforming with Leeds City Council and National Policies

Leeds Core Strategy

- P10 – Design
- P11 – Conservation
- P12 – Landscape

NPPF

Paragraph 185 of the NPPF states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment which takes into account the desirability of sustaining and enhancing the significance of heritage assets, the social cultural, economic and environmental benefits that conservation of the historic environment can bring, the desirability of new development making a positive contribution to the local character and distinctiveness and the opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 187 states that LPAs maintain a historic environment record which can help to inform decision making

Paragraph 197 states that the effect of planning applications on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Neighbourhood Plan Policies

Policy HBE12 General Heritage Assets

Development proposals involving any heritage asset will be supported in principle where they:

1. assist conservation-led regeneration schemes to enhance the historic environment, notably the bringing into use and restoration of a heritage asset
2. protect its historic, archaeological or architectural character, including any artifacts of historic interest.

Policy HBE13 Non-Designated Heritage Assets

The following sites (as shown below, in Appendix 4 and on Map 10) have been identified as non-designated heritage assets:

1. Nos. 78-84 Lidgett Lane
2. The Coach House, Lidgett Lane
3. Nos. 50-54 Lidgett Lane
4. Lines Way
5. Garforth railway station
6. Victorian upper floors of present-day shops. Northern end of Main Street
7. GUDC Manhole cover Green Lane
8. Sisters Villas
9. Kensington Terrace
10. Gaping Goose (Public House)
11. Miners' Arms
12. The Lord Gascoigne
13. The Beeches
14. Dar Villas
15. Garforth House
16. Westbourne House
17. The Hollies
18. (a) "Paradise Row" 1
18. (b) "Paradise Row" 2
19. Town End Terrace
20. Salisbury Terrace
21. Salem Place
22. Cyprus Terrace
23. Primitive Methodist Chapel

24. Hilderthorpe Terrace
25. Nos. 33, 35 & 37 Wakefield Road
26. Newmarket Place
27. Kensington Terrace Entrance
28. Library and One-stop Centre
29. Fire Station
30. No. 7 Lidgett Lane
31. No. 9 Lidgett Lane
32. St Armand's Court
33. Working Men's Club
34. Diamond Jubilee Garden
35. Firthfield
36. Augustus Walker House
37. Old Council Offices
38. (a) Beulah Cottage
38. (b) Sharon Cottage
39. Nos. 1 - 25 Strawberry Avenue
40. Water Tower
41. Gravestone, John Backhouse St Mary's church yard
42. Ash Terrace
43. Boundary Stone, Garforth Cliff
44. Newhold Terrace
45. Welfare Hall
46. Garforth Country Club
47. Methodist Church and Sunday School
48. Salem Chapel
49. Garforth Evangelical Church
50. The Old George (now renamed Miller and Carter)
51. Aagrah Restaurant, Aberford Road

Policy HBE13 Non-Designated Heritage Assets (continued)

Development proposals should take into account the effect on the significance of the local non-designated heritage assets.

The protection, preservation and/or sympathetic enhancement of local non-designated heritage assets will be supported. Development proposals that directly or indirectly affect non-designated heritage assets will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset including their importance to local distinctiveness, character and sense of place.

Policy HBE14 Heritage at Risk

Proposals for the sympathetic restoration or enhancement of heritage buildings or structures at risk will be supported where they make a positive contribution to the locality in terms of design character, amenity and sustainability.

Community Action

Garforth Neighbourhood Forum (or any successor body) will work with Leeds City Council to register the following NDHAs (outside of the Garforth Neighbourhood Area boundary) on the Local List or Schedule of Non-Designated Heritage Assets maintained by the Council and reported through the Authority Monitoring Report:

1. Entrance to Cedar Ridge
2. Aberford Road Boundary Stone
3. Garforth Bridge Boundary Stone
4. End of the Fly Line

These are shown in Appendix 4 and on map 10.

3.1.5 Environmental Sustainability

Why is Environmental Sustainability important to delivering the vision and objectives for Garforth?

As we are now in a climate emergency, it is vital that issues around energy saving and reducing carbon emissions are considered in the design of new houses in Garforth. We would be doing a disservice to our children and grandchildren to miss the opportunity to help safeguard their and the planet's future.

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. There is growing evidence that it is possible to construct houses with ultra-low or zero carbon emissions at costs not much different from traditional houses. Cardiff University demonstrated this with the development of their Solcer house. More locally, construction of over 200 homes to "Passivhaus" standard is currently underway in central Leeds in the Climate Innovation District (for further details see Appendix 2).

Housing accounts for approximately 27% of Leeds' carbon emissions. The national Committee on Climate Change's Net Zero report recommends that an energy efficiency retrofit of the 29 million homes that already exist in the UK should be a national infrastructure priority.

Car parking is a significant issue in the town. There are real problems on Main Street. These are caused by a combination of factors – all day parking by commuters and workers in local businesses, delivery vehicles, lack of capacity in existing shoppers car parks, on-road parking. Much of this is discussed in greater detail in the section of the Plan dealing with the Town Centre. There are also issues around residential parking – pavement parking, congestion caused by double parking on narrow residential roads, danger to children from parked cars dominating the street scene.

What did the people of Garforth tell us?

Policy Intentions Document Consultation 2019

- 96%+ of respondents supported the draft policies on environmental sustainability.
- Almost 96% supported policies on accessibility and connectivity.
- 2 key issues respondents commented on were ensuring adequate space between houses and the possibility of making solar panels mandatory on new builds.

Green Lane Workshop 2015

- Absence of cycle and walkways linking places
- Inaccessible, poorly maintained and unsigned rights of way
- Lack of speed limit reinforcement in residential areas
- Pedestrian safety alongside and when crossing, busy roads
- Lack of adequate parking provision in existing residential areas

Housing Needs Survey 2018

- 50% + of respondents would want energy-saving features in a new home.
- Almost 15% would want energy-creating features in a new home.

Objective Evidence

UK Committee on Climate Change states in its infographic Homes of the Future are Needed Today, “Decarbonising and adapting the UK’s housing stock is critical for meeting legally-binding carbon emissions targets by 2050 and preparing for the impacts of climate change. The UK Government, householders and developers need to implement policies and measures now that ensure new and existing homes are fit for the future.”

- Leeds City Council’s declaration of a Climate Emergency (2019) committed the city to making Leeds carbon neutral by 2030, with plans to:
 - Reduce the Council’s carbon footprint
 - Reduce pollution and noise
 - Reduce the level of greenhouse gas emissions from buildings in the city
 - Promote cycling, walking and the use of public transport
 - Promote a less-wasteful, low carbon economy
 - Reduce flooding and other risks from the impact of climate change
 - Build sustainable infrastructure
 - Help residents reduce their own carbon footprints
- Our Future Leeds <https://ourfutureleeds.org/category/resources/>

Conforming to Leeds City Council and National Policy

Leeds Core Strategy

T2 – Accessibility Requirements and New Development Deals with Issues Concerning Pedestrians, Cyclists and People with Impaired Mobility. It Covers Both Accessibility and Safety Issues.

EN1 – Climate Change – Carbon Dioxide Reduction Policy

EN2 – Sustainable Design and Construction

EN3 – Low Carbon Energy

EN4 – District Heating

EN8 – Electric Vehicle Charging Infrastructure

NPPF

9. Promoting Sustainable Transport. Para 110. Within this context, applications for development should: ... e) be designed to enable charging of plug-in and other ultra-low-emission vehicles in safe, accessible and convenient locations.

14. Planning for climate change. “The planning system should support the transition to a low carbon future... It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions.”

This section also talks about increasing the use of low-carbon and renewable energy sources.

Neighbourhood Plan Policies

Policy HBE15 Energy Efficiency

New housing or employment development must incorporate measures that maximise the energy efficiency of individual dwellings/units and the scheme as a whole. The use of the following measures will be supported:

- use of thermal insulation (including continuous insulation),
- airtightness of a building including use of triple glazed windows,
- mechanical ventilation with heat recovery,
- using the orientation of buildings to optimize natural daylight and maximise the solar gain for heating
- solar control window films to help with reducing energy expenditure,
- low-energy light fittings with daylight sensors,
- glazing to southern and western façades to use solar control glass with low g value and low light transmittance,
- timber window frames which have better thermal resistance than steel and aluminium (this is particularly important for small windows),
- solar photovoltaic panels,
- ground-source heat pumps,
- air-source heat pumps,
- gas-fired heating systems (these are classed as low carbon),
- combined heat and power systems.

In addition, proposals for the retrofitting of existing buildings will be supported, subject to local design and amenity considerations.

Policy HBE16 Materials

The use of sustainably-sourced, carbon-neutral and durable materials will be supported.

Policy HBE17 Cycle Storage

New housing development must include cycle parking and storage infrastructure commensurate to the scale of development and in line with the latest LCC guidelines in the Transport SPD.

Policy HBE18 Electric Vehicles

New development should include electric vehicle charging infrastructure in line with the latest available standards set by Leeds City Council.

Policy HBE19 Residential Parking

Car parking infrastructure must be designed to minimise the impact of the car on the street scene and to maximise space and opportunities for active travel, children's play and greenspace.

3.2 Business, Employment and Town Centre (BETC)

Introduction

Business and Employment

Garforth currently has a low level of unemployment compared to most other areas of Leeds (Leeds Observatory). 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 here. It is partly because of Garforth's location and excellent transport links 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 more of those who live in Garforth to work locally, too.

More businesses choosing to locate in Garforth could increase the number of jobs available locally. In addition, it is clear from the data 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 had the opportunity to stay here after school / college.

The range and number of employers in Garforth is considerable. Aside from the industrial units there is also a wide range of opportunities in retail. In addition, there are several care homes which provide a significant number of jobs. It is not entirely clear what impact Covid 19 will have on the care sector in the future. However, it is an area that may well see reform and consolidation in the aftermath of the pandemic.

It seems clear that there is scope for further employment in Garforth. The infrastructure is good and there are suitable locations. There are also vacant sites, and it is to be hoped that these will be brought back into use. Given the excellent transport links Garforth has, both with Leeds and the wider region, it would seem to be a good choice for businesses.

Town Centre

Nowadays, many people shop on-line as well as at out-of-town retail centres. Garforth Main Street has a wide 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. 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 hundreds of extra customers if new housing is developed around Garforth. The issue then will be to ensure that Main Street not only retains its current customer base but also attracts many of the new residents.

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 products and personal service.

In addition, many shops now seek to offer something more than a simple retail experience. An addition to Main Street in 2019 was “Refill and Go” where people can buy a variety of food and other goods free from all packaging; this is clearly highly attractive to a certain demographic. Equally, “CLO”, a coffee shop, is a social enterprise, returning significant sums to community projects each year.

Typical views of Main Street:



Three new bars opened in late 2019 and early 2020. Again, these offer something different from traditional pubs. There is significant scope to reimagine the High Street and Town Centre Topic Paper (on the GNPf website) gives more details of the threats and potential opportunities available. The overall ambition for the Town Centre is that the Plan supports the preservation and rejuvenation of Main Street as a thriving and attractive commercial and social hub for Garforth. The aspiration for the Town Centre is for improved aesthetics and sense of place as a focus for community pride and ownership, with health and wellbeing, environmental sustainability and economic resilience at its heart.

Parking is a significant issue for Main Street and is a key concern for local residents and traders.

The impact of Covid-19 on people’s shopping habits and on the future of town centres may well be profound, but it will take some time to fully assess how this will affect a street like Garforth’s Main Street. While we wait, we need to do what we can to preserve the future of what is undoubtedly a vital part of the heart of the town.

Key Issues

Business and Employment

- Working locally and its benefits

- Demographic issues
- Training and apprenticeships

Town Centre Retail

- Over representation of certain shop types
- Online shopping
- Covid-19
- Competing retail offers locally
- Main Street's key role in building community
- Finding a distinctive offer to attract customers

Town Centre Parking

- Effects of extra on-street parking spaces on Main Street
- Insufficient parking for shoppers
- Insufficient parking for commuters at the station
- Impact on local residential streets
- Potential impact on shopping numbers

3.2.1 Business and Employment

Why is business and employment important to delivering the Vision and Objectives for Garforth?

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 – is an important aspect of their day-to-day life.

People often see commuting as a downside of work. Commuting almost invariably increases stress and, consequently, simplifying the journey to work is almost inevitably going to reduce stress. With this in mind, it makes sense to try to ensure people can find employment locally wherever this is feasible. Commuting: "The Stress That Doesn't Pay" (Psychology Today) outlines some of the downsides of commuting which local working would address.

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 feels comfortable in a variety of aspects of a job so that the allure of, for example extra money, was offset by the attractions of working in the local community and the ease of travel to work. "5 Benefits of Hiring Locally" – Forbes outlines some of the main advantages of working locally.

The majority of businesses in Garforth are small and medium enterprises, employing fewer than 10 workers. At the same time, a survey of businesses in 2017 suggests more than half of them plan to expand in the near future. Together these facts suggest there is the capacity

to increase the number of jobs available; hopefully, many of these potential vacancies could be filled by local people. Indeed over 85% of the businesses surveyed felt they would be able to expand their business in Garforth.

Where it is not possible for employers to find the required staff locally, Garforth's excellent transport links mean it would be relatively easy for employees to travel to work here. The town is served by two motorway junctions (J46 and J47 on the M1). It also has major trunk roads, the A63 and A642, running along its southern and northern perimeters, respectively. So, it is relatively simple to get to Garforth by car and, given the town's position on the outskirts of Leeds, those commuting from Leeds to Garforth would face little congestion. In addition, the town has excellent public transport provision. The two railway stations (Garforth and East Garforth) are on the main line between Leeds and York making the journey from either city very straightforward. In addition, a number of buses serve the town. There are several regular services from Leeds and Castleford. There are also routes serving Wakefield, Wetherby and Selby. For those who cycle to work, there is an advisory route from Leeds city centre to Garforth, avoiding main roads and utilising cycle paths where possible. There is also now the Leeds Cycle Superhighway which brings cyclists from the city centre on a segregated route as far as Crossgates from where it is possible to reach Garforth by minor roads and tracks.

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 experienced 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 wellbeing both of the staff of those businesses and of the wider community.

As well as the employment sites identified in the Leeds Site Allocations Plan (2019), the Lotherton Industrial Estate to the north of the A642 and the railway line accessed from the A642 has been identified as an additional employment site in Garforth, see map 11. The site has been in an employment use for over fifty years and contains a mix of industrial units and commercial buildings. The businesses are diverse both in the range of services they provide and in their size. The businesses range from, for example a mechanical and electrical building services company with assets of almost £5 million which has been on site nearly 25 years to a sweet shop with a large online offer which has only been in business on site for 5 months. The diversity in the kind of businesses is considerable. There are a number of building and construction firms, furniture suppliers, a supplier of light, sound and stage equipment, a printing and specialist book binding company, pharmacists and shopfitters amongst a wide range of enterprises. (Character Assessment Summary Document – Appendix 9).

The estate is a perfect place for new businesses to establish themselves with a range of premises and good infrastructure.

The location of the estate, close to the train station and bus routes, as well as just off a main road with easy access to the A1 motorway is ideal. Access for employees and deliveries / distribution is very easy.

The Site Allocations Plan (2019) identifies 3 employment sites within the Garforth Neighbourhood Area (EG1-40, EG1-41, EG1-42). As well as these identified sites, the wider Newhold Estate provides a range of employment opportunities not dissimilar in variety and size to those offered in the Lotherton Way Estate. The range of businesses extends from a beauty salon and physiotherapist to car mechanic and panel beater. As well as these smaller ventures there are also some much larger companies. There is a very well-established large joinery and carpentry company and a major security equipment installer as well as a big double-glazing firm. The estate also has a fitness centre / gym. In order to support the neighbourhood plan objectives to retain employment opportunities within Garforth, the Neighbourhood Plan identifies the wider Newhold Estate (that falls within the Garforth Neighbourhood Area) as an employment site to be retained for the benefit of the town. Policy EC3 of the Leeds Core Strategy supports the retention of employment sites but provides for their change of use away from employment subject to a number of criteria. In Garforth, given the need to sustain local employment opportunities and in line with the overall strategy within the NP to support working locally, the neighbourhood plan supports a more restrictive approach to employment sites in Garforth. This approach adds value and a locally distinctive policy to those contained within the Local Plan.

The Newhold Industrial Estate is subject to a Saved Unitary Development Plan policy carried over from the former Garforth Local Plan. The policy references the capacity of the industrial estate in regard to the quality of drainage and road infrastructure and therefore prevents further development unless development schemes incorporate infrastructure improvements to alleviate on site issues (Saved Unitary Development Plan Policy E3B(4) (2006)). Policies BETC1 and BETC2 are considered to be consistent with this approach.

What did the people of Garforth tell us?

Policy Intentions Document Consultation 2019

- 96%+ of respondents supported the draft policies on employment and job creation.

Green Lane Workshop 2015

- There are currently too many unkempt commercial sites

Housing Needs Survey 2018

- Currently just over 10 % of respondents work in Garforth. Almost 30% would like to.

Local Industry Survey 2017

- 78% of businesses said local workers had the required skills
- 86% of respondents said they could grow their business in Garforth

Objective evidence

“5 Benefits of Hiring Locally” – Forbes.

Commuting: "The Stress That Doesn't Pay" – Psychology Today.

2011 Census information on jobs and commuting

GNPF Retail Survey 2016 and Industrial Survey 2017

Conforming with Leeds City Council and National policies

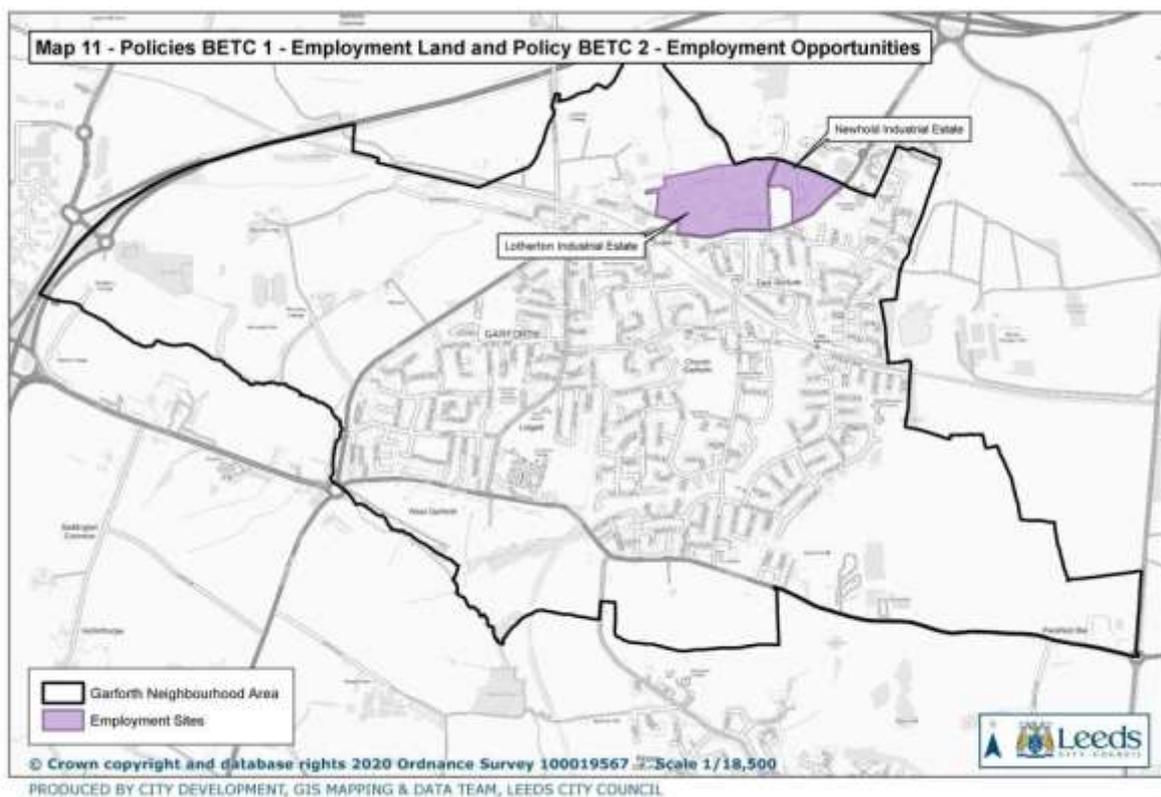
Leeds Core Strategy

EC3 – safeguarding existing employment land and industrial areas

NPPF

Building a strong, competitive economy

80. “..... Significant weight should be placed on the need to support economic growth and productivity, **taking into account both local business needs** and wider opportunities for development. The approach taken should allow **each area to build on its strengths, counter any weaknesses and address the challenges of the future.**”



Neighbourhood Plan Policies

Employment and Job Creation

Policy BETC1 Employment Land

The following employment sites (including office, retail, research and development, light industrial, general industrial and storage and distribution uses) as identified on Map 11 will be safeguarded in their existing uses. Proposals for the change of use of these sites away from an employment use will not be supported unless it is demonstrated that the site is no longer viable in its existing use or in an alternative employment use, through a period of active marketing for no less than 12 months.

1. The sites contained within the Lotherton Industrial Estate - Character Area 5 in the Character Assessment Document as shown on Maps 9 and 11
2. SAP site EG1-40 Newhold Estate as shown on map 11
3. SAP site EG1-41 Newhold Estate
4. SAP site EG1-42 Newhold Estate

Policy BETC2 Employment Opportunities

Proposals for the development of new employment sites on brownfield land will be supported, subject to the following design, amenity, infrastructure and accessibility considerations:

- a) Avoidance of adverse impacts on local highway network and local road safety
- b) Ensuring sustainable travel options such as cycle stands, electric vehicle charging infrastructure and pedestrian and cycle safety throughout the site
- c) Easy access to/from the local highway network
- d) Easy access to/from footpaths and cycle routes through new connectivity measures and access to public transport routes
- e) Provision of in-curtilage, off-street parking as part of the development commensurate with the scale of development and in line with LCC standards
- f) Provision of adequate on-site infrastructure, such as drainage, highways
- g) Avoidance of adverse effects on biodiversity and landscape character
- h) Avoidance of adverse effects on visual and neighbour amenity and environment through noise pollution, light pollution or odour.

Proposals for the Newhold Industrial Estate will need to satisfy the requirements of UDP Policy E3B(4).

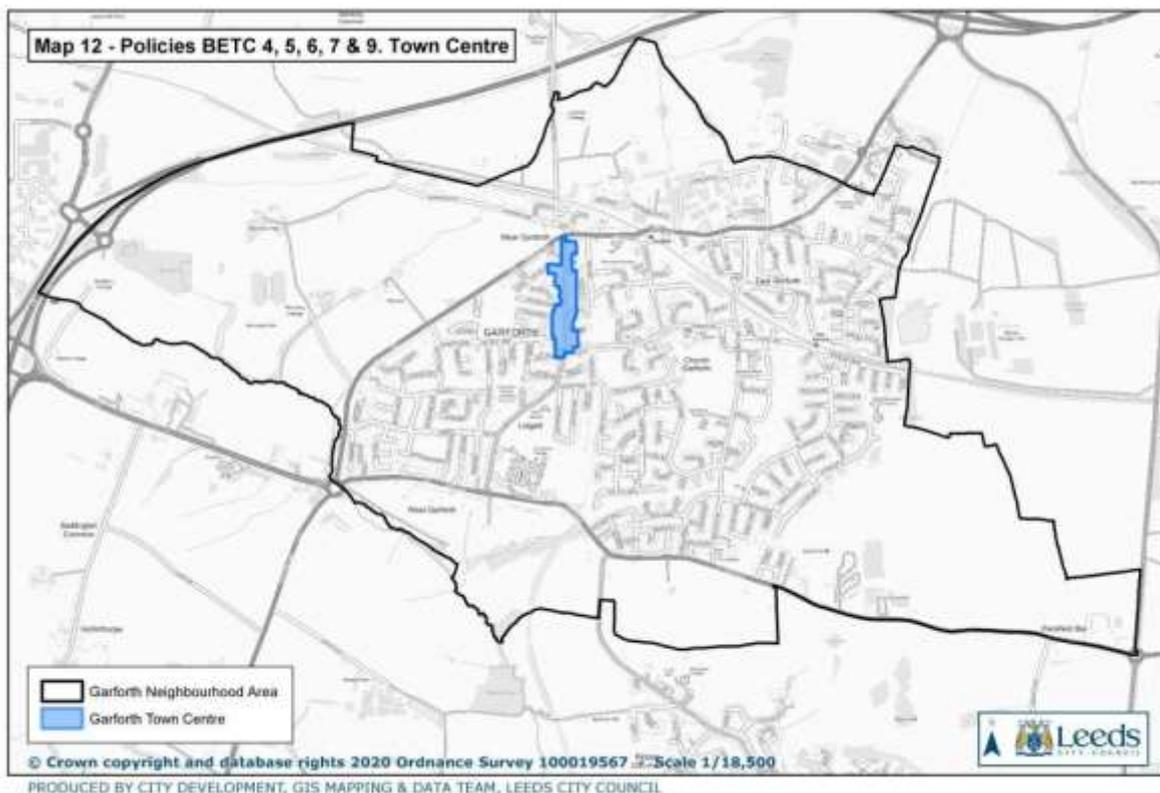
Policy BETC3 Connectivity to Employment

Proposals for new major employment development should demonstrate how the scheme will promote sustainable travel options and will be accessible by walking, cycling or public transport within Garforth.

3.2.2 Town Centre

Why is the future of the town centre important to delivering the Vision and Objectives for Garforth?

Garforth Main Street, a linear street running north-south between Town End, Aberford Road and the former Council offices where Main Street becomes Lidgett Lane, is the main / high street in Garforth, see map 12. It is a well-used retail centre with a range of shops and services. Retail frontages at ground level are modern and lack uniformity, and the street as a whole lacks a coherent unifying style due to the pattern of development. To the southern end, a number of Victorian terraces have been converted to retail units and, at first floor level, much of the original detailing has been retained. There are some instances where these details have been replicated. To the northern extent of the street the units are more modern, constructed in the 1970s. Whilst most of the ground floor is used for town centre uses, the second floor provides residential accommodation. Additionally, Main Street is surrounded by a number of residential streets, and accessibility to the town centre is one of its strengths.



One of the key challenges for Main Street is traffic congestion and problems caused by on-street parking. Another challenge is the built environment. There is no central square, marketplace or outdoor meeting point, the only public toilets are situated in the Library at one end of the street and there is no overall landscaping or public realm strategy. These twin challenges mean that, although the retail offer is good and Main Street remains relatively vibrant, there is a risk that if the town centre sees a shift towards being more community-focussed, the built environment and traffic issues on Main Street could act as a barrier to this

change. Part of the vision for Garforth talks about a town centre which is vibrant and re-invigorated. There would be a broad range of shops and businesses; many of these would be local. One of our objectives talks about creating a town centre that is more attractive and more active. In this way, it suggests, more local people will use the facilities and the town centre would be a real hub for the community.

Many high streets throughout the country are in decline. The Portas Review, An Independent Review into the Future of our High Streets (2011) outlines many of the problems facing our high streets. If the Main Street in Garforth were to follow this trend, it seems probable the effect on the town would be highly detrimental. A decline in footfall would lead to some shops struggling and, possibly, closing. This could lead to a downward spiral where small independents go, only to be replaced by charity shops or large national retailers. If this trend continued, the street would eventually resemble the high street in any small town; it would become anonymous and no longer contain the relatively broad range it now offers.

The consequence of this could be that people would no longer see Main Street as Garforth's shopping centre. It would simply be viewed as "some shops". The temptation might then be for people to travel further afield, to Leeds or beyond, to find something they no longer feel Garforth offers. This would almost certainly lead to a further decline in footfall, even for those shops still trading and, as with some other local towns, an eventual atrophy of the street.

In this scenario the Main Street would not only have lost its distinctive offer – independent, local shops and bars – but it would also cease to be the hub of the community as fewer and fewer people chose to shop there. This would be a disaster both economically and socially.

The alternative vision is one in which Main Street actually blossoms. Just as with the opening in late 2019/ early 2020 of 3 independent bars, new local and independent businesses arrive to take advantage of the possibilities. With an offer that is highly focussed on service and quality and a USP which may be offering experiences, tasting sessions, or addressing issues around climate change these businesses would be more agile in responding to local needs.

As part of the community they would see their customers as individuals rather than just numbers on a spreadsheet. They would also help to keep money circulating in the local economy by, where possible, sourcing locally and employing locally. They would be part of the community and Main Street would be at the hub of the community. The 2019 Ministry of Housing, Communities and Local Government publication High Streets and Town Centres in 2030 describes what the future high street might look like. Garforth is beginning the transition to this new look and its future will only be secured if this move continues.

As an example, during the Covid crisis two of the long-standing independent food shops on the street began delivering to the housebound.

In September 2020, changes to the Use Classes Order came into effect and introduced three new use classes. The main changes to the Use Classes Order affecting the high street are:

- The introduction of new use class E (commercial, business and service) including retail, restaurant, office, financial/professional services, indoor sports, medical and nursery along with any other services which is appropriate to provide in a commercial, business or service locality
- New use class F1 (Learning and non-residential institutions) including non-residential educational uses, museums, art galleries, libraries, public halls, religious institutions and law courts
- New use class F2 (Local community) – including use as a shop of no more than 280sqm, use as a community hall, area for outdoor sport, swimming pool or skating rink

Additionally, Permitted Development Rights have recently been extended, which provide for the conversion of formerly A1/A2 (shops/financial services) into C3 dwelling houses.

These reforms make up part of the Government’s “project speed” which aims to support high street revival and allow for greater flexibility to change uses within town centres without the need for planning permission. These planning reforms have been taken into account whilst preparing the strategy for Garforth Main Street.

What did the people of Garforth tell us?

Green Lane workshop 2015

- Too many takeaways

Housing Needs Survey 2018

- The things people liked best about Main Street were convenience-42%, supporting local community -23%, choice of shops-15%, friendliness-10%
- 97% of respondents shop on Main Street - 56% weekly, 28% monthly
- The main improvement people asked for was an increased range of shops.

2018 Retail Survey of 85 Main Street businesses

- Main positives – variety of shops- 24%, friendly people-14%, community feel-11%
- Main negatives – difficulty parking-36%, roadside parking-11%, volume of traffic-10%

2016 Retail Survey – results reported are from 79 Main Street retailers

- 60% of retailers had been trading for over 10 years. 85% expected to stay another 10 years at least.
- The two biggest positives were – geographical location and potential customers
- The two biggest negatives were – rents and car parking

Policy Intentions Document Consultation 2019

- Comments were made to “sort out the parking” and to limit the over representation of one kind of shop
- 93% of respondents agreed with policies on the town centre

Objective evidence

The Portas Review, An Independent Review into the Future of our High Streets, 2011, Ministry of Housing, Communities and Local Government, High Streets and Town Centres in 2030, 2019
GNPF Town Centre Background Paper

Conforming with Leeds City Council and National policies

Leeds Core Strategy

P2: acceptable uses in and on the edge of town centres
P5: approach to accommodating new food stores across Leeds
P6: approach to accommodating new comparison shopping in town and local centres
P9: community facilities and other services

Spatial Vision 3.2

Town and local centres will remain at the heart of their communities and provide a good range of shopping, services and local facilities.

Spatial Vision objectives 3.3

10. Promote the role of town and local centres as the heart of the community which provide a focus for shopping, leisure, economic development and community facilities, while supporting the role of the City Centre.

In 5.3 Place Making we read, "Town centres are at the heart of communities within Leeds and contribute towards the character and identity of communities..."

Site Allocations Plan

RT1 – designates Garforth as a Town Centre
RTC3 – protected shopping frontages within town and local centres
RTC4 – shopfronts and changes of use within protected shopping frontages

NPPF

7 Ensuring the vitality of Town Centres

"Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation."

Neighbourhood Plan Policies

Policy BETC4 Town Centre Mix

Commercial or retail development in the Town Centre (as shown on Map 12) will be supported where:

- a) The proposal helps to diversify and improve the vitality of the Town Centre and broaden its attractiveness to shoppers and visitors; or
- b) The proposal will provide temporary/meanwhile/pop-up uses for new 'start up' businesses and community uses in vacant buildings; or
- c) The proposal will revitalise and restore under-used space or vacant buildings for community benefit.

Proposals for the change of use to *sui generis* Hot Food Takeaway or for new Hot Food Takeaways will not be supported unless it can be demonstrated that there will be no adverse impact on the amenity of the town centre for all users in terms of noise, light, or odour, on-street parking provision and the ability of the Town Centre to meet day-to-day shopping needs.

Policy BETC5 Residential Development in The Town Centre

Proposals for the change of use of buildings to C3 residential use above ground floor shop frontages in Garforth Town Centre (as shown on Map 12) will be supported, subject to highways access and residential amenity considerations.

Policy BETC6 Town Centre Accessibility

Proposals to improve the pedestrian and cycle accessibility of the Town Centre as shown on Map 12 will be supported.

Policy BETC7 Appearance and Public Realm

To be supported, proposals for new shop frontages or alterations to existing shop frontages should demonstrate how they have regard to the following:

- a) Design and character features in the Character Assessment Summary (Appendix 9) and Policy HBE 10
- b) The ambition to improve the appearance of the town centre, through the legibility and cohesiveness of design features
- c) The retention, restoration and enhancement of traditional shop frontages, or features and details of architectural or historic interest
- d) Local architectural style, materials and form which contribute to the character of the Town Centre, in particular Victorian buildings and features
- e) The character of the host building and its architectural make up
- f) Sensitively designed fascias and signage of an appropriate height, scale and colour

Planting, soft landscaping schemes and public realm improvements which improve the overall quality and character of the Town Centre will be supported.

The provision of additional public spaces to provide spaces to meet and interact such as a hub or town square will be supported.

The provision of public toilet facilities in the Town Centre will be supported.

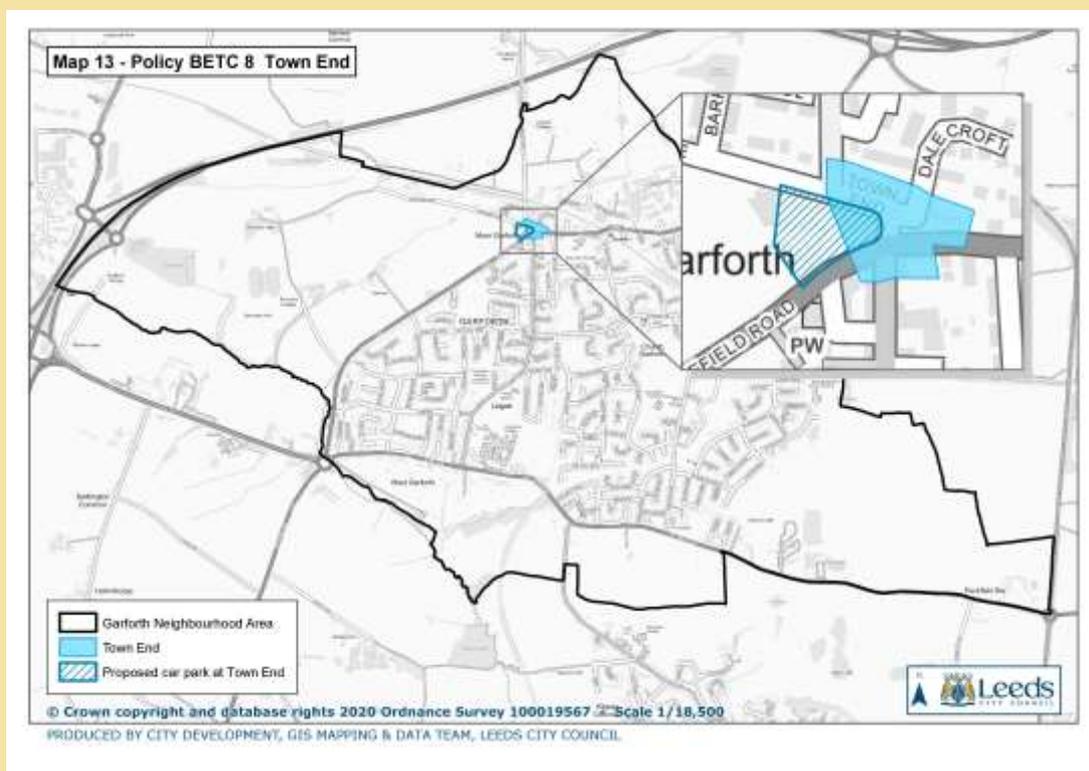
Policy BETC8 Town End

Proposals to transform Town End (as shown on Map 13) into a cohesive approach route and gateway to Garforth Town Centre will be supported. Proposals for the redevelopment of Town End should be designed in accordance with the following key guiding principles:

- a) Town End as a gateway should reflect the Neighbourhood Plan town centre policies of accessibility and local distinctiveness and include high quality soft landscaping
- b) Opportunities to use community involvement and/or public art to make it a characterful welcome to Garforth
- c) Good legibility and connectivity to existing crossing facilities over Wakefield Road and explore options to upgrade these facilities through widening, surface treatment etc.

Projects

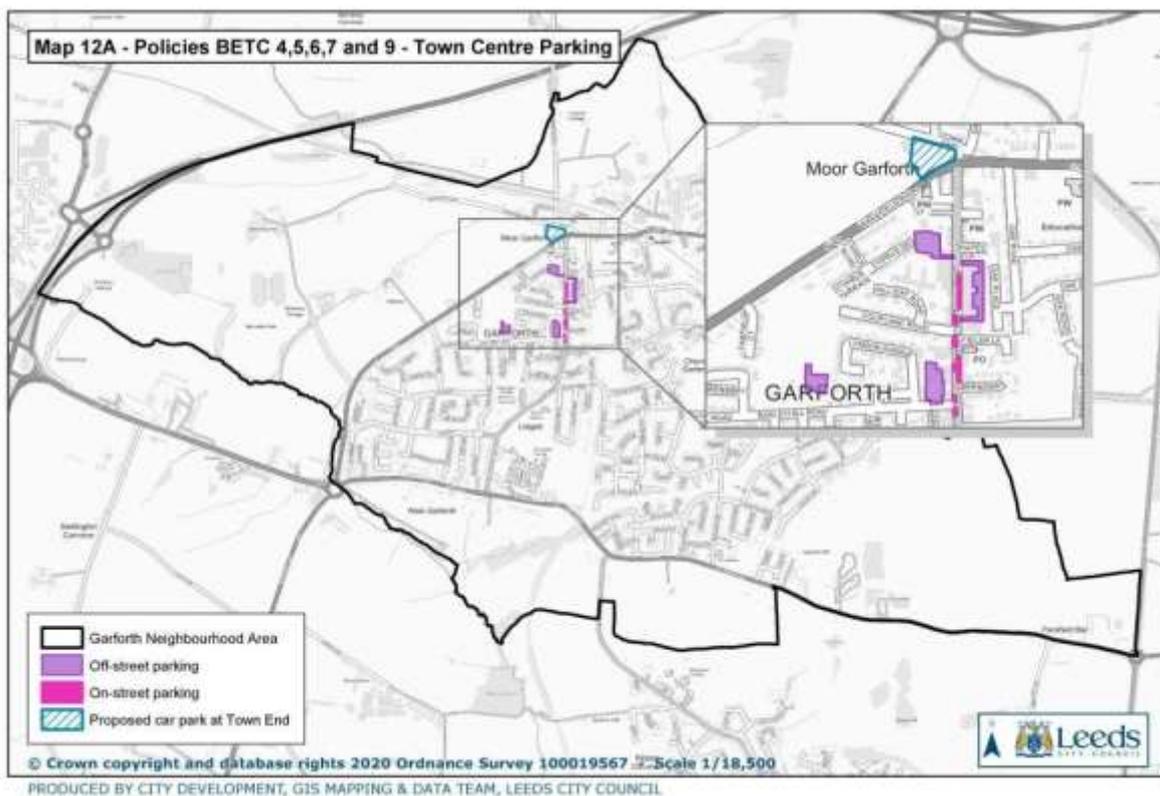
- GNPF to work with “Town Team” of local traders and The Main Deal to look at and implement initiatives for boosting activity on Main St.
- GNPF to work with local councillors and City Council to help create a distinctive identity for Garforth as a destination
- GNPF to work with other groups to support/ promote events on Main St. – Festival, pop-ups, Tour de Yorkshire...
- GNPF to work with Leeds City Council, landlords, local traders and The Main Deal to explore increase in residential accommodation on Main Street in existing first floor locations.

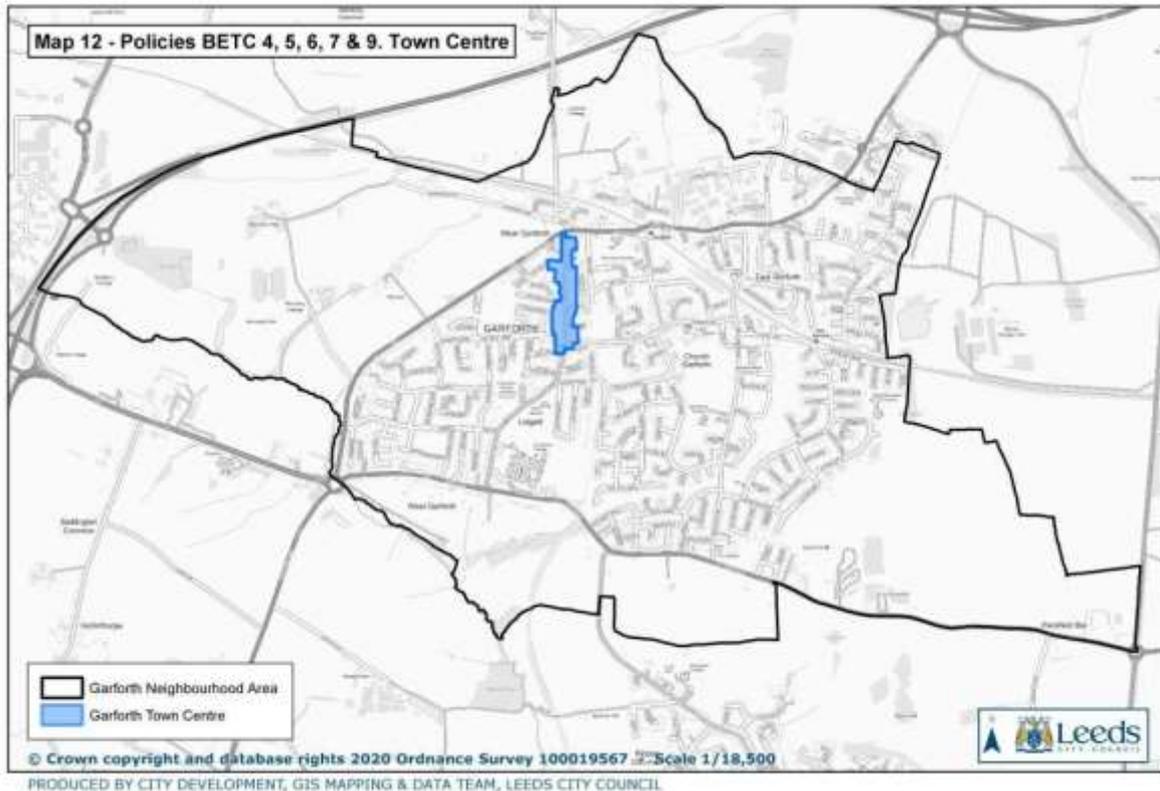


3.2.3 Town Centre Parking

Why is trying to resolve the issues around town centre parking important to delivering the Vision and Objectives for Garforth?

Unless the parking issues are resolved Main Street will not be the vibrant and attractive location mentioned in our Vision. Instead of remaining at the heart of our community and acting as a hub it will atrophy. Congestion and an inability to access the shops on Main Street may well frustrate people to the point where they will turn their backs on it as a destination. Businesses will suffer and, potentially, close. People will choose to shop elsewhere; somewhere more easily accessible by car and there are, within a few miles of Main Street, a number of retail outlets with plentiful and free parking. A comprehensive survey on the current provision of parking was carried out by Leeds City Council in 2012 and a number of possible solutions was proposed. See Appendix 8 Summary of Car Parking Stress. Parking provision in the town centre is shown on Map 12A.





A second imperative around solving the issues concerns health and wellbeing. Increasingly there are occasions during the day when, for short periods, there is gridlock on Main Street. The reasons for this are complex. It is a combination of factors including on-street parking on both sides of the street, the presence of large delivery vehicles, buses and an increase in cars seeking parking places. The result of this is a significant increase in pollution levels and an unmeasurable, but nonetheless real, detrimental impact on air quality in the street. This situation is incompatible with our aspiration to make Garforth a great place to live.

The third issue concerns identity. Main Street is a key factor in Garforth's identity as a distinct and cohesive community. Without a vibrant and busy centre, it is by no means clear that Garforth will retain its sense of identity and community feel. The survey carried out by the Neighbourhood Plan Forum in 2017 suggests many drivers are using the shoppers car parks for all day parking; this significantly reduces the spaces available for shoppers. If people lose the habit of visiting Main Street social interactions will decline and, in time, Garforth could simply become a dormitory suburb of Leeds with no separate identity as a small town. This is incompatible with our vision for the future.

What did the people of Garforth tell us?

Green Lane workshop 2015

- Absence of cycle and walkways linking places

Housing Needs Survey 2018

- 97% of respondents shop on Main Street- 56% weekly, 28% monthly

- The single biggest negative (40%) was parking
- Highest rated single improvement – better off-street parking

2018 Retail Survey of 85 Main Street businesses

- By far the biggest single improvement sought(20%) - parking
- Main negatives – difficulty parking-36%, roadside parking-11%, volume of traffic-10%

2016 Retail Survey – results reported are from 79 Main Street retailers

- Parking as an issue came up repeatedly as a negative and as a focus for improvement

Policy Intentions Document Consultation 2019

- Comments were made to “sort out the parking“, enforce time limits and possible parking on one side of the street only
- 93% of respondents agreed with policies on the town centre

Objective Evidence

- Garforth Parking Strategy - 2012 to 2017 and the long-term benefit of Garforth town centre. Leeds City Council 2012
- Parking Survey 30/11/17. Only 24% of spaces free for short term parking in the 2 principal Main St car parks

Conforming with Leeds City Council and National policies

Leeds Core Strategy

In 5.4 A Well-Connected District the Council recognise that economic prosperity will lead to greater levels of car use and congestion. To mitigate this as well as achieve its CO2 reduction targets new transport infrastructure will be provided. In addition, a Supplementary Planning Document on parking will be brought forward. Meanwhile Policy P1 states –“ The Council will.... support Parking policies controlling the use and supply of car parking across the City.... To ensure adequate parking for shoppers and visitors to support the health and vitality of the City and Town Centres...”

Policy P3

The availability of public transport, convenient on/off-street car and cycle parking provision and impact on highway safety. Where there is insufficient car parking or where traffic movements are such as to create a traffic hazard, planning consent is likely to be refused.

Place Making

5.3.29 The accessibility of the proposal to be considered against choice of transport including walking, cycling, public transport and the car. The effects on local traffic levels and congestion after public transport and traffic management measures have been secured

NPPF

106 In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.

Neighbourhood Plan Policies

Policy BETC9 Town Centre Car Parking

The provision of new public car parking at Town End (as shown on Map 13) will be supported, in accordance with the following key guiding principles:

- a) Town End car park should be designed with trees, planting and green SUDS (sustainable urban drainage systems) as integral to the layout
- b) Electric vehicle charging points should be provided at a rate in accordance with Leeds Core Strategy Policy EN8 (10% of spaces with infrastructure for additional points)
- c) Secure bicycle parking in accordance with the Leeds Transport SPD should be provided close to the Wakefield Road pedestrian crossing
- d) It is expected that in the future, demand for parking will reduce through modal shift away from private cars to active travel, shared and automated vehicles and so future adaptability of parking spaces should be considered in the design

Projects

- GNPF to work with Leeds City Council to support the implementation of measures in the 2012 Parking Strategy
- GNPF to work with Leeds City Council and local traders to promote cycling and walking to Main Street.

3.3 Transport (T)

Introduction

People need to move around. We all have to get places and the key would seem to be using the appropriate method for the journey.

If we look at how people travel in our region today their journeys do not always seem to go smoothly. There are often issues with traffic jams, parking problems, delayed or cancelled trains and buses not running to time. Whilst we may simply shrug our shoulders and accept this as the inevitable consequence of life in and near a large city, perhaps some of the issues could be partly resolved by people making different travel choices.

It can appear as if the car is the default setting for lots of journeys when, in fact, there might be other choices available. Public transport is widely used- although often maligned- and there is undoubtedly scope for improvement with regard to reliability and pricing. However, the notion that walking or cycling could form part of our journey planning is still alien to many people. Part of the issue is habit. Part is (perceived) convenience. But an even greater barrier is the lack of adequate infrastructure for walking and cycling. In response to the Covid 19 crisis Leeds City Council invited residents to propose specific suggestions to make cycling and walking easier. In response there are over 20 suggestions made by local residents on LCC's interactive map which relate directly to Garforth. The map is available at <https://leedscovidsuggestascheme.commonplace.is/comments>.

If this key issue can be addressed, the benefits to the individual and to society in terms of better health and less pollution would be considerable.

Looking at Garforth, it seems sensible to consider how we could help make it easier for people to make the best transport choice for the journey they are making whether within the town or beyond.

Clearly, the notion of “best transport choice” may have different meanings for different people. However, given that we are all responsible for the choices we make and given the current crises in our country with regard to obesity and health in general, it would seem sensible that good transport choices would not contribute to worsening the situation with regard to these national problems. If you add in the issues of global warming and air pollution caused by vehicle emissions, it seems clear that we can begin to see what a good travel choice might imply.

In summary, when considering journeys people make in and around Garforth it seems possible to encourage people to make choices about how they travel which will benefit both themselves in terms of their health and wellbeing and the planet in terms of reducing emissions.

Key Issues

Active Travel

- cars are a significant source of greenhouse gases
- cars contribute to air pollution
- obesity is a major issue in both adults and children
- lockdown demonstrated what more active travel could look like

Accessibility and Connectivity

- town connected via a network of cycle and pedestrian routes
- easy access for motorists to trunk road / motorway network
- easy access to public transport services
- access to local shops, schools and workplaces possible without using a car

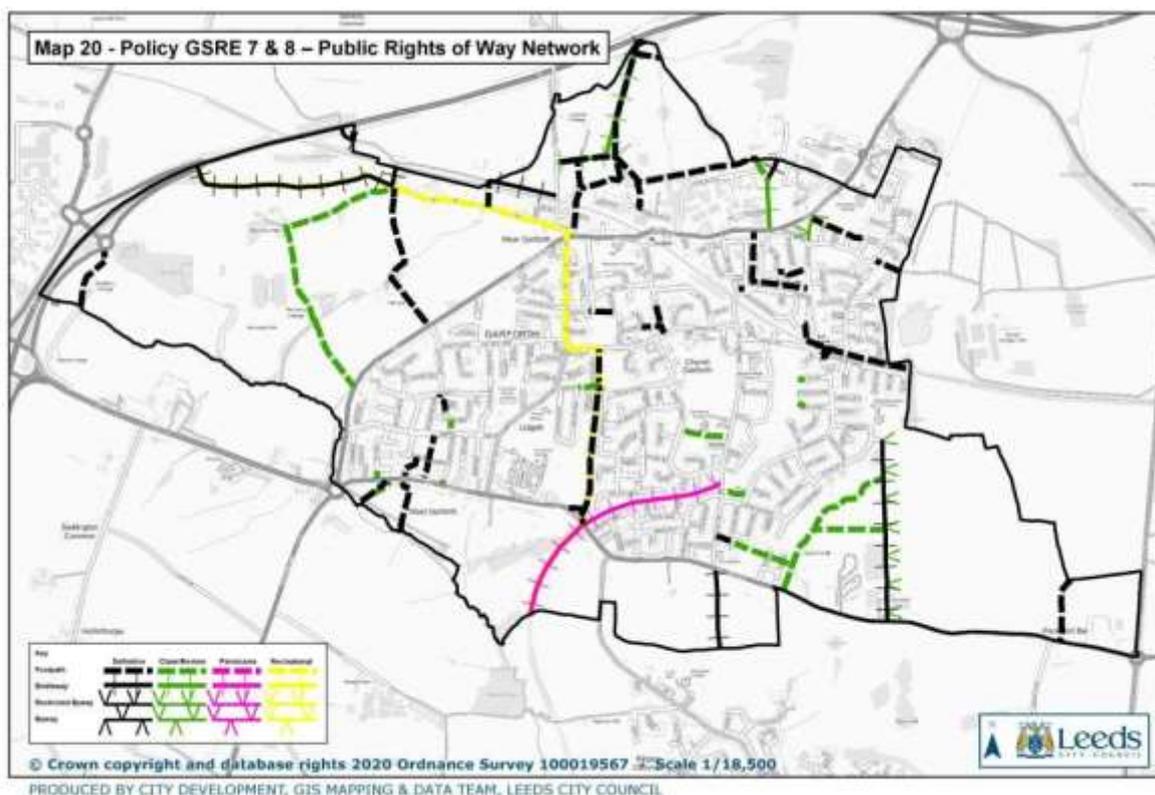
Why are active travel, accessibility and connectivity important to delivering the Vision and Objectives for Garforth?

Active travel is an issue that has gained more importance since the declaration of a Climate Emergency and the advent of the COVID pandemic. Cars offer us all sorts of freedoms and this is to be welcomed. At the same time, it is important to recognise that there is a price to pay in terms of the damage they cause. Cars are a significant source of greenhouse gas emissions. The IPPC report of 2018 stresses the urgent need to reduce greenhouse gas emissions from vehicles in order to prevent potentially catastrophic climate change. They cause air pollution, adversely affecting the quality of the air we all breathe. The building of roads to support cars has an impact on urban sprawl. The presence of cars in any community can have an adverse impact on the potential freedoms enjoyed by pedestrians, cyclists and critically, children.

Cars are often used for short journeys. Apart from the environmental problems this causes, there is the attendant issue of people's increasingly sedentary lifestyles. In the light of COVID the Government sought to increase physical activity in all sectors of the population. Active travel, whether that be on foot, cycling or scooting is an easy way to incorporate activity into our everyday lives." Putting Health into Place (NHS England)" highlights the importance of promoting active travel in how new developments are designed.

For active travel to become habitual, it needs both to be made easy and to be seen as normal. It is clear that a major barrier to active travel is the perception that cycling is dangerous or that walking to work or school is not straightforward. For this reason, it is vital that there are good and safe pedestrian and cycle routes both within our community and between Garforth and neighbouring communities. One opportunity afforded us by the pandemic is that there is a chance to capitalise on the increase in walking and cycling seen during lockdown. As restrictions are eased in the months (and possibly years) ahead, it would seem a missed opportunity in terms of the health of individuals and of the planet if there were a return to "business as usual" in terms of car travel. LCC launched a scheme in the Summer of 2020 to encourage people to make suggestions which would improve provision for cyclists and

pedestrians. Throughout Leeds hundreds of suggestions were made including quite a number in the Garforth area. Whilst not all will be followed up, this is a useful start to seeing how support for active travel can be improved because of local knowledge. A link to the interactive map produced by the Council is included in the references section for Transport. The Public Rights of Way are shown on Map 20.



Accessibility and connectivity will be really important in any 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. For pedestrians and cyclists, it will mean easily accessible and safe routes to work, shops and schools. The future of Main Street is an issue dealt with in detail elsewhere but it seems probable that an increase in active travel, in itself, would deal with one of the key problems – parking. In this way, cycling and walking could help safeguard the future of businesses on Main Street and thereby contribute to preserving the viability of Garforth as a thriving centre. The notion of the 20-minute neighbourhood is increasingly talked about. The Mayor of Paris is a leading proponent and Sustrans are asking the UK government to consider this idea as fundamental in future planning legislation. Given its population and relative compactness, Garforth would seem a perfect fit for this idea.

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. Enjoying a healthy and active lifestyle through easy access to safe places to cycle and walk contributes

to both physical and mental wellbeing. Equally a reduction in car use, particularly for short journeys, would mean a reduction in pollution and an improved air quality in residential areas.

What did the people of Garforth tell us?

Policy Intentions Document Consultation 2019

- 96%+ of respondents supported the draft policies on environmental sustainability.
- Almost 96% supported policies on accessibility and connectivity.

Green Lane Workshop 2015

- Absence of cycle and walkways linking places
- Inaccessible, poorly maintained and unsigned rights of way
- Pedestrian safety alongside and when crossing, busy roads

Objective Evidence

1. The IPPC report of October 2018 indicates that the window for action to prevent catastrophic effects of climate change is rapidly closing.
2. Putting Health into Place confirms what we are suggesting in terms of promoting health by the design of neighbourhoods.
3. Sustrans Manifesto for the UK Government 2019

Conforming with Leeds City Council and National policies

Leeds Core Strategy

T2 – accessibility requirements and new development deals with issues concerning pedestrians, cyclists and people with impaired mobility. It covers both accessibility and safety issues.

EN1 – climate change – carbon dioxide reduction

NPPF

Paragraph 102 states that transport issues should be considered from the earliest stages of plan-making. It also talks about the need to identify and pursue opportunities to promote walking, cycling and public transport use. It stresses that the environmental impacts of traffic and transport infrastructure should be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects and for net environmental gains. Finally, it says that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

Paragraph 104 states that planning policies should be prepared with provide for high quality walking and cycling networks and supporting facilities such as cycle parking

Neighbourhood Plan Policies

Policy T1 Active Travel

Proposals for new housing and employment development should be developed so that active travel is integrated from an early stage of the design. To be supported, development proposals must demonstrate how the scheme addresses the needs of pedestrians, those with mobility problems and cyclists. Developments should link to existing walking and cycling infrastructure in the town.

Policy T2 Active Travel & Connectivity

To be supported, new housing and employment development must demonstrate non-motorised accessibility to the existing Public Rights of Way Network, public transport hubs, the town centre and local green infrastructure to provide leisure and commuting opportunities for residents.

3.4 Green Space and The Rural Environment (GSRE)

Introduction

The objectives of the plan include maintaining, improving and increasing the provision of green spaces, to promote healthy lifestyles, to protect and maintain access to the green infrastructure around Garforth; to protect and enhance the rural environment, landscape and the habitats network around Garforth.

Easy and safe access to local green spaces is vital in providing opportunities for addressing health and wellbeing inequalities and social sustainability enabling social interaction, play and recreational activities.

Green spaces provide the infrastructure necessary to support the growth of trees, hedges and other vegetation to improve air quality, carbon sequestration and flood risk mitigation, all of which contribute to the solutions necessary to address the climate emergency.

The rural environment, a natural heritage, also provides opportunities for sustaining wildlife especially pollinating insects vital to food production.

Access to local parks, allotments, outdoor sporting venues, safe children's play facilities and high-quality open spaces are vital to the health and wellbeing of a community. Regular exercise, sports and leisure activities, particularly outdoors, are critical to maintaining active and healthy lifestyles. Key benefits of greenspace are:

- Natural heritage, providing opportunities for wildlife.
- Opportunities for addressing health and wellbeing inequalities.
- Social sustainability and opportunities for social interaction.
- Play and recreation.
- Climate change mitigation and reduction.
- Flood risk mitigation.
- Air quality improvements and carbon sequestration.

The Joseph Rowntree Foundation's report on the Social Value of Public Spaces outlines the benefits of public space to the cultural and social life of communities, finding that parks and open public spaces are integral to the creation of a local identity and better sense of place.

The Landscape Institute identifies 5 key principles that capture the benefits of linking landscape and health:

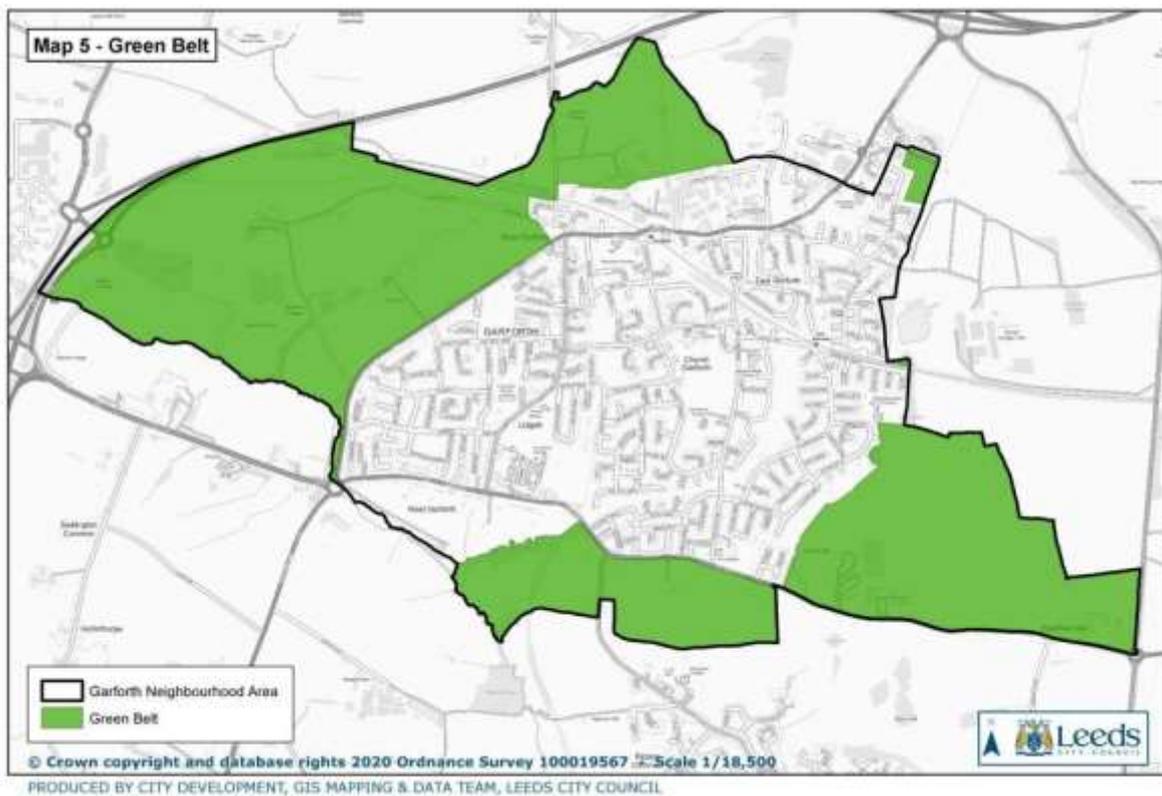
- Healthy places improve air, water and soil quality, incorporating measures that help us adapt to and where possible mitigate climate change
- Healthy places help overcome health inequalities and can promote healthy lifestyles
- Healthy places make people feel comfortable and at ease, increasing social interaction and reducing antisocial behaviour, isolation and stress
- Healthy places optimise opportunities for working, learning and development

- Healthy places are restorative, uplifting and healing for both physical and mental health conditions.

It is generally acknowledged that access to greenspace improves mental wellbeing and supports sustainable communities.

Greenspace within the built-up area in Garforth should serve the needs of the community. The town is surrounded by Green Belt land (see map 5) which serves an important function at a strategic level. The University of Leeds' Guide to the benefits of Urban Green Spaces also states:

'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 wellbeing 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.'



Key issues

- The identified green space provision does not meet the criteria standard to comply with Core Strategy Policy G3

- With three exceptions all the identified green spaces do not meet the expected average quality score as identified in the SAP Green Space Background Paper 2017
- Since 2013 developments have not provided the additional expected green spaces within the development or elsewhere in Garforth
- Green wildlife corridors have been lost and footpaths replaced by hard surfaces
- Parts of the Green Belt have been lost to housing
- A number of greenfield sites have been developed for housing
- Continued applications to build on designated greenspace
- Continued applications to build on identified Green Belt land
- Proposed loss of 'natural green space'
- Climate change

Footpaths, Public Rights of Way and bridleways

- Loss of green corridors with past development on greenfield sites
- Difficulty in accessing the PROW network

Green infrastructure and conservation

- The loss of greenfield sites
- Loss of wildlife and wildlife corridors, hedgerows and trees
- Likely loss of PROW with HS2
- Loss of Hawks Nest Wood with HS2 construction and mitigation will take decades to replace
- Continued applications to build on designated greenspaces and continued applications to develop Green Belt land
- The loss of nesting sites with the demolition of old buildings e.g. the Trench Mine pithead building on Ninelands Lane
- Potential loss of large areas of grade 2 agricultural land
- Garforth residents have raised concerns in all consultations about developing on greenfield and Green Belt land

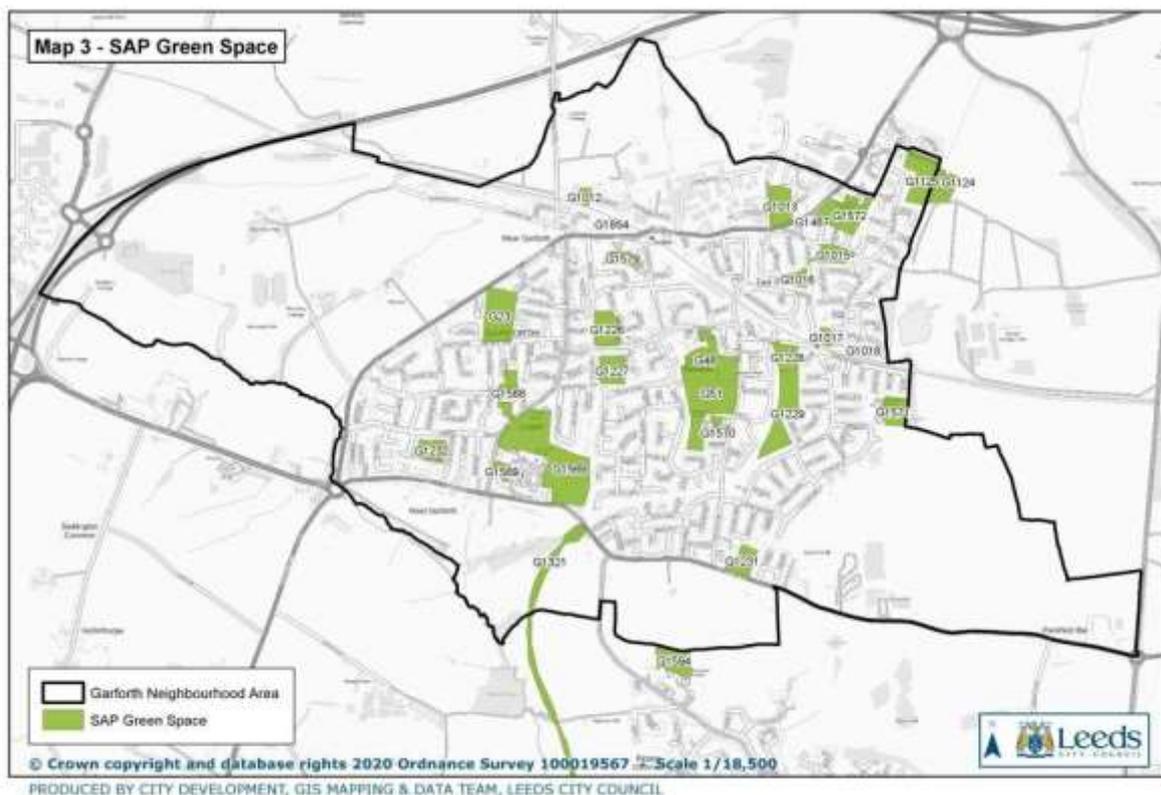
3.4.1 Green Spaces

Why are Green Spaces important in delivering the vision and objectives for Garforth ?

There are many documented pieces of evidence supporting the need for access to local parks, footpaths, outdoor sports, children's play facilities and allotments. High quality open spaces are vital to the health and wellbeing of a community and regular exercise, sport and outdoor leisure activities are critical to maintaining physical and mental health and there is a need to address the deficits of all typologies within Garforth.

Many residents currently participate in a range of outdoor leisure activities using all the facilities available in Garforth. People of all ages play a variety of outdoor sports, football, rugby, cricket, bowls and tennis. There is a long established Garforth Allotments Association, a well-established Garforth in Bloom Group brightening our community by transforming small

derelict areas, and two new groups: Greening Garforth addressing climate change through tree planting and an Incredible Edible Garforth group helping to create a kind, confident and connected community through the power of food. Many people support the annual Garforth Show. 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 Core Strategy Policy G3. The population has continued to increase with recent developments and infill which has not been matched with additional provision of greenspace.

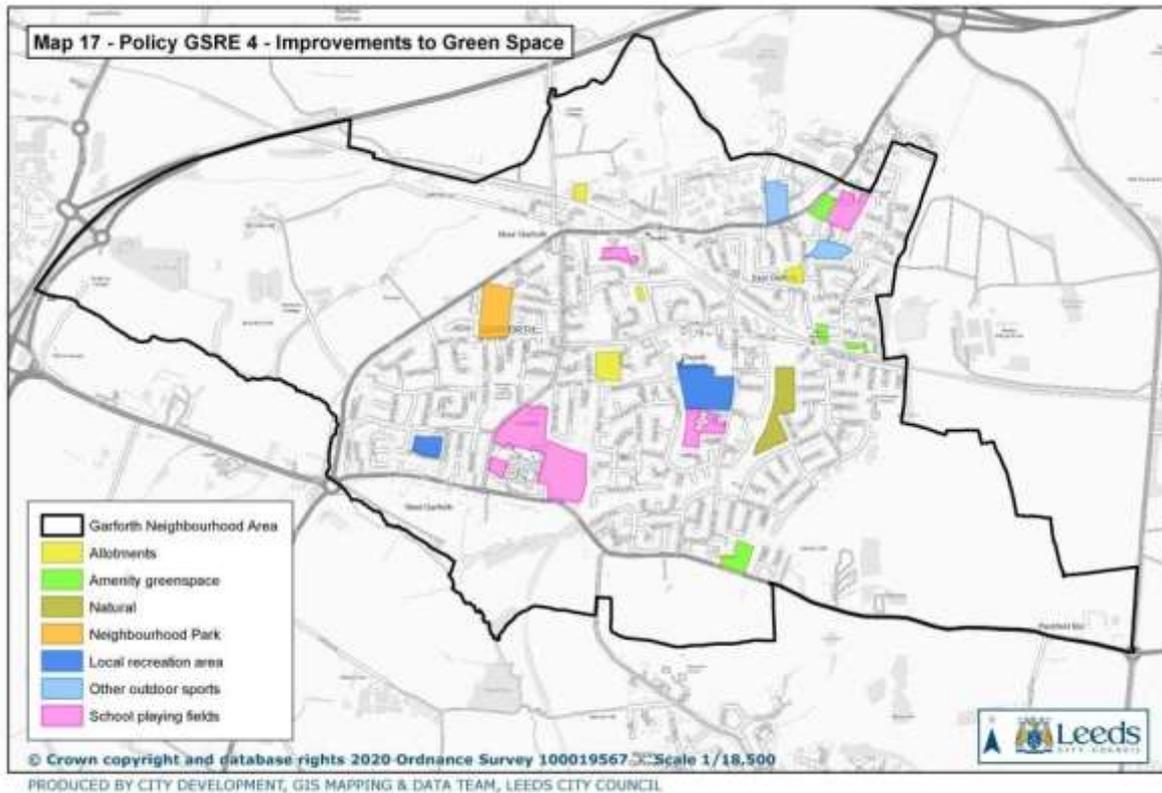


The Site Allocations Plan (2019) designated 24 greenspace sites in the Garforth and Swillington Ward ranging from areas of amenity greenspace to school playing fields and sports clubs such as the Cricket Club and Brierlands. With the exception of Strawberry Fields Primary School (G1568), Green Lane Primary School (G1571) and Wheatley Park (G1124), none of the designated greenspace sites meet the required quality score of 7 'Good' as required by the SAP Greenspace Background Paper. Neither the Strawberry Fields Primary School site nor Green Lane Primary School are accessible to the public. The health profiles reveal that adult obesity in Garforth is significantly higher than Leeds, so it is important to provide easy access to good quality green spaces for leisure activity

Additionally, there is a significant overall shortfall of greenspaces in Garforth and Swillington Ward when assessed against the requirements of Core Strategy Policy G3, as follows:

- A shortfall of 9.11ha of parks and gardens

- A shortfall of 0.97ha of amenity greenspace
- A shortfall of 2.55ha of natural greenspace.



The Greenspace Background Paper gives figures for the whole of the 'Garforth and Swillington' Ward, which includes Swillington and Great and Little Preston. Many of the greenspaces within the ward fall outside of the Garforth Neighbourhood Area and are not easily accessible from Garforth by walking or by public transport.

The Garforth Neighbourhood Planning Forum Working Group members conducted an assessment of Garforth against the required typologies set out in Core Strategy Policy G3 based on an estimated population of 15,000 which revealed a shortfall of greenspace typologies (see map 17) as follows:

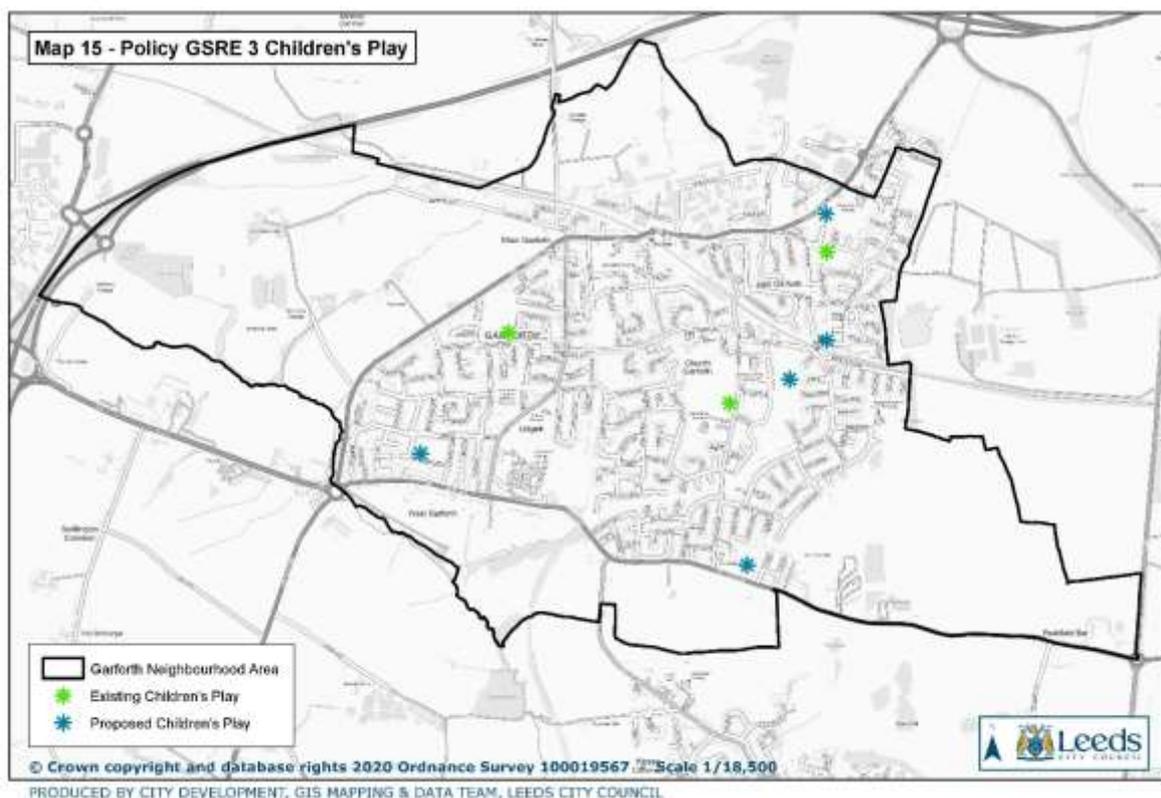
- A shortfall of 6.25ha of parks and gardens
- A shortfall of 4.12ha of amenity greenspace
- A shortfall of 26.815ha of natural greenspace (taking into account the land taken up by the proposed Eastern Branch of HS2)
- A shortfall of 1.209ha of allotments
- A shortfall of 3.66 of outdoor sports provision.

Therefore, the provision of new green space of all typologies has been identified as a priority for contributing to the overall health and wellbeing and climate emergency objectives of the

neighbourhood plan and proposals to provide new green spaces is necessary to meet the SAP Core Strategy policy G3 is supported.

A review of planning applications in Garforth suggests that whilst there has been a significant amount of piecemeal housing developments that individually do not generate a significant requirement for additional greenspace but cumulatively put significant extra strain on the green spaces that exist in Garforth.

The 3 sites which provide play facilities are G23 Barley Hill Park, G51 Glebelands Recreation Ground and G1015 Firthfields Public Open Space. Accessing them involves crossing busy roads and 720m buffer zone is considerably longer than the 480-buffer zone for amenity green space. The health profiles for the ward reveal that by Year 6 30% of children are overweight and would benefit from easy access to play facilities nearer to their homes. Given the further increases in population with the development of HG1-323 and HG3-18 it is appropriate to provide additional children's play facilities on four of the new designated green space sites.



Some of the designated green spaces within the Garforth Neighbourhood Plan area have been the subject of planning applications for a change of use to housing development specifically G1226 (Garforth Cricket Club). Whilst the Core Strategy policies do consider a change of use provided a similar facility is provided elsewhere it does not mention the need to retain particular greenspaces close to the centre of the population or the historical rationale for selecting and designating the site.

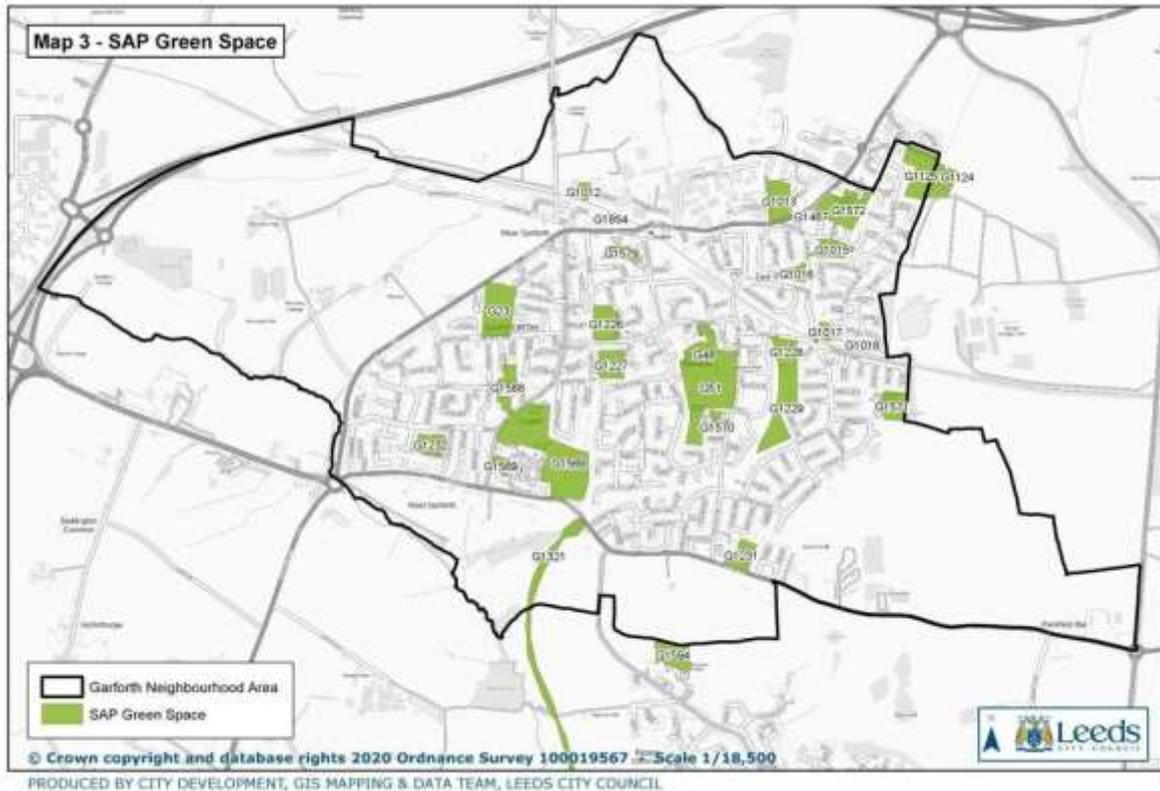
Additionally, there have been a number of Green Belt sites that have been removed in the 2006 UDP, HG1-304 (Barrowby Lane) and another HG3-18 (Selby Road) which remained as a PAS site in the SAP but was granted permission at appeal.

A Green Belt site on the Selby Road by Garforth Cliff (19/01283) for a camping site with administration buildings is currently the subject of an appeal. (APP/N4720/W/20/3253187). This appeal has now been dismissed.

Hawks Nest Wood, although outside of the neighbourhood area, is a designated natural greenspace site but will be reduced by half and the remainder will be seriously affected by the construction of HS2. The proposed mitigation to relocate the site to an alternative will not replace the natural area lost for several decades. It is the strong belief of the Forum that designated green spaces of all typologies should be retained in their current location.

Additionally, the Forum feels that alternative equivalent natural greenspace sites within the Garforth Neighbourhood Area should be designated and with a planting strategy in place to replace the land permanently lost by HS2. These are a small section of Stubb Wood near Green Lane school (the remainder of Stubb Wood is just outside the Plan area), and another area of protected trees and a disused sand quarry at the top of Garforth Cliff.

The 23 sites designated in the Site Allocations Plan have been identified by Leeds City Council. These sites, whilst offered some protection through the SAP are still vulnerable to speculative development proposals and development can be justified if a satisfactory alternative is provided. These sites do not benefit from a Local Green Space designation which makes it much more difficult to develop them in a way that is inconsistent with their greenspace function and would safeguard their greenspace use in the future. These sites have therefore been proposed as Local Green Spaces due to the particular local issues in Garforth surrounding greenspace deficiency and vulnerability to development.



In addition, the plan seeks to designate smaller areas of amenity green space within Garforth to contribute to the total required for Garforth’s population. These are public unfenced areas used by the community as informal amenity greenspaces and could be used as parks, children’s play and amenity areas.

These sites have been identified by the Garforth Neighbourhood Planning Forum members through their local knowledge of living and walking the areas of Garforth and additional ones identified in the Garforth Character Assessment survey completed by Forum members. Garforth residents value these small areas of open green spaces within the built-up area of Garforth.

In order to support the sites’ designation as Local Green Spaces, an assessment has been prepared which assesses the potential sites against the criteria set out in the NPPF (Paras 99 – 101). The Local Green Space Assessment summary is provided at Appendix 7.

What did people in Garforth tell us?

The initial consultation 2013

At this event conducted by the LCC Neighbourhood Planners concern was expressed about the need for more parks and play areas and the need for improvements.

The GNPf 2015 survey

The 2015 survey delivered to all households identified the need for more parks, allotments and improved facilities.

The GPNF survey 2018

This survey delivered to all households in Garforth received over 100 responses with 31% residents using green spaces regularly, 48% sometimes and 21% never. Concern expressed about the lack of greenspaces within the various housing estates; the lack of a 'proper' park to hold small concert events; the need to keep recreation close to the centre of Garforth.

The Policy Intentions survey 2019

The Policy Intentions survey conducted in 2019 sought responses on our policies for green spaces. Garforth residents expressed concerns about the loss of greenfield land and the need to protect the remainder from future development, the lack of a 'proper' park and the need for improvements to many facilities. Concern was also expressed about the inclusion of the cemetery as green space. 97% of responders agreed with the policies for green space and concern about the quality of designated green spaces.

Objective evidence

1. The initial consultation 2013
2. The GPNF survey 2015
3. The GPNF survey 2018
4. The Policy Intentions survey 2019
5. GPNF Greenspace Analysis: http://www.garforthplan.co.uk/Green_document_5.pdf
6. The Joseph Rowntree Foundation's report 2007 on the value of public spaces outlines the benefits to the cultural and social life of communities, finding that parks and open public spaces are integral to the creation of a local identity and a better sense of place
7. The Landscape Institute position statement 'Public health & landscape-creating healthy places 2013 identifies 5 key principles that capture the benefits of linking landscape and health. Healthy places improve air, water and soil quality and help to mitigate climate change, help to overcome health inequalities, promote healthy lifestyles, increase social interaction and are restorative, uplifting and healing for both physical and mental health.
8. Planning for a Healthy City LCC Director of Public Health report 2014-2015 states that access to high-quality open spaces for sport and recreation can make an important contribution to the health and wellbeing of communities.
9. Public health Ward profiles reveal that Garforth is one of the wards in the city with the highest percentage of people who are obese. <https://observatory.leeds.gov.uk/wp-content/uploads/2018/11/Garforth-and-Swillington-Ward-2018.pdf>
10. Public Health England 2016 Public health Matters, greenspace, mental wellbeing & sustainable communities research shows that access to greenspace is associated with better health outcomes; people living in areas with large amounts of greenspace are three times as likely to be physically active than in areas where there is less greenspace

11. The LCC Core Strategy Selective Review 2019 reduced the greenspace quantities required in policy G4 from 80 square m per dwelling by over 50%, so it is imperative that we designate new smaller areas to compensate for the shortfall.
12. The Office for National Statistics May 2020 states that one in eight households do not have access to their own garden.
13. The Covid-19 pandemic and lockdown. Research commissioned by CPRE May and June 2020 and the Home Owners Alliance (5) found that 71% of adults think their greenspace could be enhanced and more people are using greenspaces to meet and exercise and want green spaces protected.
14. The Green Space Background Paper for the OSE gives detail on all the typologies within the Garforth and Swillington Ward which also encompasses Great and Little Preston. However, when compared to the Core Strategy policy G3 these estimates indicate that the provision of Parks and Gardens, Outdoor Sport and Amenity have a relatively small deficiency and the Children's play and allotments are in a slight surplus, whilst the natural greenspace has a surplus of 23%
15. When the GNPf assessed the quantity, quality and accessibility of green spaces within Garforth and when compared to the LCC policy G3 standards per 1,000 of the population, Garforth falls well short of all typologies, see maps 16 and 17. Many areas of Garforth do not meet the accessibility standards for Parks and Gardens, Amenity, Allotments and Natural greenspace. Unfortunately, large and small developments over the past two decades, some of which were on land used as informal amenity greenspace by residents, have not provided additional greenspaces to meet the requirements of policy G3. (GNPF greenspaces assessment summary Appendix 7)
16. The quality of most greenspaces in Garforth falls well below the acceptable standard of 7 as stated in the SAP Greenspace background paper.

Conforming with Leeds City Council and National Policies

Leeds Core Strategy

G3 – Standards for open space, sport and recreation

G4 – Green Space improvement and new Green Space provision

G6 – Protection and redevelopment of existing green space and SAP greenspace designations

NPPF

Para.91 promoting healthy and safe communities. recognises the importance of access to quality open spaces and opportunities for sport and physical activity. It encourages planning policies to be based on up-to-date assessments of the need for open spaces and the opportunity for new provision. The NPPF also provides the opportunity to designate Local Green Spaces.

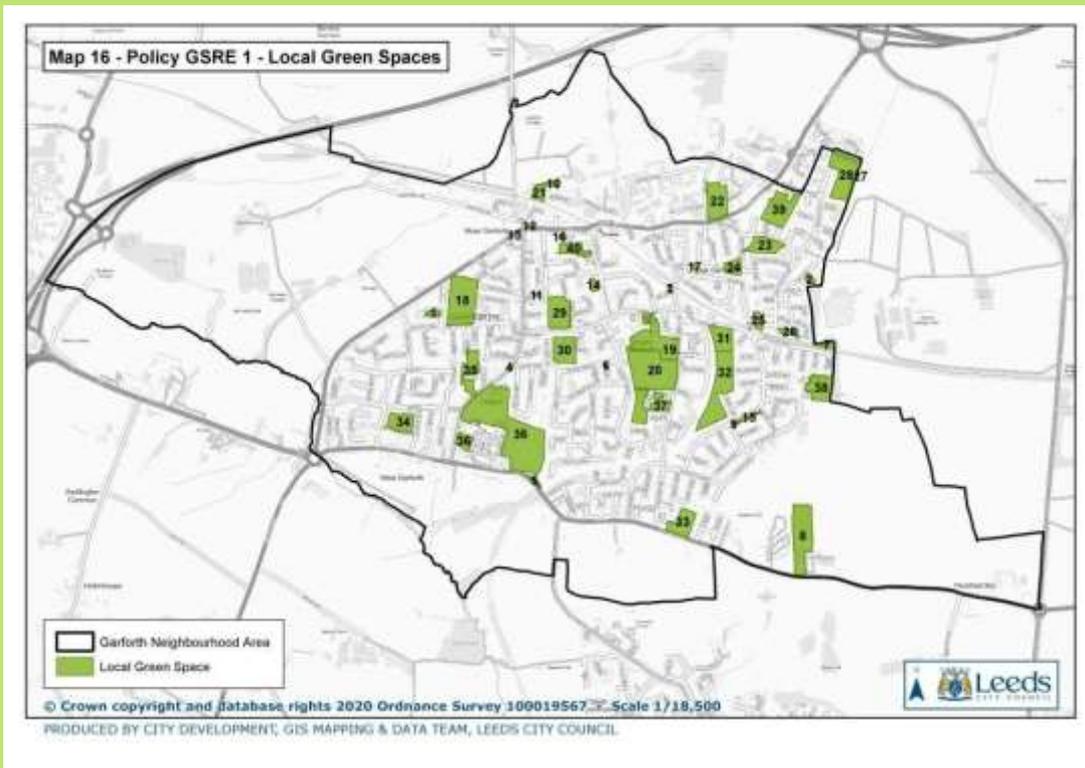
Neighbourhood Plan Policies Supporting Local Green Spaces

Policy GSRE1 Local Green Spaces

The following sites as set out in map 16 and Appendix 7 are designated as Local Green Spaces. Development of these sites will not be supported unless there are very special circumstances for example, it is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available

1. Small greenfield area on Queensway
2. Small greenfield area on The Chase
3. Small natural area between Oak Avenue/ Oak Crescent and the railway line
4. Small area opposite Lowther Road
5. Small area under the road bridge on the A63 where it crosses the Linesway
6. Small area at junction of Grange Avenue and Avon Drive
7. A small area of Stubb Wood north of the railway line by Green Lane
8. Area of land near the water tower with a disused sand quarry and TPOs anecdotally known as Owl Wood
9. Small area on Acaster Drive
10. Area north of Bank Row allotments used as amenity space
11. Small area off Fidler Lane behind the telephone exchange.
12. Town End A
13. Town End B
14. Oak Estate Allotments
15. Area on Fairburn Drive
16. The Jubilee Gardens
17. The Crescent Community Centre
18. G23 Barley Hill Park
19. G48 Garforth Cemetery and St Mary's Church
20. G51 Glebelands Recreation Ground
21. G1012 Bank Row Allotments
22. G1013 Ash lane Pitch
23. G1015 Firthfields POS
24. G1016 Firthfields Allotments
25. G1017 Inverness Road POS
26. G1018 New Sturton Bus Turnaround POS
27. G1124 Wheatley Park Football Ground
28. G1125 Brierlands Lane Pitches
29. G1226 Garforth Cricket Club
30. G1227 Church Lane Allotments
31. G1228 Green Lane Cricket Club
32. G1229 Kennet Lane Meadows

- 33. G1231 Long Meadows
- 34. G1232 Goosefield
- 35. G1568 Strawberry Fields Primary School
- 36. G1569 Garforth Community College
- 37. G1570 Garforth Ninelands Infants & Junior School
- 38. G1571 Garforth Green Lane Primary School
- 39. G1572 East Garforth Primary School
- 40. G1579 St Benedict RC Primary School



Policy GSRE2 Provision of New Green Space

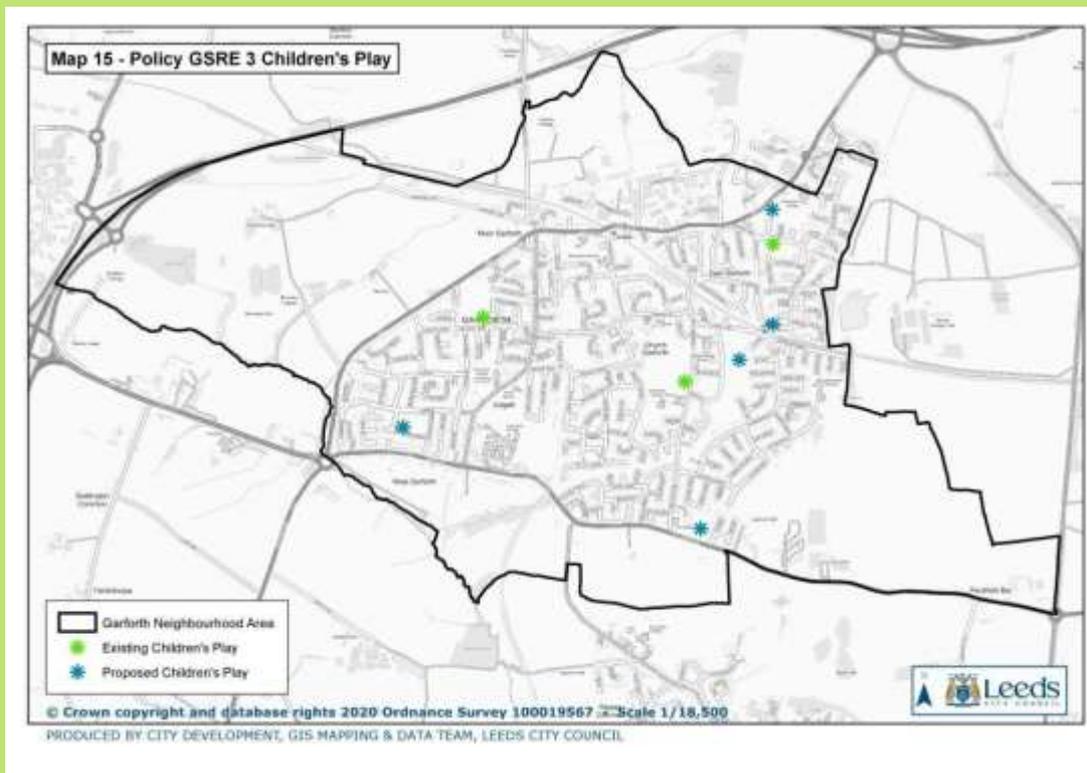
Development proposals that generate a requirement for new green space to be delivered should seek to meet the identified need for the following new green space typologies in line with Core Strategy policy G3. The substitution of commuted sum payments in lieu of an on-site provision will only be supported if it is demonstrated on-site provision is not practical. Green spaces typologies in order of need are:

1. Natural
2. Parks and Gardens
3. Amenity
4. Allotments

Policy GSRE3 Children's play

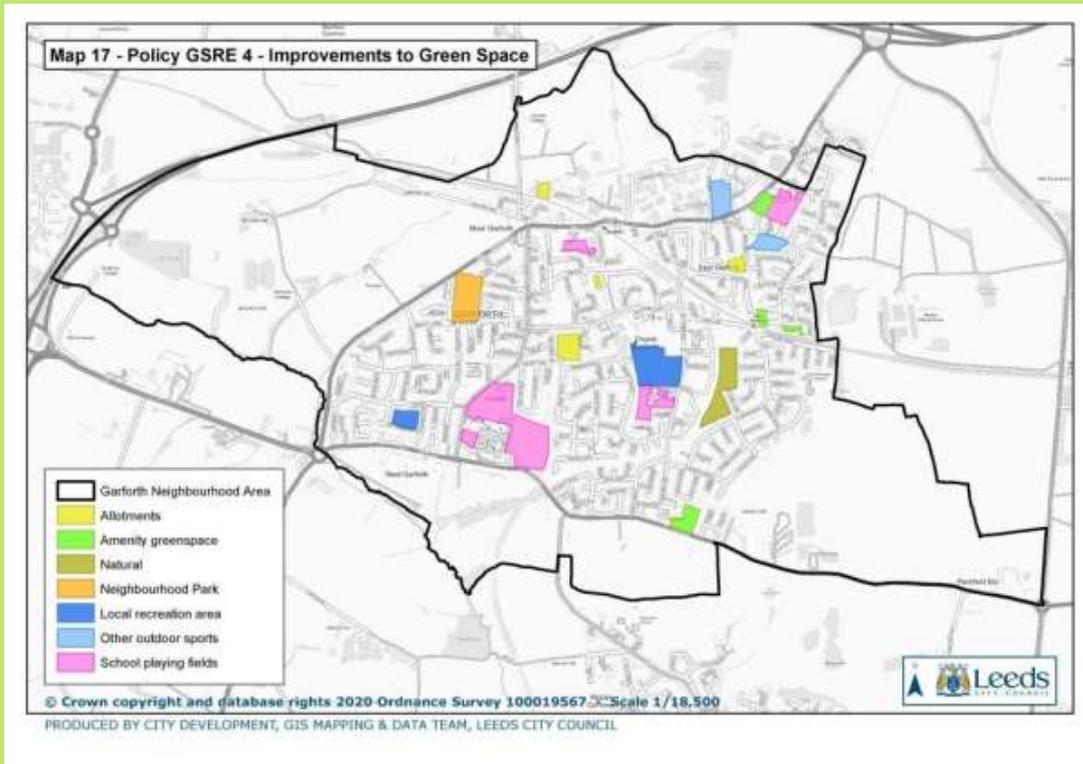
Proposals to provide new children's play facilities will be supported. The new facilities should be within easy and safe walking or cycling distance to the community it serves. The following locations as shown on map 15 have been identified as potential sites to provide new children's play facilities and will provide more play areas nearer to the housing developments throughout Garforth:

1. G1231 Shaw Close
2. G1487 East Garforth field Aberford Road
3. G1017 Inverness Road
4. G1232 Goosefield Westbourne Avenue
5. Land between Green Lane Cricket Field (G1228) and Kennet Lane Meadow (G1229)



Policy GSRE4 Improvements to Green Spaces

The following sites (as shown on map 17) have been identified as those with a below acceptable quality score (of 7) and therefore fail to meet the standard required by the Core Strategy Policy G3.



Proposals to improve the overall quality of these sites will be supported:

School playing fields sites

1. G1569 Garforth Community College
2. G1570 Garforth Ninelands Infants & Junior School,
3. G1572 East Garforth Primary School,
4. G1579 St Benedict RC Primary School

Other outdoor sports

5. G1013 Ash Lane Pitch,
6. G1015 Firthfields,
7. G1125 Brierlands Lane pitches

Local recreation area

8. G1232 Goosefields
9. G51 Glebelands

Natural

10. G1229 Kennet Lane Meadows

Neighbourhood Park:

12. G23 Barleyhill Road

Amenity greenspace:

13. G1017 Inverness Road
14. G1018 New Sturton bus turnround
15. G1232 Long Meadows/ Shaw Close
16. G1487 East Garforth field

Allotments:

21. G1012 Bank row,
22. G1016 Firthfields,
23. G1227 Church Lane

Projects :

- Improve the green space typologies that do not meet the quality standards
- Work with Garforth in Bloom, Greening Garforth, Incredible Edible Garforth and LCC to provide new tree and hedge cover, flower beds, benches and children's play areas on Barleyhill, Glebelands, Queensway, Goosefield, Long Meadows/Shaw Close
- Seek to incorporate Hawk's Nest Wood into the Garforth Neighbourhood Plan Area

3.4.2 Green infrastructure including Local Footpaths / Bridleways / PROW

Why is this policy important to deliver the vision and objectives for Garforth?

Green infrastructure provides a network of multi-functional greenspaces, corridors and other features which can deliver environmental and social benefits for communities. It is not an alternative description for pieces of open space but includes parks, open spaces, playing fields, woodlands and street level features such as trees, gardens, green roofs and walls, sustainable urban drainage systems and soils. It also includes rivers, streams and other water bodies (sometimes called blue infrastructure). A key feature of green infrastructure is that it is a network of integrated spaces and features and that it is multi-functional, providing multiple benefits simultaneously, for example:

- Supporting people's mental and physical health
- Encouraging active travel
- Cool urban areas during heat waves
- Attracting investment
- Reduce water run-off during flash flooding
- Carbon storage and sequestration
- Sustainable drainage

The extent to which green infrastructure provides these benefits depends on how it is designed and maintained and the maturity and health of the elements (such as trees) that form it.

The objectives of the plan include protecting the green corridors/footpaths around Garforth and to improve and maintain access to this area.) There are several significant green corridors (footpaths/ bridleways) which start and run through and around Garforth and some form part of the Leeds Country Way.

Rural footpaths provide a valuable resource to the community in terms of health, leisure and wellbeing by allowing people to move around Garforth safely and access the countryside and neighbouring settlement by walking and cycling. Some of these paths have been incorporated into the Leeds cycleway network and benefit the environment by reducing gas emissions from additional car usage. They act as wildlife corridors and support trees and hedges with carbon sequestration.

Many footpaths within Garforth have been lost or re-routed and hard surfaced with past housing developments and there is a need to protect those footpaths remaining within the Garforth Neighbourhood Plan area as wildlife corridors.

Green corridors in Garforth have been identified by local knowledge from residents, Forum members and have been verified by OS maps of the area.

Local Footpaths:



In addition to the existing network of green corridors, including Public Rights of Way in Garforth, there are also a number of opportunities to add to the green infrastructure network to improve connectivity and increase walking and cycling opportunities in Garforth, further contributing to the health and wellbeing objectives of the plan. These opportunities are shown on Map 17 and have been identified through a mapping exercise which has identified existing green spaces, existing green corridors and other parts of the green infrastructure network and identifying the opportunities to link them together.

The Lines Way is only identified from Allerton Bywater/ Kippax through to Ninelands Lane. The section from Allerton Bywater to the A63 is identified as a Yorkshire Wildlife site. The line continues through housing estates as hard surfaced to Ninelands Lane. The bridge crossing Ninelands Lane was demolished several years ago and the remainder of the line would have continued between the border of HG1- 235, Kennet Lane Meadows and the Green Lane Cricket Club to Green Lane. There is an opportunity to connect two greenspace sites (G1228) Green Lane Cricket Club and (G1229) Kennet Lane Meadows) to the Lines Way and improve the green infrastructure in this area. This section of the Lines Way should be protected in the plan to provide continuity and connectivity with the section that falls within the Kippax Neighbourhood Area and is protected in the Kippax Neighbourhood Plan.

What did people in Garforth tell us?

The 2015 household survey

In this survey delivered to all households in Garforth raised concerns of access to PROW and the countryside

The GNPf housing needs survey 2018

In this survey delivered to all households in Garforth addressed the use of footpaths and received over 100 responses. 82% used the Fly Line and the Lines Way for leisure walking and all the footpaths paths for access within Garforth

The GNPf Policy Intentions consultation 2019

In this survey (9) 98% of respondents agreed with the green infrastructure policies, specifically mentioning rights of way, the need for maintain wildlife corridors rather than tarmac surfaces and the need to protect the wildlife habitats and preserve hedges and trees.

Objective evidence

1. The State of Nature report 2019 and The Natural environment guidance states that footpaths and bridleways act as wildlife corridors and help to mitigate surface water flooding which is of great concern to Garforth residents
2. The University of Leeds Leaf report 2015 suggests that increased green infrastructure particularly broad leaf evergreens help to combat climate change by the absorption of gases and particles.
3. The Leeds Rights of Way Improvement Plan PA2 raises the profile of public rights of way and the need for informal outdoor recreational facilities within developments.
4. Garforth has lost many footpaths with past development HG2-312 (Bluebells) and further development on greenfield/ green belt sites would result in wildlife corridors being replaced by tarmac passageways exacerbating surface water flooding. HG3-18 PAS site on Selby Road will involve the removal of many wildlife corridors trees and hedges.
5. The footpaths can be difficult to access.
6. Many footpaths and bridleways will be lost with the construction of HS2 and the mitigation proposed is to relocate. However, they are proposed as a hard surface for

construction and access traffic. The following footpaths will be affected: 1,2,4,6,7,7a,8,11,122 and bridleways 2,2,10,12,12.

7. CPRE and The Home Owners Alliance poll April 2020 results showed that people wanted more signposted walks and better maintenance of paths

Conforming with Leeds City Council and national policies

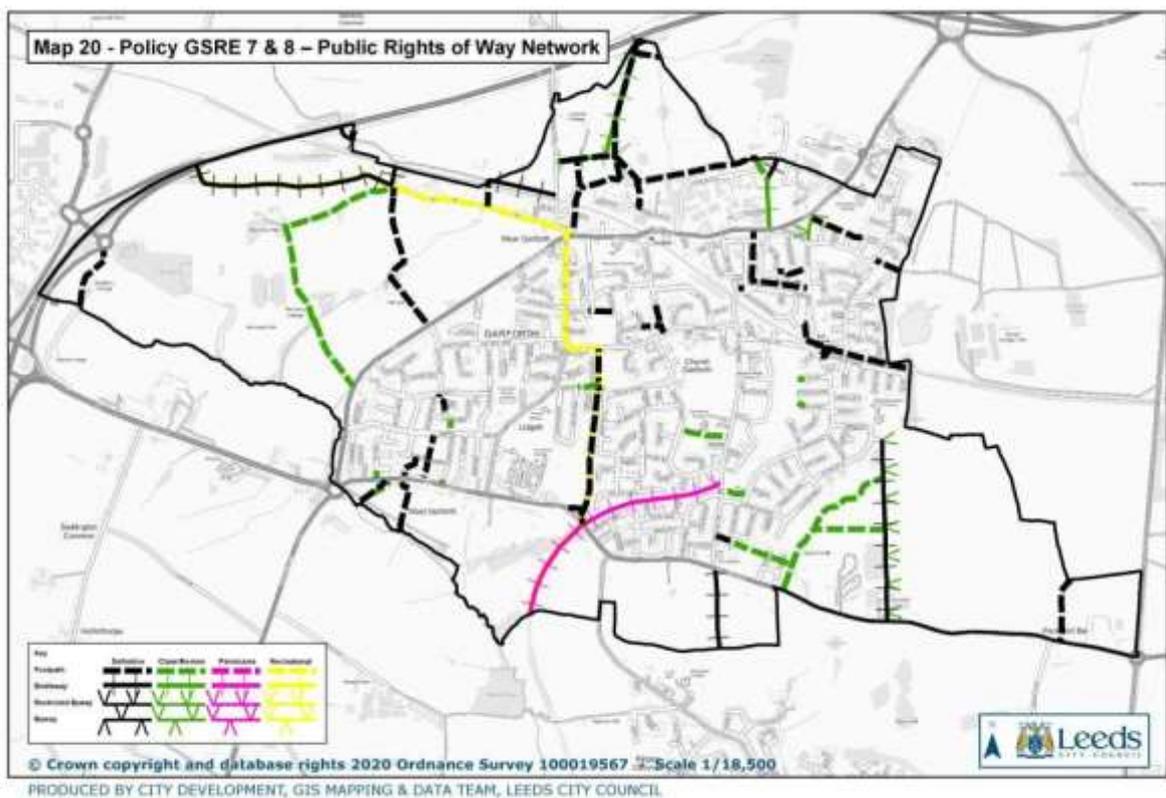
Leeds Core Strategy

G8 – Protection of habitats

G9 – Biodiversity Improvements

NPPF

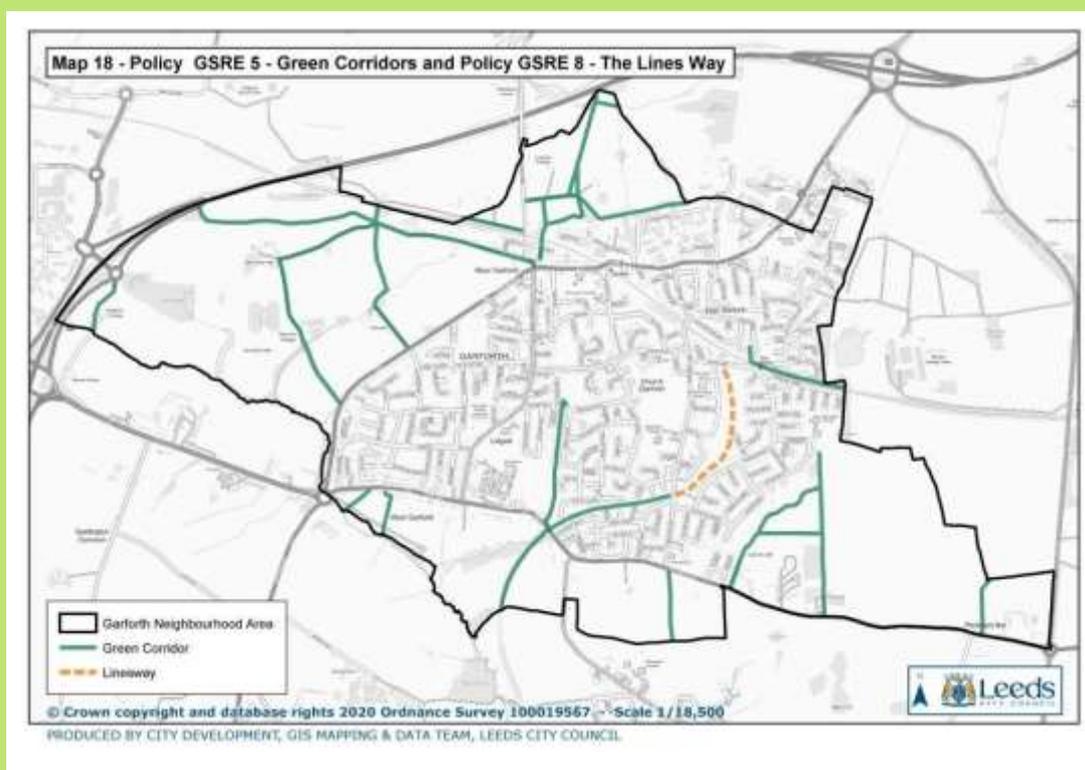
Para 174,175,176,177 habitats and biodiversity



GSRE Policies to Support Existing Local Green / Wildlife Corridors

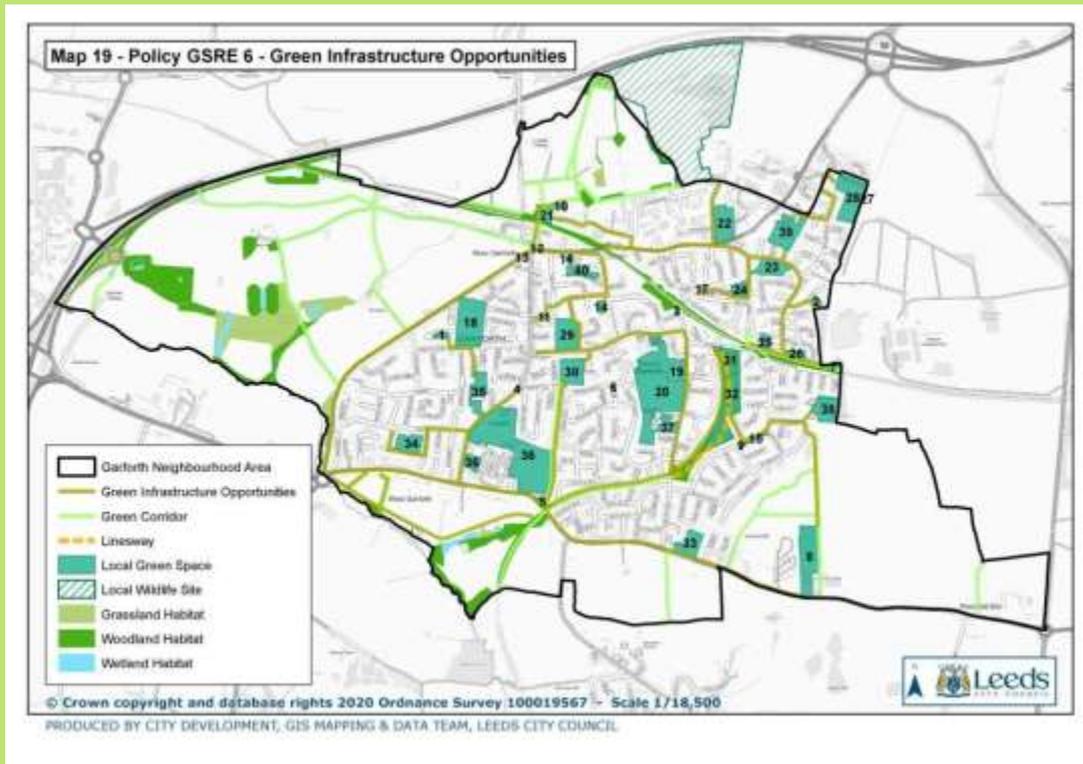
Policy GSRE5 Protecting Local Green Corridors

Development proposals within or adjacent to local green corridors identified on map 19 must not harm or sever their function as part of a multifunctional wildlife, recreational and amenity network. Proposals should retain existing trees and hedgerows as wildlife corridors and not hard surfaced wherever possible and use soft landscaping solutions. The improvement of local green corridors through addition tree and hedgerow planting will be supported.



Policy GSRE6 Green Infrastructure Opportunities

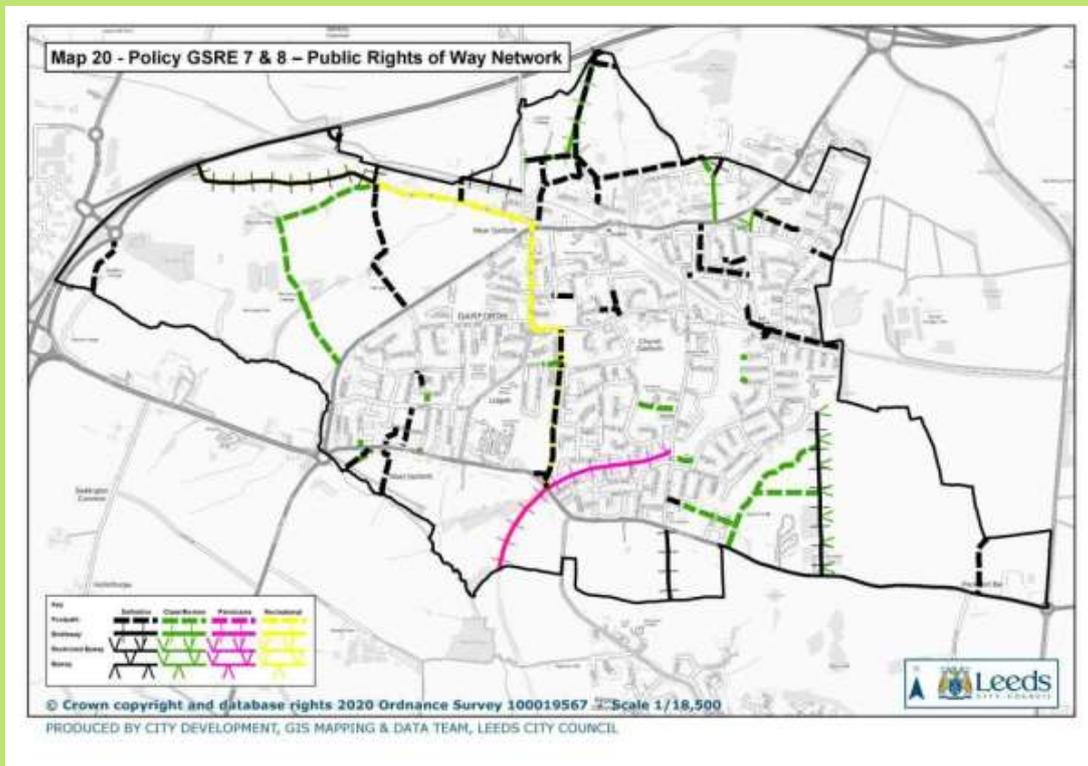
Development proposals within the green infrastructure opportunity corridors shown on map 19 should include measures appropriate to the scale of development to link the proposal to the identified green infrastructure network through new greenspace, planting, street trees or landscapes walking and cycle routes as identified in The Character Assessment Summary Threats and Opportunities.



Policy GSRE7 Accessibility and Connectivity (Including PROW)

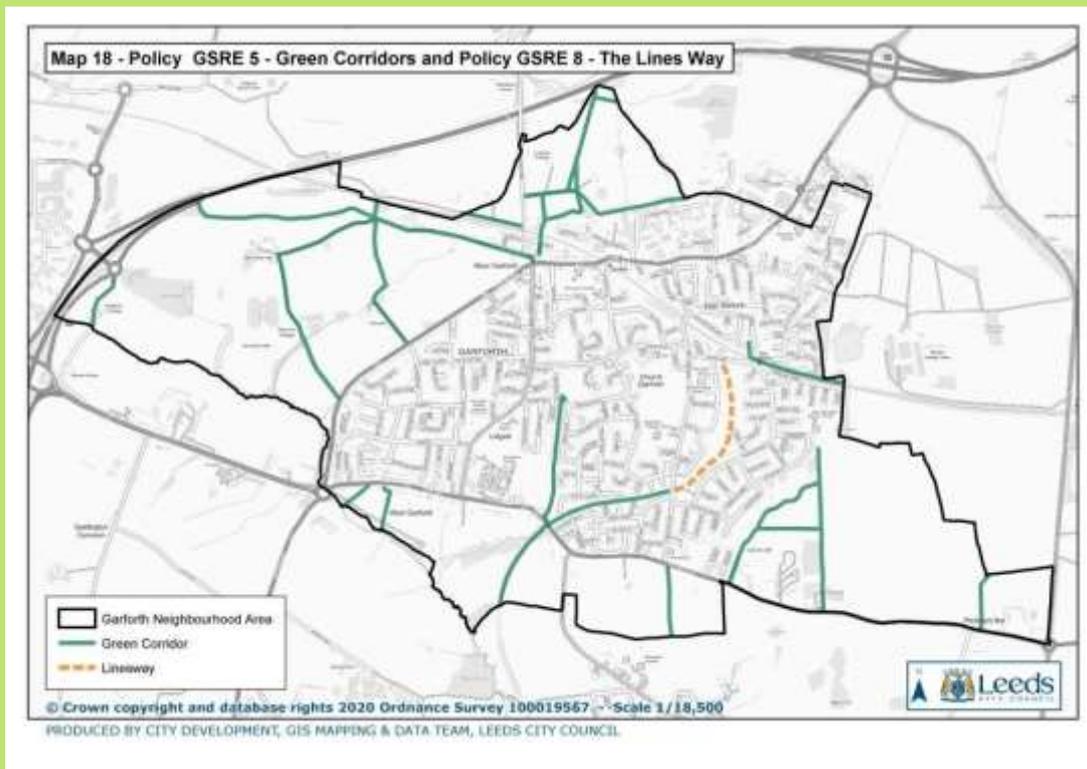
Proposals for improving the existing PROW network as shown on map 20 will be supported including improvements to signage, accessibility and access, in line with the Leeds Rights of Way Improvement Plan. Proposals on or adjacent to identified PROW must respect their function, character, outlook and ensure continuity of access to the network throughout the lifetime of the development, including the construction phase.

New major housing and employment development should provide new footpaths and bridleways within the site which connect the site to the existing PROW and Green Infrastructure Network.



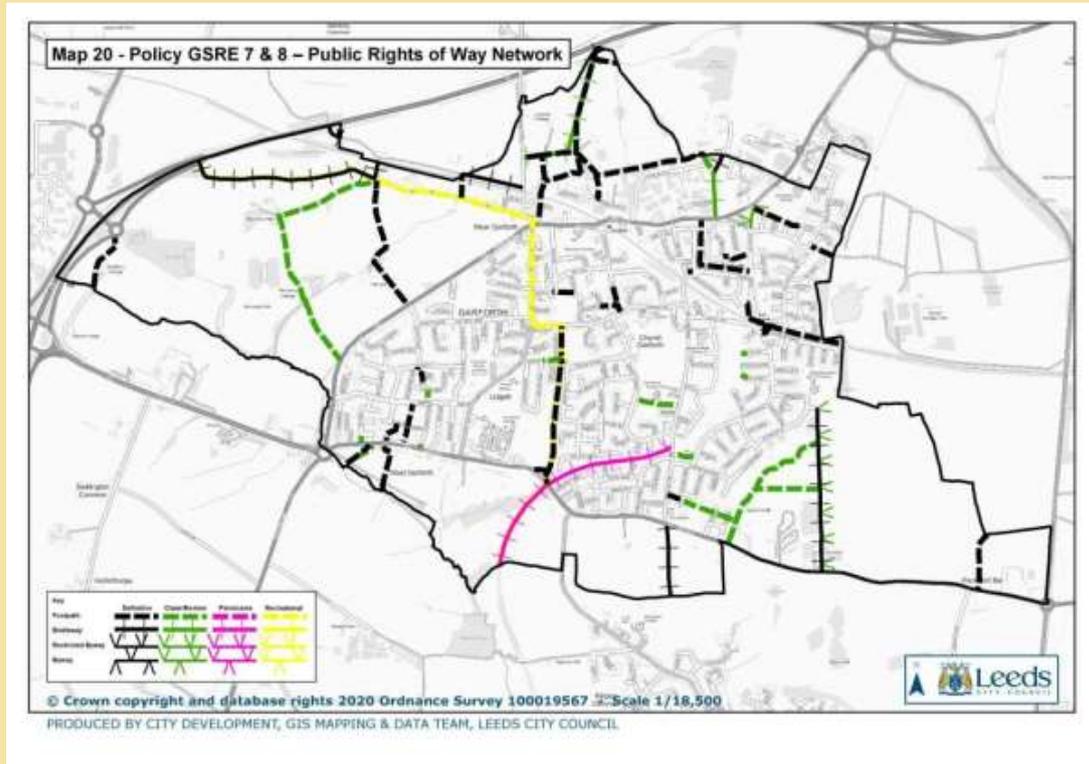
Policy GSRE8 The Lines Way

Development proposals affecting the Lines Way as shown on Map 20 must preserve and enhance its connectivity function within Garforth. Improving connectivity to the Lines Way from sites G1229 Kennet Lane Meadows and G1228 Green Lane Cricket Club will be supported.



Projects

To work with the local Ramblers' Association and LCC to replace missing footpath signs and improve access.



3.4.3 The Rural and Natural Environment

Why is the Rural and Natural Environment important to Garforth?

The aims and objectives of the Garforth Neighbourhood Planning Forum constitution include the protection of the local green corridor and green belt land around Garforth wherever possible. This land is identified as part of the Leeds Habitat Network. The objectives of the plan include the protection and enhancement of the biodiversity/ habitats within greenspaces and the surrounding countryside.

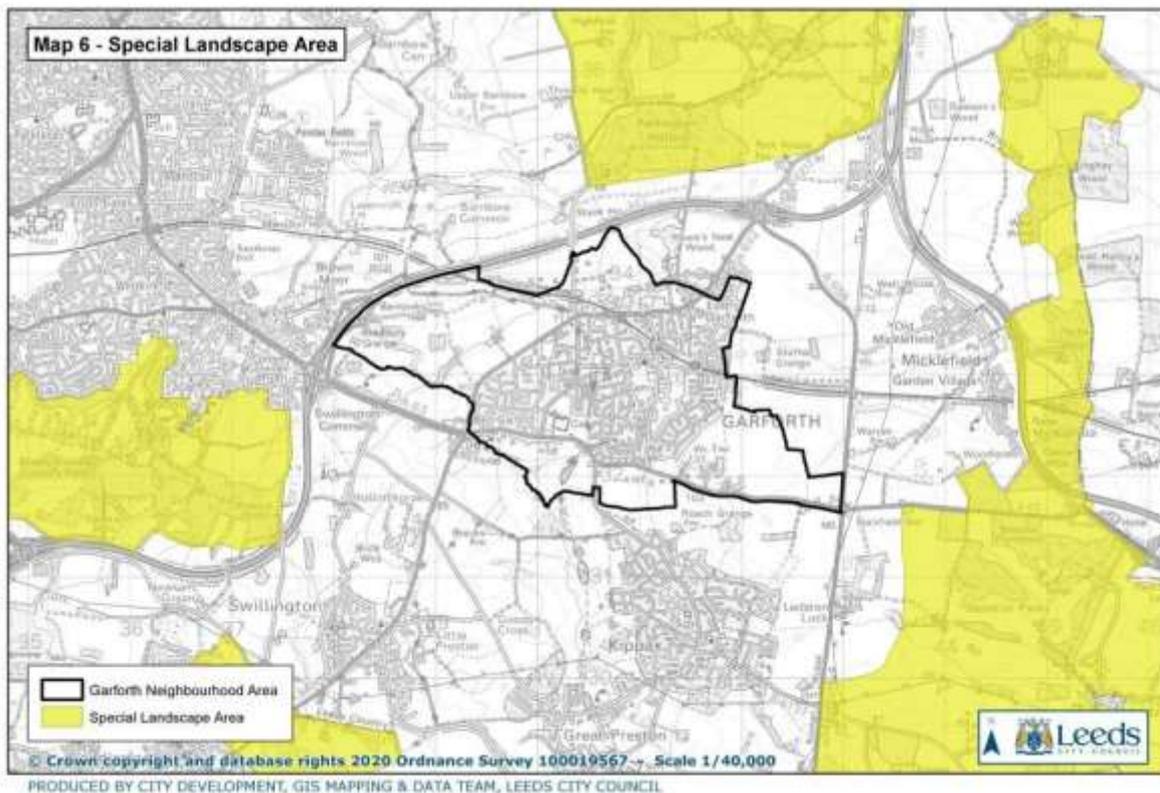
Garforth residents have told us that they value the open space and green fields and wish this land to be protected. Further development on the green fields surrounding Garforth is of great concern and has been raised many times during the consultation process. Many residents remember when Garforth was just three small hamlets Church/Moor Garforth, East and West Garforth separated by farms and green fields prior to the Second World War. During their lifetime they have seen Garforth expand by over 500%.

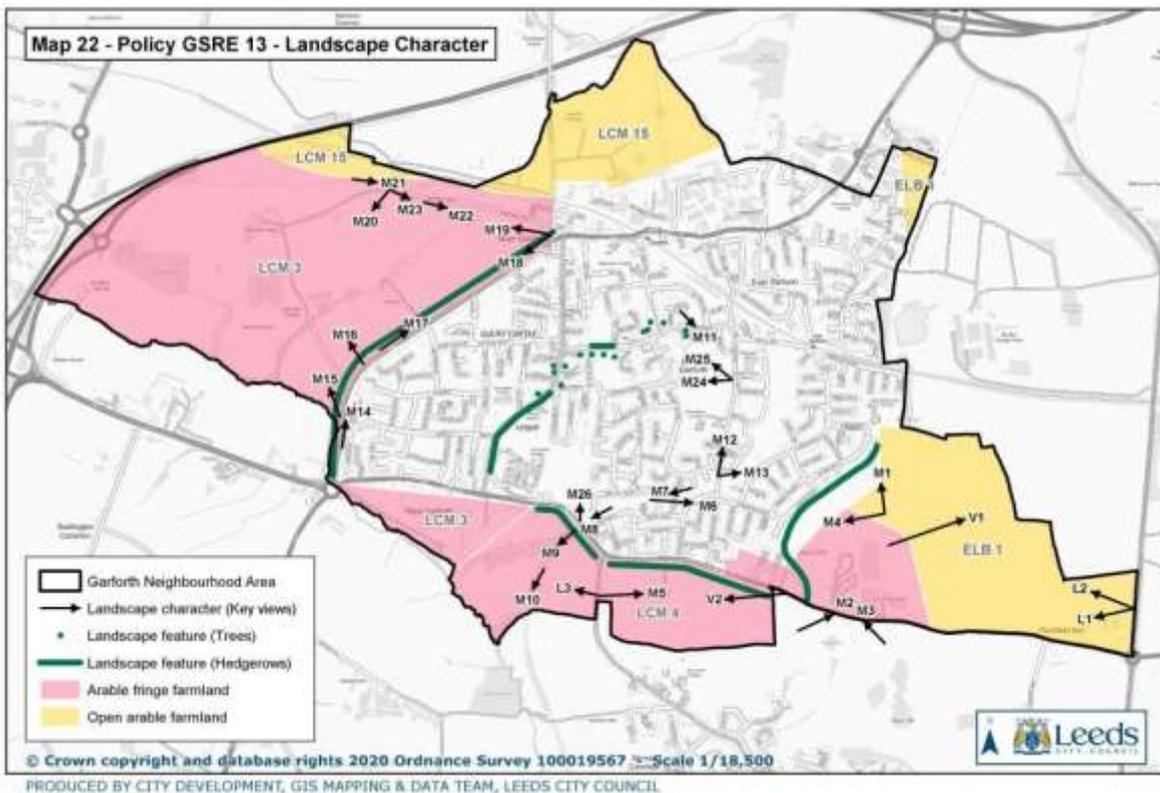
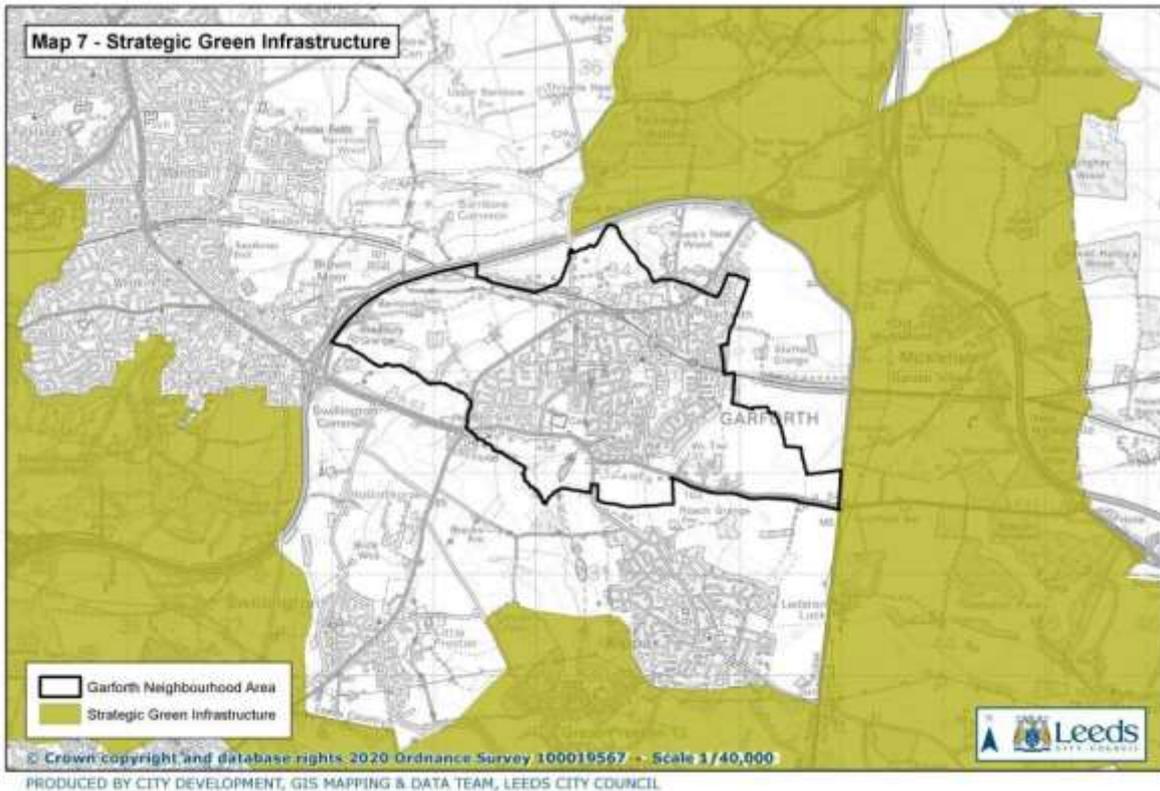
Open countryside in Garforth:



Garforth is a distinct and defined settlement within the countryside surrounded on all sides by fields and woodlands with footpath access to rural greenspaces. Most development over the past 40 years has taken place on greenfield sites to the east away from the centre of Garforth. Hedgerows have been destroyed and traditional footpaths replaced by tarmac passages through housing estates with the loss of valued wildlife habitats and wildlife corridors. The protected ancient woodland (Stubbs Wood) is now only one third of the original size when compared with the OS maps from the 3rd edition 1843 revised in 1913 sheet 70.

The State of Nature report 2019 discusses the pressure on nature from the increase in urban populations which has required large scale infrastructure developments. The increasing density of development within specific urban zones reduces the biodiversity value of existing urban green spaces by fragmenting landscapes creating barriers between species. Urbanisation need not always result in biodiversity loss. Planning strategies/ policies need to be designed for multiple aims, for biodiversity, for wider ecosystem delivery and health and wellbeing needs of people to access urban green space. The design of new developments provides an opportunity to improve urban habitat provision through planting opportunities and the incorporation of dedicated wildlife features.





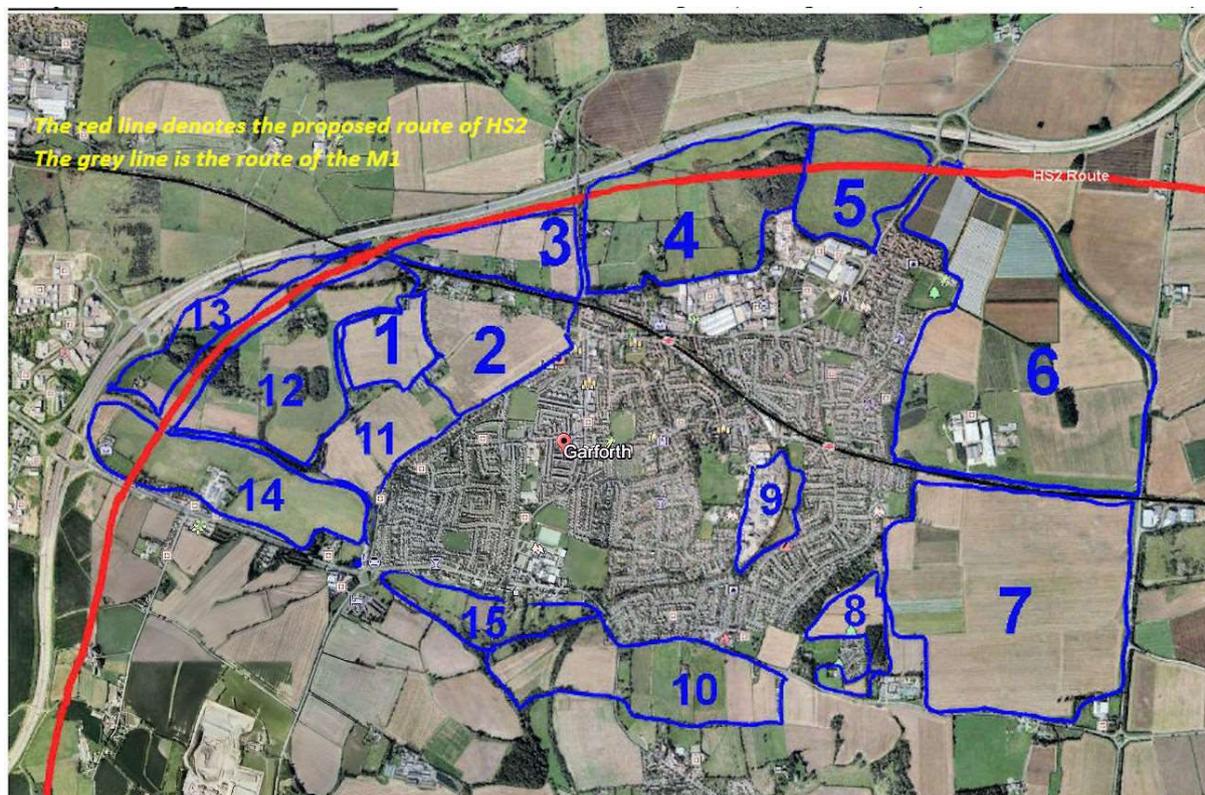
Details of Key Views are given in Appendix 11. Whilst the Garforth Neighbourhood Plan area does not have any Special Landscape Areas (Map 6) or Strategic Green Infrastructure (Map

7) the Leeds Landscape Character Assessment, see above, identifies a landscape boundary (a magnesium limestone ridge known as Garforth Cliff) which runs north/ south to the east of Garforth. There are three landscape units identified:

Open arable farmland(LCM 15) Barwick to Garforth and (ELB1) East Garforth, and Arable fringe farmland (LCM 3) East Leeds fringe and Kippax / Swillington fringe .

The management strategy for open arable farming includes restoration of hedgerows with small woodland opportunities and the management strategy for arable fringe farming includes the restoration of predominately arable farmland features with greater opportunities for woodland planting

GNPF have produced a Land Character Assessment Summary (appendix 7) of the green fields surrounding Garforth (see map 37 immediately below) which confirms that they are well managed arable fields and small areas of grazing pastures.

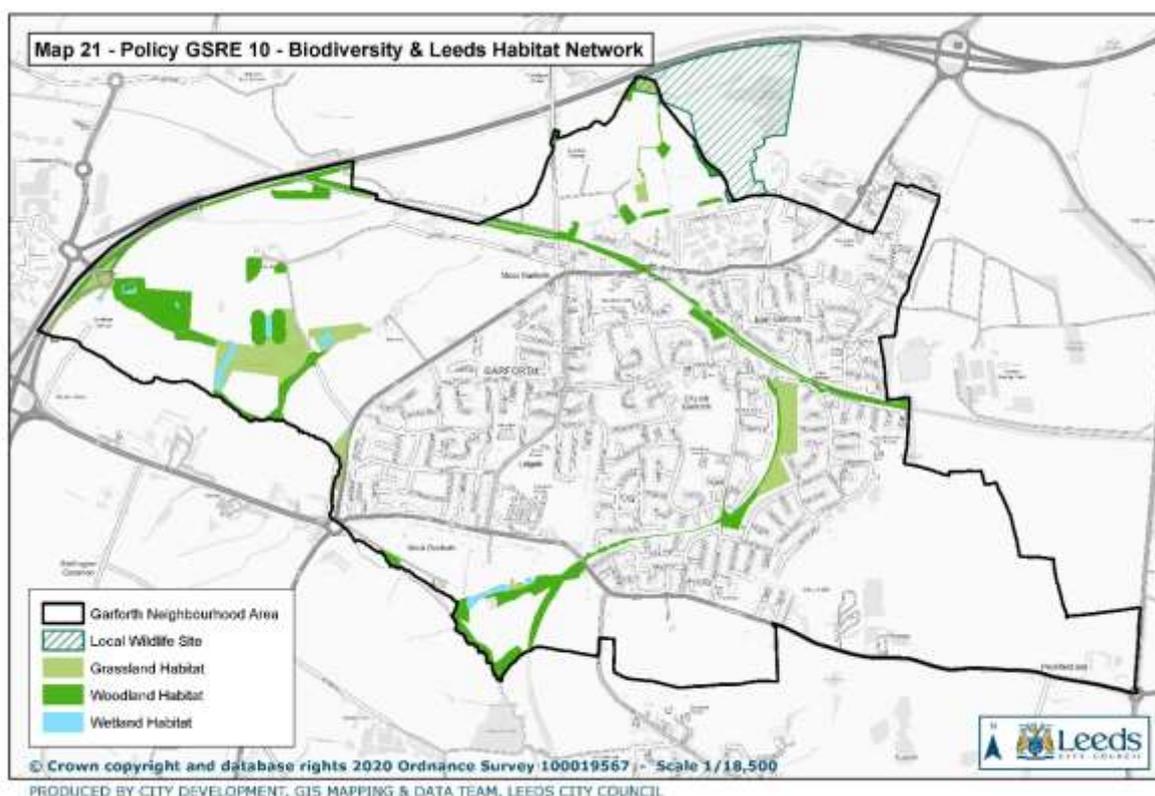


ECOVAST Landscape Identification in their Guide to Good Practice identifies ten main landscape features: surface geology, climate, land form, soil, land cover, agriculture, houses and settlements, historic and other man-made features and feelings and associations. The report explains that “ actions can change the landscape, for good or ill by planting, or by cutting down a tree; by painting , or neglecting our houses; by taking an active interest in proposed changes to the landscape, such as the building of a new road or the design of a new housing estate. This distinct character is what makes the place feel like home for those who live there. It creates a sense of place.”

Although Garforth is not identified as within the Leeds Special Landscape Area, the underlying geology of the fields on the Garforth Cliff from the A63 north to the A642 is magnesium limestone and valuable agricultural land. The local landscape features which we would wish to see protected include the trees and hedgerows along the top of Garforth Cliff, Selby Road, Lidgett and Church Lane.

Garforth has developed estate by estate with increasing density of development and despite the absence of a special landscape area, the open aspect of the farmland surrounding Garforth and some of the open green spaces within Garforth are special to residents. The open farmland visible when walking along the Wakefield and Selby roads is especially valued and the views that residents have requested to be protected are identified on map 22.

The existing Core Strategy Map 18 and Core Strategy Policy G8, which had identified the area to the east and some to the west of Garforth as part of the Leeds habitat network, has now been replaced by a revised Leeds Habitat Network map 21. Many areas around Garforth have been deleted, which would and could still support an increase in woodland cover (Core Strategy policy G2 to help mitigate climate change).

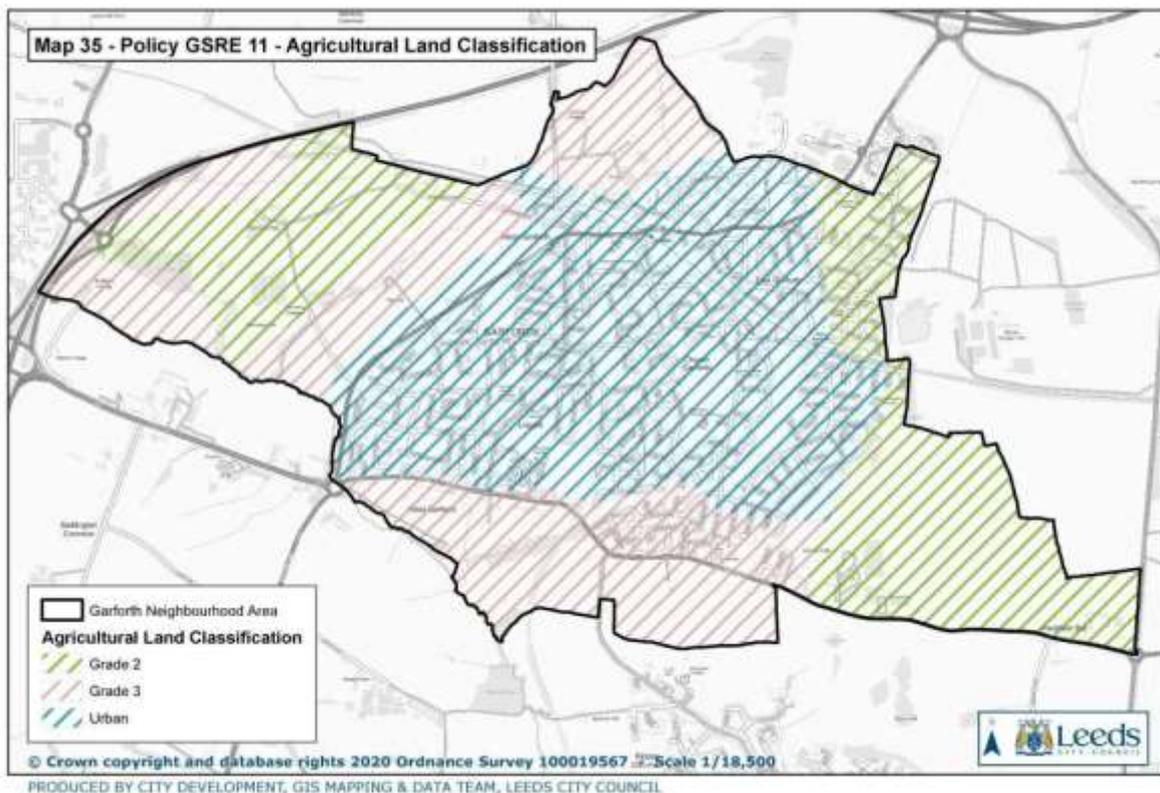


Most of the green belt land surrounding Garforth is not within the Garforth Neighbourhood Plan area but lies within the Aberford, Kippax and Swillington Parish Council boundaries. Defra Land classification identifies land to the east of Garforth as grade 2 farmland and land to the west of Garforth as grade 3 agricultural land. Soil is an essential natural capital asset that provides important ecosystem services, such as food growing opportunities, timber and other

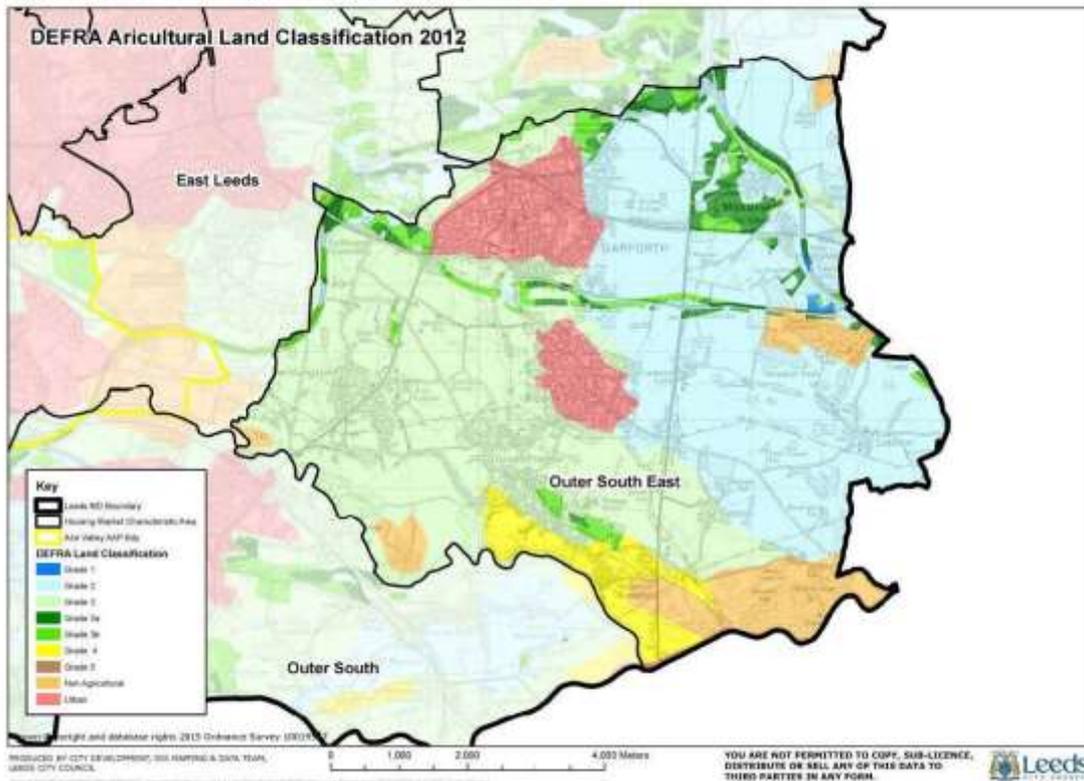
crops, as well as for carbon and water storage, biodiversity and buffers against pollution. Planning guidance requires that the biodiversity or geodiversity value of land and environmental sensitivity will need to be taken into account when assessing planning applications, so that any harm can be avoided, mitigated or compensated for in a way that is appropriate to the sites value. Land is graded from 1 to 5, with the Best and Most Versatile (BMV) land graded from 1 to 3a. Planning guidance requires that Agricultural Land Classification (ALC) data is used to assess the loss of land or quality of land as a result of proposed development. It is important to future sustainability in Garforth to ensure that BMV land is retained for the benefit of future generations reducing the carbon footprint by producing food products locally.

The SAP Sustainability Appraisal Framework states that the ALC provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system and to prevent inappropriate development. Where development is to occur the ALC should ensure that land of poorer quality is used in preference to higher quality land and the SAP SA publication draft quotes the NPPF policy to seek to use areas of poorer quality land.

The specific sites of high-grade agricultural land within the Garforth Neighbourhood Area are identified on map 35.



Map 36 - DEFRA Agricultural Land Classification 2012



The SAP Sustainability Appraisal Addendum 2 Revised Submission draft 2018 sustainability appraisals SA 22A scores the agricultural land grades and grades 1,2, 3 and 3A are graded as a minus 2 and mitigation recommends alternative sites.

What did people in Garforth tell us?

The initial drop-in event in 2013

At this event organised by Neighbourhood Planners in 2013 residents expressed concerns about further development on green fields surrounding Garforth, reducing the green belt between other settlements, the value of green infrastructure in mitigating surface water flooding and the need to treasure good quality agricultural land.

The GNPf 2015 survey

This initial survey which was delivered to all households in Garforth revealed the concern expressed by residents about further development on green fields and the need for accessible spaces for walking and the need to maintain the green belt around Garforth

The GNPf 2018 survey

This survey sent to all households in Garforth confirmed the usage and value residents place on access to green spaces. Having experienced the restrictions of the lockdown during the Covid-19 crisis has proven the value of green belt land.

The policy intentions survey 2019

This survey confirmed that residents expressed concern over the removal of trees and hedges with recent developments and the need to protect the remaining trees and hedges and the green belt. They valued the footpaths and bridleways giving access to the countryside surrounding Garforth and the importance of PROW as wildlife corridor.

Objective evidence

1. There are many reports on the value of green spaces including one produced by The University of Leeds Leaf report 2015 which recognises that 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 wellbeing of people. Green spaces also indirectly impact on health by improving air quality and limiting the impact of heatwaves by reducing urban temperatures. Urban vegetation stores carbon, helping to mitigate climate change and reduces the likelihood of flooding by storing excess water'
2. The State of Nature report 2019 states that Developers and local planning authorities should refer to the following government policies and legislation when considering development proposals that affect agricultural land
3. Natural England Technical Information Note TIN049 states that how this important natural resource is used is vital to sustainable development, this includes taking the right decisions about protecting it from inappropriate development and where significant development is unavoidable, poorer quality land should be used in preference to that of higher quality
4. The Leeds Landscape Character Assessment - open arable farmland identifies LCMJ5 Barwick to Garforth and ELB1 East Garforth as two of the four landscape units
5. EVOCASST Landscape Identification – A guide to Good practice 2006
6. Defra Land classification identifies land to the east of Garforth as grade 2 farmland and land to the west of Garforth as grade 3 agricultural land as shown on map 36.
7. The SAP Sustainability Appraisal Publication Draft 2015 states that here is a large area of grade 2 in the eastern half of the Outer South East area and there are also smaller areas of grade 3a and 3b agricultural land
8. The Outer South East Housing Site Assessments contains the agricultural classification for all the sites originally identified at the Issue and Options consultation 2013
9. The Core Strategy states that the distinctive landscape character needs to be respected and conserved. The Core Strategy objectives include the protection and enhancement of green infrastructure (Policies G1-G9).
10. Core Strategy policy G1 also identifies the area to the east and some of the west side of Garforth as part of the Leeds Habitat Network (Map 21). The Core Strategy G2 supports an increase in woodland cover and street trees to help mitigate climate change.

11. The NPPF (para 171) recognises that land graded 1,2 and 3 should be reserved for agricultural use and the Government Natural England guidance on assessing development proposals on agricultural land states that Planning Authorities need to take account of the best and most versatile agricultural land and to use areas of poorer quality. This is especially important as the nation seeks to reduce its carbon footprint and become more self-sufficient in terms of food production and food security.
12. During the Issues and Options consultation in 2013 and subsequent consultations Garforth residents expressed great concern about proposals to build on green belt land and the value they place on Garforth having a separate identity (4,5,6,7). Since 2010 there have been further losses of green fields (SAP sites HG1-304, HG1-312, HG3-18 and the allocation of sites EO1-35, EO1-17, EO1-18, EO1-36 to employment). There is a definite desire by the Garforth residents to protect the remaining footpaths, habitats and green belt land around Garforth.
13. Although not specifically mentioned in the Core Strategy climate change policies green infrastructure plays an important role in mitigating surface water flooding and in absorbing gases and particles emissions from road traffic.
14. A poll conducted on behalf of CPRE and the WI (May 2020) demonstrated a surge in appreciation for green spaces amid lock-down, "Our countryside and local green spaces are facing mounting pressure but the coronavirus pandemic has reminded us why the countryside next door, including our Green Belts, is so important to ordinary people. More people are aware of the health and wellbeing benefits that access to green spaces delivers and support for protecting and enhancing these is imperative."

Conforming to Leeds City Council and national policies

Leeds City Council Spatial Policy

10 (iv) Green belt.

Leeds Core Strategy

G1 and G2 – enhancing green infrastructure and creation of new tree cover

G8 and G9 – protection of and biodiversity improvement/habitats

P12 – Landscape, the character, quality and biodiversity of Leeds' townscapes and landscapes, including their historical and cultural significance, will be conserved and enhanced to protect their distinctiveness

EN1 – climate change carbon dioxide reduction

NPPF

Section 14 – challenge of climate change, para150 planning of green infrastructure

Section 15 – Conserving and enhancing the natural environment, para 170a protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils

Section 13 – Protecting green belt land

Neighbourhood Plan Policies Rural and Natural Environment

Policy GSRE9 The Rural Environment

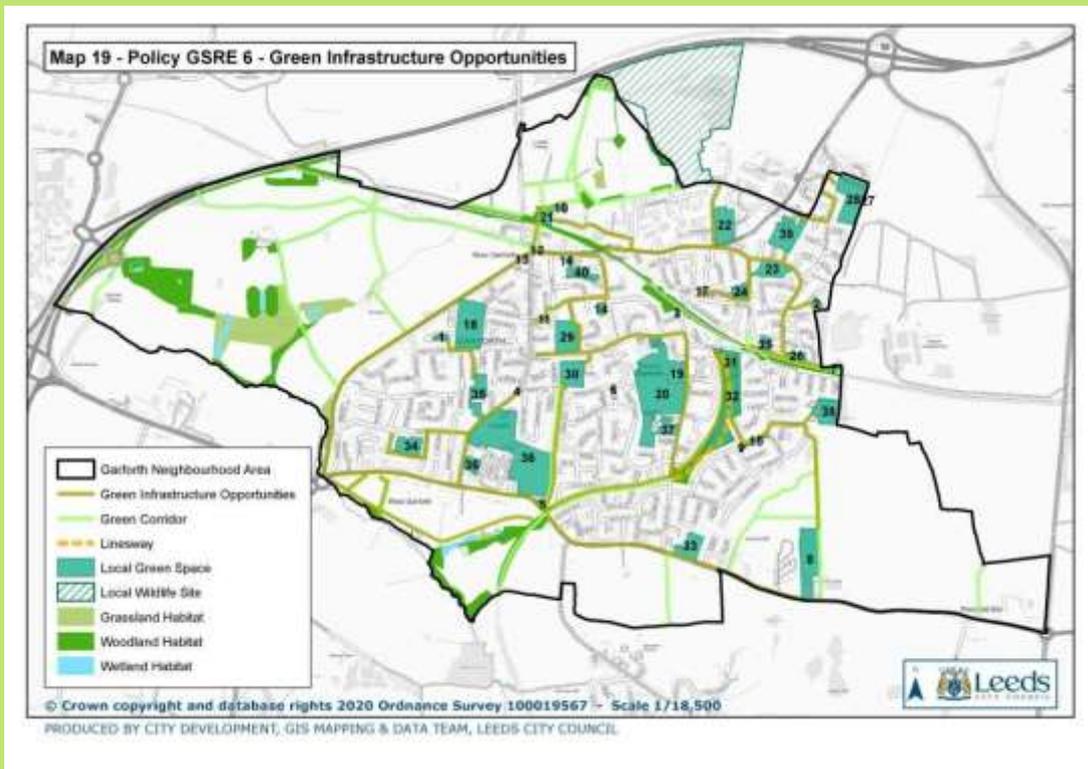
Development proposals within and around Garforth should take into account the rural environment (including natural habitats and biodiversity) by:

- a) Providing adequate screening where development would be visually intrusive in the landscape
- b) Providing accessibility to the countryside where feasible
- c) Protecting and enhancing biodiversity within Garforth's green spaces and surrounding countryside by creating new native tree cover and hedgerows
- d) The provision of broadleaf evergreen trees and hedges in preference to walls and fences especially between neighbouring car parking spaces to improve screening from rows of cars parked in front of houses.

Policy GSRE10 Biodiversity and the Leeds Habitat network.

Development proposals within or adjacent to the Leeds Habitat Network in Garforth as shown on map 21 must demonstrate that:

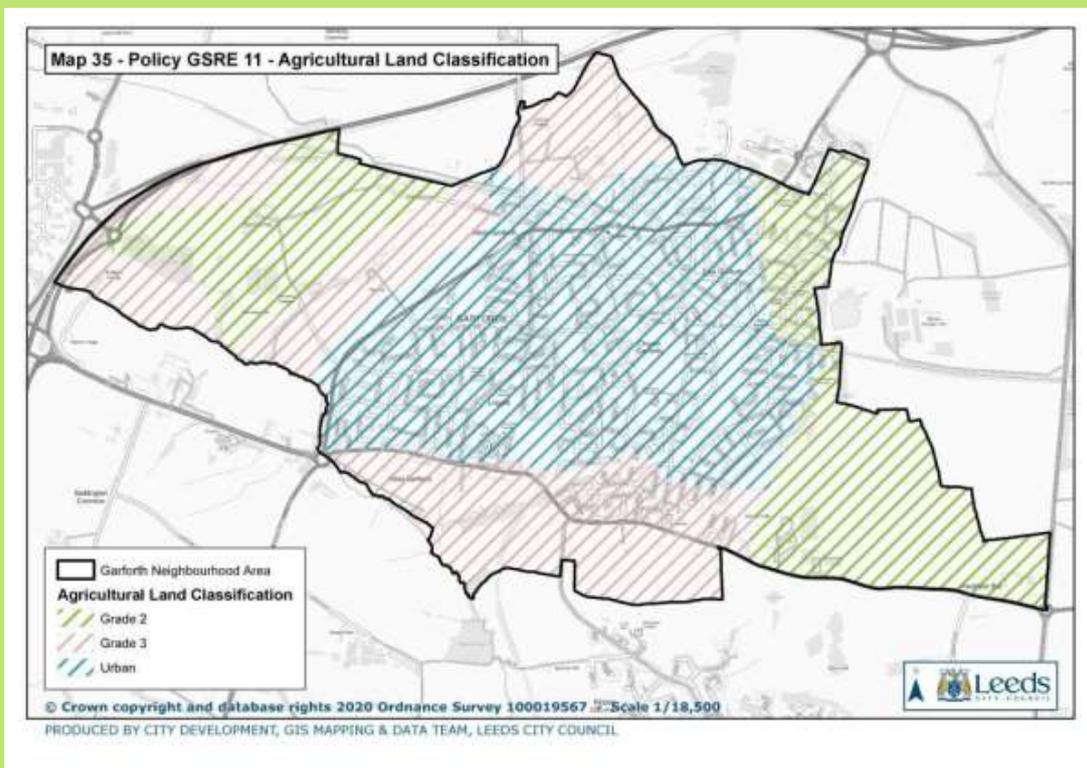
- a) There will be an overall net gain for biodiversity in Garforth, including a positive contribution to the network through habitat protection, creation and enhancement, consistent with the most up to date guidance
- b) The design of new development including landscaping schemes, enhances wildlife habitats and provides new areas and opportunities for wildlife
- c) There is no significant adverse impact on the integrity and connectivity of the network
- d) Proposals to include measures that would fill in gaps or further extend the Extended Leeds Habitat network will be supported.



Policy GSRE11 Preservation of the Grade 2 and 3 Agricultural Land

In line with Natural England Guidance on assessing development proposals on agricultural land, development proposals should take into account the agricultural land classifications in rural and natural areas to ensure that they contribute to and enhance the natural and local environment by:

- a) Protecting landscapes, geology and soils
- b) Considering the economic benefits of BMV agricultural land and try to use areas of poorer quality land instead of higher quality land
- c) Seeking to prevent soil, air, water or noise pollution and land instability
- d) These sites are identified on map 35.



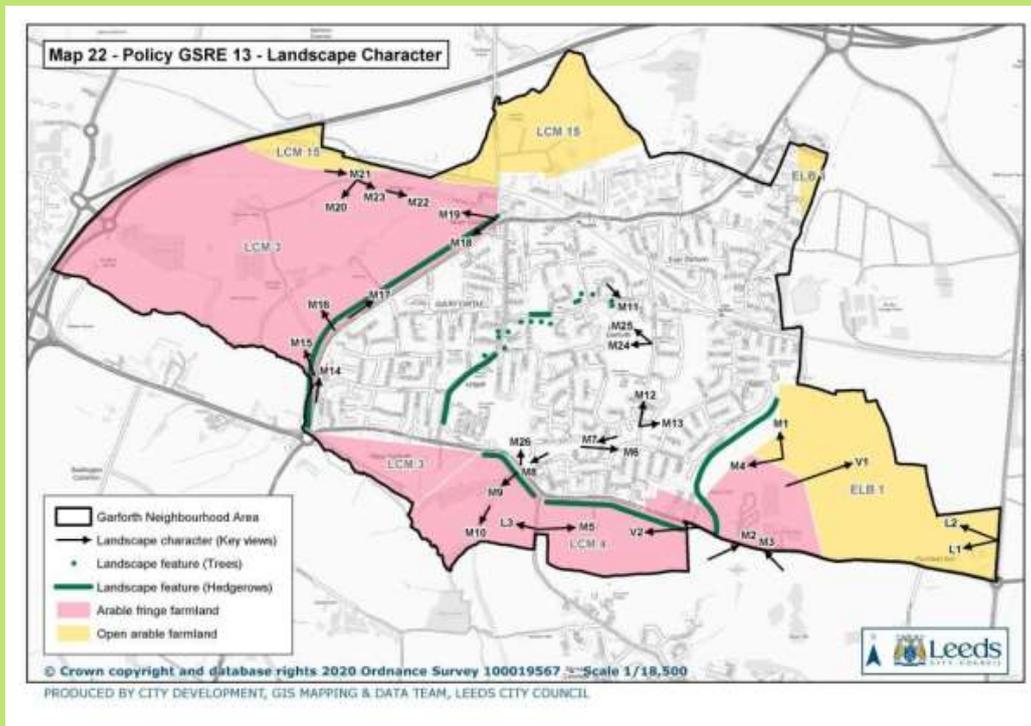
Policy GSRE12 Wildlife features

New development must integrate wildlife features within the design of at least 50% of the dwellings. The specific wildlife features should be agreed with the Local planning Authority on a case by case basis and may include swift bricks, bat boxes or corridors through neighbouring gardens to ensure connectivity and movement.

Policy GSRE13 Landscape character

Development proposals within the open landscape should respect and enhance the special landscape characteristics of Garforth in line with the Leeds Landscape Assessment.

- a) Developments which propose the removal of existing hedgerows will only be supported when:
 - i. It can be demonstrated there is no alternative to removal
 - ii. Only the minimum amount of hedgerow is removed consistent with the planning approval granted by LCC
 - iii. An equal or larger amount of hedgerow is reinstated either elsewhere on the site or at the nearest practicable location in Garforth which will be decided in conjunction with Greening Garforth or a similar organisation.
- b) Development proposals must respect key views as set out on map 22.
- c) Proposals for the restoration of traditional landscape features such as new woodland and hedgerows will be encouraged and supported.
- d) The landscape features identified on Map 22 should be retained and enhanced:
 - i. The trees edging the Garforth Cliff
 - ii. The fields and hedgerows along the Wakefield and Selby roads.
 - iii. Within the built-up area of Garforth, the hedgerows and tree planting along Lidgett Lane and the trees along Church Lane

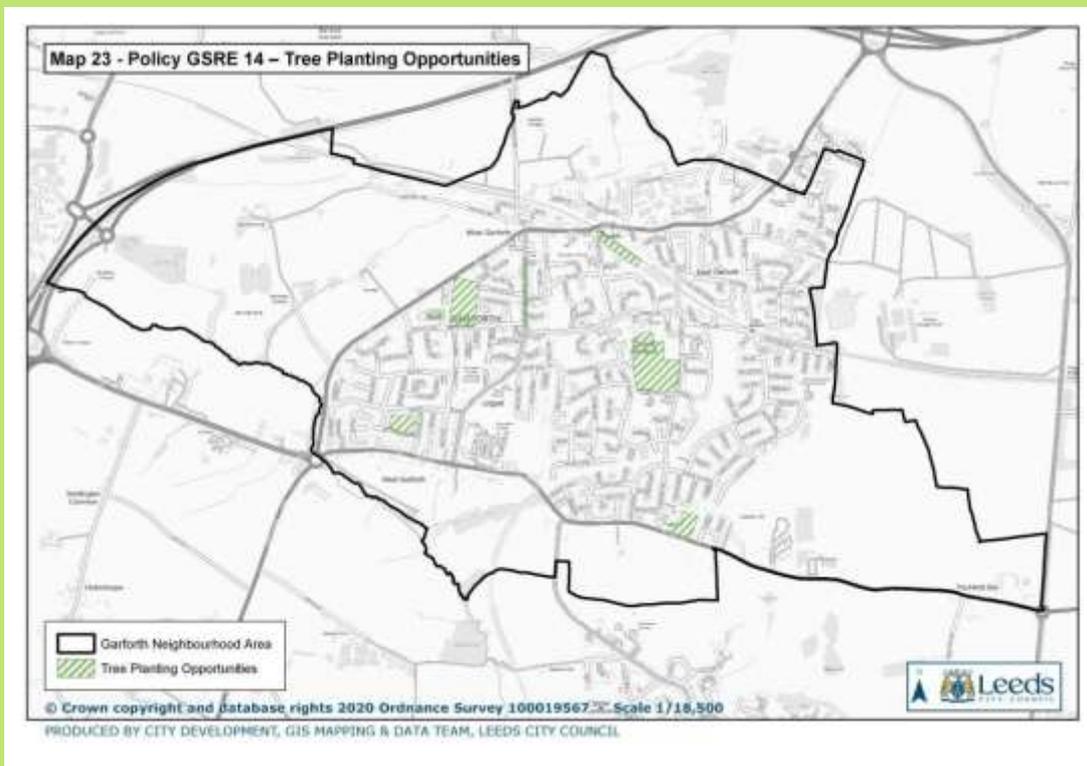


Policy GSRE14 Planting opportunities

The following sites, as shown on map 23 have been identified as opportunities for new hedgerows and small-scale woodland planting in line with the Leeds Landscape assessment. (the numbers refer to those used in GSRE1)

- a) 1. Queensway
- b) 3 Greening Garforth Wildlife area
- c) 18. Barleyhill Park
- d) Glebelands
- e) 33. Long Meadows.
- f) 34. Goosefield
- g) And Main Street

Development proposals resulting in the loss of trees must ensure that they are replaced on a 3 for 1 basis in accordance with Local Plan Policy LAND2. Where on-site replacement tree planting on a 3 for 1 basis cannot be achieved on approved development sites subject to agreed tree removal, off site planting will be should be provided elsewhere within the Neighbourhood Area. Financial contributions in lieu of actual tree planting will normally be avoided.



Projects

- Work with Greening Garforth a voluntary organisation) to create new tree cover and hedgerows on other sites
- Work with Yorkshire Wildlife Trust to improve both Hawks Nest Wood and Kennet Lane Meadows
- Identify new trees and hedgerows for protection
- Work with HS2 on mitigation for the loss of 50% of Hawks Nest Wood, footpaths and bridleways affected.
- Work with Nature Conservation Officers to reinstate other areas of woodland habitat surrounding Garforth

3.5 Community and Leisure (CL)

Introduction

The availability of good quality facilities for leisure, cultural and community activities is important to the vitality and wellbeing of any community. Garforth has a range of community facilities and services which reflect the needs of the population. However, there are opportunities for these to be improved and for the range to be widened.

Social and economic sustainability in Garforth will be supported by ensuring that there is good provision of social and cultural infrastructure that is accessible and meets the needs of the community.

A small number of structural facilities, such as the bowls pavilion and children's outdoor play amenities, stand within a greenspace area and are included in this section. The land itself is more appropriately included in the greenspace section.

Key issues

- The importance of community facilities to meet the needs of the people of Garforth
- The importance of a wide range of community activity to promote health and wellbeing
- The range and availability of community facilities and the need for suitable venues to allow for such activities to take place.

Why are community facilities important to delivering the vision and objectives for Garforth?

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 support the continuity of the services that they provide, 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.

There is currently a wide range of community groups in Garforth, using a relatively small number of community buildings. A survey carried out in 2017 indicates that there are 48 venues hosting approximately 280 sessions each week. These include 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.

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

As outlined above, there are a number of venues in Garforth that are utilised by community groups and events but there is clear evidence that they are heavily in demand. This heavy usage takes its toll on the fabric of the buildings. If the number of venues 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, without an accompanying increase in facilities, 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. The Character Assessment summary (Appendix 9) identifies two venues, i.e. Barleyhill Park and Glebelands as being suitable for enhancement by the provision of extra facilities to give more visual appeal and encourage greater community use and cohesion.

Leeds Core Strategy recognises the importance of access to local community facilities and services. It requires that new community facilities should be accessible by foot, cycling or by public transport. It also requires that where development would result in the loss of an existing facility or service, satisfactory alternative provision should be made elsewhere within the community if a sufficient level of need is identified.

In addition, the NPPF stresses the importance of supporting health and wellbeing through planning policy, including through the provision of social, recreational and cultural facilities and services. The NPPF encourages plan-makers to plan for the provision and use of shared spaces and community facilities and to guard against the unnecessary loss of valued facilities and services.

Leisure facilities are crucial to the vitality, health and wellbeing of people of all ages. A Briefing Paper on Physical Activity and Health, British Nutrition Foundation, 2007 states that 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 a study on social relationships, leisure activity and health in older adults in 2014 showed that positive social relationships, together with greater involvement in leisure activities, which may be sedentary, are associated with better physical and mental health in older age.

Whilst important to the local community in Garforth, some of the community facilities identified through the engagement process fall outside of the Garforth Neighbourhood Area and therefore cannot be included within neighbourhood plan policy. These facilities are Brierlands playing fields, (including Garforth Town Football stadium) and the Holiday Inn. Although they have not been included within the policies, there is a community ambition that Brierlands is registered as an Asset of Community Value in the future (see Project section after Policy CL3).

What did people in Garforth tell us?

First drop-in session in 2013

indicated concern about the need to maintain, improve and expand community facilities. Similar comments have continued to be made at public events since then.

Policy intentions consultation in autumn 2019

Resulted in 97% supported the emerging policies.

Housing Needs Survey 2018

When residents were asked what one amenity Garforth definitely needs, a swimming pool came top of the list with more than 27% making this response. This was also high on the list, along with other community buildings when asked "What leisure/community amenities does Garforth need over the next 5-10 years?"

Garforth Gala 2019

Visitors were asked how they would spend the CIL money generated by the Ninelands Lane development. Sports facilities received the highest number of suggestions, with a swimming pool being the most popular facility, followed by a new leisure centre or expansion of the existing one.

Overview of The Opinions of The People of Garforth on: The Availability and Adequacy of Community Buildings in Garforth at Present

Whilst some group leaders have adequate space and could take more participants, many say that there are not enough venues or available time slots. Lack of specific facilities limits the type of activity, such as archery and music.

Objective evidence

- Community Buildings/Community Groups Survey 2017 summarises the 48 venues and 280 sessions that take place weekly, an overview of the opinions of local people (see engagement above) and the availability and adequacy of the community buildings

- Community Facilities Spreadsheet gives details of all the venues and activities
- Briefing Paper on Physical activity and health, British Nutrition Foundation, 2007
- Social Relationships, Leisure Activity and Health in Older Adults 2014

Conforming to Leeds City Council and National Policies

Core Strategy for Leeds

P9 – Community Facilities

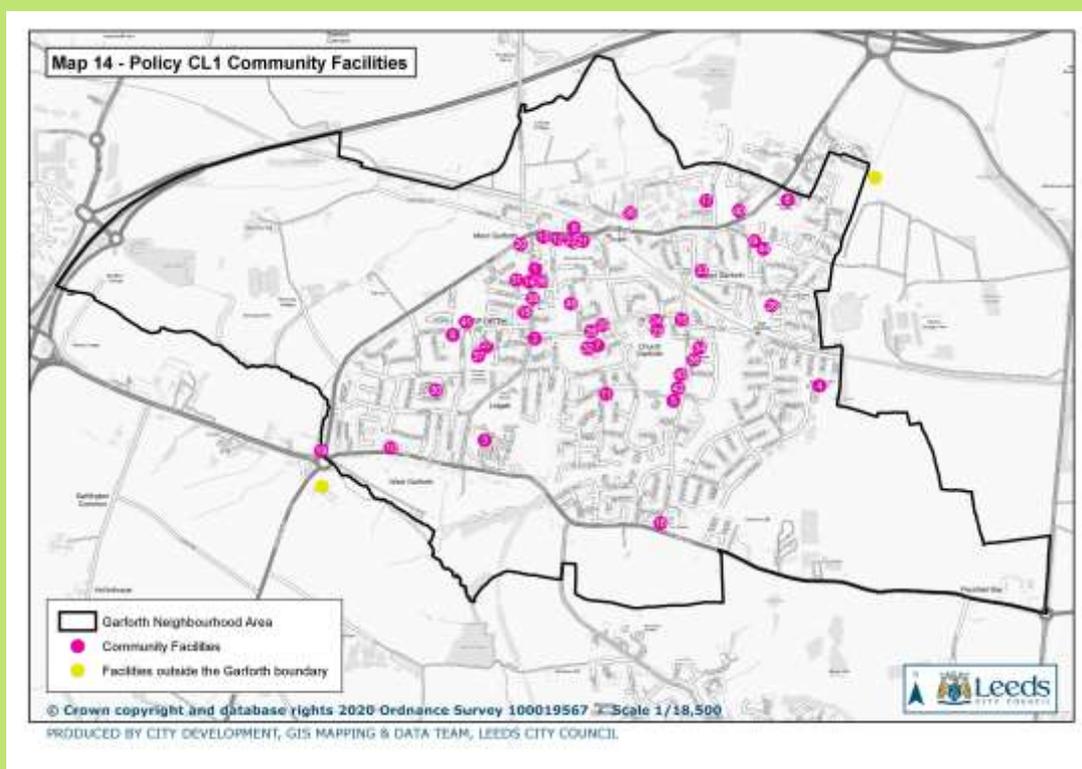
NPPF

Section 8 – Promoting Healthy and Safe Communities, particularly paragraphs 91, 92 and 96.

Neighbourhood Plan Policies Supporting Community Facilities

Policy CL1 Safeguarding Existing Community Facilities

Proposals that result in the loss of any of the following community facilities (as shown on Map 14) will not be supported unless the provision of alternative equivalent facilities is made in Garforth or it is demonstrated that there is an insufficient level of need. In the case of commercial facilities, it must be demonstrated that the premises have been the subject of an active marketing campaign for a period of 6 months and are no longer viable in their current use.



Name of Venue	Address (all LS25)
1. Miners Welfare Hall	56 Main Street 1AA
2. Library	Lidgett Lane 1EH
3. Garforth Academy	Lidgett Lane 1LJ

Name of Venue	Address (all LS25)
4. Green Lane Primary Academy	Ribblesdale Avenue 2JX
5. Ninelands Lane Primary	Ninelands Lane 1NT
6. East Garforth Primary	Aberford Road 2HF
7. St. Augustus Care Centre	Church Gardens 1HG
8. Garforth Working Men's club	Barleyhill Road 1AU
9. Garforth Country club	Aberford Road 1PZ
10. Gaping Goose Public House	Selby Road 1LR
11. Bird in Hand Public House	Springmead Drive 1JW
12. The Lord Gascoigne Public House	Aberford Road 1PX
13. The Miners Bar and Kitchen	Aberford Road 1PX
14. The Newmarket Inn and Saffron Restaurant	71 Main Street 1AF
15. The Podger Public House	Ninelands Lane 1NT
16. The Crusader Public House	Ninelands Lane 2BY
17. Quirky Ales Micropub	Ash Lane 2HG
18. Wetherspoons	Main Street 1DS
19. Miller and Carter Public House and Restaurant	Selby Road 1NB
20. Garforth Evangelical Church	Wakefield Road 1AN

Name of Venue	Address (all LS25)
21. St. Benedict's Church 22. St. Benedict's Parish Centre	Aberford Road 1PX
23. St. Mary's Church 24. St. Mary's church Hall	Church Lane 1NR
25. Methodist Church 26. Methodist Church Hall	Church Lane 1NW
27. The Scout Hut	Barleyfields 1DT
28. Garforth NET	Dover Street 2LP
29. Firthfields Community Centre	Sturton Lane 2HD
30. Westbourne Gardens Community Centre	Westbourne Gardens 1BS
31. Halliday Court Communal Lounge	Halliday Road 1ET
32. Church Gardens Community Centre	Church Gardens 1HG
33. The Crescent community Centre	The Crescent 2EU
34. Garforth Leisure Centre	Ninelands Lane 1NX
35. Megaplay	Unit 1 Chestnut court 2JY
36. Monkey Maze	Link House, Ninelands Lane 1NT
37. Guide Building	Barley Fields 1DT
38. Cielo Coffee Shop	Main Street 1AF

Name of Venue	Address (all LS25)
39. Gymphobics	32A Main Street 1AA
40. Premier World Fitness	Premier House, New Hold 2LD
41. Bowls Pavilion, Tennis Courts, Children's Play Equipment	Barleyhill Park 1DX
42. Children's Play Equipment, Skateboard Park, Garforth Tigers Facilities at Glebelands	Ninelands Lane 1NT
43. Firthfields Children's play equipment	Sturton Lane 2HD
44. Garforth Cricket Pavilion	Church Lane 1HB

Policy CL2 Improvements to Existing Facilities

Proposals for the sympathetic improvement of existing facilities will be supported, subject to the following key guiding principles:

- a) The improvement should deliver an enhanced environment for visitors and users
- b) Building improvements should be sympathetic to the existing character of the structures
- c) Proposals do not harm nearby residential amenity or add to parking stress, see Appendix 8 and map 12A.

Policy CL3 New Community Facilities

Development proposals for the provision of new community facilities within Garforth will be supported. Proposals should demonstrate that they have had regard to the following key guiding principles:

- a) The design is appropriate to the local character
- b) The proposal does not harm nearby residential amenity, particularly in areas of parking stress, see Appendix 8 and Map 12A
- c) The proposal meets identified need in Garforth that has been identified in collaboration with the local community
- d) The proposal is easily accessible by walking and cycling and there is sufficient cycle parking
- e) The facility provides flexible space for a range of groups participating in active or sedentary pursuits and is suitable for all ages

Proposals for the following facilities will be supported:

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

Project

Long-term Project to register community facilities as 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. Where appropriate the owners of these sites have been informed that the following are potential assets for nomination at a future date. These are also in line with the recommendations in Character Assessment Summary, Appendix 9.

- a) Miners welfare Hall
- b) Library
- c) Garforth Badminton and Leisure Centre
- d) Brierlands playing fields/Garforth Town Football Stadium

3.6 Education and Health (EH)

Introduction

Key components in the makeup of a thriving and healthy community are schools and health facilities. Both education and health provision in Garforth are of very good quality but there has been increasing pressure on capacity as more people move into Garforth. There continues to be an increase in the number of new homes without any associated infrastructure. This has placed strain on many services, and it is essential that educational and health provision are addressed to ensure that new residents, as well as existing ones, can experience excellence well into the future.

Key issues

Education Provision

1. The importance to the community of schools which offer an excellent education, safety and security and areas for indoor and outdoor play.
2. The benefits of well-designed schools that are integrated with their local community and contribute to the achievement of health and wellbeing objectives in the local area.
3. Sufficient school places to be available for all pupils living in Garforth who require a place. In the case of new housing developments these should be within a 20-minute walk for primary school children, to meet the guidelines within the Leeds Local Plan.
4. The importance of access to local schools of choice.

Health and Social Care Provision

1. The need for a comprehensive range of community health facilities within Garforth.
2. Timely and equitable access to health services for all who need them.

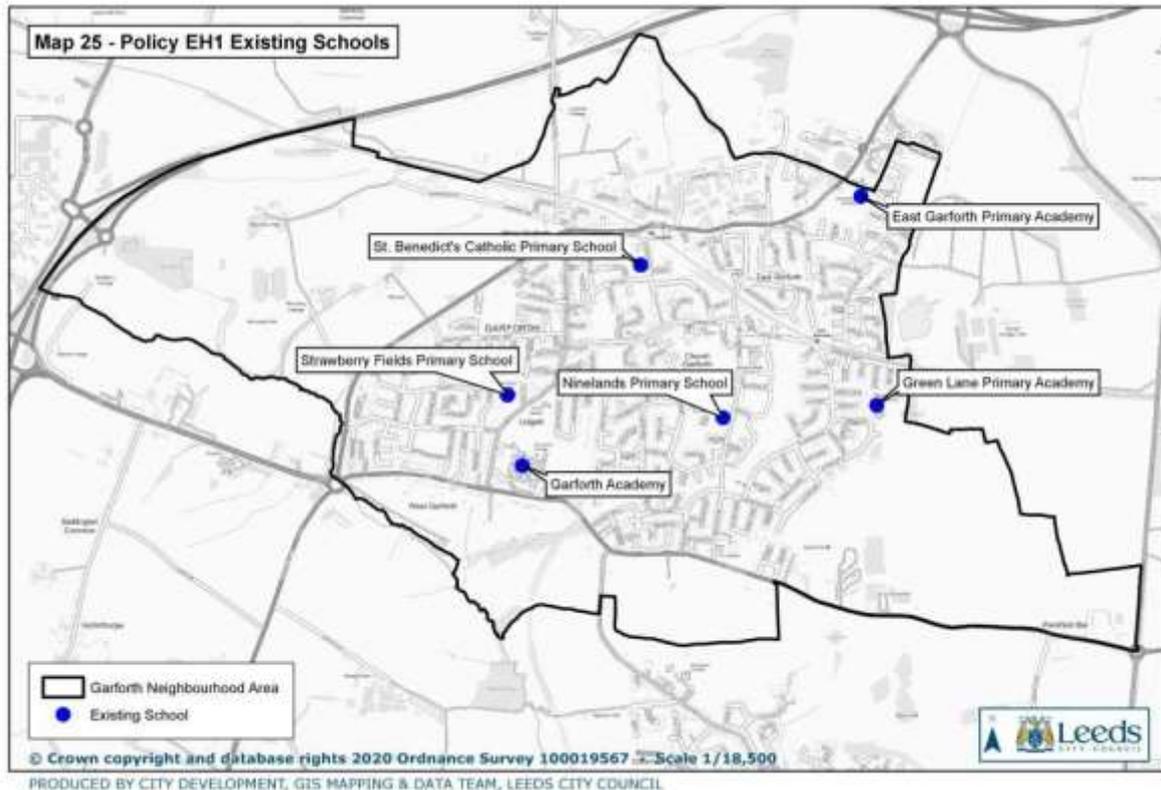
3.6.1 Supporting Educational Establishments

Why is supporting educational establishments important to delivering the vision and objectives for 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. Well-designed buildings and outdoor facilities not only support educational outcomes but are also important for the health and wellbeing of pupils. Location of schools and colleges within communities with safe and easy access on foot and by bike is also important.

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. There are also private pre-schools, nurseries and child-minders, which provide facilities out of school hours, to assist parents. It is vital that, following residential development, the level of such provision for parents keeps pace with the increased numbers of children.

Three schools in Garforth have safe routes to access them. Covid-19 has highlighted issues around outdoor activity and reducing carbon emissions. Provision and increased use of such routes will be an investment for the future and prioritising sustainable travel options is a key priority for the neighbourhood plan.



The majority of school leavers go on to 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.

Residents first expressed their concern about Garforth schools being full at the first workshop in 2014 and have continued to repeat this at other engagement opportunities.

The Education Department in Leeds City Council have stated that overall, there are more reception places available than children living locally. Despite this, some continue to be full in reception at National Offer Day in 2020, with potential pressure on some schools in 2021, but returning to current levels in future years. Similarly, Garforth Academy was full in year 7 at National Offer Day in 2020 as it has been for several years. However, the number of places available remains higher than the number of year 7 students living in the area. Whilst there are sufficient reception places available to meet anticipated future demand, additional primary and year 7 places may be required as a result of the impact of new housing development in

the future. Options to expand schools would only take place as a result of a detailed feasibility study and once a proposed solution is being taken forward.

The above gives some reassurances about intake years but does not address potential difficulties in other 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 of Section 106)	No of Secondary (c£12k of 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

Using these calculations ongoing housing development in Garforth will continue to have an impact on the number of children requiring school places across all year groups. These numbers will be in addition to those from other recent developments and highlight the pressure in the system.

A briefing paper for head teachers, governors and staff in education settings in 2014, highlighted the importance of outdoor space for physical activity. In an age of increasing levels of obesity and diabetes, this is further supported by the British Nutrition Foundation and Guidance on childhood obesity. Not only is dedicated space required but it also gives time outdoors and provides links to nature and the environment.

All of the schools in Garforth have playing fields attached to them. Garforth Academy also opens its grounds to adults for activities outside of school hours. They clearly offer facilities to promote health and wellbeing. At the same time however, it is known that Garforth lacks the recommended amount of greenspace per head of population (see the GSRE Section). 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. The expansion of school facilities and encroachment onto playing fields has also been highlighted as a risk in the Character Area Assessment Summary, Appendix 9.

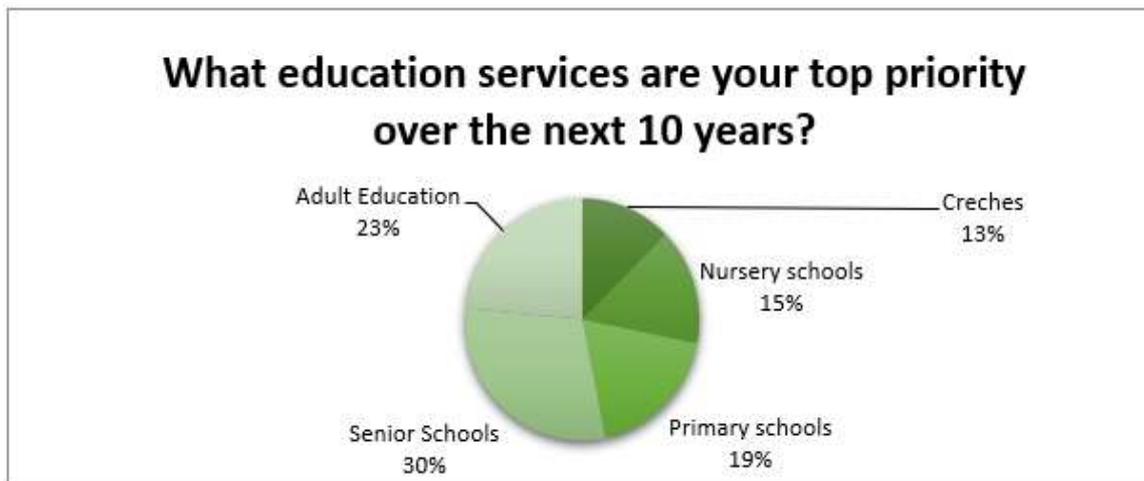
What did people in Garforth tell us?

Drop-in Sessions and Surveys

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.

Garforth Housing Needs survey

asked about education. The following chart shows the results:



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. OFSTED reports for 2015/17 show that all schools in Garforth are rated “good” or “outstanding”. Leeds City Council sets out its vision for the best educational experiences and outcomes in the UK in its 2016-2020 Learning Strategy. It is hoped that this can be fulfilled in Garforth in the coming years.

Policy intentions consultation autumn 2019

95% supported the emerging policies.

Objective Evidence

- Community use of school premises, Department of Education
- 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
- LCC Best City for Learning Strategy 2016-2020 sets out its vision for the best educational experiences and outcomes in the UK

Conforming with Leeds City Council and National Policies

Core Strategy for Leeds 2019

P9 – Community Facilities

Community and Other Facilities 5.3.33, 5.3.35-5.3.38 recognises local communities have a need for good access to health, education, training and community facilities and a range of high-quality green space provision, which in turn is thought to have a positive impact on the

health and wellbeing of a community. New provision to meet increased demand, the reservation of land by developers and facilities for everyone up the age of 18, will be required.

NPPF

Section 8. Promoting healthy and safe communities paras. 94 and 97 State that there should be a sufficient choice of school places available to meet the needs of existing and new communities. Playing fields should not be built on unless clearly assessed as surplus to requirements or new and improved facilities will be provided as replacement.

Neighbourhood Plan Policies Supporting Educational Establishments

Policy EH1 Support for Existing Schools

The expansion of existing schools in Garforth (as shown on Map 25) will be supported subject to access, design and amenity considerations as follows:

- a) There should be no net loss of outdoor space without alternative additional provision being made within proximity of the school
- b) Proposals should seek to reduce the carbon footprint of existing buildings and maximise the energy efficiency of new buildings
- c) Avoid adverse impacts on local highway network and local road safety

Policy EH2 New School Provision

The development of new schools to meet the needs of Garforth children will be supported, subject to access, design and amenity considerations. The design of new schools should demonstrate regard to the following key guiding principles:

- a) Maximisation of opportunities for outdoor education, sport and play
- b) Prioritisation of accessibility by walking, scooting or cycling
- c) Are built of sustainable materials and have a neutral carbon footprint
- d) Offer indoor sports facilities
- e) Provide flexible space for creative opportunities
- f) Have areas of trees and shrubs to support biodiversity and opportunities for outdoor learning
- g) Provide safe drop-off and pick-up points for children travelling by car

The development of any new strategic housing allocations should incorporate the integrated planning of new schools through the preparation of a masterplan or development brief for the site, which has been prepared in consultation with the local community via the Neighbourhood Forum or equivalent organisation.

Policy EH3 Accessibility to Education

'Safe Routes to Schools', will be the focus of investment for the improvement or enhancement of active travel routes, to ensure children are able to access educational opportunities using non-motorised modes of transport.

Policy EH4 Support for Pre-School Facilities

The provision of additional pre-school facilities will be supported. The design of new facilities should demonstrate regard to the following key guiding principles:

- a) Be within easy walking distance of residential areas of Garforth and support the use of active travel
- b) Maximisation of opportunities for outdoor play and learning
- c) Provide flexible space for creative opportunities
- d) Have areas of trees and shrubs to support biodiversity
- e) Provide safe drop-off and pick-up points for children travelling by car
- f) Encroachment into designated green spaces will not be supported.

3.6.2 Community Healthcare Facilities

Why are healthcare facilities important to delivering the vision and objectives for Garforth?

Health and wellbeing is the theme running throughout this neighbourhood plan. A healthy place in which to live, work and spend leisure time will produce a healthier population. Integral to this is the need for a comprehensive and high-class range of health and social care facilities, accessible to everyone. Helping people to stay well is an important building block for integration and allowing everyone to be part of a thriving community. Leeds Health and Wellbeing Strategy intends that "Leeds will be the best city for health and wellbeing".

Garforth has three general medical practices, one of which is a satellite practice from Kippax Health Centre. There are also 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.

Leeds Core Strategy "supports the decentralised approach of providing health and social care services closer to where people live and away from central hospital locations unless that is appropriate. Wherever possible, health and social care services will be integrated, to give individuals more choice and control over the services they need to stay healthy or return to independent lives following recovery from illness".

When Garforth clinic was closed in January 2016, some of the services stopped being available within Garforth. It highlighted significant concerns amongst residents about the need for new health care provision, both for the present and the future within the town. There is pressure on existing services and it is essential that these continue to be provided in a safe, timely and first-class way. Garforth is classed as a Major Settlement. This should be sufficient reason for ensuring that comprehensive primary healthcare facilities are provided within the town.

Prior to the Covid-19 crisis services that were previously delivered at Garforth Clinic continued to be available to residents, either through local GP surgeries (e.g. physiotherapy and mental wellbeing services) or at other nearby clinics, such as Kippax.

Guidance from the Department of Health and Social Care sets out how the Clinical Commissioning Groups, Health and Wellbeing Boards, Local Healthwatch and Local authorities work together to provide health and social care facilities and promote wellbeing.

Health Partnerships Team, Leeds City Council/Clinical Commissioning Group, have told us that the COVID-19 crisis has meant that health services have had to be delivered, in some instances, in radically different ways, including the use of on-line consultations. Health services are now looking at how they "reset" and whether shifts in delivery models are sustainable and desirable going forwards. At the time of writing, it is too early to know whether these new means of service delivery will remain or be expanded. If there were a shift to more on-line services a presumption may be that less physical space would be required, which may

be the case for community services. However, GPs are looking at a considerable expansion of their workforce across Primary Care Networks, with new roles such as Community Pharmacists, Social Prescribers, Community Physiotherapists, so any impact on physical space through a shift to online consultations may be balanced out by this expanded workforce. It will be a number of months (as from summer 2020) before there is an agreed arrangement.

Whatever the results of the above "reset" work, it is essential that there is no reduction in the standards of care that are offered and that outcomes are highly rated.

What did people in Garforth tell us?

Drop-in sessions and workshops since 2013.

Healthcare provision has been a regular topic.

Policy intentions consultation Autumn 2019

97% people supported the emerging policies

Garforth Gala 2019

Visitors were asked how they would spend the CIL money generated by the Ninelands Lane development. More doctors surgeries were suggested by almost 80% and a new clinic by over 20%.

Objective evidence

Leeds Health and Wellbeing Strategy 2016-2021 "Leeds will be the best city for health and wellbeing"

Conforming with Leeds City Council and National Policies

Leeds Core Strategy

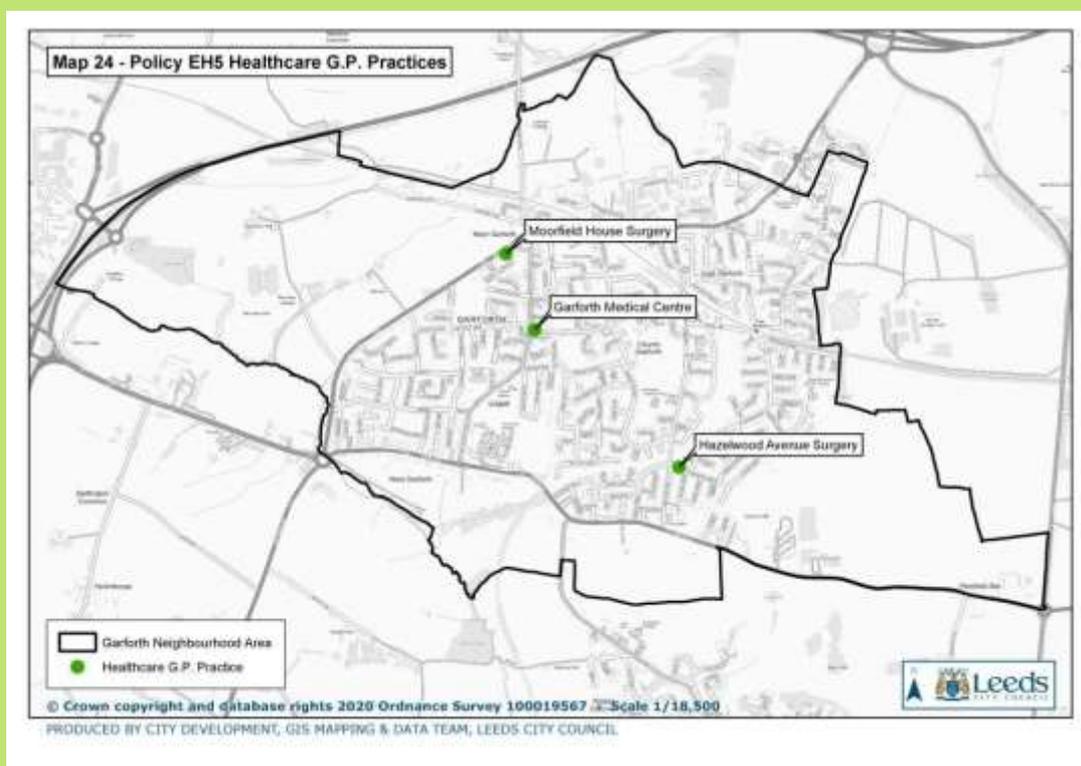
5.3.35, The Department of Health and Social Care, the health and care system explained

Neighbourhood Plan Policies Supporting Healthcare Facilities

Policy EH5 Community Healthcare Facilities

The following healthcare sites as shown on Map 24 will be safeguarded for their healthcare use. If existing service provision on the sites ceases, proposals for the redevelopment or change of use of the site should fall within a new healthcare, community or wellbeing use to meet identified future need, with proposals prepared in collaboration with the local community via the Neighbourhood Forum or equivalent organisation:

1. Garforth Medical Centre, Church Lane, LS25 1HB
2. Moorfield House Surgery, 11 Wakefield Road, LS25 1AN
3. 3-5 Hazelwood Avenue, LS25 2AW



Policy EH6 New Healthcare Provision

The development of new healthcare facilities will be supported. In particular, proposals for a new GP surgery, in an accessible location which provides a wide range of services, will be supported, subject to access, design and amenity considerations, as follows:

- a) Avoidance of adverse impacts on local highways network and local road safety
- b) Ensuring sustainable travel options such as cycle stands, electric vehicle charging infrastructure and pedestrian and cycle safety throughout the site
- c) Easy access to/from footpaths and cycle routes through new connectivity measures and access to public transport routes
- d) Sufficient in-curtilage, off-street parking commensurate with the scale of development and in line with LCC standards
- e) Avoidance of adverse impacts of neighbour amenity in terms of noise

The development of any new strategic housing allocations should incorporate the integrated planning of new healthcare facilities through the preparation of a masterplan or development brief for the site, which has been prepared in consultation with the local community via the Neighbourhood Forum or equivalent organisation.

4 Glossary and Abbreviations

4.1 Glossary

Active travel: For most people, the easiest and most acceptable forms of physical activity are those that can be built into everyday life. Examples include walking or cycling instead of travelling by car and using stairs instead of lifts. 'Active travel' (or active transportation or mobility) means using alternatives to motorised transport (notably cars, motorbikes/mopeds etc) for the purpose of making everyday journeys.

Affordable Housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (i) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent or is at least 20% below local market rents (including service charges where applicable); (ii) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (iii) it includes provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Ancient Woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

ARC4 Report: An independent report produced in September 2018 for Leeds City Council by ARC4. The report is a summary of the facts and figures that describes Garforth and Swillington's local housing market and estimates the additional housing required to meet the future needs of its residents.

Biodiversity: The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

Blue/Green Sustainable Drainage Systems: Sustainable drainage systems (SuDS for short) encompass a range of techniques for holistically managing water run-off on-site to reduce the quantity and increase the quality of surface water that drains into sewers from a development. A general SuDS definition is that it mimics natural systems and differs from traditional drainage in aiming to manage rain close to where it falls. Not only do these sustainable drainage systems reduce the burden on our sewerage system but they can also help wildlife to thrive in urban areas, with many of the drainage systems being intrinsically wildlife friendly.

Brownfield land: See **Previously Developed Land**

Climate Change Adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change to mitigate harm or exploit beneficial opportunities.

Climate Change Mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Climate Emergency: Leeds City Council passed a Motion to declare a climate emergency in the city at a full Council meeting on 27 March 2019. The Council resolved not only to declare a climate emergency but to sign up to a science-based carbon reduction target consistent with achieving the Paris Agreement of no more than 1.5°C global temperature increase. The resolution included working to make Leeds carbon neutral by 2030 and calling on central government to provide the funding and powers to make this possible.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Council for Protection of Rural England: a charity founded in 1926, which campaigns for a sustainable future for the English countryside.

Clinical Commissioning Group: NHS organisations set up by the Health and Social Care Act 2012 to organise the delivery of NHS services in England.

Curtilage: the land surrounding a building that belongs to the owner of the building for which he or she has responsibility.

Defra: The Government Department for Environment, Food and Rural Affairs. This Government department is responsible for safeguarding our natural environment, supporting the food and farming industry and sustaining a thriving rural economy.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Environmental Impact Assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Garforth Neighbourhood Plan Area: land within and surrounding Garforth that is not part of the Aberford, Barwick, Kippax, Micklefield or Swillington Parishes.

Garforth Neighbourhood Planning Forum (GNPF): The Forum was formally given status in November 2014. It is made up of volunteers without political affiliation. Planning Forums were established by The Localism Act (2011) in order to “help shape and plan their neighbourhood ...By working with the local council and residents...design development to the benefit of the community by producing a Neighbourhood Plan.”

Green Belt: Green belts are a buffer between towns, and between town and countryside. The green belt designation is a planning tool, and the aim of green belt policy is to prevent urban sprawl.

Green Corridor: see wildlife corridor.

Greenfield Site: Greenfield sites are areas of land, usually agricultural or amenity land, which are being considered for urban development, plus green fields that have already been removed from the Green Belt.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green Space: an area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes in an otherwise urban environment. Examples of green spaces are parks, gardens, playing fields, children’s play areas, woods and other natural areas, grassed areas, cemeteries and allotments as well as green corridors like paths, disused railway lines, rivers and canals.

Habitats Site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Health and Wellbeing Boards: are a formal committee of the local authority charged with promoting greater integration and partnership between bodies from the NHS, public health and local government.

Health Partnerships Team: a model of joined up working to deliver local care for local people.

Heritage Asset: A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged and landscaped and planted or managed flora.

Irreplaceable Habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Leeds Core Strategy: The main strategic document within the Local Plan for Leeds and sets out the strategic policy framework for the district to 2028 and housing requirement to 2033.

Leeds Local Plan: forms part of the Statutory Development Plan for the Leeds District, setting out the Council's Vision and Strategy until 2033.

Local Green Space: all open and accessible green spaces (except school playing fields and the Wheatley football stadium field) within the Garforth Neighbourhood Plan area.

Local Healthwatch: independent watchdog ensuring people's voices are at the heart of shaping health and care services. Healthwatch Leeds is represented on the Leeds Health and Wellbeing Board.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local Plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Made Neighbourhood Plan: A neighbourhood plan is classed as made once it has been through the consultation process and been examined and approved at referendum of voters

in the Plan area. This means it is now a part of the local planning authority's (i.e. Leeds City Council) statutory development plan.

Major Development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

National Planning Policy Framework (NPPF): This document sets out the Government's planning policies for England and how these are expected to be applied.

Natural England: government's adviser for natural environment in England, helping to protect and restore the natural world.

Neighbourhood Plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Net Zero Carbon: A “net-zero” target refers to reaching net-zero carbon emissions by a selected date, but differs from zero carbon, which requires no carbon to be emitted as the key criteria. Net-zero refers to balancing the amount of emitted greenhouse gases with the equivalent emissions that are either offset or sequestered.

Older People: People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Outer South East: Garforth and Swillington and Kippax and Methley Wards

Passive House: (German: Passivhaus) is a voluntary standard for energy efficiency in a building, which reduces the building's ecological footprint. It results in ultra-low-energy buildings that require little energy for heating or cooling space.

People with Disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Playing Field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Public Realm: The term 'public realm' is often used loosely, sometimes interchangeably with 'public domain', to refer to external urban spaces that are publicly accessible. According to English Heritage, the public realm '...relates to all parts of the built environment where the public has free access.

Regulation 14 Consultation: Statutory 6-week consultation with people and businesses in the Neighbourhood Plan area and other interested parties. The amended Plan can then be submitted to the Local Authority.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Site Allocations Plan (SAP): The Site Allocations Plan is a key document in the Local Plan for Leeds. The SAP identifies sites for housing, employment, retail and greenspace to ensure that enough land is available in appropriate locations to meet the growth targets set out in the Core Strategy. This includes, as appropriate, any on-site requirements developers will be expected to provide, for example greenspace and local infrastructure (roads, schools and flood storage). It also sets out which sites will come forward at what stage (known as phasing).

SAP Sustainability Appraisal Framework: The aim of Sustainability Appraisal (SA) is to make sure plans are doing as much as they can to support the delivery of social, economic and environmental objectives. Although plan makers do their best to address these issues, it is easy to miss opportunities to incorporate the various factors and reduce any conflict which may arise. SA offers a systematic way for checking and improving plans as they are developed. The process provides a mechanism to identify ways to maximise the benefits and minimise the negative effects of plans.

Spatial Development Strategy: A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

Sustainability Appraisal: a process and a document that takes into account the social, environmental and economic effects of the plan to allow decisions to be made that accord with sustainable development. It also makes sure that plans produced will last.

Sustainable Transport Modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Town Centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising, or including main town centre uses, do not constitute town centres.

Typologies: describes the different uses of green space land, parks and gardens, amenity, allotments, natural and children's play areas.

Wildlife Corridor: Areas of habitat connecting wildlife populations.

4.2 Abbreviations

ALC	Agricultural Land Classification
AMR	Authority Monitoring Report
CIL	Community Infrastructure Levy
CPRE	Council for Protection of Rural England
DEFRA	Department for Environment, Food and Rural Affairs
GNPF	Garforth Neighbourhood Planning forum
GP	General Practitioner
GPS	Garforth Parking Strategy
Ha	Hectare
HMCA	Housing Market Characteristic Area
IPPC	Intergovernmental Panel on Climate Change
LCC	Leeds City Council
LGS	Local Green Space
LPA	Local Planning Authority
NDHA	Non-designated Heritage Asset
NHS	National Health Service
NPPF	National Planning Policy Framework
OFSTED	Office for Standards in Education
OSE	Outer South East

PAS	Protected Area of search
PROW	Public Rights of Way
SAP	Site Allocations Plan
TPOs	Tree protection Orders

5 List of Appendices

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Appendix 1 Provision of Housing Meeting Local Needs

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-bedroom 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.”

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 on the GNPF website.

The following are significant findings.

Future Housing Needs

Over the next 10 years 41% of respondents expected to move house; of these 56% hoped to move within Garforth.

The 2 main reasons given for moving were –

- Young adult/s setting up home = 25%
- Downsizing = 22%
- 45% of respondents were looking for 2-bedroomed and 35% 3-bedroomed properties
- 43% of respondents were looking to pay between £140,000 and £200,000 and 24% from £200,00 to £260,000.
- Asked about the need for more affordable housing for the young, 79% replied that more was needed.
- Asked about sheltered accommodation for the old 74% said more was needed.
- 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-bedroomed, 39% 3-bedroomed, 9% 4-bedroomed

In summary the 3 house types they felt were most required were:

- 3-bed semi - 31%, 2-bed semi - 23 %, 2-bed apartments - 19%
- 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.

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: -

- 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:
 - 1st time buyers,
 - 1st family buyers,
 - downsizers or retirees.
 - 62% of potential buyers came from the Garforth or East Leeds areas.
- 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-bedroom properties
 - 70% of potential tenants were from the Garforth area.

Appendix 2 Environmental Sustainability

Energy Efficiency in Garforth houses

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 overarching 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.

Energy Efficient Housing in the UK

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 m² 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 homeowner.

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 inevitable 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 IPCC 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 3 Designated Heritage Assets - All Grade II Listed

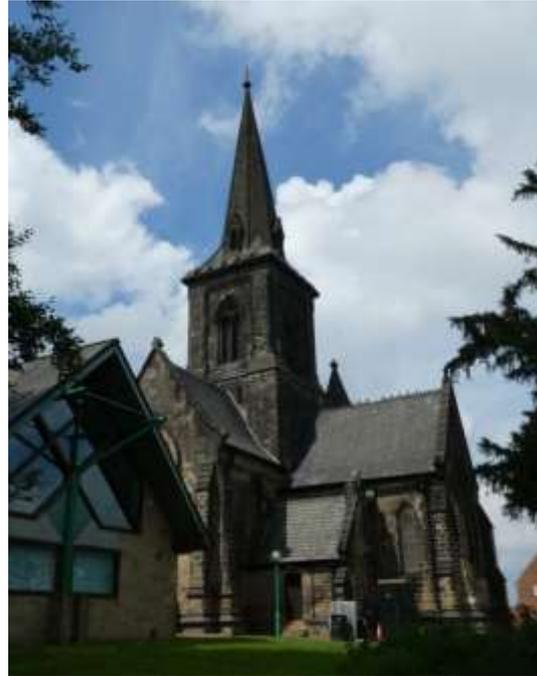
1. St Mary's Church

Age: 1844

Location: Church Lane

Aesthetic interest / Archival interest /
Community value: Architectural, historic
interest and having community value

<https://historicengland.org.uk/listing/the-list/list-entry/1237398>



2. Milepost 1

Age: Mid-19 C

Location: Aberford Road

Aesthetic interest / Archival interest /
Community value: Historic interest

<https://historicengland.org.uk/listing/the-list/list-entry/1313208>

Not found. Possibly embedded in shrubs.

3. Milepost 2

Age: Mid-19 C

Location: Wakefield Road

Aesthetic interest / Archival interest /
Community value: Historic interest

<https://historicengland.org.uk/listing/the-list/list-entry/1237403>



4. Milepost 3

Age: Mid-19 C

Location: Selby Road

Aesthetic interest / Archival interest /
Community value: Historic interest

<https://historicengland.org.uk/listing/the-list/list-entry/1264131>



5. Railway Bridge

Age: 1834

Location: Over the road from Garforth to Aberford, at Garforth station.

Aesthetic interest / Archival interest /
Community value: Historic interest and architectural interest

<https://historicengland.org.uk/listing/the-list/list-entry/1419088>



6. Railway Bridge

Age: 1834

Location: Over the road from Garforth to Barwick.

Aesthetic interest / Archival interest /
Community value: Historic interest and architectural interest

<https://historicengland.org.uk/listing/the-list/list-entry/1237433>



7. Footbridge

Age: 1900

Location: At Garforth station.

Aesthetic interest / Archival interest /
Community value: Historic interest and architectural interest

<https://historicengland.org.uk/listing/the-list/list-entry/1393728>



8. Barrowby Hall

Age:

Location: Barrowby Lane

Aesthetic interest / Archival interest /
Community value:

<https://historicengland.org.uk/listing/the-list/list-entry/1200237>



Appendix 4 Non-Designated Heritage Assets

No.	Name	Age	Location	Photo
1	Nos. 78-84		Lidgett Lane	

Historically interesting, these Victorian houses have interesting architectural features – including their porch supports

2	The Coach House		Lidgett Lane	
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This historically interesting building is now a care home. It is part of a row of houses of similar ages located on one of Garforth's main access roads.

3	Nos. 50-54		Lidgett Lane	
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These Victorian buildings are historically interesting as they appear (although un-named) on the 1890 OS map. They are part of a row of houses of similar ages located on one of Garforth's main access roads

4	Lines Way			
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Historic railway line, Garforth to Castleford. Nowadays a very popular walking and cycling
bridleway.

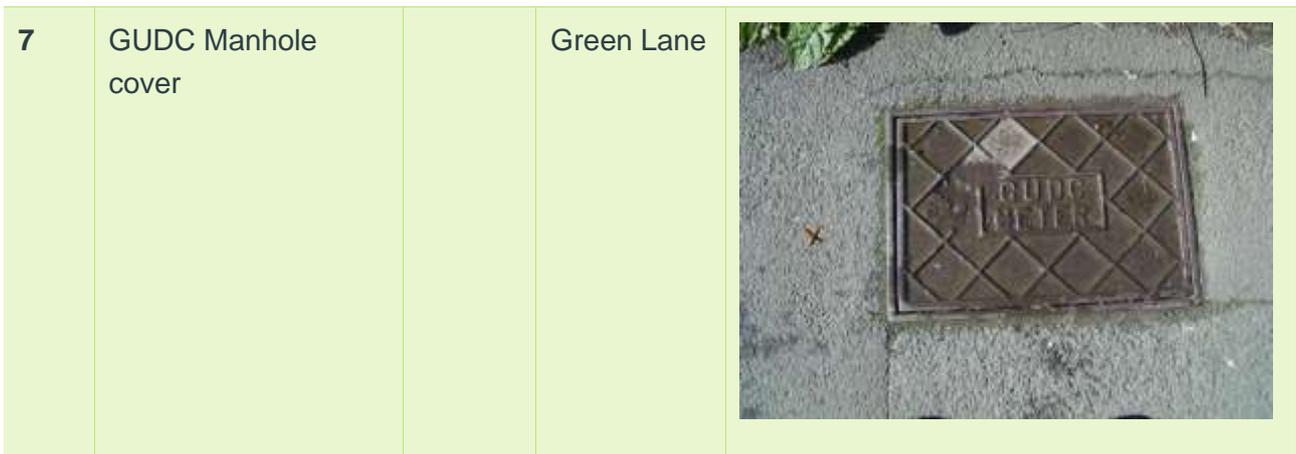
5	Garforth railway station	1872		
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This is of historic value as, built in 1872, it is substantially unchanged except for the addition of a shelter just outside the waiting room. The nearby road bridge and the footbridge connecting the east- and west-bound platforms are both Grade II listed.

6	Victorian upper floors of present-day shops. Potential Local Heritage Area		Northern end of Main Street	
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Although the ground floor levels have been modernised, there are many remaining old features of the upper floors including decorative brickwork and gables.



Manhole cover dating back to the days when there was a Garforth Urban District Council.



Of historical interest. A short terrace of 3 houses built in 1844 near the former Sisters pit for the Pit Manager and staff. It serves as a valuable link with Garforth's mining heritage.

9	Kensington Terrace	1854	Accessed through an arch near the top of the Main Street	
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Of historic and architectural interest. It is a long row of 8 terraced houses, accessed through an arch near the top of the Main Street. They were built by George Rex who started as a joiner on the Parlington Estate and then worked for himself. He built this terrace in 1854, to house each of his 8 children - 4 sons and 4 daughters.

10	Gaping Goose (Public House)	Before 1822	Selby Road	
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Of historic interest Known to be in use in 1822, it is believed to be the oldest pub in Garforth, used by travellers on the former Turnpike Road which ran to Selby. It was revamped in 1930 but still retains many of its old features.

11	Miners' Arms		Aberford Road	
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Of historic interest as a link with Garforth's mining past. Formerly the Black Bull then the Jolly Collier. It has a Blue Plaque on its wall, featuring Sgt Albert Mountain, former publican, decorated in the first World War.

12	The Lord Gascoigne, Aberford Road		On Aberford Road	
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Of historic interest. A valuable link to the Gascoigne family which is said to have originated from Gascony in France and to have arrived in England in 1067 after the Norman Conquest.

Garforth owes its size to expansion in the 17th and 18th centuries during which the local land-owning Gascoigne family ran several coalmines in the area. Formerly the Gascoigne Arms, a sign outside for BYB showed that it sold Bentleys Yorkshire Beer, brewed in nearby Woodlesford.

13	The Beeches		On Wakefield Road	
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Of historical interest. Appears named on the 1890 OS map.

14	Dar Villas		On Wakefield Road	
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Of historical interest. Appears named on the 1890 OS map and used to be called Dar Cottages.

15	Garforth House		On Selby Road	
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Of historical interest. Appears named on the 1890 OS map. Much altered but original parts remain.

16	Westbourne House		Corner of Lidgett Lane and Selby Road	
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Of historical interest. Appears named on the 1890 OS map. Looks to have been modernised.

17	The Hollies		Church Lane	
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Of historic interest, being built in the 19th century. A large Victorian House. Built by Jabez Wooley who owned a brickworks at 147 Elland Road in Leeds to which he commuted regularly by train. He used his own bricks. He was a staunch Methodist and benefactor of the nearby Methodist Church (former Wesleyan Chapel) also located in Church Lane. It is now a residential care home. The front has evidently been extended recently, but in keeping with the original building.

18a	"Paradise Row" 1		Sturton Lane	
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Of historic interest. This row of, originally, 10 terrace houses was mentioned in newspaper reports of 1893 as having had their windows broken by rioting miners. Since then, extra houses have been added and all have been modernised, often with the addition of porches. Having been built for miners, this and their age gives them considerable heritage value.

18b	"Paradise Row" 2		Sturton Lane	
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Of historic interest. These were also built before 1900 and are shown in photos of that time. Apart from the addition of a dormer, these seem to be substantially unchanged.

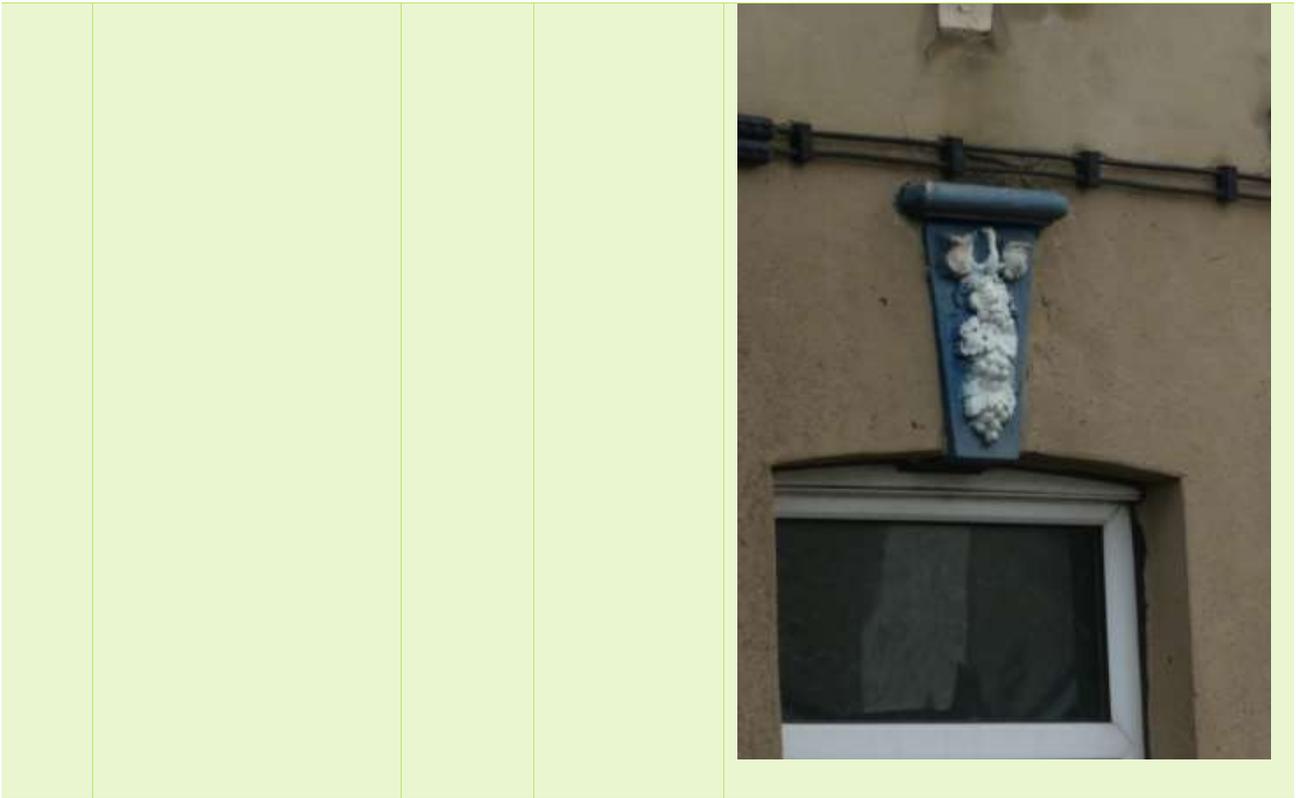
19	Town End Terrace		Town End	
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Of historic interest. 16 terraced houses in three blocks. Formerly known as Bank Row because the end house on the right, Bank House, was rented by the Yorkshire Penny Bank on alternate Saturdays. It was run by Ben Chadwick, the headmaster of the Colliery School at East Garforth. The house was owned by Mr. and Mrs. Dixon, part of the Dixon family who were the last tollkeepers at the Toll Bar House on Aberford Road.

20	Salisbury Terrace		Aberford Road	
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Of historical and architectural interest. Appears named on the 1890 OS map. A terrace of houses, near the station. When originally built, all the houses were accessed from the road by one gate in the middle.

21	Salem Place		Just off Wakefield Road	
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Appears named on the 1890 OS map. A terrace of houses at Town End of historical and architectural interest, having features such as the decorations above the doors. Also, one of the few remaining terraces whose electricity distribution is by cables seen running at mid-height along the fronts of the terrace.



Of historical interest as it appears named on the 1890 OS map. A terrace of about 17 houses in two very different styles.

23	Primitive Methodist Chapel	1876	Chapel Lane	
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This has historic interest as it appears named on the 1890 OS map. Before the Barleyhill Road Council School opened in 1907, children attended Garforth Provided School which was in this fine building which opened in 1876. The façade is original and untouched. Behind has been completely modernised and is now used as a dance school and theatre.

24	Hilderthorpe Terrace		Lidgett Lane	
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This terrace has historic interest as it appears named on the 1890 OS map. A terrace of some 10 large houses. Was sold in 1929 for £2690.

25	Nos. 33, 35 & 37		Wakefield Road	
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These terrace houses have historic and architectural merit including elaborate doorway features. Above one doorway, "Stoneleigh 1892" is carved.

26 Newmarket Place

On Main Street



Although much altered the upper floor of this building still has historic and architectural interest. The facade includes an old cast iron plaque.

27

Kensington Terrace
Entrance

1854

Top of Main
Street



				
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Built in 1854 by George Rex, builder and entrepreneur, this has historic as well as architectural interest. There is decorative brickwork and a cast iron King's Head. It has been said that the face resembles that of George Rex and the crown may well be an allusion to his name. (Rex = King)

28	Library and One-stop Centre		Junction of Main Street and Church Lane	
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The Library and One Stop Centre has modern architectural merit and is a well-known landmark seen on entering the Main Street from the south.

29	Fire Station		Ninelands Lane	
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A modern building and a distinctive landmark seen at the entry into Ninelands Lane, one of Garforth's main roads.

30	No. 7		Lidgett Lane	
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This house has historic interest, as it appears un-named on the 1890 OS map. Architecturally interesting as well as the doorway has sculptured birds.

31	No. 9		Lidgett Lane	
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Historically, it appears un-named on the 1890 OS map whilst architecturally, it has decorative brickwork and other features.

32	St Armand's Court		Church Lane	
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Modern architecturally interesting complex built next to the brick-built house The Hollies so that the two buildings complement each other both in style and material. (See no. 17 above.)

33	Working Men's Club	Original 1865	Barleyhill Road	
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This building has historic and community value. The Gascoignes, who owned the local coal mines, had the original built as a reward for their miners who did not strike that year. Rooms were used for lectures, magic lantern shows, chess and other social activities. It held the first library in Garforth.

34	Diamond Jubilee Garden		Aberford Road	 
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Recently developed, an attractive green space that includes a Peace Flame which is built into a replica miner's lamp, thereby preserving a link with Garforth's mining past.

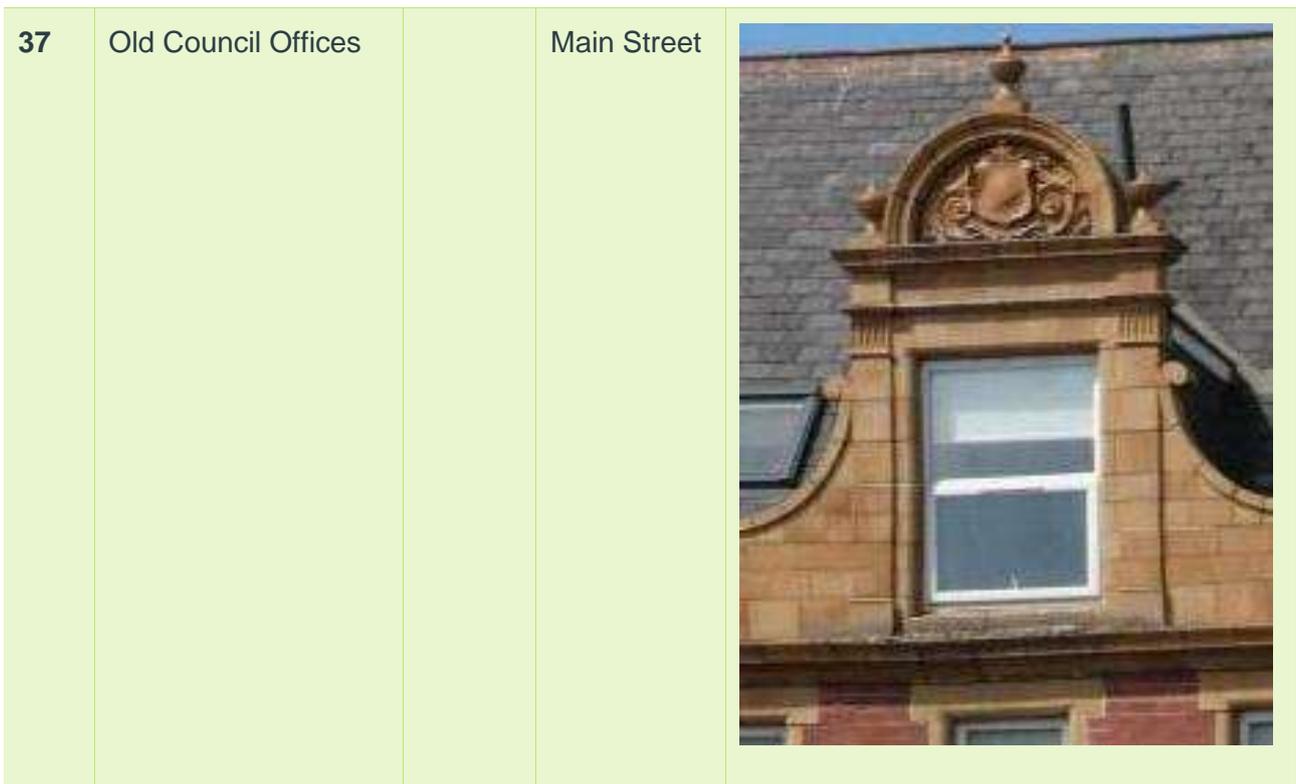
35	Firthfield		Sturton Lane	
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Of historic value is this 200-year-old house on Sturton Lane

36	Augustus Walker House		Lidgett Lane	
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The front of this house has architectural features and also historically interesting is the Blue Plaque on the right-hand (from the road) side wall of the extension. It is not visible in the main view.





This architectural embellishment is on what were originally two Victorian dwelling-houses. They were modified and embellished in 1924 when they became the Council Offices. (The ground floor is 21st century)

38a	Beulah Cottage	1899	No.1 Coupland Road	
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Of Historic interest is this dated building. This date appears to be authentic. Coupland Road was not named on the 1890 OS. It was locally known as Army Lane because the Salvation Army Barracks was there, but it is named on a slightly later map.

38b	Sharon Cottage	1899	No 31 Coupland Road	
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Also, of Historic interest is this dated building. This date appears to be authentic.

39	Nos. 1 - 25		Strawberry Avenue	
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Interesting architecturally because of decorative brickwork and historically as they are Victorian. The fields in which these houses were built were formerly used for growing strawberries.

40	Water Tower			
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A well-known local landmark, visible from miles around.

41	Gravestone, John Backhouse	John	St Mary's church yard.	
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This gravestone is a link with the mining past of Garforth. John Backhouse was employed as a Hanger On, an employee in a coal mine who took the empty mine wagons out of the cage at the bottom of the shaft and pushed the full ones in. At the age of 15, he died in the Garforth mine explosion in 1856.

42	Ash Terrace			
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This terrace, being Victorian, has historic value. In a semi-rural setting, it is typical of houses built in Garforth at that time, particularly for miners.

43	Boundary Stone		Garforth Cliff	
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This modern boundary marker has strong community value as it marks the boundary of the town when travelling into it from Selby direction.

44	Newhold Terrace			
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This terrace, being Victorian, has historic value. In a semi-rural setting, it is typical of houses built in Garforth at that time, particularly for miners.

45	Welfare Hall	1924	Main Street	
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A historical link to Gascoignes and Mining. The Miners' Welfare Hall was erected in 1924 by the Garforth Miners' Welfare Institute, on land donated by the Gascoigne family, owners of the mines. It was funded by a grant from the Central Miners' Welfare Committee and the weekly subscriptions of the local miners. This Hall was used to house Garforth Library from 1939 to 1943 when it ran out of space and had to move. Today it is a hugely successful community centre with dozens of groups meeting there every week.

46	Garforth Club	Country	1865 Original part	Aberford Road	
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This building is of historic interest, appearing un-named on the 1890 OS map. The original part was built in 1865 and was given to the miners for social and educational purposes.

47	Methodist Church and Sunday School		Church Lane	
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Of historical interest (appearing on the 1890 OS map) and it is also a landmark on Church Lane. It is built on the site of a much earlier chapel, the first Methodist Chapel in Garforth dating from 1806. The original site was tiny, measuring approx. only 11 metres by 8 metres. As the population of Garforth expanded it necessitated the enlargement of the chapel which was carried out in 1824. A

Sunday school was built in 1826 and later still a Day School was established. In 1872 a new chapel was built, as seen here,

48	Salem Chapel	1876	Wakefield Road	
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Built in 1876. Now part of the Evangelical Church Appears on the 1890 OS map as Methodist Chapel Has interesting architectural features.

49	Garforth Evangelical Church		Wakefield Road	
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This unusual building is interesting architecturally and historically. Has several foundation stones dated 1904

50	The Old George (now renamed Miller and Carter).	Before 1822	Junction of A642 and A63	
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The Old George public house was rebuilt in the 1930s, but the site has real historic value as the original pub is known to have been in operation in 1822, serving travellers on the Leeds to Selby turnpike road. It was recently refurbished and changed its name to the Miller and Carter. The roundabout just outside is still referred to locally as the 'Old George roundabout'.

51	Aagrah Restaurant, Aberford Road	1843	Aberford Road	
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This building has historic value. Before becoming a branch of the Aagrah restaurant chain, this was East Garforth School which was built in 1843. The Gascoigne family, local landowners and owners of the Garforth Collieries, provided the school to educate the families of the miners in their employ.

Non-designated heritage assets outside the Garforth boundary

No.	Name	Location	Photo
1	Cedar Ridge	Aberford Road	
2	Boundary Stone	Aberford Road	

An aesthetically pleasing and interesting entrance display to a modern housing estate.

This modern boundary marker has strong community value as it marks the boundary of the town when travelling into it from Aberford direction.

3	Boundary Stone	Garforth Bridge	
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This modern boundary marker has strong community value as it marks the boundary of the town when travelling into it from Leeds direction.

4	The Fly Line built in the 1830s		
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Historic railway line, Garforth to Aberford. The trucks of coal went under gravity to Aberford, being pulled back empty by horse, later by a steam locomotive. It was used to carry passengers from Aberford to Leeds, via Garforth. It closed in 1924. Nowadays a popular footpath.

Appendix 5 Employment and Job Creation

Existing Employment Zones

There are currently three main areas of employment in Garforth. The first area is Main Street with its retail offer. The second area is the newly developed retail park based around the Lidl store on Aberford Road; this area also includes the large Tesco supermarket immediately adjacent. The final area is the entire northern side of Aberford Road from Lotherton Way to Isabella Road.

Whilst the first 2 areas are predominantly retail the third area comprises a wide range of largely light-industrial/commercial businesses as well as some office space.

The range of businesses is extensive, including builder's and plumber's merchants, a haulage company, a window replacement company, a car maintenance company and a sports car manufacturer as well as several distribution companies.

The size of the businesses is also extensive, some employing just a few staff whilst others have a workforce above 50.

More details of the businesses are available in the Local Industry Survey (2017)

There is scope for development beyond Isabella Road. This area has very good access to the motorway infrastructure with a junction 47 of the M1 some five hundred metres away along the A642. The immediate access to the motorway system and the position of this area, some way from the centre of Garforth would, hopefully, mean that development here would not add to congestion in the town.

Recent Developments

A Lidl supermarket opened in mid-2018 on what was a derelict site on Aberford Road (A642). 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 from Garforth Academy 2016 -19

The following information was obtained from the website of Garforth Academy. It covers the destinations of students leaving Year 11 (typically 16-year olds) and Year 13 (typically 18-year olds). Not all figures total to 100%.

Y11 Leavers (%)

	2016	2017	2018	2019
School sixth form	68	53	65	65
Sixth form college	21	33	24	23
Further Education college	1	8	4	5
Apprenticeship	7	6	6	6
Traineeship	2	0	1	1
Not in education, employment, or training	1	0.3	0.4	0.8

Y13 Leavers (%)

	2016	2017	2018	2019
University or Higher Education Institute	51	65	43	52
Further Education college	2	3	1	3
Apprenticeship	19	9	24	13
School Sixth Form	2	5	2	2
Employment	20	24	11	18
Gap Year	2	1	2	1
Not in education, employment, or training	0.5	0.8	2.4	2.4

Appendix 6 Transport

Details of Current Poor Cycling and Pedestrian Provision in Garforth

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 Aberford 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.

It will be important to design excellent, integrated cyclist and pedestrian facilities into new developments. At the same time, these new facilities must be integrated into the existing system. CIL monies should be used for this purpose where appropriate.

“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 cannot be viewed as standalones, 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.

Appendix 7 Green Space and Land Character Assessment Summary

- Introduction: The Garforth Neighbourhood Planning Forum's policy intentions document for greenspace identifies the following policies to be included in the plan:
- To increase all the greenspace typologies to conform with the Core Strategy Policy G3
- To protect the links between separated areas of public green space and green corridors (infrastructure / surrounding countryside)
- To protect the green corridor/infrastructure / Green belt around Garforth and to improve and maintain public access to these areas
- To protect and enhance biodiversity within the greenspace and surrounding countryside.

The full document can be found on the GNPF website.

Purpose of summary: The Green Space and a Land Character Assessment was undertaken to assess the current status and provide evidence for the plan policies. The provision and quality of all the typologies have been assessed according to the Core Strategy criteria in policy G3. The land surrounding Garforth within the Neighbourhood Plan area has been divided into 15 sections or areas which detail the size, usage and wildlife habitats.

Overview: Garforth is predominantly a dormitory settlement of Leeds and within the Neighbourhood Plan area there are still extensive tracts of fields and open spaces. They are a feature of Garforth that is mentioned many times and highly valued by residents in several surveys/consultations.

http://www.garforthplan.co.uk/Working_Group/Evidence_Base/evidence_base.html)

Mining and agriculture were the main sources of employment in the late 19th and early 20th centuries and Garforth gained a reputation for growing soft fruit reflected in some place names and is still grown in section 6. Although no longer an agricultural community, the area within the neighbourhood plan contains high grade agricultural land grade 2 and 3 of which large areas to the east contain grade 2 (reference to SAP sustainability appraisal scoping report April 2013 page 300?), DEFRA Agricultural Land Classification 2012). These are well managed to produce food crops making a significant contribution to the national food supply.

The LCC SAP listed green space typologies within the Outer South East Garforth and Swillington Ward and concluded that the Outer South East HMCA scored fairly well in terms of quantity across various greenspace typologies with surplus in Amenity and Natural Greenspace and small deficiencies in Outdoor sports, allotments and Children's play areas.

The GNPF used these figures to calculate the current greenspace within the Neighbourhood Plan Area needed to meet Core Strategy policy G4 standards per thousand people.

A substantial shortfall was found for all typologies especially natural greenspace.

The table below summarises the analysis of quantity of the shortfall of provision by greenspace typology based on a population of 15,000

Type	Standard per 1000	Actual per 15k population	Population standard for 15k population	Shortfall
Parks and gardens	1.00 ha	8.471 ha	15.00 ha	6.529 ha
Amenity greenspace	0.45 ha	2.535 ha	6.75 ha	4.215 ha
Allotments	0.24 ha	2.391 ha	3.60 ha	1.209 ha
Natural greenspace	2.00 ha	3.185 ha	30.00 ha	26.815 ha
Outdoor sports	1.2 ha	14.340 ha	18.00 ha	3.660 ha
Children's play	2 facilities / 1,000 children	3		N/A
TOTAL		30.922 ha	73.35 ha	42.428 ha

Threats and Opportunities

The GPNF is concerned that the provision of all greenspace typologies does not meet with Core Strategy policy G4. The SAP calculation based on ward quantities does not reflect the actual provision in Garforth as many of the sites attributed to the Garforth and Swillington ward actually fall within the Swillington, Great and Little Preston and therefore do not meet accessibility criteria for Garforth residents.

Natural Greenspace

GPNF is concerned that the allocated natural greenspace at Hawk's Nest Wood will be decimated by the construction of HS2 and the mitigation proposed will take decades to restore on another site.

Parks and Gardens

Although the site on Barleyhill Road is classed as a park, there is a sign stating that it is a recreational ground providing sporting activities and children's play. The grassed area is used as a football pitch. There are no paths, flower beds or benches usually associated with a park. The site at Glebelands is described as a local recreation area and provides a children's play

and skateboard facilities and the grassed area is used for football and there are no flower beds or benches. The Goosefield site is only a grassed area.

There are changing facilities for specific club users on Glebelands, Wheatley football ground and the bowling club at Barleyhill. It is of great concern that there are no toilet facilities on other sites where outdoor sports are played.

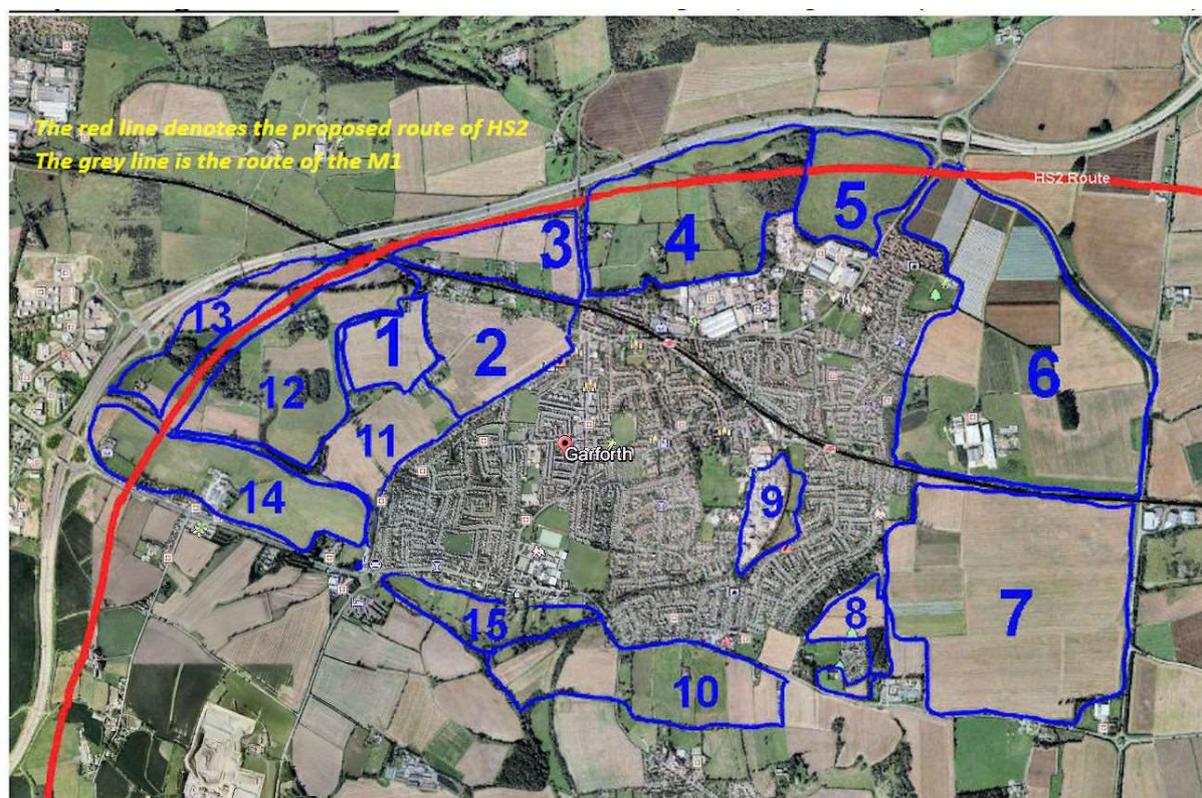
Apart from the Wheatley football club and Strawberry Fields School all the average quality scores are low

https://www.leeds.gov.uk/SiteAllocationMaps/SAP_Submission_Documents_May%202017/CD132%20Greenspace%20Background%20Paper%20Submission%20Draft,%20May%202017.pdf

There are opportunities to increase the quantity of designated green space by allocation of small areas of green spaces within Garforth. Some of these could be used for amenity, small parks and gardens with children's play area, additional trees, flower beds and benches.

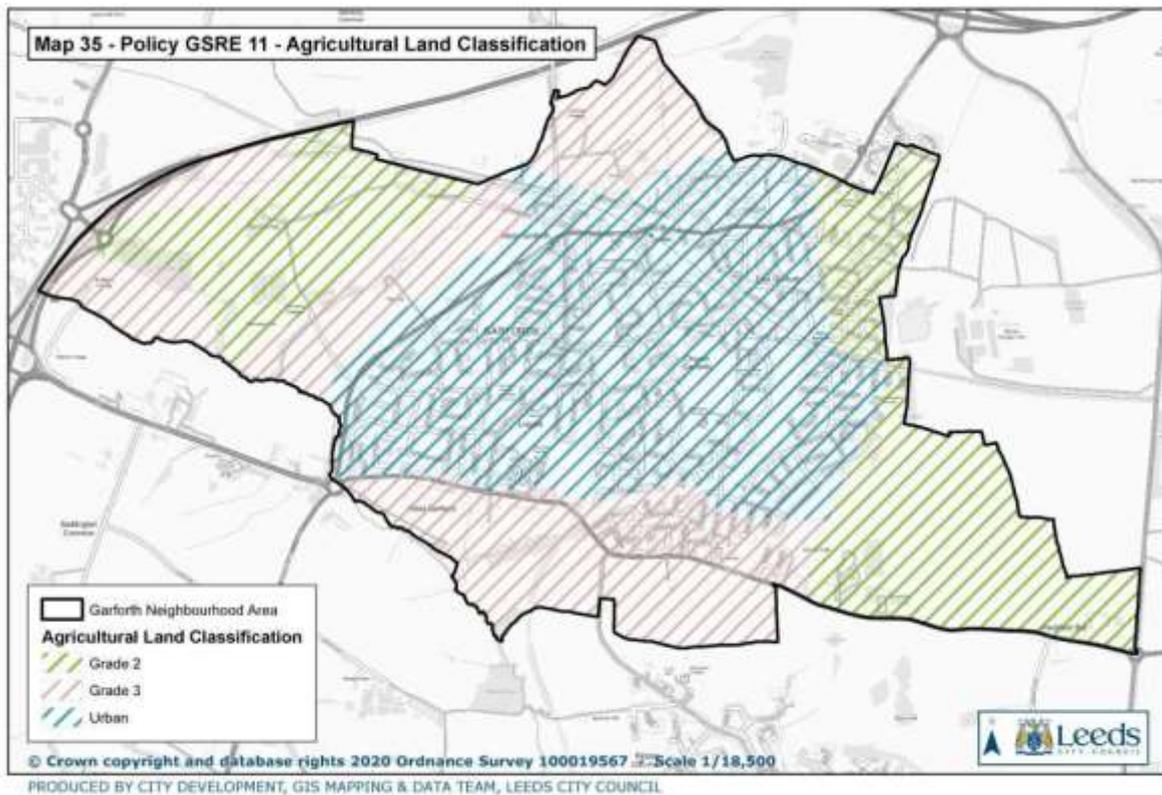
The Land character assessment of the surrounding countryside (see map below) describes the topography including land usage, vegetation and access in each numbered section and the following provides a summary of the findings and implications:

Prevailing Characteristics, Qualities, Natural Assets for Each Area

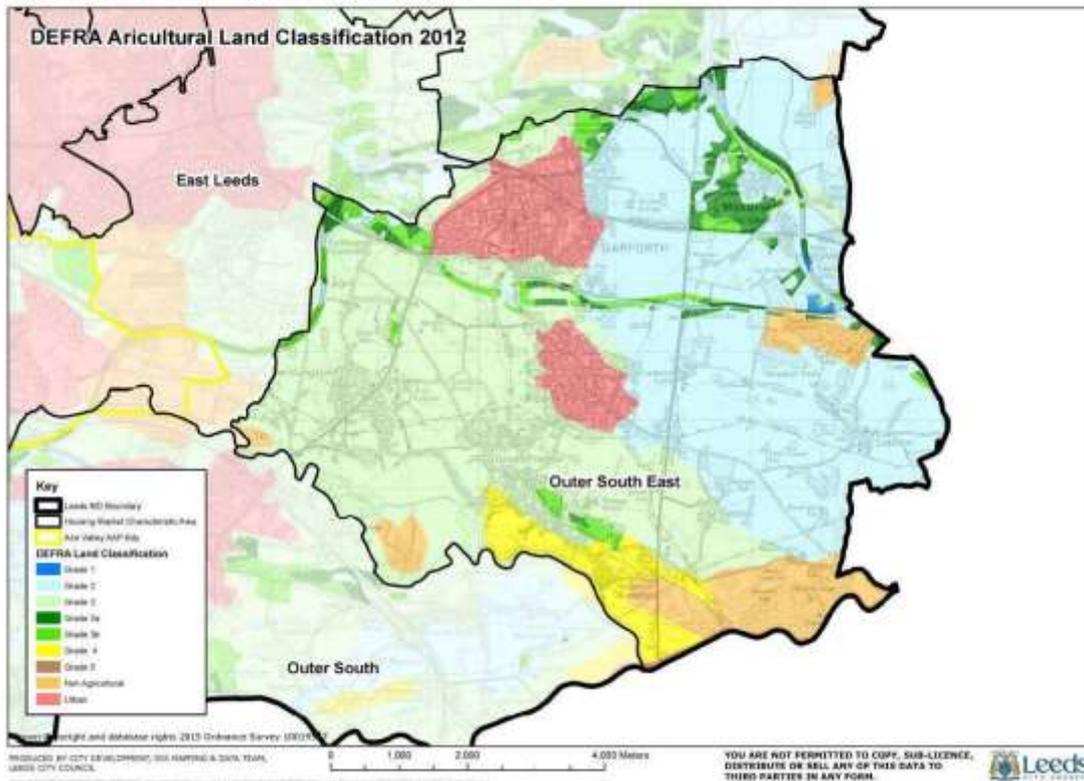


Area 14 is not within the Garforth Neighbourhood Plan Area and area 9 has been designated a Natural Green space in the SAP. Area 15 was designated as PAS land in the SAP but has since been designated for housing development.

Areas 1-3 and 11-13 have been identified as mixed grades 2 and 3 agricultural land, see map 35. They have been assessed by members of the GNPF and found to be well managed with mainly arable crops of wheat, oil seed rape, barley and occasionally potatoes, with a few small plots of maize. Each area is bordered by hawthorn hedges and trees. Several contain spinneys, copses, ponds and streams with associated plant and small animal wildlife.



Map 36 - DEFRA Agricultural Land Classification 2012



The land is gently rolling, though steeper to the north, providing attractive views both to the north beyond the motorway and south across rural Yorkshire as well as a welcome vista of the built-up area of Garforth. Public access to these views is provided by a major public footpath (partly on the Leeds Country Way) which climbs from Barleyhill road to the motorway. This footpath is bordered by a wide range of trees, flowers and birds and is extensively used by Garforth residents and others.

There are several small areas within this listing with farm buildings, paddocks and stables used for various enterprises including livestock (sheep, horses and occasionally cattle) managed by small holders. Specific enterprises include an aquatic plants and fish enterprise, a horse and pony riding school together with dog and cat kennelling facilities.

Part of Area 3 and Area 4 are within the Barwick and Aberford parishes respectively but are not within either of their Neighbourhood plan areas.

Area 13 includes Barrowby Hall surrounded by parkland, small woods and some rich wildlife conservation areas.

Areas 4 and 5 are grade 3 and 3b quality and are farmed less intensively and economically. Parts of these areas were apparently used for sand extraction and open cast coal mining in the 19th and early 20th century. They were not returned to good quality farming land when this, and possibly other industrial uses, were abandoned. Both areas are swampy in places whilst area 5 is also steep. Agricultural use tends to be poor pasture used for beef cattle and sheep

grazing. Access from Garforth is via Town End and the narrow single-track road under the railway bridge, and tracks from the Barwick Road. Part of Area 4 is within the Aberford parish but is not within their Neighbourhood Plan area contains Hawks Nest Wood classified by the LCC SAP as Natural green space and it bears repetition that this wood will be decimated when HS2 is constructed.

Areas 6, 7 and 8 are classified as grade 2 agricultural land. Area 6 is accessed from the Ridge Road and area 7 from the A63, area 8 access is via a PROW from the A63. Area 7 is bordered by trees screened from view however the southern edge of area 7 is relatively flat and offers open views to the railway line

Area 6 identified in the SAP as 94.-95% grade 2 land; the northern third is used for fruit-growing in polytunnels and the remainder used for cereals and vegetables. The site houses farm and agricultural buildings with a small lake providing grazing for migrant Canada geese. There is also a grass runway for light aircraft.

Area 7 is Identified in the SAP as containing 94-95% grade 2. The land is a well-managed arable field. To the north of the site there is Stubb Wood, which is a protected area of ancient woodland, sadly reduced in size by 2/3 due to farming practice.

Area 8 also grade 2 agricultural land used for cereal crops and grazing for sheep and horses. The trees bordering the western edge are a noticeable landmark bordering one of the housing estates. The south of the area contains a wood with a variety of trees and a disused sandstone quarry

Area 10 is grade 2 agricultural land bordering the SSSI site to the east. It is good, versatile agricultural land and also home to a wholesale horticultural nursery.

Threats and opportunities

In the Options and issues document of 2013 every field around Garforth was suggested for development. The SAP submission 2018 proposed the major part housing requirement for the Outer South East was Area 6. This had been suggested and agreed by all the ward and parish counsellors in the OSE.

The GNPF objected to this site on the grounds that it was designated as green belt land and this area of Garforth had been graded as 94.62 – 95.11% grade 2 agricultural land. (SAP Revised submission draft Background paper January 2018 site assessment for 1232) the highest % grade 2 agricultural land in the Outer South East.

<https://www.leeds.gov.uk/SiteAllocationMaps/SAP%20and%20AVL%20Documents/14%20Site%20Allocations%20Plan%20Publication%20Stage%20SA%20Report%20Sept%202015%20Final.pdf>. Allocating this land when there is land of a lower agricultural grade in the Outer south East is contrary to the NPPF Core Planning Principles (para 171 note 53) which states that allocations of land for development should prefer land of lesser environmental value. Retaining agricultural land for the production of food should be a national priority.

Fortunately, at the SAP inspector hearings the proposal to allocate this land was dismissed by the Inspector for the duration of the current SAP until 2028.

Concern over global climate change and the need to reduce our carbon footprint from all forms of transport would suggest that the value of grades 2 &3 agricultural land need to be recognised if the nation wishes to be more self-sufficient in terms of food production. A report from the Environmental Audit Committee states that a high dependency of imported fresh food coupled with climate change is risking national food security.

<https://www.parliament.uk/business/committees/committees-a-z/commons-select/environmental-audit-committee/news-parliament-2017/planetary-health-report-publish>

At a local level it is vital to implement mitigation measures for reducing gas and particle emissions from transport; green fields and green spaces are opportunities to preserve and increase the planting of hedgerows and trees. There are opportunities to protect our green infrastructure by preserving trees, hedgerows and the Green Belt land.

The GNPF proposes that all hedgerows and tree cover is retained and protected by working in conjunction with Greening Garforth.

The full report is available on the GNPF website

http://www.garforthplan.co.uk/Green_document_5.pdf

Appendix 8 Summary of Car Parking Stress in Garforth

This is taken from two documents:-

1. Garforth Parking Strategy 2012-2017 and the long-term benefit of Garforth Town Centre, carried out by Leeds City Council
2. 2017 Survey of Main Street car parks, carried out by Garforth Neighbourhood Planning forum

Both are available on the GNPF website www.garforthplan.co.uk.

Garforth Parking Strategy (GPS) was part of a city-wide study with three key aims:

- Economy - to improve connectivity and support economic activity and growth in West Yorkshire and Leeds City region.
- Low Carbon - to make substantial progress towards a low carbon, sustainable transport system for West Yorkshire, while recognising transport's contribution to national carbon reduction plans.
- Quality of Life - to enhance the quality of life of people living in, working in and visiting West Yorkshire.

The tables and statistics quoted are based on a survey of local residents in 2010 and public involvement event in 2011.

A number of recommendations were made, some of which have been implemented, such as creating more spaces at the rear of the Original Factory Shop and more blue badge spaces. However, the building of Wetherspoons has removed the car parking spaces that belonged to the Liberal club.

The GPS focuses on the synergy between a thriving retail centre and the availability of accessible car parking spaces.

"A typical parking strategy for a town centre such as Garforth (as defined in the UDP Policy S2) would include effective parking management that successfully accommodates day-to-day demand. Since UDP policies in S2 centres do not readily support new long-stay car parking but do support short-stay, off-street parking, the strategy is likely to include changes in the way car parking spaces are occupied by long-stay and short-stay users.

The objective of parking management is to ensure car parks are well used but not to the extent that spaces are too hard to find. By encouraging local residents to walk and encouraging those from further a-field to adopt 'Smarter Choices' (such as train and bus use and car share), this should release some town centre parking spaces. This availability should, in turn, attract more visitors who will generate retail income.

However, whilst acknowledging the requirement for parking management and the attraction of car drivers, Garforth businesses should not lose sight of the importance to Garforth of those arriving by bus and on foot."

It states that parking accessibility needs to be located in the right place, is easy to get to, offers some certainty of finding a place and contributes to a balanced approach with sustainable transport modes such as walking, cycling and bus use.

It acknowledges the congestion that occurs, particularly on the side roads. Since this report was written in 2012 Main Street is also regularly congested during the day, which may be attributed to the changes to pavement width and addition of kerb-side car parking spaces. A Yorkshire Forward report on car parking showed "It's not about having as many car parking spaces as possible, but ensuring spaces remain available to those who need them most".

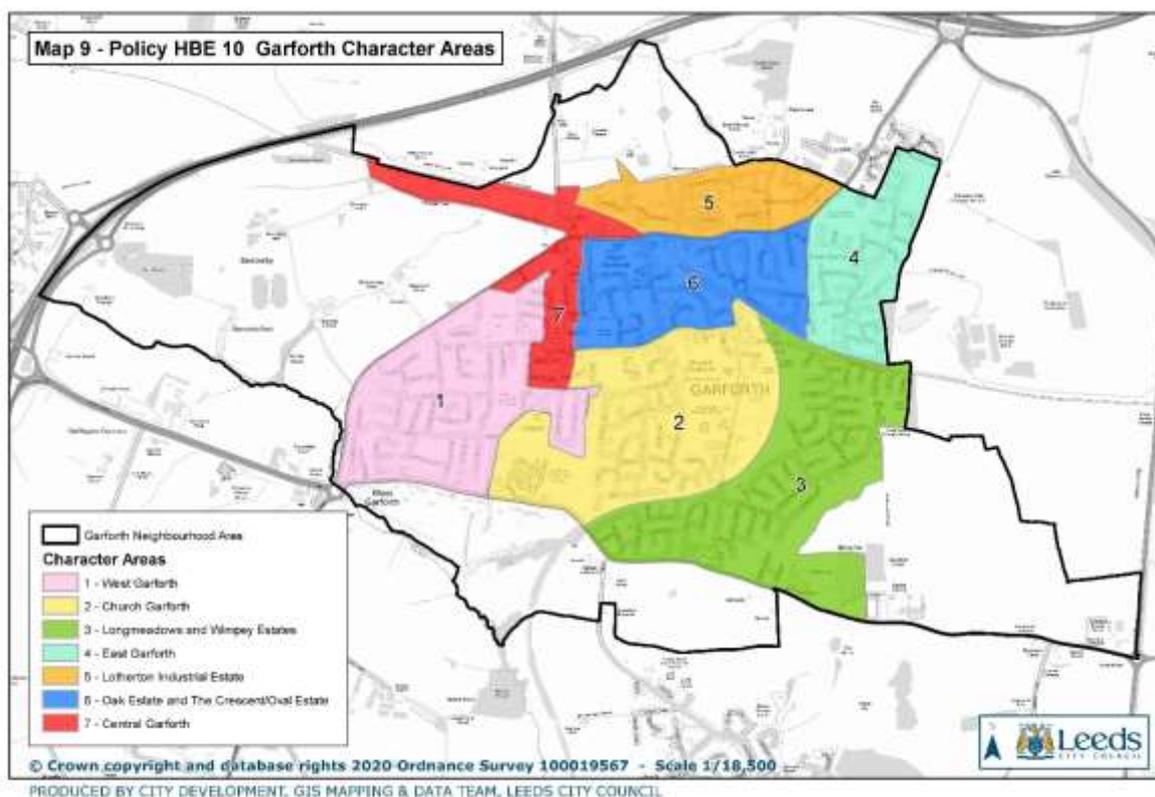
There are three public car parks: Main Street, Barleyhill Road and Barleyhill Park, totalling 203, with 68 privately owned spaces to the rear of The Greengrocer's, with a time limit of one and a half hours. A further 587 places, mostly some distance from the Main Street are only available to the users of the businesses that own them. The private spaces therefore outnumber the public ones by a factor of three. (Figures quoted from 2010 inventory). Since the report was written some spaces, i.e. those at the Liberal Club and Medical Centre, have been lost to development. At that time just under half of drivers at a public involvement event reported that they could not find a space in Main Street or Barleyhill Road car parks, as first choice locations. They were also shown to be full throughout a one-day survey, with approximately 33% in the Main Street car park occupied for 7+ hours. This exceeds the target of 85% utilisation which is generally accepted as optimal.

In 2017 members of GNPf conducted a survey of Main Street and Barleyhill Road car parks. One of the GPS recommendations was to introduce short stay parking spaces. This has not been done and it was found that out of 175 spaces (an increase of 16 spaces since 2011) 47% of vehicles were parked for 6+ hours and only 24% were available for short stay parking, i.e. less than 3 hours.

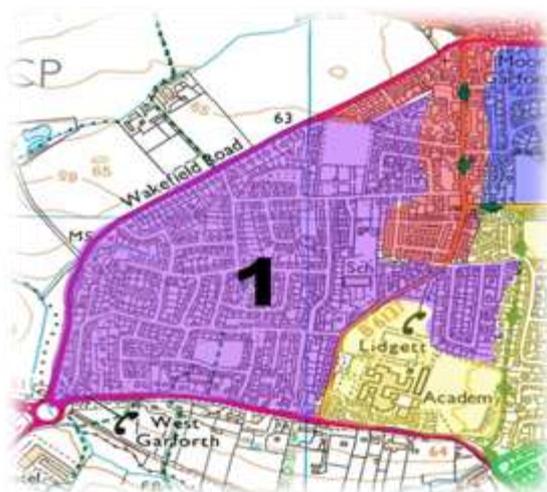
Whilst three of the recommendations have been acted on during the last 10 years, seven have not been implemented. A further recommendation to review the post implementation strategy also remains outstanding. Issues continue with congestion on Main Street and in surrounding streets; potential hazards from traffic and air pollution also need to be taken into account to provide an effective parking strategy.

In 2020 Covid-19 has impacted on both businesses and customers. It is not known how this might influence habits in the forthcoming years but it remains vital that there is careful management of parking to ensure the safety of local residents, to try to safeguard the viability of local retailers and businesses and enhance the experience all those who wish to use such businesses.

Appendix 9 Character Assessment Summary



Area 1: West Garforth



A: Overview

This area is largely residential but includes a few businesses in Barleyhill Road, Barleyhill Road Recreation Park, Strawberry Fields School and an Open Space off Goosefield Rise, Appearances vary from 1930s & 1950s to 1970s style. The dwellings are predominately red brick detached and semi-detached houses and bungalows with walled or hedged front gardens.

B: Prevailing Characteristics and Qualities

Land Use

Residential, commercial, educational and recreational.

Age of Development

Late Victorian, 1930s with additions in most decades until 2010s.

Layout

The area is bounded on the south and north-west by main roads (A63 and A642). To the east, the boundary is initially Lidgett Lane, then meanders via the Leeds Country Way, excluding buildings adjacent to Main Street and back to the A642 on the north-western side.

Spaces

There is the Recreation Ground and playing field to the north of Barleyhill Road, Strawberry Fields Primary School playing field, Goosefield off Westbourne Avenue and open space on Queensway. Some 1930s houses were built without front gardens but most houses have garden spaces to the front and rear.

Topography

The whole area is roughly triangular in shape and rises up from the roundabout at Garforth Bridge along each of the boundaries towards Town End on the A642, to Lidgett Lane at the junction with the A63 and back along the eastern side towards Town End. The main roads have steep sections and Lidgett Lane sweeps down in curves towards the lower end of Main Street. From there the area slopes upwards towards Town End. There are curves and undulations throughout, and Garforth Bridge and the lower parts of Queensway are prone to flooding.

Green/Natural Environment, Natural Assets

The properties fronting onto Wakefield Road have views of open fields. Hedges, trees, shrubs and flowers surround many houses and green spaces. The roundabout at Garforth Bridge is maintained with flowering plants and is the site of a distinctive weeping willow tree. The historic Sheffield Beck crosses the roundabout and moorhens have been seen on and around the island.

Built Environment, Key Features

This is a densely built area with pockets of green space. Most buildings are constructed with red brick. There are a number of Victorian houses within the development, some of those in Wakefield Road having interesting architectural embellishments. On the approach to Garforth Bridge stands one of the Garforth Boundary Stones and in the immediate vicinity is the Miller and Carter public house, formerly The Old George, a coaching inn dating back to the time of turn-pike roads. One of the listed milestones can be seen in Wakefield Road.

C: Threats

Flooding occurs at Garforth Bridge, Barleyhill Road and elsewhere. This could affect Heritage Assets such as Dar Villas, The Beeches and 'The Old George' (now the Miller and Carter). Cars parked on the roads in Barleyhill Road, Ringway and Wakefield Road cause road narrowing, impedance to traffic and potential hazard to pedestrians. The loss of greenspace at Queensway and Goosefield is a potential threat.

D: Opportunities

The facilities at Barleyhill Park could be extended to provide a café, flower beds, tree planting and a permanent warden. Provision of toilet facilities, either within the café or separately, would be widely welcomed.

E: Recommendations

Wherever possible, take steps to reduce the risk of flooding, improve drainage and encourage the use of permeable surfaces for hard standing. Plant more trees. Resist any further loss of open spaces through building. Encourage the use of red brick when building or re-building residential property.

Area 2: Church Garforth



A: Overview

The greater part of this area is taken up by the Grange Estate, a 1950/60 development of detached and semi-detached houses and bungalows. Most properties have front gardens with low walls giving a harmonious appearance. On the opposite side of Ninelands Lane is the very recent development of Roundwood which includes 2- and 3-bedroom houses, together with apartment buildings.

B: Prevailing Characteristics and Qualities

Land Use

The area is mainly residential but includes several care homes, the Church, a chapel and the Academy. It also includes Glebelands, a large open space used for recreation and the cemetery.

Age of Development

Development is mainly modern, 1950s and onwards but there are some Victorian houses in Church Lane and Lidgett Lane.

Layout

The southern boundary is Selby Road (A63). The eastern boundary is the edge of the Roundwood Estate bordering Kennet Meadow. It is bounded on the North by Church Lane and on the west by Lidgett Lane but excluding the Lowther Grove enclave which is part of Area 1.

Spaces

Spaces include Glebelands, with permanent play equipment and skate park, used as playing fields and for public out-door events, the Academy playing fields and adjacent open space, Ninelands Lane Primary School playing fields and the Cricket ground off Church Lane.

Topography

The Grange Estate is mainly flat but in the east slopes downwards towards Ninelands Lane. The Church stands at the highest point and Church Lane slopes down from there to Main Street. Ninelands Lane slopes steeply from the same level to where it meets the Lines Way and then rises sharply to Selby Road at the Crusader. Lidgett Lane sweeps downwards in a series of curves from Selby Road to Main Street.

Green/natural Environment, Natural Assets

Parts of Lidgett Lane, Selby Road and Ninelands Lane are bordered with natural hedges. Mature trees are plentiful, those in Main Street and Students' Walk (Lidgett Lane) being very attractive when in bloom.

Built Environment, Key Features

The buildings of the area are mainly residential, made of red brick with tiled roofs. The Grange Estate and Roundwood are large major developments but there have been several smaller but significant developments such as Scholars Gate, Greenacre Court and Green Lane Villas. The buildings in Church Lane exhibit a great variety in age and style from Victorian to the present day.

Features include the Parish Church, the Methodist Chapel, The Hollies, St Armand's and Augustus Court Care Homes, the Cricket Field, Ninelands Lane Primary School and Garforth Academy.

C: Threats

Flooding occurs in Derwent Avenue. Parking in Church Lane, blocking one lane entirely for a long distance, causes problems. This will be exacerbated if the Cricket Ground is developed into a residential area. The volume of traffic now using Ninelands Lane, coupled with parking at school starting and leaving times and parking for events, makes this road unsafe for vehicles, cyclists and pedestrians. As Roundwood Estate becomes populated, this congestion will increase. Glebelands, as an open space, could be under threat from expansion of Ninelands Primary School or encroachment by LCC seeking an extension of the Cemetery.

D: Opportunities

The Badminton and Leisure Centre on Ninelands Lane could be an asset of community value in the future. Glebelands could be converted into a proper park, not just an open space with some game pitches. An all-weather peripheral path could be provided, linking a café (with toilets), changing rooms, a walk-through greenhouse, a pond/boating lake feature and a multi-use games area and the playground/skateboard area. The path should be wide enough to allow for cyclists as well as walkers and be lined with benches and flower beds and, perhaps,

exercise stations. With the addition of decorative trees, this would make Glebelands somewhere to enjoy leisure, not just to play or watch games. The pond feature could be an adaptation of the flood drainage earthwork. The greenhouse(s) could be used for supplying Garforth in Bloom with stock.

E: Recommendations

Wherever possible, take steps to reduce the risk of flooding, improve drainage and encourage the use of permeable surfaces for hard standing. Ensure that the Badminton and Leisure Centre is nominated as an asset of community value. Resist any further loss of open spaces through building.

Glebelands should be improved and up-graded as outlined in the 'Opportunities' section.

Area 3: Long Meadows and Wimpey Estates



A: Overview

Bounded by A63 Selby Road on the south, Green Lane to the east, the Leeds/Selby railway to the north and to the west by the route of the disused Leeds/Pontefract railway including "The Lines Way" footpath. Apart from the amenity buildings, this Area is almost entirely residential, being made up of three separate housing estates, namely, Lindsay-Parkinson (Long Meadows), Wimpey and Bluebell Estates, each with its own

characteristics.

B: Prevailing Characteristics and Qualities

Land Use

Predominately residential, this area was developed mainly in the 1950s and 1960s but includes the Bluebell Estate which was laid out in 2016. There is also a school, two small shopping centres, a Fire Station and a Railway Station

Age of Development

Development is modern, mainly 1950s and 1960s but some later, in the shape of Bluebell Estate (2016). There are no old properties in the area but one of the listed milestones (Turnpike era) is situated on its southern border at the junction of Selby Road and Ninelands Lane.

Layout

The southern boundary is Selby Road. The western boundary is the edge of the Roundwood Estate bordering Kennet Meadow and extending along the Lines Way. The northern boundary is the Leeds-Selby Main Railway Line, and the eastern boundary is from the eastern end of Woodlands Drive, skirting the grounds of the Green Lane Academy and following the old Green Lane footpath to Selby Road.

Spaces

The space behind the Fire Station and leading up to Bluebell Estate is open to the public. There is an area of open space in Fairburn Drive and there are playing fields attached to Green Lane Academy. The largest area of open space is Kennet Meadow and the two neighbouring meadows. Whilst these are a haven for wildlife, they cannot be enjoyed by the public since they are now over-grown scrubland and inaccessible.

Topography

The topography of this area is complex. In general, there is a slope from the north-west corner downwards to the south and east towards the junction with Eskdale Drive which is the lowest point. There is a slight slope from the north-eastern corner down to the same point and on the eastern edge a very steep slope from Garforth Cliff. All of these, together with a reverse slope along Fairburn drive from Hazelwood Avenue meet at the same point. Hazelwood Avenue slopes steeply to Ninelands Lane. The Long Meadows Estate is virtually flat all over. The Bluebell Estate slopes very steeply from Garforth Cliff (330 ft above sea-level) towards Ninelands Lane (The lowest point in Ninelands Lane is 209 ft. above sea-level).

Green/Natural Environment, Natural Assets

This part of The Lines Way is a pleasant, paved walkway lined with hedges and trees. Some of these are natural, others form part of the neighbouring gardens. Fairburn Drive has an area of grass with mature trees and there are some hedges with trees along Green Lane bordering the cricket pitch. The area behind the Fire Station, leading to Bluebell Estate is grassed with mature trees. Bluebell Estate itself is landscaped with shrubs and some trees. Kennet Meadow is scrubland bordered with mature trees. Although many of the gardens throughout the area have hedges, few have trees of any size.

Built Environment, Key Features

Apart from an educational establishment and a few amenity buildings, this area is entirely residential. Throughout, most of the houses are made of red brick with tiled roofs, white windows and doors but the overall treatment across the different estates is significant. On the Long Meadows Estate the front gardens were laid out with low walls and these have largely been retained giving a harmonious appearance. The developer of the Bluebell Estate was faced with difficulties in view of the severe slope, but planning has overcome this and, together with integrated landscaping, has created a pleasant environment. On the other hand, the developer of the Wimpey Estate was only concerned with building houses at a price, gave no thought to overall landscaping and left the estate to evolve piece-meal with many inherent problems.

Features include the Water Tower, Green Lane Academy, the Fire Station, the Crusader public house, the Daniel Yorath Rehabilitation Centre and the listed milestone at the junction of Selby Road and Ninelands Lane.

C: Threats

Flooding occurs in Fairburn Drive and Ninelands Lane. Parking in Fairburn Drive, which is a bus route, causes problems at certain times of day. The volume of traffic now using Ninelands Lane makes exit from Hazelwood Avenue and Long Meadows very time-consuming and hazardous. When Ninelands Lane is congested or restricted for roadworks, Fairburn Drive becomes a rat-run for commuter traffic.

Expansion of Green Lane school could lead to loss of greenspace; as could development of land between Bluebell Estate and Ninelands Lane.

D: Opportunities

Kennet Meadow should be restored from the present scrubland to a bio-diverse flowering meadow and should be made accessible for the public to enjoy. Biodiversity could also be applied along The Lines Way. The Lines Way and its extension through Kennet Meadow could be used by local charities for themed events, say Christmas, Summer Festival and Easter Egg Hunts etc. Wishing Wells or Fairy Grottoes could (securely) collect donations as permanent features. Provision for some parking at East Garforth Station could be made and would increase its use. Trees could be planted in the area behind the Fire Station.

E: Recommendations

Address the issues of flooding in Ninelands Lane and Fairburn Drive. Improve the footpath from Ninelands Lane to Fairburn Drive, parallel with Hazelwood Avenue. Link that footpath with Kennet Lane through Kennet Meadow – not through Roundwood Estate – or preferably with Green Lane as a cycle/footpath extension of The Lines Way. Work with the owners of Kennet Meadow and The Lines Way – possibly together with Garforth in Bloom, Greening Garforth and schools – to improve biodiversity and make the combined ways suitable for the extended uses outlined in the 'Opportunities' section.

Area 4: East Garforth



A: Overview

East Garforth, as a community, was born out of the need to house miners working in the Isabella mine and their families. Dwellings of this era (1833) still stand in Sturton Lane. The buildings of the original East Garforth School founded by Isabella Gascoigne, after whom the mine was named, are now used as a restaurant. The present East Garforth Primary School is a very modern complex. The area contains a lot of green space with mature trees and although residential it does not in any way feel crowded. Most of the houses are modern, some very recent indeed and the gardens are well-cared-for.

B: Prevailing Characteristics and Qualities

Land Use

This area is mostly residential but it includes an educational establishment, recreational use in the form of a football ground, playing fields and a restaurant. There is also a community centre.

Age of Development

There was no East Garforth before the 1800s; it was just fields. The houses at the entrance to Sturton Lane could have been built at the beginning of Victoria's reign (1837) or just before. The Aagrah Restaurant building was originally the Colliery School (later East Garforth School), opened in 1843. Sturton Lane, Firthfields and Braemar Drive were developed in the 1970s. Brierlands was built in 1995 and Cedar Ridge between 1995 and 1999.

Layout

The area is bounded on the west by the A642 Aberford Road and Firthfields, on the south by the Leeds Selby Railway Line and elsewhere by the Parish Boundary.

Spaces

Open spaces include the football ground and the neighbouring grassed area, the School playing fields, the playing fields and recreation ground next to the Firthfields Community Centre. There is also an open space next to the railway station behind Inverness Road and a green corridor from the station and along the footpath leading to the A656.

Topography

The area slopes from north to south and from west to east. Braemar Drive slopes gently, losing about 30ft in height along its length. Sturton Lane and Firthfields are a little steeper.

Green/Natural Environment, Natural Assets

This area is full of greenery. All the open spaces are bordered with natural hedges and mature trees. Almost all the roads have wide grass verges between the carriageway and the pavements. Every available space within the road system is grassed and planted with mature and decorative trees. All the gardens are neat and abound with clipped hedges and decorative trees.

Built Environment, Key Features

A mixture of ages and styles, this area really does have variety. There are 'Victorian' houses, some with modern additions such as porches and tiled roofs, 1930s houses and many different sizes and styles make up a mix of houses and bungalows, detached and semi-detached. Most dwellings are of red brick, but designs vary. Braemar Drive is a long road with many cul-de-sacs leading off and is mainly 2/3-bedroom houses and bungalows. Brierlands is a later development made up of larger houses (3/4- and 4/5-bedroom) and bungalows. They are distinctive, with decorated gables and quoins. The dwellings in Cedar Ridge, developed even later, have pitched and gabled roofs, with decorated bargeboards and lintels.

Features include the Aagrah Restaurant (old Colliery School building), Cedar Ridge Floral Gateway structure and the new East Garforth Primary School complex.

C: Threats

Flooding occurs in Ludlow Avenue and Conisborough Lane. There are no car parking facilities at East Garforth Station. The number of trains stopping at East Garforth Station has been reduced. Possible expansion of East Garforth School is a potential threat to near-by green space. Other vulnerable green spaces in this area need to be protected from potential housing or industrial development.

D: Opportunities

Biodiversity of green areas could be improved. Provide suitable shops if the opportunity arises. Brierlands is a popular open space but there is no direct access from the greater part of the estate. The provision of all-weather pathways would increase its usage.

E: Recommendations

Institute a project to improve biodiversity generally throughout the area. Ensure that the football pitches at Brierlands are nominated as an asset of community value. The existing footpaths there should be provided with all-weather surfaces. Direct access to Brierlands, along the back of Braemar Drive, from either Pickering Avenue or Sturton Grange Lane, should be negotiated. The flooding issues should be addressed.

Area 5: Lotherton Industrial Estate



A: Overview

This is Garforth's main employment area and contains Industrial Units, Commercial Buildings and some residential dwellings. The range of businesses, both large and small, is extremely diverse, from car-making through pharmaceuticals and foodstuff to joinery, transport, catering and many more.

B: Prevailing Characteristics and Qualities

Land Use

Mainly used for industrial and commercial purposes, this area includes residential use, recreational use and retail outlets.

Age of Development

The eastern part of the area was the site of the Isabella pit and the Victorian buildings of Ash Terrace and Newhold Terrace are from that era. The land towards the west was developed continuously over the years beginning in the 1950s as Garforth expanded. In 1979 as the foundations for the supermarket (Safeway, now Tesco) were being excavated the body of a Hell's Angels victim was discovered. Generally, buildings were erected on demand rather than following a plan, but the more recent Fusion Court and Elmfield Business Park were well-designed complexes. In the late 1990s the residential development of Higham Way and Hanbury Gardens in the most westerly part of the area took place, backing onto Sisters Villas, which go back to 1843 when the Sisters Pit was opened. In 2017, re-development of the site of the old Miami building commenced and it is now an extensive Retail Park with a second supermarket, public house and sundry retail outlets.

Layout

This area is bounded on the south by Aberford Road A642 and the Leeds to Selby railway line, to the north by the Aberford parish boundary and a footpath, beyond which are open fields. The western boundary is a footpath leading to the railway.

Spaces

To the east of Ash Lane is a large open space used for football (Garforth Rangers) and other sports. The northern edge of the estate looks onto a large area of grassed fields with hedges and trees extending to the M1 motorway.

Topography

The area is relatively flat with a slight slope, northwards from Aberford Road. This slope is somewhat steeper in the eastern part as can be seen down Ash Lane and Isabella Road.

Green/Natural Environment, Natural Assets

One does not expect much greenery on an industrial estate, so Isabella Road comes as a pleasant surprise. On both sides the frontages are attractively landscaped with grass verges, clipped hedges, decorative shrubs and mature trees. Ash Lane has high established hedges with trees both sides along its length. The neighbouring open space is bordered with hedges and mature trees. Ash Lane leads to Hawk's Nest Wood, containing a variety of mature trees, including silver birch.

Built Environment, Key Features

Although some of the smaller units are alike, consisting of workspace, office accommodation and parking frontage, the larger buildings are mainly bespoke to suit the nature of the enterprise; thus, transport businesses have high steel-framed buildings with spacious yards to enable large vehicles to be manoeuvred and parked. The lower office accommodation portion is often built of brick or can be a separate brick-built building. Across the estate, the materials used vary; one finds not only red brick but also yellow brickwork or metal cladding and glass. The Fusion Court complex is entirely of red brick. Many of the larger buildings are impressive. Of particular note is the Ginetta Cars building and frontage.

The two supermarkets are purpose-built and the retail outlets in that area occupy buildings of a very utilitarian style.

The residential buildings include two Victorian terraces as well as the modern detached and semi-detached houses and bungalows of the development at the western end of the area. The public house is very recent (2019), brick-built and faced, with gabled roof but of no particular architectural merit.

C: Threats

HS2 proposals show that Hawk's Nest Wood is threatened. Dilapidation of buildings left empty due to business failures is likely to increase, especially in the wake of Covid 19. In order to reduce ground rate costs, expanding businesses may wish to build high-rise accommodation. Further building may encroach onto the green belt. Insufficient parking space within Fusion Court leads to parking on A642 opposite. This and the increase of traffic arising from Lidl's, the Fly Line and its neighbouring retail development cause congestion and a dangerous road hazard.

D: Opportunities

Encourage change of use in respect of empty buildings. Seek to interest a wider range of businesses. The proposed HS2 route will cut across the fields to the north of the Industrial Estate. There will undoubtedly be track-side land that would not be suitable for developers. With the agreement of the HS2 owners, this tract could be made suitable for use by leisure walkers

E: Recommendations

Limit the height of future buildings. Require future buildings to be carbon neutral.

Work with the owners of HS2 to ensure leisure-walking facilities are provided on the land alongside the track.

Area 6: Moor Garforth



A: Overview

This area is bisected by the Leeds-Selby railway, both parts being predominately residential. Each part contains a Council development targeted to address the housing problem of the time. Subsequent private developments took place around them.

B: Prevailing Characteristics and Qualities

Land Use

The main use of land is for residential purposes but there is educational use in the form of St Benedict's School, recreational use through the Cricket Ground, social use as public houses and religious use by virtue of St Benedict's R.C. Church. Use for transport and communication is instanced by the railway station.

Age of Development

The Miners (after 3 name changes) is Victorian, as is the neighbouring terrace (partly converted into a shop). The nearby Gascoigne pub is later.

With the exception of Bar Lane and Pinfold Lane, all the roads and streets within the area are 20th century developments. The Oval and The Crescent were built in 1922 and the Oak Estate was built in 1938. The in-fill developments were carried out at various times from 1930s onwards, the earliest being Brunswick Gardens. The 1950s gave us Church Approach. The White Rose and Montague Crescent area and Station Close were built in the 1980s. Saxon Court was built in 2010 and the Diamond Jubilee Garden was established in 2012.

The present St Benedict's Church (the third on the site) was erected in 1998.

Layout

This area is bounded on the north by A642 Aberford Road from Oak Road to Sturton Lane, on the east by Firthfields, on the south by the railway line, Bar Lane and Church Lane and on the west by Oak Road.

Spaces

This area has only a few open spaces. They include the playing fields at St Benedict's School, the cricket ground off Church Lane, Firthfields Allotments and an area around the Crescent Community Centre.

Topography

In general, the area slopes downwards significantly from east to west and from north to south but there are exceptions; for example, Bar Lane rises as it runs to the south to travel over the railway. Station Fields slopes downwards to the south to the junction with Oak Crescent and then rises, as does Oak Crescent, to meet Church Lane.

Green/Natural Environment, Natural Assets

Although many of the gardens have established hedges and mature trees, this area is lacking in natural greenery. Pinfold Lane, forming the eastern boundary of the cricket ground, is hedged along its entire length. Only parts of the remaining perimeter of the cricket ground are made up of natural hedges and trees. There are some mature trees in the grounds of St Benedict's School and trees and shrubs along the south-western side of the station car park.

Built Environment, Key Features

There are very few Victorian buildings in the area but, because it includes council and private developments from 1922 onwards, there is a great variety of sizes, shapes, styles and layouts. Each part of the area has its own characteristics, from the more basic – albeit advanced in its time – such as The Crescent, to the more flamboyant, such as James' Close. The fashion of the day appears in the different styles; Brunswick Gardens houses have bay windows, upstairs and downstairs; Church Approach has elaborate porches; Montague Crescent has 2-storey chalet-type houses. The twelve semi-detached houses of Station Close achieve individuality through the treatment of the front entrance and windows.

St Benedict's R.C. Church is of modern design with a low quasi-steeple. St Benedict's Hall, a matching single-storey building, is attached.

A notable feature is the Diamond Jubilee Garden created in 2012 and housing the Eternal Peace Flame.

C: Threats

There is a parking problem associated with Garforth Station, the Station Car Park having limited capacity and parking in the neighbouring streets being restricted to use with a resident's permit.

Bar Lane has traffic problems caused by congestion at the single-lane bridge and at the entrance to Aberford Road.

Expansion of St. Benedict's School could cause the loss of green space. A development on the Cricket Ground would also cause a green space loss. The Diamond Jubilee Garden is

vulnerable should extension of the nearby public house or other neighbouring housing development take place.

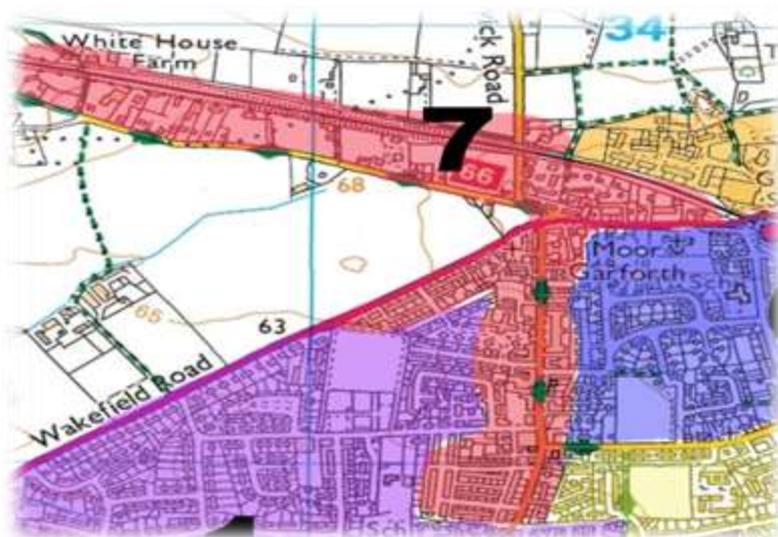
D: Opportunities

The area of mature trees between Oak Crescent, Oak Grove and the railway could become a nature reserve.

E: Recommendations

Approach Greening Garforth regarding creating a nature reserve. Ensure green spaces are protected. Ensure the Diamond Jubilee Garden, housing the Peace Flame, is nominated as a Heritage Asset.

Area 7: Central Garforth



A: Overview

Although it is not the oldest part in the history of Garforth, this area now contains more of the older buildings of the town than any other.

B: Prevailing Characteristics and Qualities

Land Use

The area has residential use, commercial use in the form of shops and offices and social use through the Welfare Hall, Library and Working Men's Club. There are numerous cafes, bars and take-aways.

Age of Development

Before the Garforth Enclosure Act of 1810, this area was fields and meadows. What is now Main Street was an un-named lane serving these fields and linking West Garforth with Moor Garforth. It was sometimes referred to as Moor Road. Development took place after the opening of the Sisters Pit in 1843. Sisters Villas dates from then and Kensington Terrace from 1854. The Salem Chapel was built in 1872 and the nearby houses in Salem Place are of the same period. Houses in Wakefield Road are dated 1892 but Cyprus Terrace pre-dates this, appearing on an O.S. map surveyed in 1890. Victorian buildings can be found throughout the

area, notably in Main Street, Moor Cottages, Town End, Salisbury Terrace, Coupland Road (1899). The Country Club dates back to 1865 and the Primitive Methodist Church to 1876. Except for Barrowby Lane, by the end of the 19th century this area was fully populated. Development has been carried out by embellishing existing buildings or by replacing them. Dwelling houses became shops by opening-up the front room. As the business flourished the whole of the ground floor became the shop. Along Main street, most of the shops have modern – even 21st century – frontages at ground level but still retain their Victorian first floor and roof. The Nisa-Local supermarket, for example, presents a very modern shop at street level but, above, shows the embellishment added when the building was Council Offices in 1925 and clear evidence that it was originally two Victorian dwelling-houses. The Shopping Parade (1950-ish) required the complete demolition of the houses of Colliery Row and in 1994 the Parochial School, started in 1737 and re-built in 1818, was demolished to make way for the Medical Centre. Opposite, houses and a shop were pulled down in 1969 to build the Library, which was re-modelled and extended to become the present Library and One Stop Centre.

Residential developments took place in the area in the 1950s, 1960s and later to utilise sites that became available e.g. Halliday Court, Dale Croft and Greenway.

The development of Barrowby Lane is recent and largely residential. The two off-shoots of Barrowby Close and Barrowby View were built in 2014/15. The properties further along the lane are earlier but also recent. They are mostly large houses in their own grounds and usually support some form of business.

Layout

This area covers Barrowby Lane, Barwick Road, Main Street, Aberford Road (part), Wakefield Road (part) and the roads leading off from them. The northern boundary is Nanny Goat Lane and then the Leeds-Selby Railway-line.

Space

The only open spaces within the area are those along Barrowby Lane. Open space abutting the boundaries is to be found north of Nanny Goat Lane, north and west of Sisters Villas and west of Wakefield Road. A space used for Allotments is to be found north of the railway at the back of the houses in Higham Way.

Topography

At 254 ft. above sea-level Town End is one of the highest points in Garforth. From there, Main Street slopes down to 218 ft at the junction with Church Lane and Wakefield Road also slopes down towards Garforth Bridge at 163 ft.

Green/Natural Environment, Natural Assets

This is really a built-up area with little greenery or natural environment. Most of the houses open onto the street or have only rudimentary front gardens. There are exceptions; for example, Salisbury Terrace has extremely long front gardens. Nanny Goat Lane has hedges

with trees on both sides and some parts of Barrowby Lane have a hedge with mature trees. Halliday Court and Dale Croft are landscaped with grassed areas, shrubs and mature trees.

Built Environment, Key Features

Most of the buildings are residential or of residential origin. Virtually all are of red brick and many, including the shops of Main Street, show the typical Victorian brick-work brackets below the eaves and other decorative brickwork. Shaped stone lintels and sills, decorative keystones, heads and figures are common throughout the area. There are also dwellings of very modern design as in Barrowby Court and the bungalows of Dale Croft with their striking gabled fronts. The sheltered housing in Halliday Road is completely different, being flat-roofed, utilitarian and institutional in appearance. The Shopping Parade is also devoid of character; it is simply a parade of shops with a very plain upper level. Only the neighbouring Telephone Exchange is architecturally less exciting.

There are several Individual buildings worthy of note. The (Miners) Welfare Hall is of red brick rendered white, with a symmetrical gabled front. It was opened in 1924. The Salem Chapel, built in 1872 and extended in 1904, has several interesting architectural features. In Chapel Lane, the Primitive Chapel, built in 1876, retains its original façade but behind has been converted into a modern dance school. By virtue of its extension and modernisation, the library, now the Library and One Stop Centre, has become a stylish building of unique design.

C: Threats

Insufficient off-street parking and traffic congestion in Main Street are major problems. Parked vehicles and the volume of traffic are hazardous to pedestrians and cyclists. Eating and drinking establishments proliferate; other sorts of shops are disappearing and, following Covid 19, the future of such retail shops in Main Street is uncertain.

Should either the Welfare Hall or Library be sold, this could be a great loss to the town.

D: Opportunities

Landscaped parking facility could be introduced at the top of Main Street at Town End. 'Welcome' portals could be erected at either end of Main Street. Main Street could be re-vitalised by encouraging residential use of the flats above shops. Main Street could be promoted as a place to loiter and browse by providing more benches, trees for shade and more cycle storage facilities. Make the public aware of the Heritage features of the buildings in Main Street.

E: Recommendations

The car park development at Town End should be supported. Projects to make Main Street more welcoming and browsing or shopping a pleasant experience should be encouraged. Restriction of delivery times should be introduced or revised.

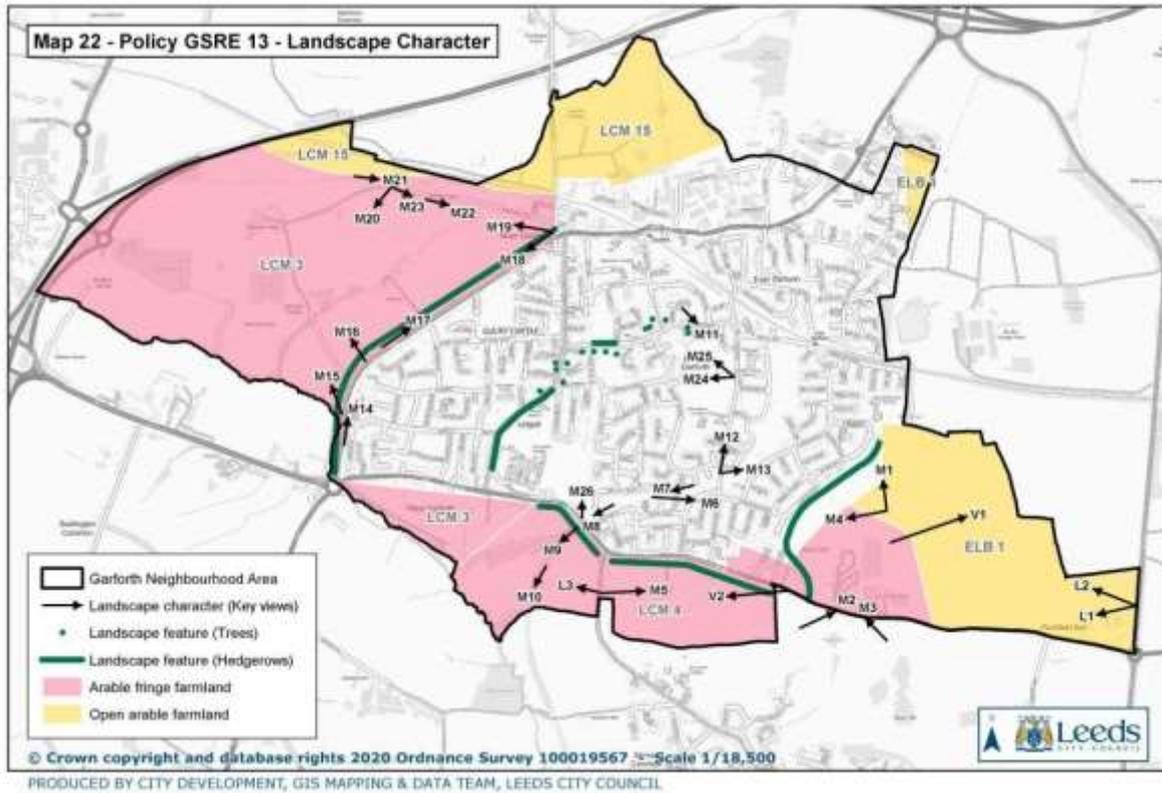
Ensure the Welfare Hall and Library are nominated as community assets. Provide wall plaques on buildings in Main Street giving historical information and explaining their Heritage significance.

Appendix 10 List of Maps

Map number	Description
1	Neighbourhood Area Map
1A	Designated (Listed) Heritage Assets
3	SAP Green Space
4	SAP Employment / Housing Sites
5	Green Belt
6	Special Landscape Area
7	Strategic Green Infrastructure
9	Garforth Character Areas - Policy HBE 10
10	Non-Designated Heritage Assets - Policy HBE 13
11	Employment Land – Policy BETC 1
12	Garforth Town Centre - Policy BETC 4/5/6/7
12A	Garforth Town Centre Parking - Policy BETC 4/5/6/7
13	Town End (Main Street) - Policy BETC 8
14	Community Facilities – Policy CL 1
15	Children’s Play – Policy GSRE 3
16	Local Green Spaces - Policy GSRE 1
17	Improvements to Greenspace – Policy GSRE 6
18	Green Corridors – Policy GSRE 7

19	Green Infrastructure Opportunities - Policy GSRE 8
20	Public Rights of Way Network - Policy GSRE 9
21	Biodiversity & Leeds Habitat Network - Policy GSRE 10
22	Landscape Character (Key Views) - Policy GSRE 12
23	Tree Planting Opportunities – Policy GSRE 13
24	Existing Healthcare Provision - Policy EH 5
25	Existing Schools - Policy EH 1
27	Garforth Character Area 1 - West Garforth
28	Garforth Character Area 2 - Church Garforth
29	Garforth Character Area 3 - Long Meadows and Wimpey estates
30	Garforth Character Area 4 - East Garforth
31	Garforth Character Area 5 - Lotherton Industrial Estate
32	Garforth Character Area 6 - Oak Estate and the Crescent/Oval Estate
33	Garforth Character Area 7 - Central Garforth
34	Lin Dyke Catchment Area
35	Agricultural Land Classification
36	DEFRA Agricultural Land Classification beyond Garforth
37	Land Character Assessment

Appendix 11 Views to Preserve



Key (Please see Map 22 for locations):

V = Very long views (more than 10 km)

L = Long views (more than 1 km)

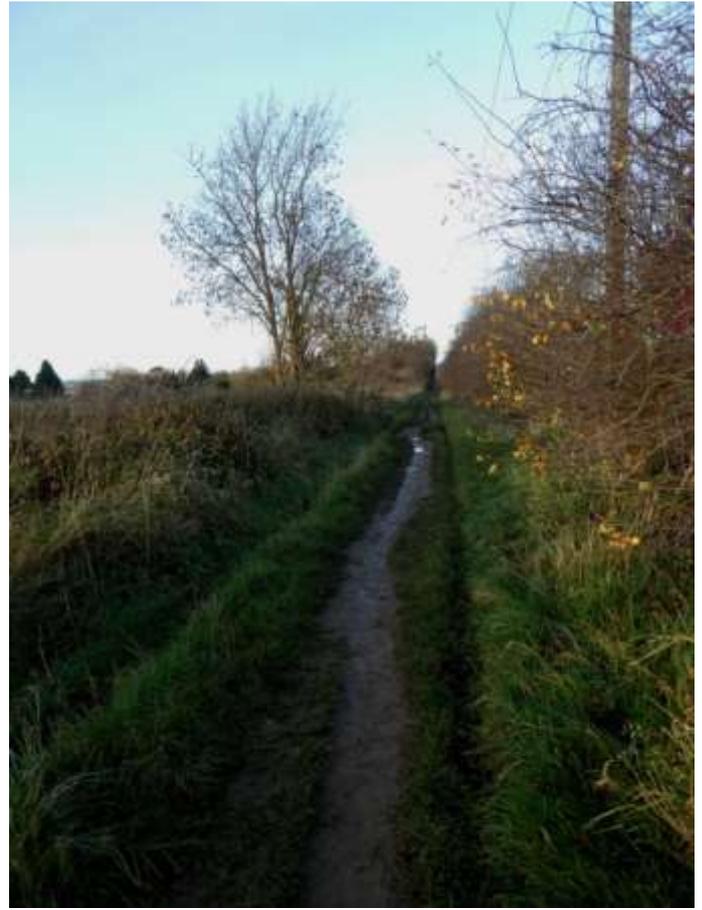
M = Medium views (less than 1 km)



V1 Panorama eastwards including the Plain of York and the North York Moors over 50 km away



V2 Panorama westwards from the A63 into Garforth.
The first view of the town and beyond



M1 Northwards along Green Lane, a very popular
local footpath



M2 and M3 Attractive open woodland seen when approaching Garforth from the east on the A63



L1 and L2 Open farmland, part of the Green Belt, looking westwards from the Ridge Road, the A656



M4 Eastwards to the Water Tower and woodland from Green Lane over open farmland



M5 Westwards to the Water Tower and Garforth Cliff from the B6137, Kippax Road over farmland



M6 Eastwards to Garforth Cliff, attractive woodland and the Water Tower



M7, 8, 9 and 10 Along the Lines Way, probably Garforth's most popular footpath and cycle route



M11 A very fine horse chestnut tree near St Mary's church on Church Lane

M12 Mature trees next to Lines Way on Ninelands Lane

M13 Mature trees near Lines Way and next to the ginnel by Ninelands Lane



<p>M14 Farmland and hedges on the western side of the Wakefield Road, A642</p>	<p>M15 Mature trees and hedges on the western side of the Wakefield Road, A642</p>
	
<p>M16 and M17 Open farmland and Green Belt north-west of the Wakefield Road, A642</p>	
	
<p>M18 and M19 Open farmland and Green Belt between Wakefield Road and Barrowby Lane</p>	
	
<p>M20 Southwards along the footpath from Barrowby Lane</p>	<p>M21 Eastwards on Leeds Country Way</p>



M22 Eastwards, farmland from near Barrowby Lane

M23 Eastwards from Leeds Country Way



M24 and M25 Westwards over Glebelands, Ninelands Lane playing fields with its mature trees



L3 Westwards from Kippax Road over Lines Way

M26 Mature trees and grassland next to A63

Appendix 12 List of References

Objective Evidence

Housing and The Built Environment (HBE)

Provision of Housing Meeting Local Needs

1. ARC 4 Report for LCC on Garforth Housing Market. Full report on the GNPF website.
2. "Housing options and solutions for young people in 2020" Joseph Rowntree Foundation. David Clapham et al. 2012
3. "Housing in later life "Age UK 2018
4. Downsizing is crucial to tackling the UK's skewed housing market. See article at <https://www.cass.city.ac.uk/news-and-events/news/2020/june/downsizing-is-crucial-to-tackling-the-uks-skewed-housing-market>

Physical Infrastructure and Flood Prevention

1. A strategic flood risk assessment ("SFRA") for Leeds was produced by the City Council in 2007 and can be seen at this link <http://www.leeds.gov.uk/docs/SFRA%20Full%20Document.pdf>
2. Defra integrated urban drainage pilot study carried out between 2006-2008 can be found at <http://democracy.leeds.gov.uk/documents/s20933/West%20Garforth%20DEFRA%20ON%20REQUEST.pdf>
3. Section 19 flood investigation report into flooding in South East Leeds can be found at http://www.leeds.gov.uk/docs/2014%20August%20%20S19%20Food%20Investigation%20Report%20Final_reduced.pdf

Housing design

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2. <https://assets.publishing.service.gov.uk/government/uploads/system/..Details> HMG's code for sustainable homes (since withdrawn)
3. Zero Carbon Homes Policy (2006) aiming to make all UK homes zero carbon by 2016 Cardiff University School of Architecture- Solcer House- For further detail see <https://www.cardiff.ac.uk/research/explore/find-a-project/view/solcer-house>
4. IPCC Report – October 2018 – <https://www.ipcc.ch/2018/10>
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Business, Employment and Town Centre (BETC)

Business and Employment

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2. <https://www.forbes.com/.../2016/09/13/5-benefits-of-hiring-locally>
3. Commuting: "The Stress That Doesn't Pay" Psychology Today. <https://www.psychologytoday.com/.../201501/commuting-the-stress-doesnt-...>

Town Centre Retail

1. The Portas Review, An Independent Review into the Future of our High Streets, 2011, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6292/2081646.pdf
2. Ministry of Housing, Communities and Local Government, High Streets and Town Centres in 2030, 2019 <https://www.parliament.uk/business/committees/committees-a-z/commons-select/housing-communities-and-local-government-committee/inquiries/parliament-2017/high-streets-and-town-centres-in-2030-inquiry-17-19/>

Town Centre Parking

1. Garforth Parking Strategy - 2012 to 2017 and the long-term benefit of Garforth town centre. Leeds City Council 2012. Full report is on GPNF website
2. Parking Survey 30/11/17. Full report is on GPNF website.

Transport (T)

1. The IPCC report of October 2018 is at <https://www.ipcc.ch/2018/10/08/summary-for-policymakers>
2. Putting Health into Place is at <https://www.england.nhs.uk/publication/putting-health-into-place>
3. <https://www.sustrans.org.uk/our-blog/opinion/2019/november/why-we-are-calling-for-20-minute-neighbourhoods-in-our-general-election-2019> gives information on the 20-minute neighbourhood and a link to the Sustrans manifesto.

Green Space (GSRE)

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2. The GPNF survey 2015
http://www.garforthplan.co.uk/Working_Group/Data_Archive/Comments1_from_survey_July_15.pdf
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 7. The Landscape Institute <https://www.landscapeinstitute.org/journal/summer-2018-health-wellbeing/>
 8. Planning for a healthy City
<https://democracy.leeds.gov.uk/documents/s137678/Item%2013%203%20DPH%20Annual%20Report.pdf>
 9. Public health ward profiles <https://observatory.leeds.gov.uk/wp-content/uploads/2019/04/Garforth-and-Swillington-Ward-April-2019.pdf>
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<https://www.leeds.gov.uk/Local%20Plans/Adopted%20Core%20Strategy/CSSR%200Policies%20Adoption%20Sept%202019%20Final.pdf>
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 14. LCC SAP Green space Background Paper
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 17. The state of Nature report 2019 <https://nbn.org.uk/wp-content/uploads/2019/09/State-of-Nature-2019-UK-full-report.pdf>
 18. University of Leeds LEAF report 2015 <https://leaf.leeds.ac.uk/green-space/>
 19. Leeds Right of Way improvement Plan as 11 para 4.10.4
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<https://www.leeds.gov.uk/SiteAllocationMaps/SAP%20and%20AVL%20Documents/09%20Outer%20South%20East.pdf>
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<https://www.gov.uk/government/publications/hs2-phase-2b-working-draft-environmental-statement-volume-2-community-area-reports>

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<https://www.leeds.gov.uk/Local%20Plans/Adopted%20Core%20Strategy/Consolidated%20Core%20Strategy%20with%20CSSR%20Policies%20Sept%202019.pdf>
32. as 31 policies G1 and G2
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Community and Leisure (CL)

1. Community Buildings/Community Groups Survey 2017_summarises the 48 venues and 280 sessions that take place there. To read the full report visit:
2. http://www.garforthplan.co.uk/COMMUNITY_BUILDINGS_AND_GROUPS_RESEARCH_REPORT_APRIL_AUGUST_2017_final.pdf
3. <http://www.garforthplan.co.uk> Community Facilities Spreadsheet gives details of all the venues and activities

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Health

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3. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf

Appendix 13 List and Brief Description of Surveys on Website

Title	Date	Contents
Housing Mix 1974 - 2020	2020	A spreadsheet giving details of the planning applications with regard to housing in Garforth since 1974. A synopsis of the findings is in the Housing section of the Neighbourhood Plan
Policy Intentions Survey	2019	A document with draft Vision and Objectives and an outline of each of the policy intentions was circulated to a selection of individuals, businesses and households in Garforth.
Housing Needs Survey	2018	Survey focuses on people's current and future housing needs and those of the town. Other opinions sought were on health and education provision, transport, retail, flooding, community amenities and lifestyle.
Estate Agents Survey	2017	Focus is on estate agents view of the market and housing need, both rental and home ownership, in Garforth.
Character Assessment	2018	Some historical background to the development of the town and detailed descriptions of the housing in the seven defined areas.
ARC 4 Report	2018	Detailed independent report for Leeds City Council on Garforth's housing market
Flooding Report	2016	Report on flooding in Garforth with links to other independent reports and recommendations
Local Business Survey	2017	Opinions from a large number of local businesses on their current situation and the future of their business in Garforth.
Retail Survey	2016	Responses from shops on Main St. and local parades throughout the town. Data about their current situation and the threats and opportunities ahead.
Main St. Retail Survey	2018	A three-question survey focussing on threats and opportunities on Main Street.
Survey of Main Street Parking	2017	Snapshot survey of Main Street car parks carried out during one day.

Garforth Parking Strategy	2012	A document produced by Leeds City Council to consider the current issues with parking in Garforth and offer possible ways forward.
Community Buildings and groups survey	2017	A detailed survey of the buildings used by a large variety of groups for their meetings. Opinions on the availability and suitability of venues. Accompanying spreadsheet gives a breakdown of numbers attending each group and frequency of sessions.
Greenspace Analysis	2017	Detailed listing of all available green space in Garforth. Extensive comments from local people on current and future provision. Information on health and wellbeing benefits of greenspace.
Education in Garforth	2016	Numbers in Garforth schools as of Sep 2016. Admission procedures. Issues raised by the public and by the schools. Minutes of a meeting with CEO of Garforth Academy in Nov 2017.
Health care in Garforth	2016	Responses from local doctors and dentists to a range of questions about the current situation and future plans with regard to health care in Garforth.
Main Street topic paper	2020	A topic paper produced by Leeds City Council to outline possible scenarios for the future of Main Street.
Green Lane Workshop	2015	A workshop facilitated by a planning consultant to canvas the views of local people on key issues affecting the town. Topics raised included amenities, community facilities, housing, greenspace and transport.

Appendix 14 New Green Space Designations

These new green space sites designations 1- 17 are identified on map 16 along with the Sap green space designated green space sites 18 – 40 . These new designations will help to address the shortfall in green space provision in Garforth by improving the quantity and accessibility of most typologies within the Garforth Neighbourhood Plan area.

Site reference	1
Size	
Name	Queensway
Location	Queensway off Barleyhill Road Garforth
Adjacent to existing properties	Yes, the Queensway estate
Local or community value	Yes, a grassed area within a small housing development
Landscape value	There is potential to introduce tree and other landscape feature planting around the perimeter
Historical value	There is anecdotal evidence that there is a covenant on this land
Recreational value	Football post indicating occasional improvisation of football activity
Wildlife or green infrastructure value	A grassed area at present absorbing surface water
Recommendation	Designate as amenity green space

Site reference	2
Size	
Name	The Chase

Location	Corner of The Chase and The Grange Garforth
Adjacent to existing properties	Yes, The Chase and The Grange
Local or community value	Yes, a small, grassed area within a housing development
Landscape value	There is the potential to introduce tree and other landscape feature planting
Historical value	Unknown . This is situated in a new housing development
Recreational value	Informal amenity space
Wildlife or green infrastructure value	A grassed area at present absorbing surface water
Recommendation	Designate as Parks and Gardens green space

Site reference	3
Size	
Name	Garforth Wildlife area
Location	Between oak Grove and the railway line
Adjacent to existing properties	Yes, Oak Grove
Local or community value	Yes. It is used by Garforth Community Greening group
Landscape value	At present it is a natural overgrown area
Historical value	unknown
Recreational value	Yes, for a volunteer Garforth Community Greening group

Wildlife or green infrastructure value	yes
Recommendation	Designate as a natural green space

Site ref	4
Size	
Name	Small grassed area opposite Lowther Road Garforth
Location	Lidgett lane and Lowther Road
Adjacent to existing properties	Yes Lidgett Lane
Local or community value	Open grassed area used by Garforth in Bloom
Landscape value	Potential to improve site with Trees and other landscape features
Historical value	Used to have seating often used by residents walking to and from Main Street shops
Recreational value	Could be used again for seating/ resting area
Wildlife or green infrastructure	A grassed area absorbing surface water in an area where flooding occurs on a frequent basis after heavy rain
Recommendation	Designate as a Parks and gardens green space

Site reference	5
Size	

Name	Beck Bottoms
Location	A grassed area with footpath linking the Leeds Country Way, The Lines Way and path from the Garforth academy
Adjacent to existing properties	no
Local or community value	Yes, used as a footpath see location above
Landscape value	Yes, a complete contrast to the busy A63
Historical value	Always been part of a footpath linking to The Lines Way anecdotal name Beck Bottoms
Recreational value	Used as access to The Lines Way
Wildlife or green infrastructure value	Yes , an informal grassed area with many landscape features, trees , shrubs and will act as a wildlife corridor
Recommendation	Designate as a natural green space

Site ref.	6
Size	
Name	Avon Drive
Location	Small area at junction of Avon Drive and Grange Avenue above
Adjacent to existing properties	yes
Local or community value	This is part of PROW linking Grange Avenue with Grange Avenue

Landscape value	Potential to improve site with tree and other landscape planting
Historical value	Unknown but a PROW
Recreational value	Only used as a footpath but could be improved with planting and seating
Wildlife or green infrastructure value	A grassed area absorbing surface water
Recommendation	Designate as a Parks and Gardens green space

Site reference	7
Size	
Name	Stub Wood
Location	A small area of woodland to the north of the Railway line and Elder Garth and east of Ludlow Avenue. It is part of the larger area of Woodland which is outside the Neighbourhood Plan area
Adjacent to existing properties	No
Local or community value	A Woodland and wildlife area
Landscape value	Screens housing development when approaching Garforth by train from the east has a TPO
Historical value	Unknown but on original OS map of the area now only a third of its original size
Recreational value	no

Wildlife or green infrastructure value	Yes. A Woodland area
Recommendation	Designate as a natural green space

Site reference	8
Size	
Name	Owl wood?
Location	Area of land by the water tower and the Garden Centre with a disused sand quarry
Adjacent to existing properties	Yes, Owl lodge
Local or community value	Used an amenity green space
Landscape value	Screens housing development
Historical value	? known as Owl wood
Recreational value	Used for walking
Wildlife or green infrastructure value	Yes, has TPOs
Recommendation	Designate as a natural green space

Site reference	9
Size	
Name	Acaster Drive

Location	Junction of Acaster Drive and Fairburn Drive
Adjacent to existing properties	Yes, Fairburn Drive
Local or community value	Yes, used by Incredible edible Garforth planters
Landscape value	Yes potential
Historical value	no
Recreational value	no
Wildlife or green infrastructure value	Yes, a grassed area absorbing surface water
Recommendation	Designate as a Parks and Gardens green space

Site reference	10
Size	
Name	Bank Row
Location	Area north of Bank row allotments
Adjacent to existing properties	Yes, Barwick Road, Higham Way
Local or community value	Yes, used an amenity
Landscape value	Screens housing development from the Barwick road
Historical value	unknown
Recreational value	Used for walking

Wildlife of green infrastructure value	Yes, a woodland area
Recommendation	Designate as a natural area

Site reference	11
Size	
Name	Fidler lane
Location	Fidler Lane Garforth
Adjacent to existing properties	yes
Local or community value	A small Bank Row green space in a built-up area
Landscape value	Potential to plant trees and other landscape features
Historical value	unknown
Recreational value	no
Wildlife or green infrastructure value	Yes. A grassed area absorbs surface water
Recommendation	Designate as a parks and gardens space

Site reference	12
Size	
Name	Townend 1

Location	Junction of Main St and Aberford Road
Adjacent to existing properties	yes
Local or community value	Garforth in Bloom planting site
Landscape value	Potential to be used as an entrance feature to Main St
Historical value	A Garforth in Bloom site for many years
Recreational value	no
Wildlife or green infrastructure value	A Garforth in Bloom planting site
Recommendation	Designate as a parks and gardens green space

Site reference	13
Size	
Name	Oak estate allotments
Location	Behind Oak Drive
Adjacent to existing properties	yes
Local or community value	Yes allotments
Landscape value	no
Historical value	Allocated to support the social housing estate in 1920s
Recreational value	allotments

Wildlife or green infrastructure value	Yes, unbuilt area absorbing surface water
Recommendation	Designate as allotments green space

Site reference	14
Size	
Name	Townend 2
Location	2 small grassed areas on the Wakefield Road at Townend
Adjacent to existing properties	Yes, Wakefield road
Local or community value	Potential to be used by Garforth In Bloom and as an entrance feature to Main street
Landscape value	Potential for tree planting
Historical value	unknown
Recreational value	no
Wildlife or green infrastructure value	A Grassed area absorbing surface water
Recommendation	Designate as a parks and Gardens green space

Site reference	15
Size	
Name	Fairburn Drive

Location	Fairburn Drive
Adjacent to existing properties	Yes, Fairburn Drive
Local or community value	Open space in a built-up housing estate
Landscape value	Potential for landscape planting
Historical value	no
Recreational value	no
Wildlife or green infrastructure value	A small grassed area absorbs surface water
Recommendation	Designate as parks and gardens green space

Site reference	16
Size	
Name	The Jubilee Gardens
Location	Junction of Aberford Road and Oak Road
Adjacent to existing properties	Yes, Aberford road and Oak Road
Local or community value	Yes, site of the Garforth Peace Flame
Landscape value	
Historical value	Yes, converted from waste land by Garforth in Bloom
Recreational value	Seating area in a mini park setting

Wildlife or green infrastructure value	No, a very small area
Recommendation	Designate as a Parks and gardens green space

Site reference	18
Size	
Name	Brierlands
Location	Aberford Road
Adjacent to existing properties	Yes, Brierlands Fold
Local or community value	Potential to be used by the Garforth Greening group as a natural area
Landscape value	Potential
Historical value	Due to underground voids land left undeveloped
Recreational value	potential
Wildlife or green infrastructure value	potential
Recommendation	Designate as a natural area

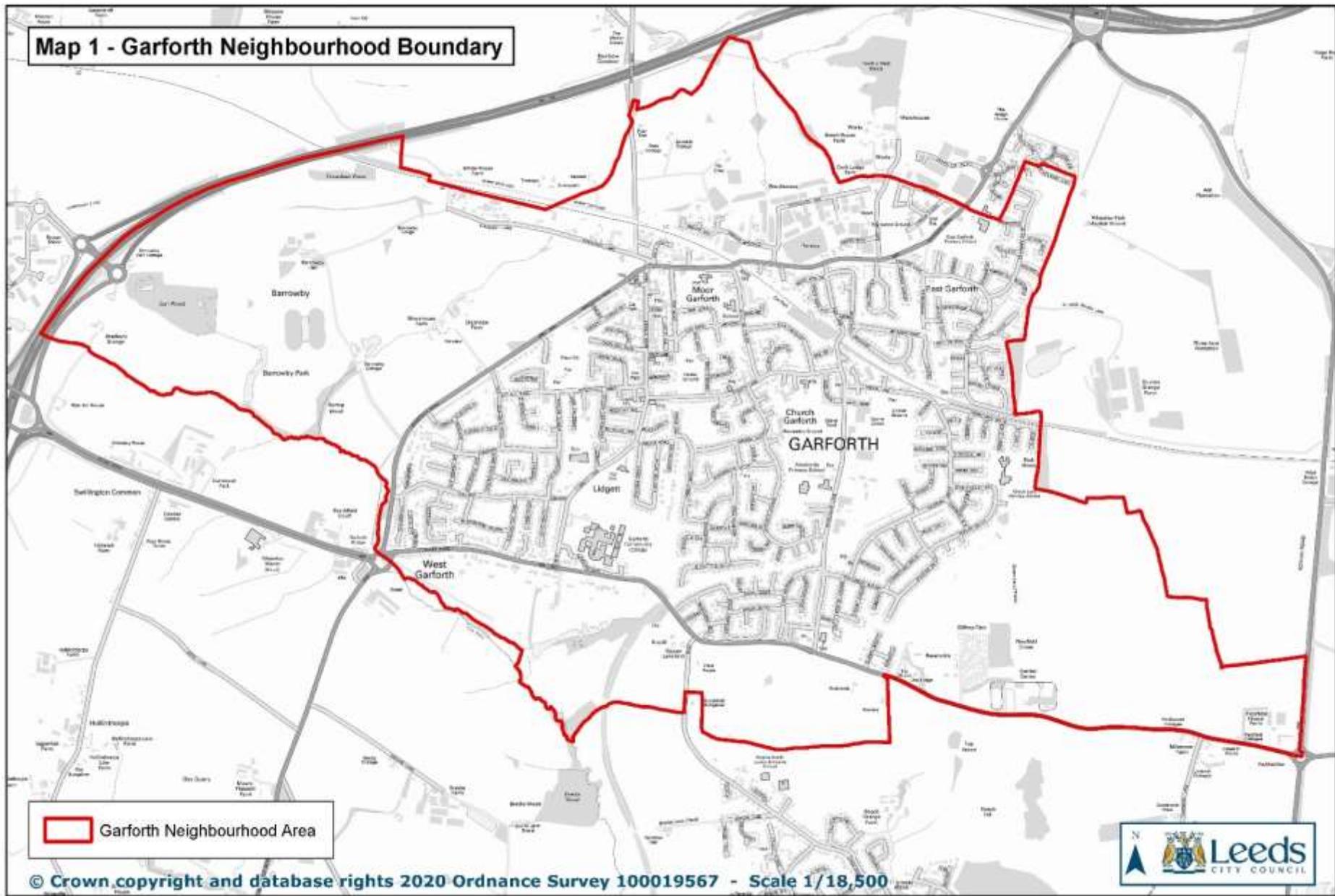
The following are Green Space sites designated by LCC:

- G23 Barleyhill park, G48 Garforth cemetery
- G51 Glebelands recreation ground
- G1012 Bank Row allotments
- G1013 Ash Lane Pitch
- G1015 Firthfields POS

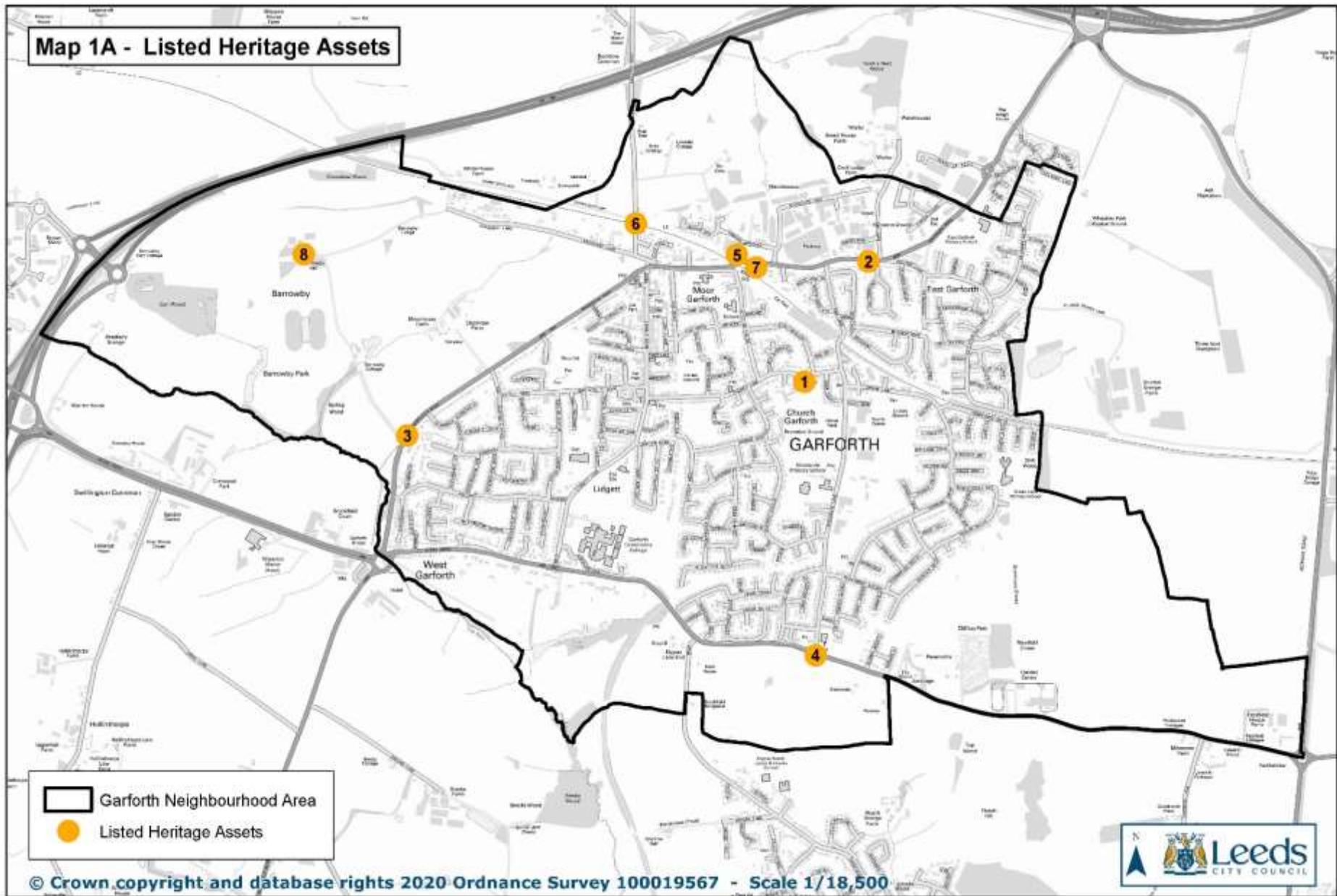
- G1016 Firthfields Allotments
- G1017 Inverness Road POS
- G1018 New Sturton bus turnaround POS
- G1124 Wheatley Park Football ground
- G1226 Garforth cricket Club
- G1227 Church Lane allotments
- G1228 Green Lane Cricket Club
- G1229 Kennet Lane Meadows
- G1231 Long Meadows
- G1232 Goosefields
- G1568 Strawberry Fields Primary School
- G1569 Garforth Academy
- G1570 Ninelands Lane Primary School
- G1571 Green Lane Primary School
- G1572 East Garforth primary School
- G1579 St Benedict RC Primary School

6 Complete Set of Maps

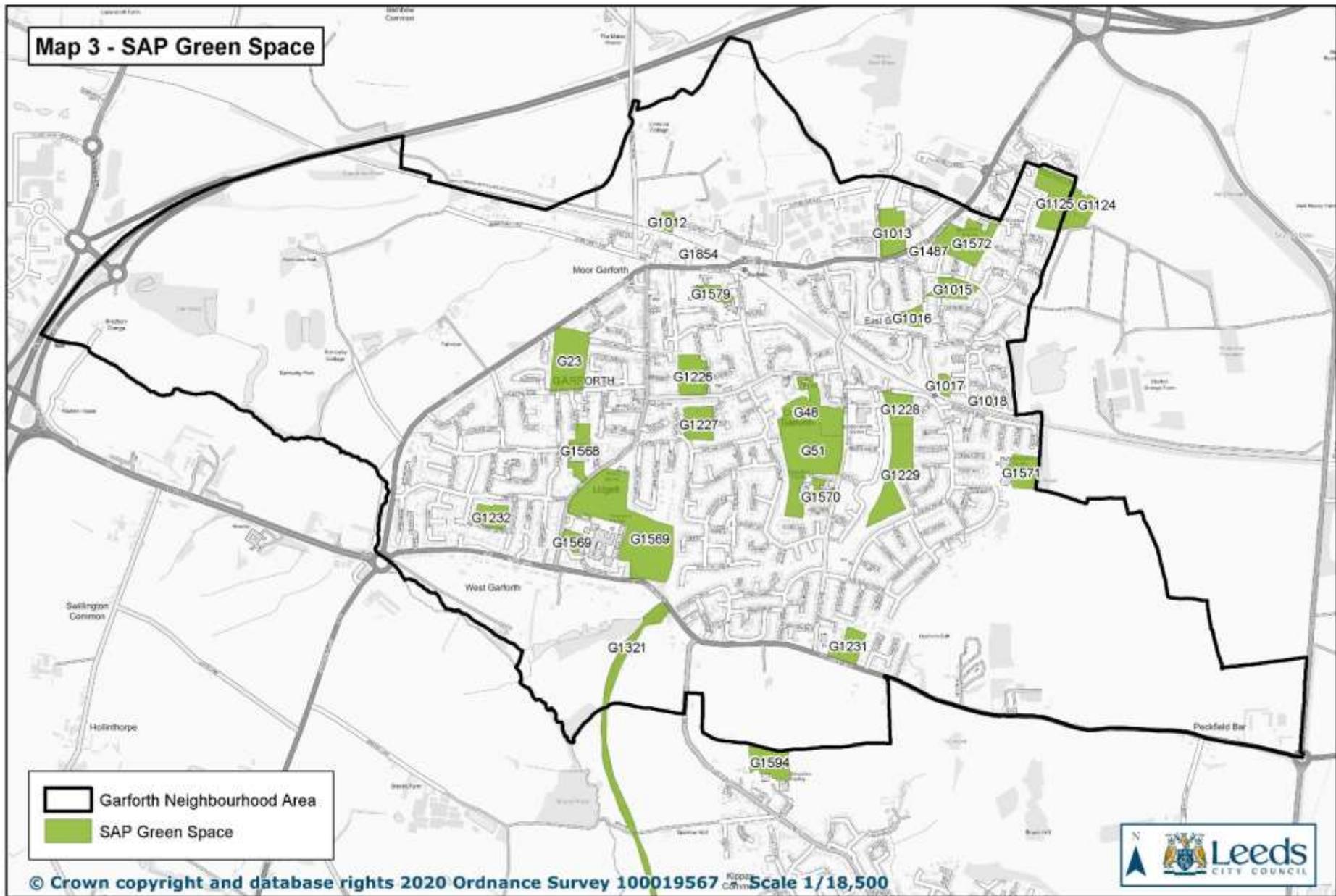
The following pages contain larger copies of the maps that are set into the text and listed in Appendix 10. A full set of maps is also on the GNPF website.

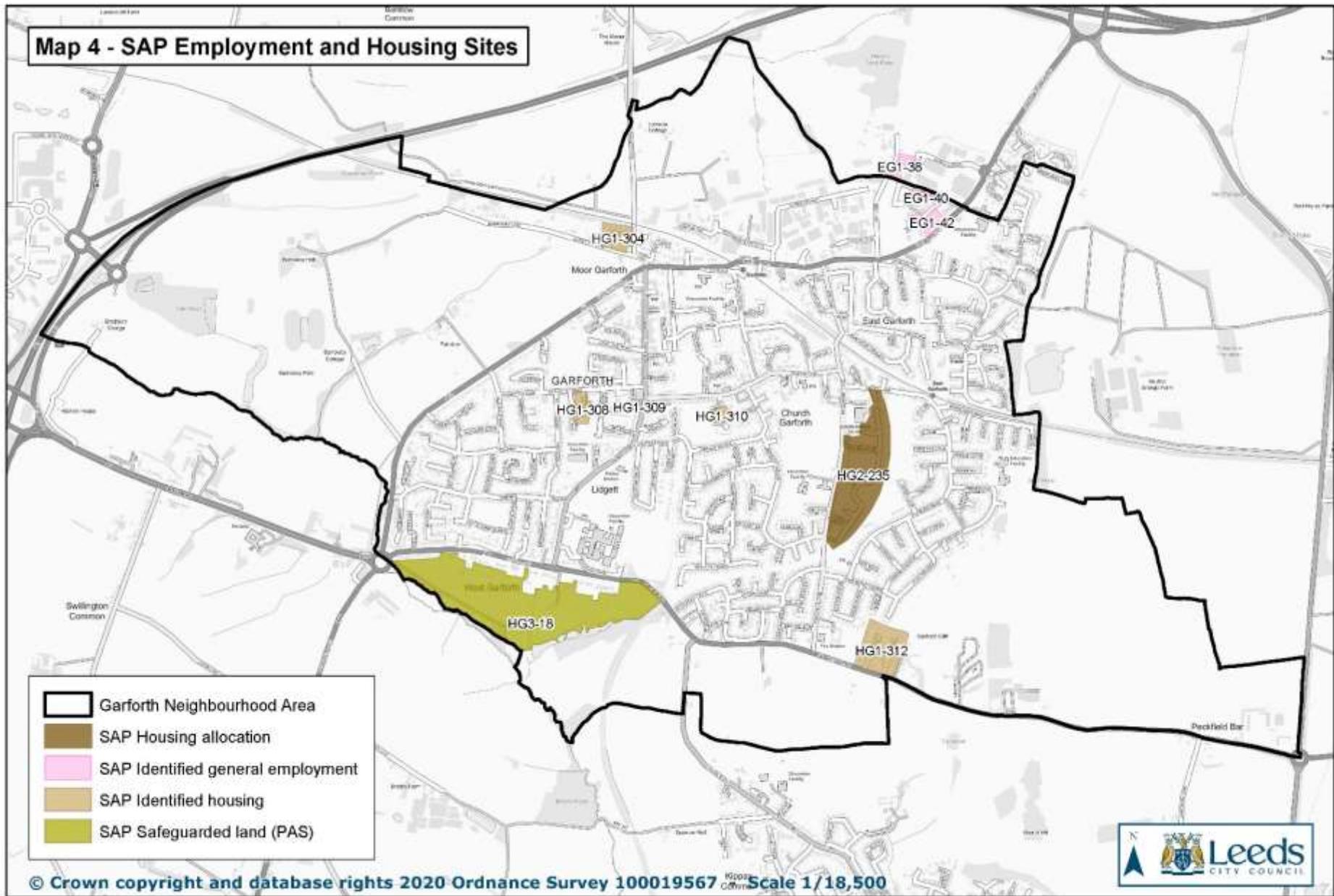


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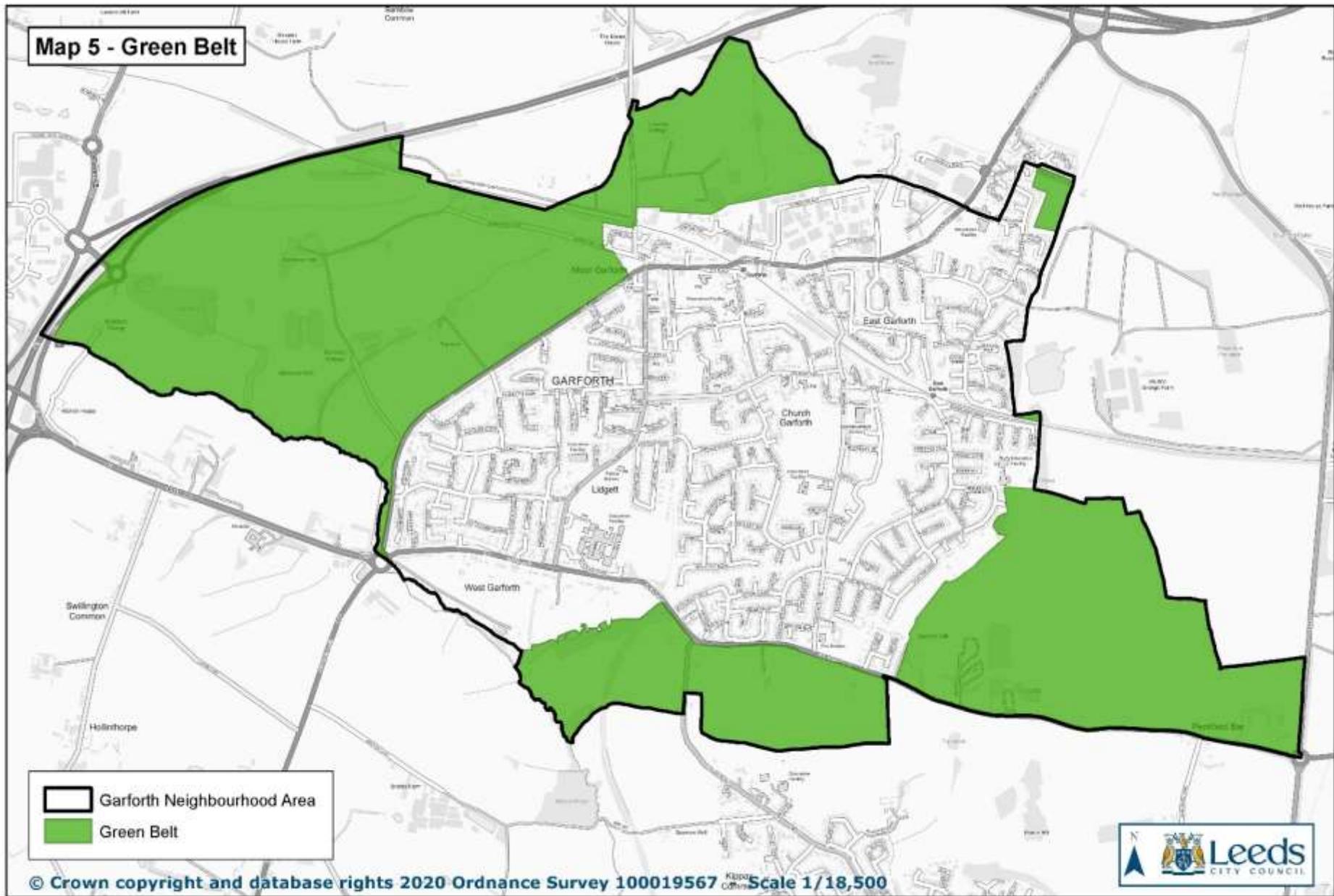


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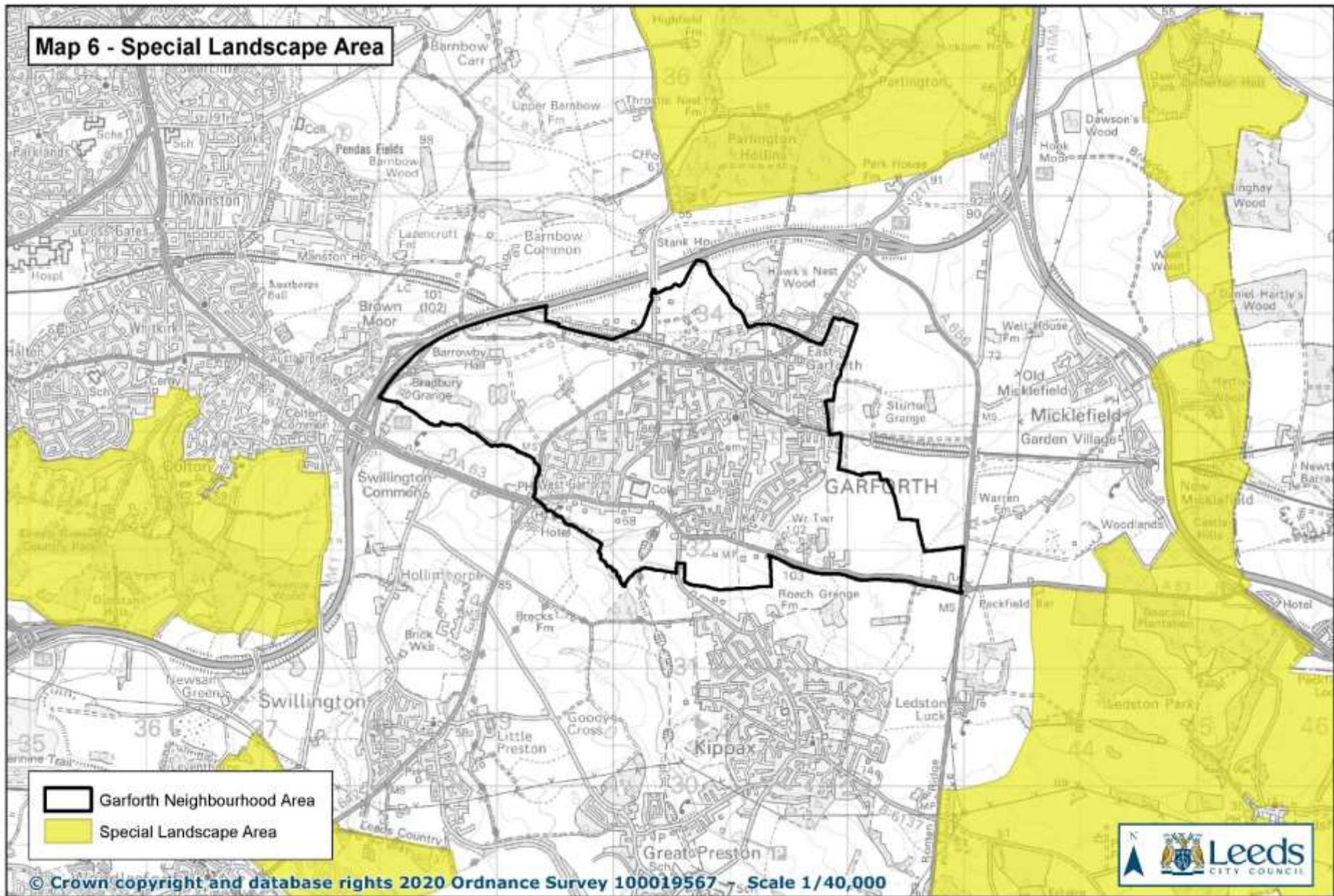




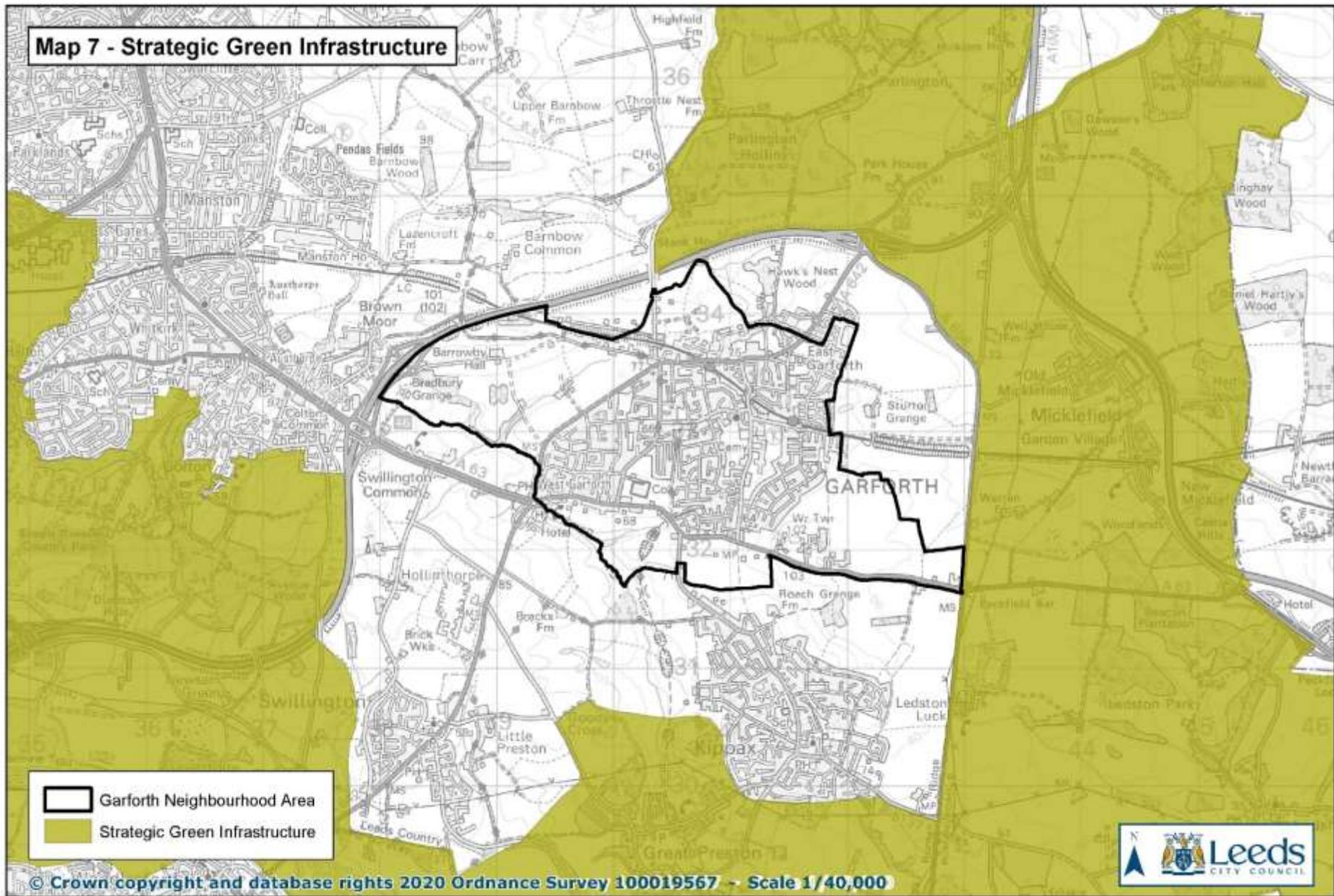
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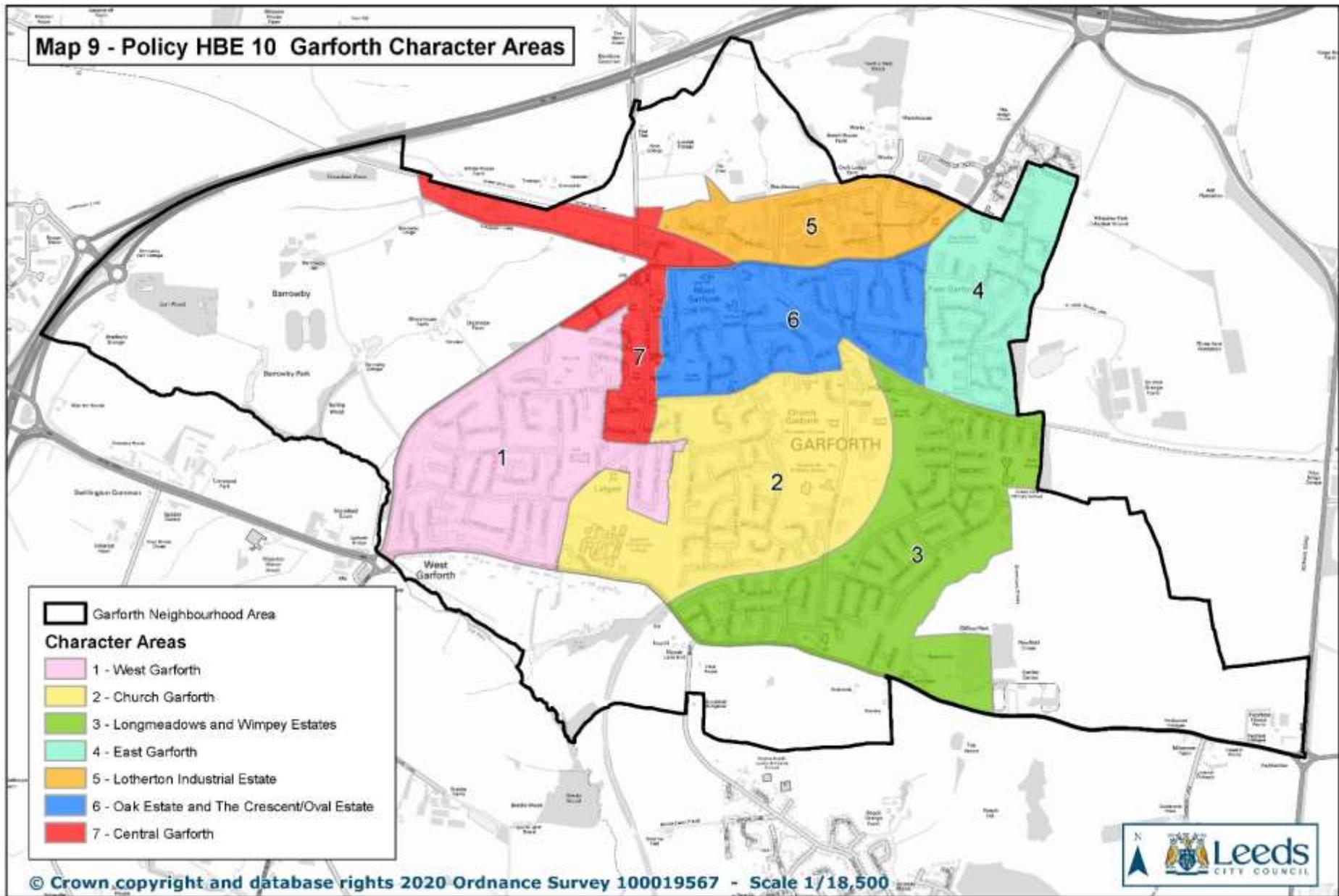
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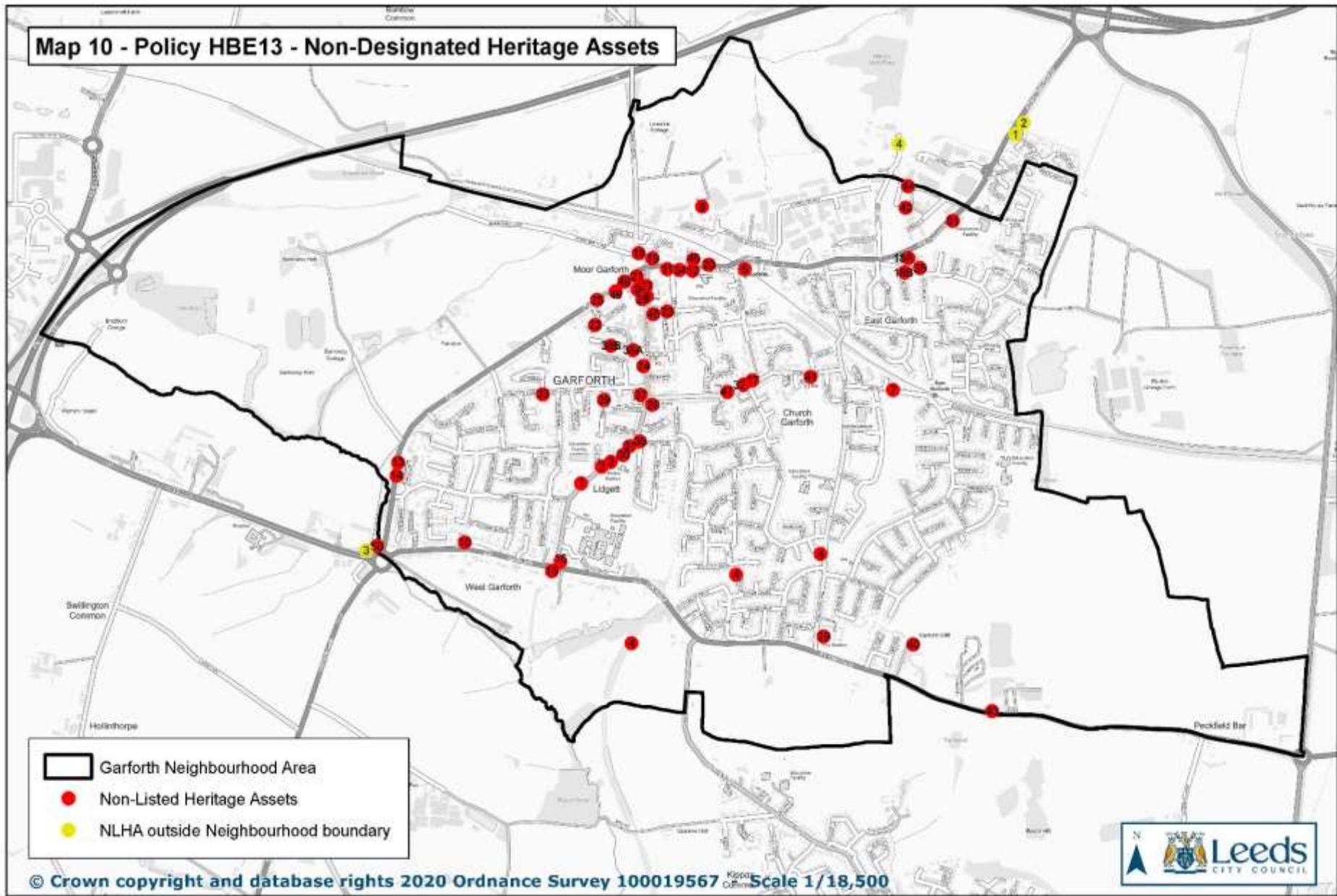
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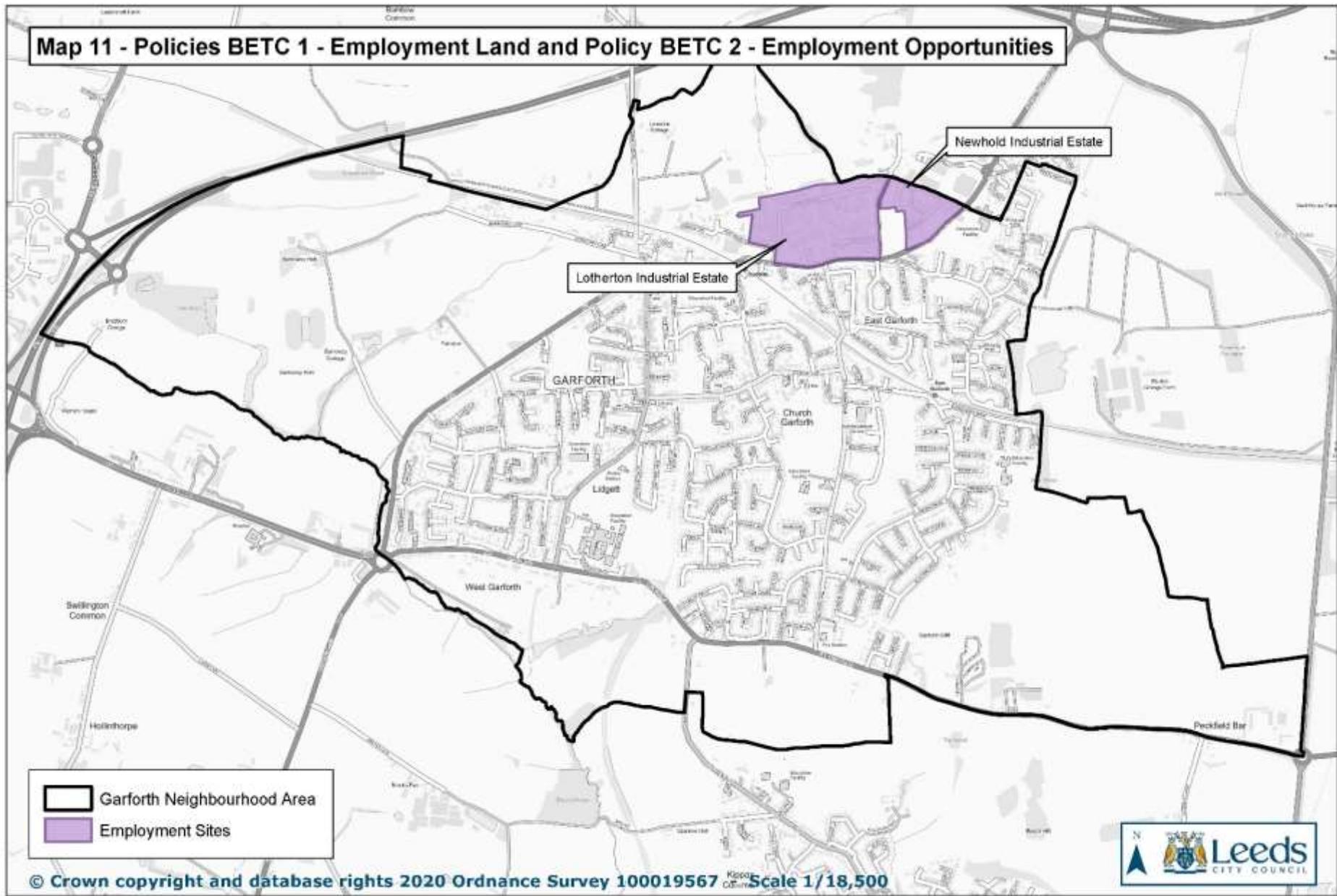
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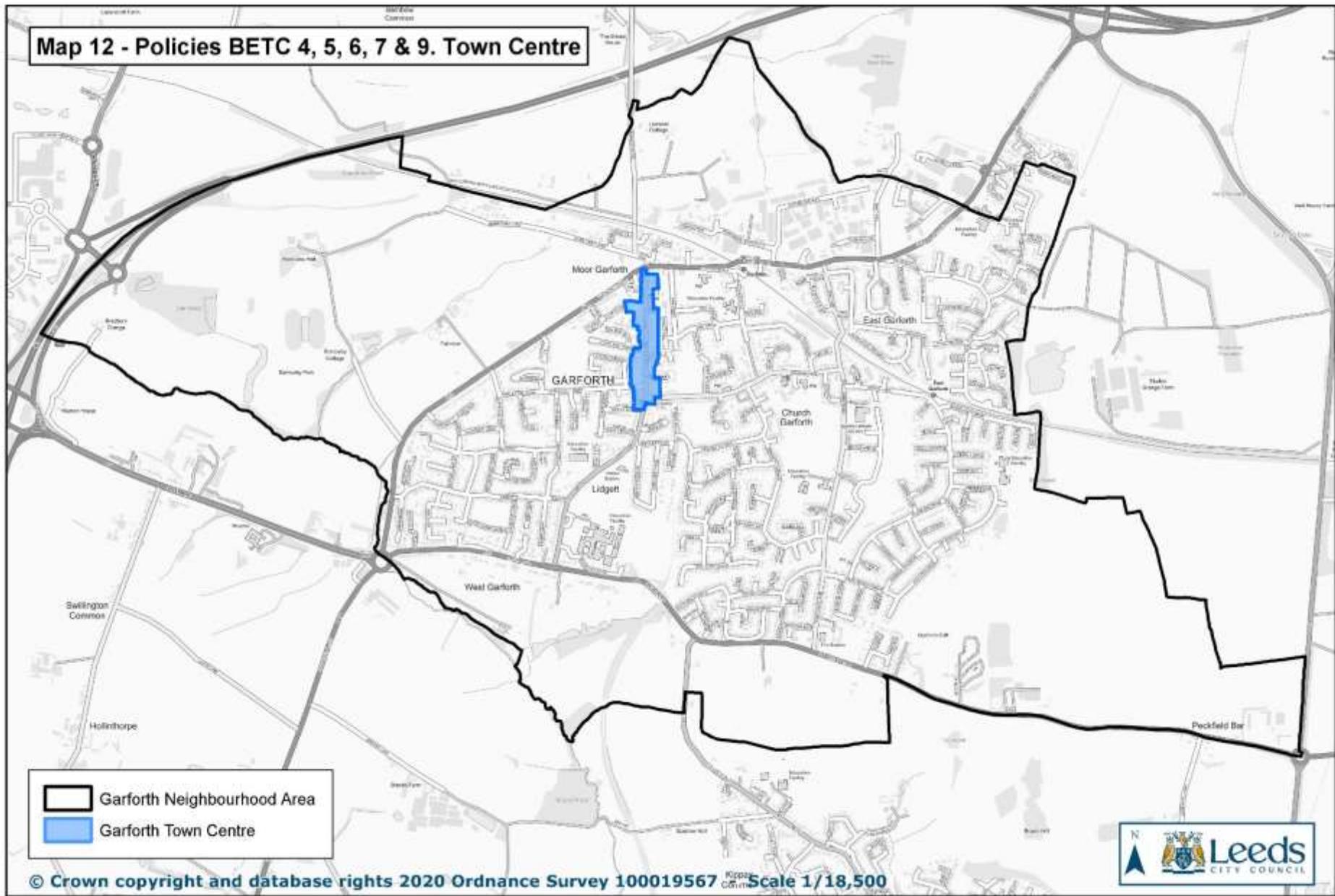
Map 11 - Policies BETC 1 - Employment Land and Policy BETC 2 - Employment Opportunities



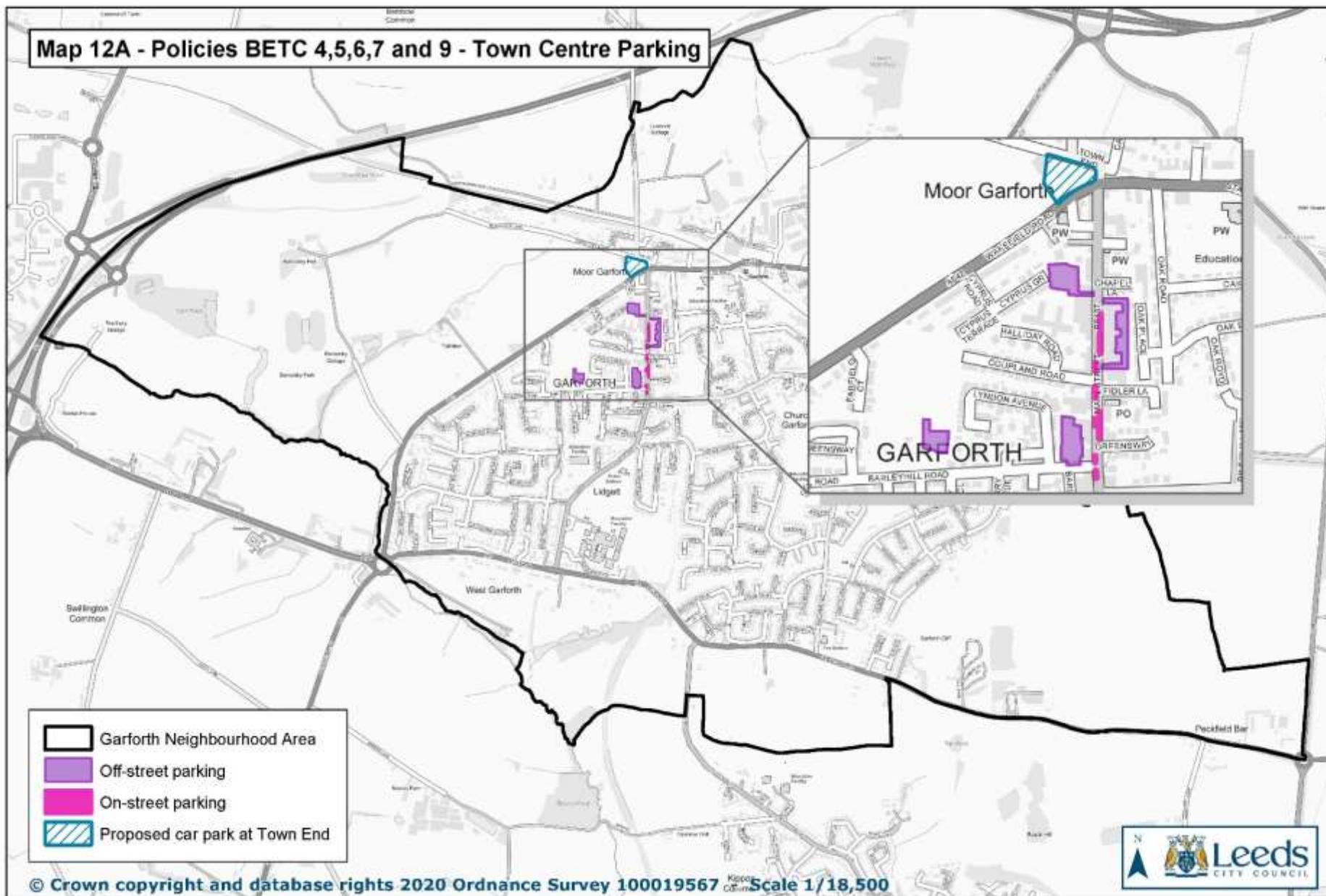
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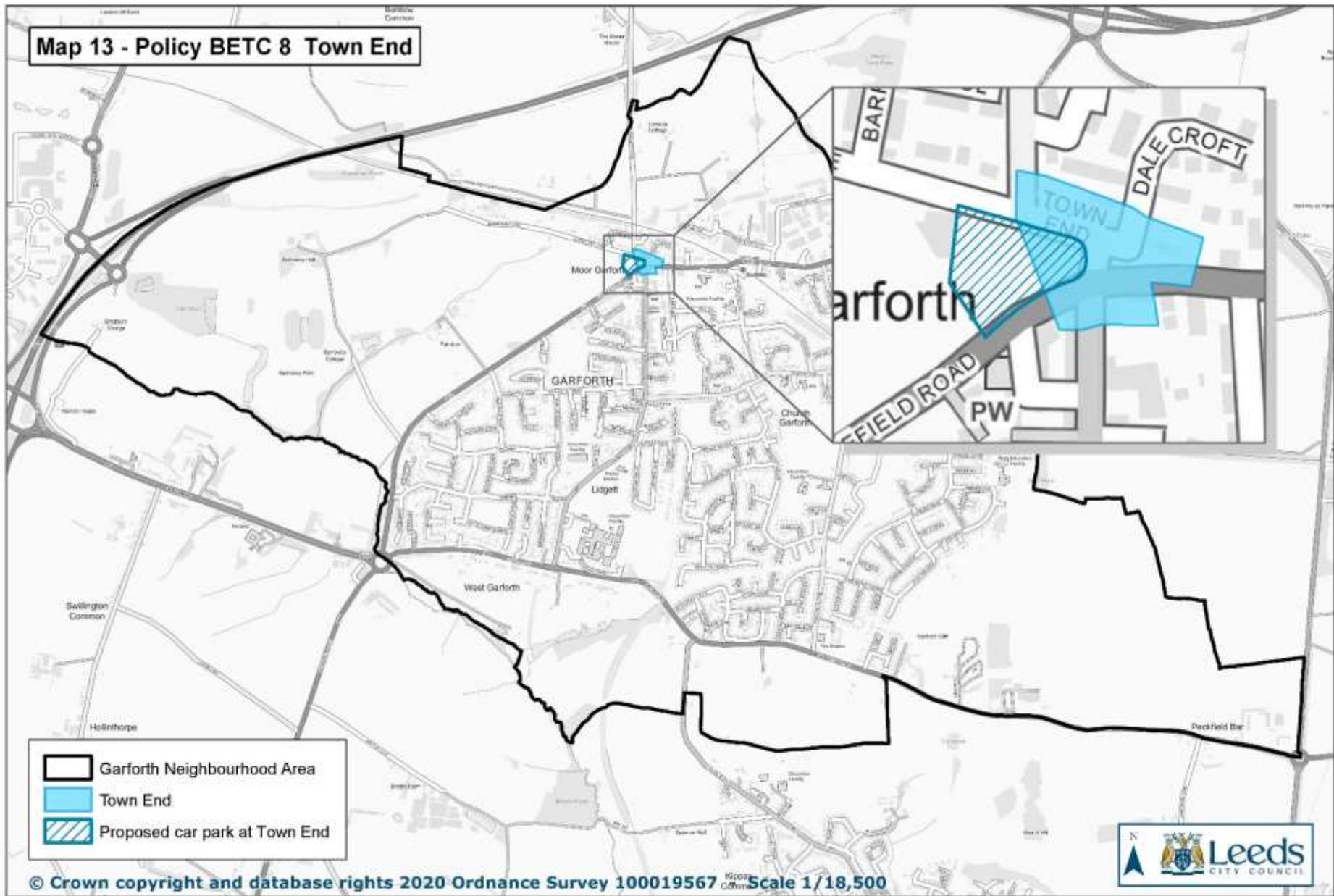


Map 12A - Policies BETC 4,5,6,7 and 9 - Town Centre Parking

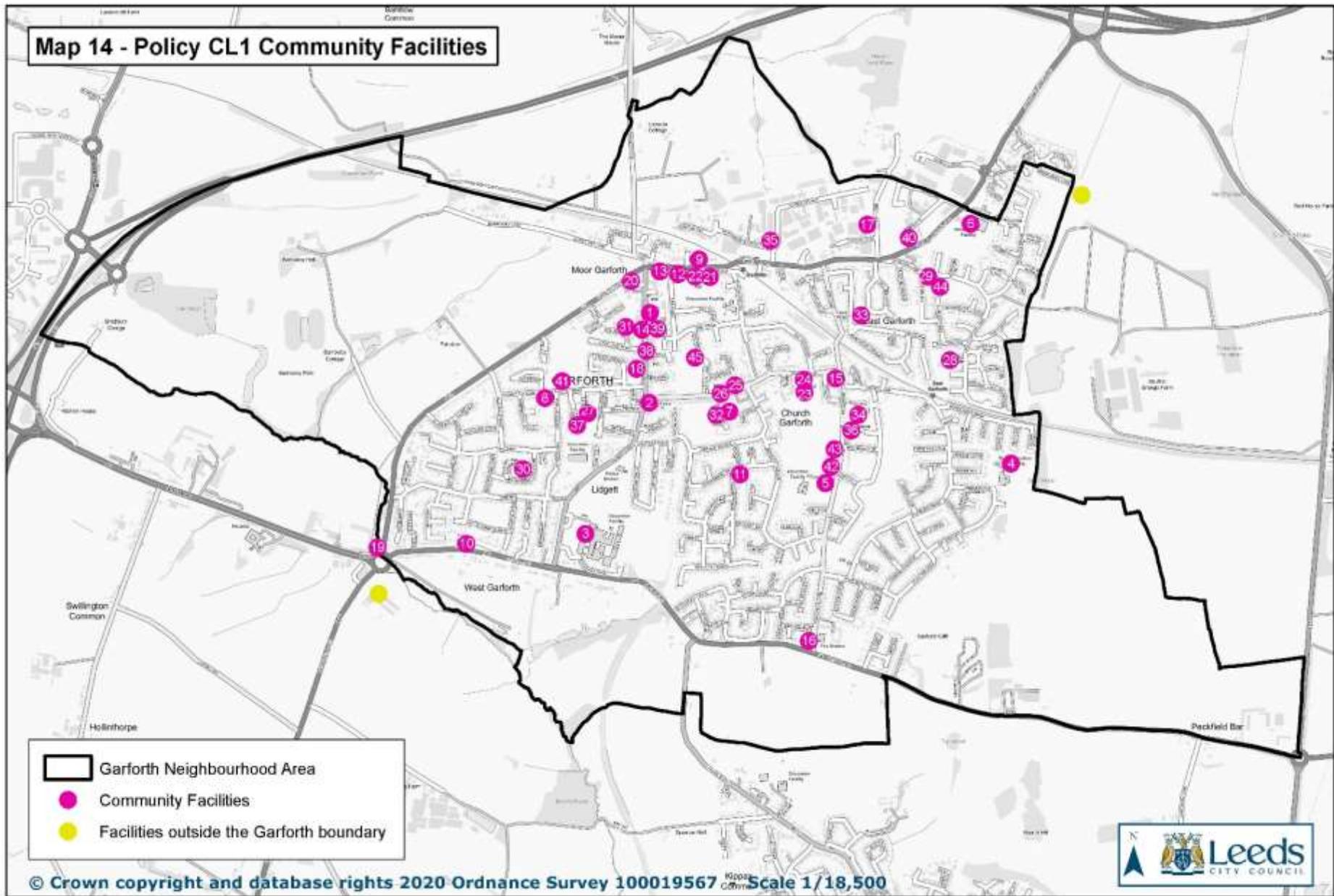


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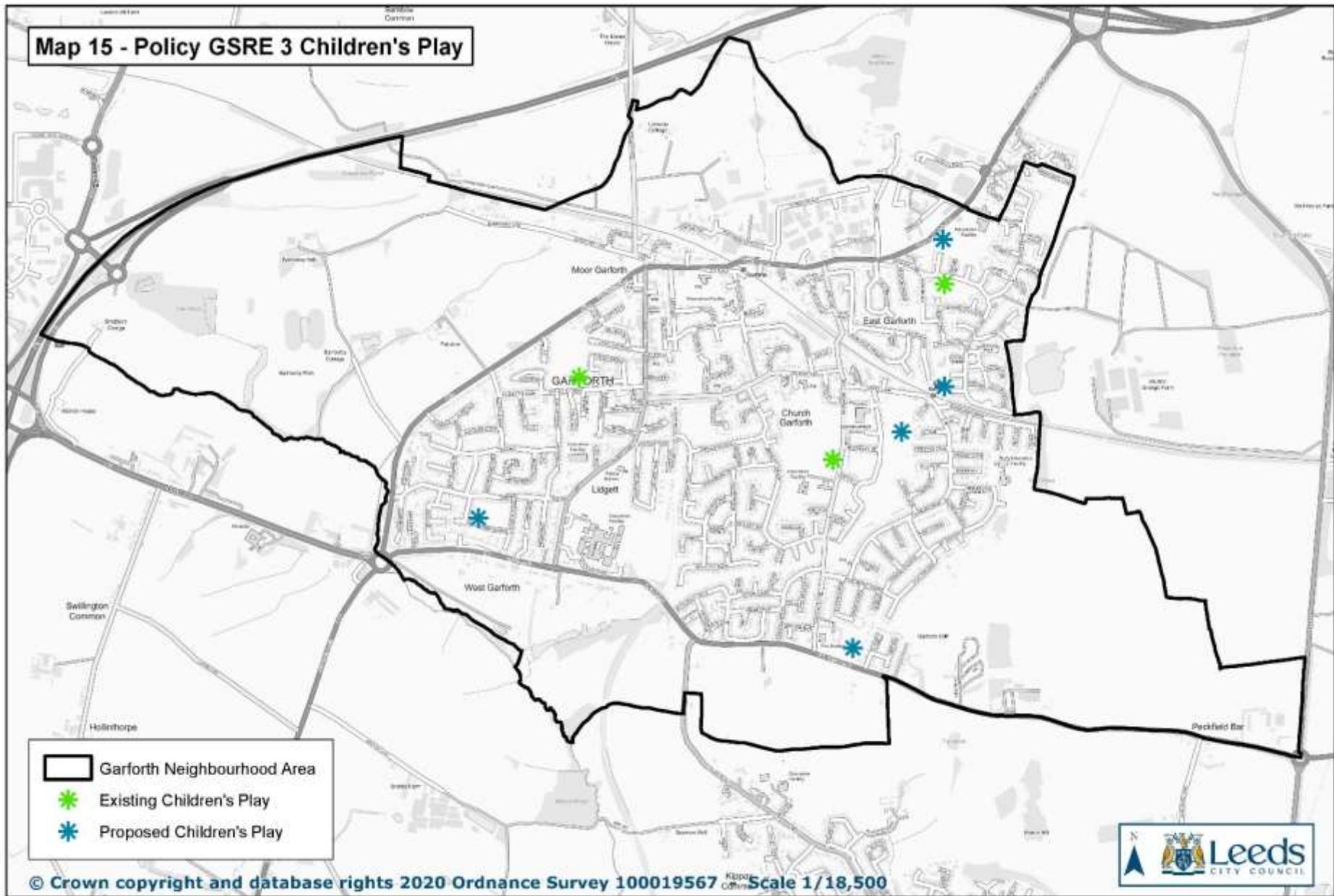
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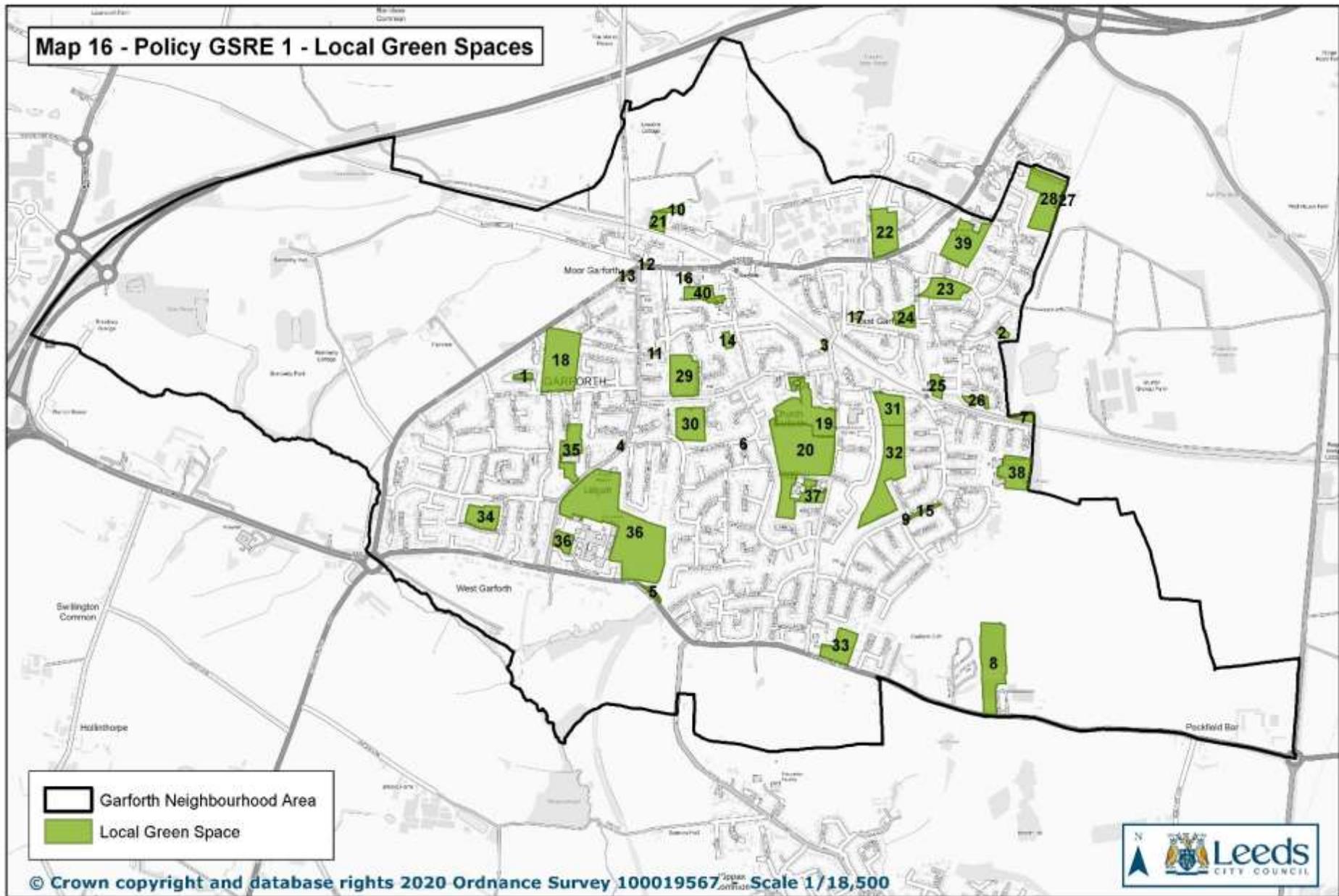
Map 15 - Policy GSRE 3 Children's Play

-  Garforth Neighbourhood Area
-  Existing Children's Play
-  Proposed Children's Play

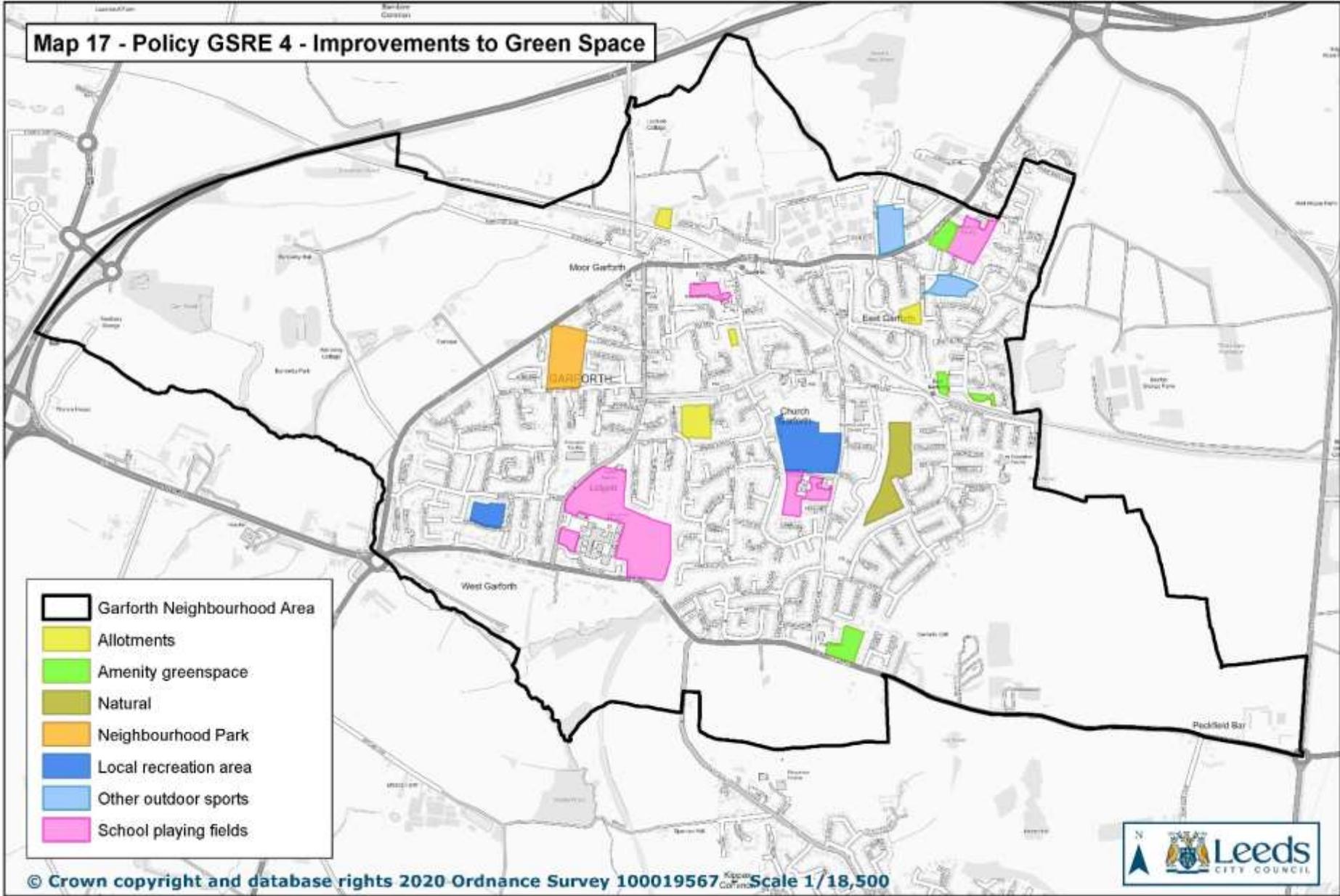
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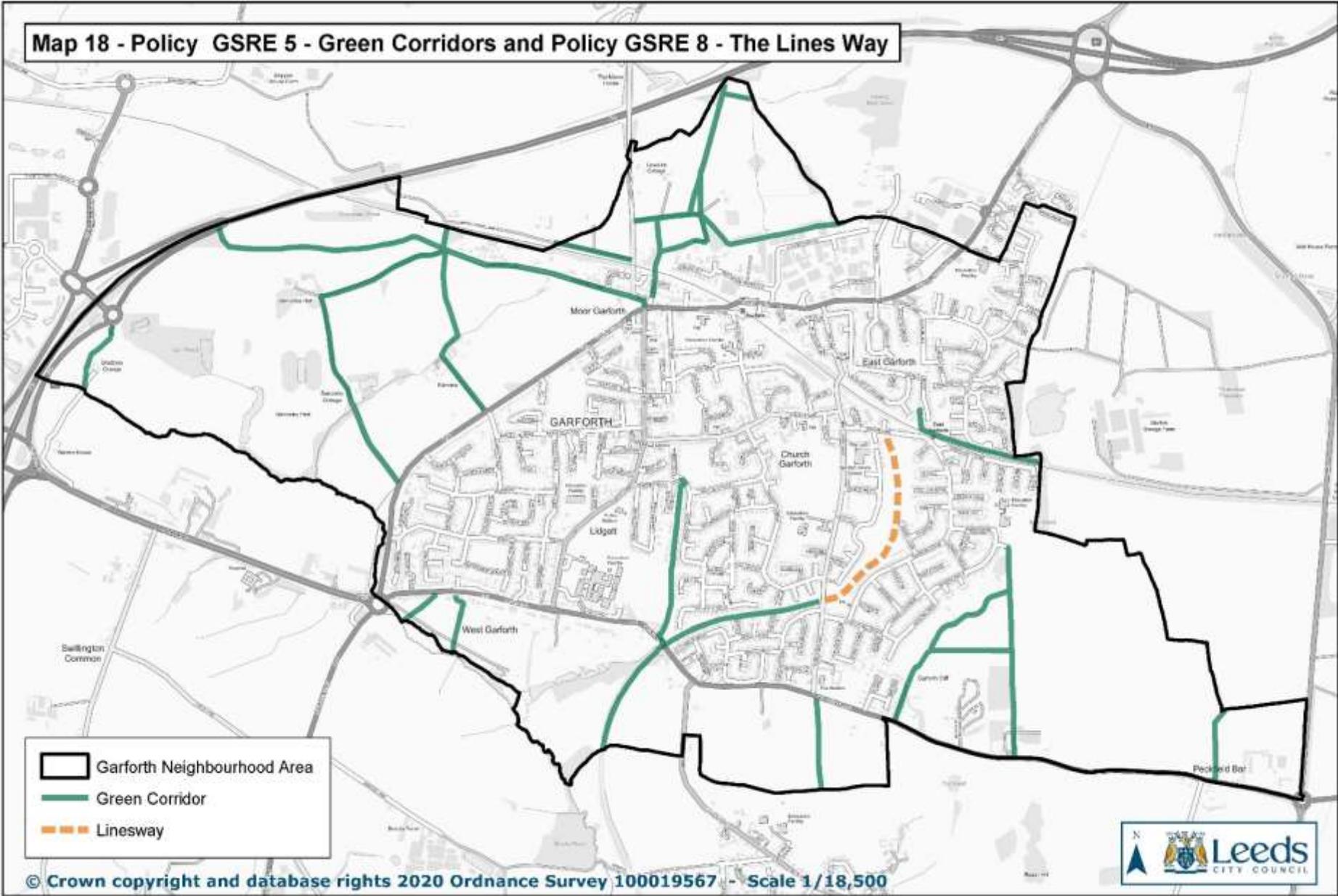


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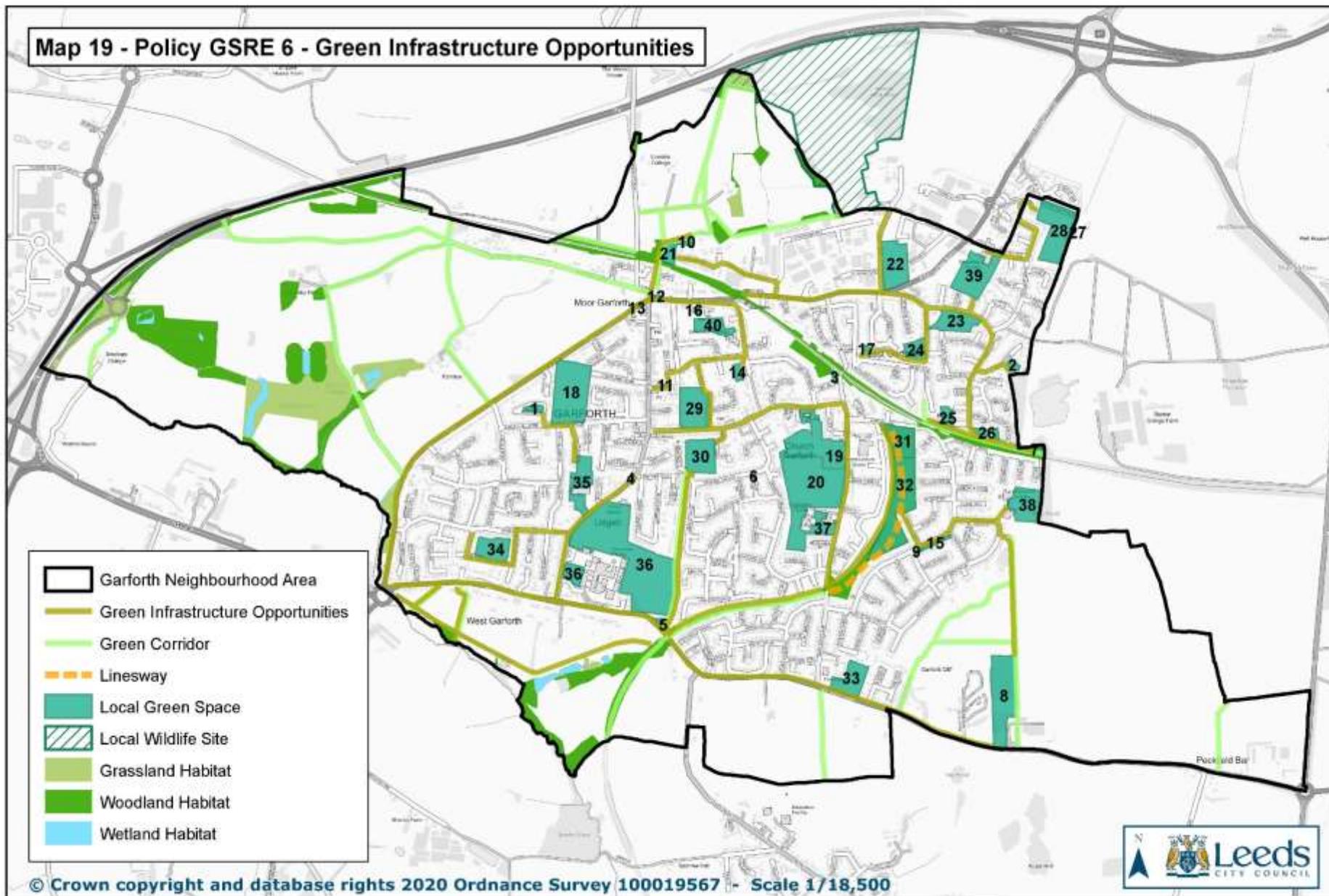


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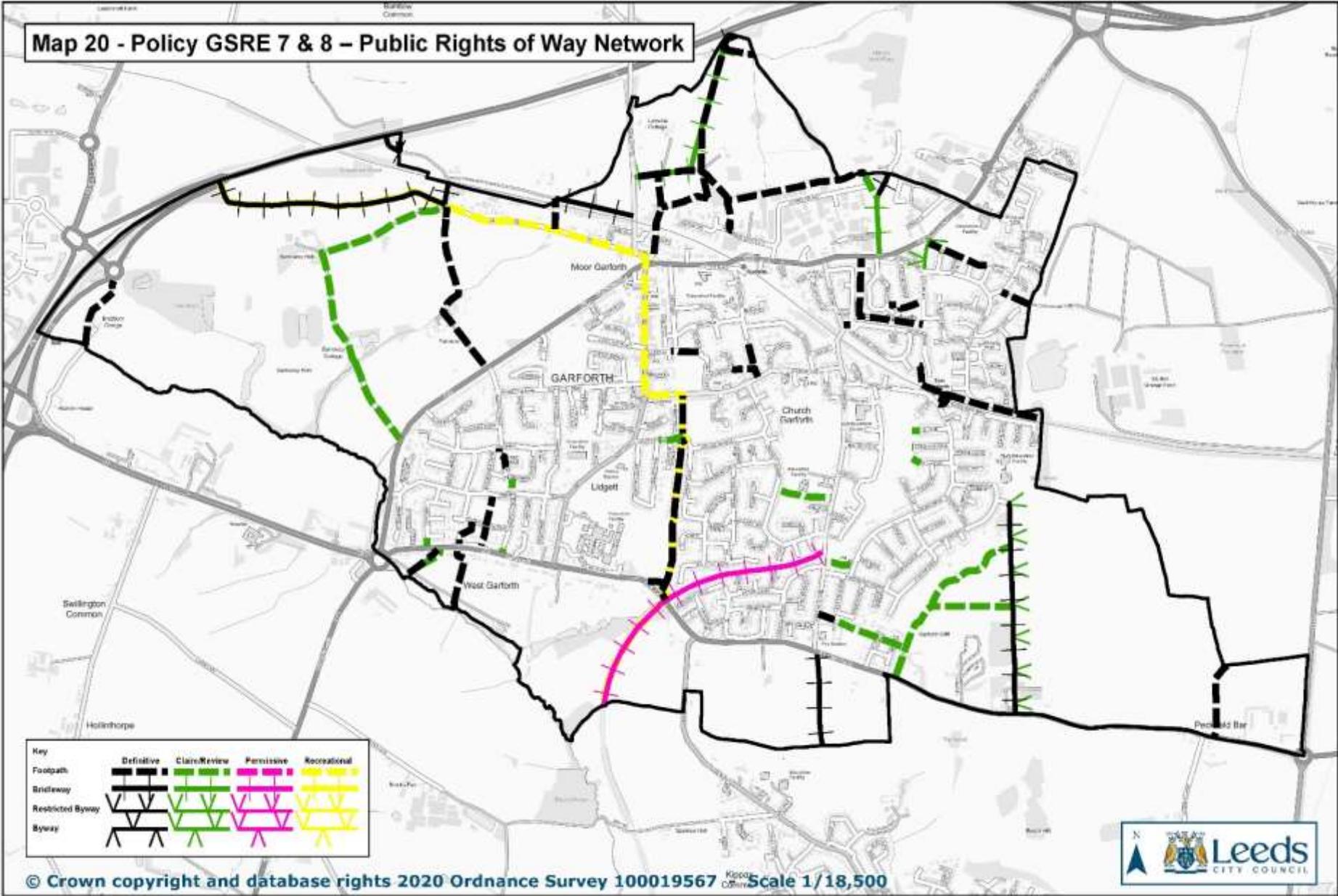


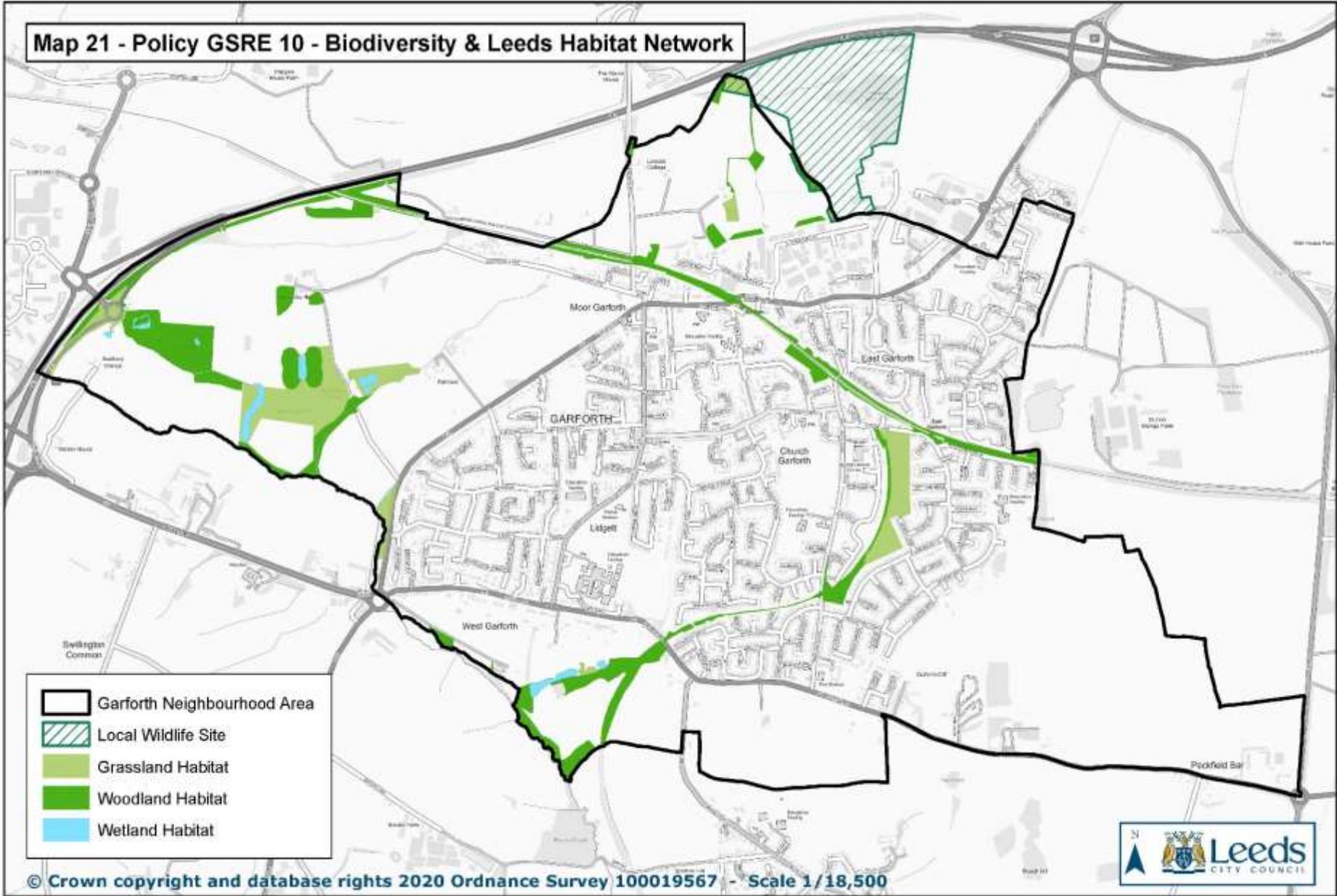
Map 19 - Policy GSRE 6 - Green Infrastructure Opportunities

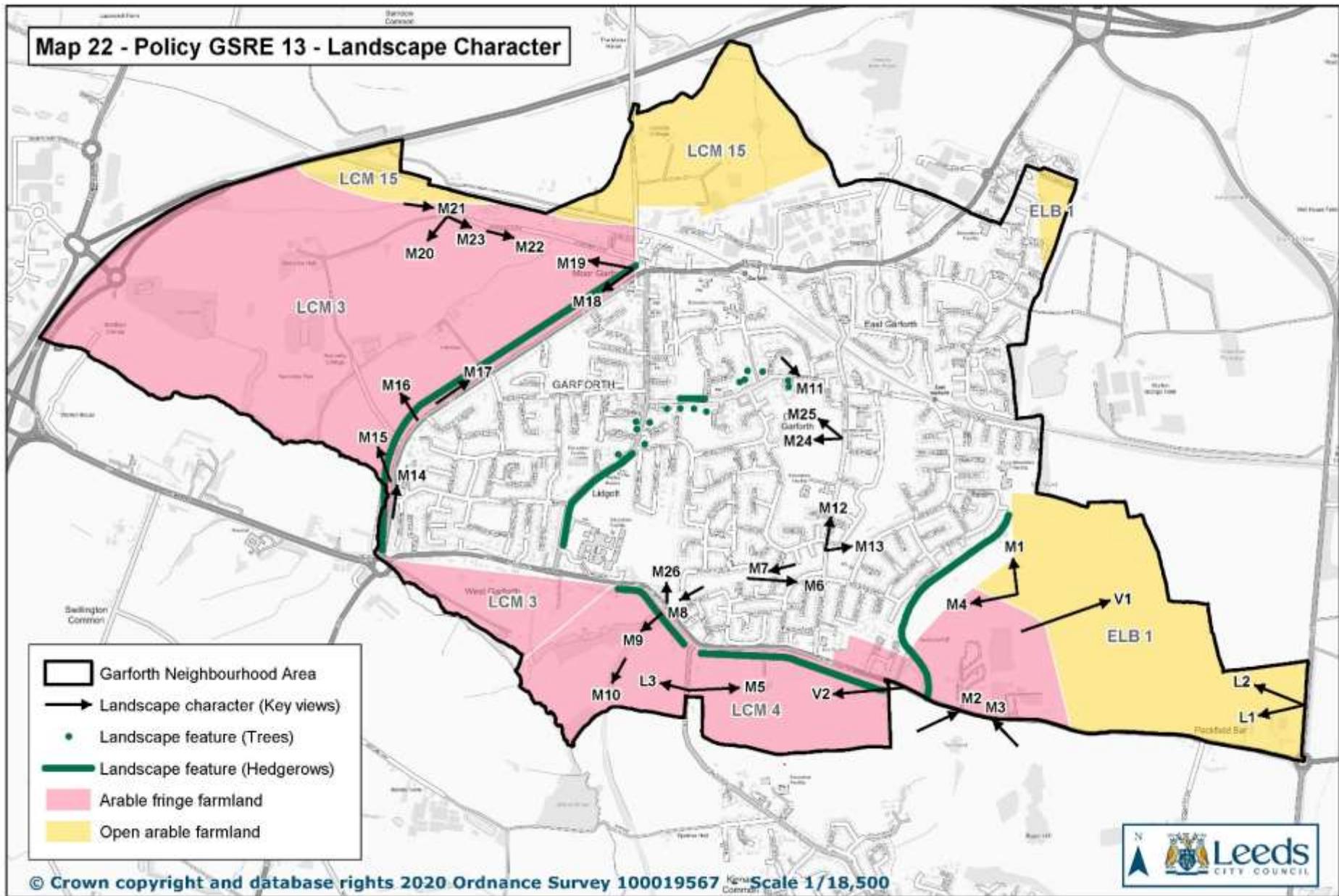


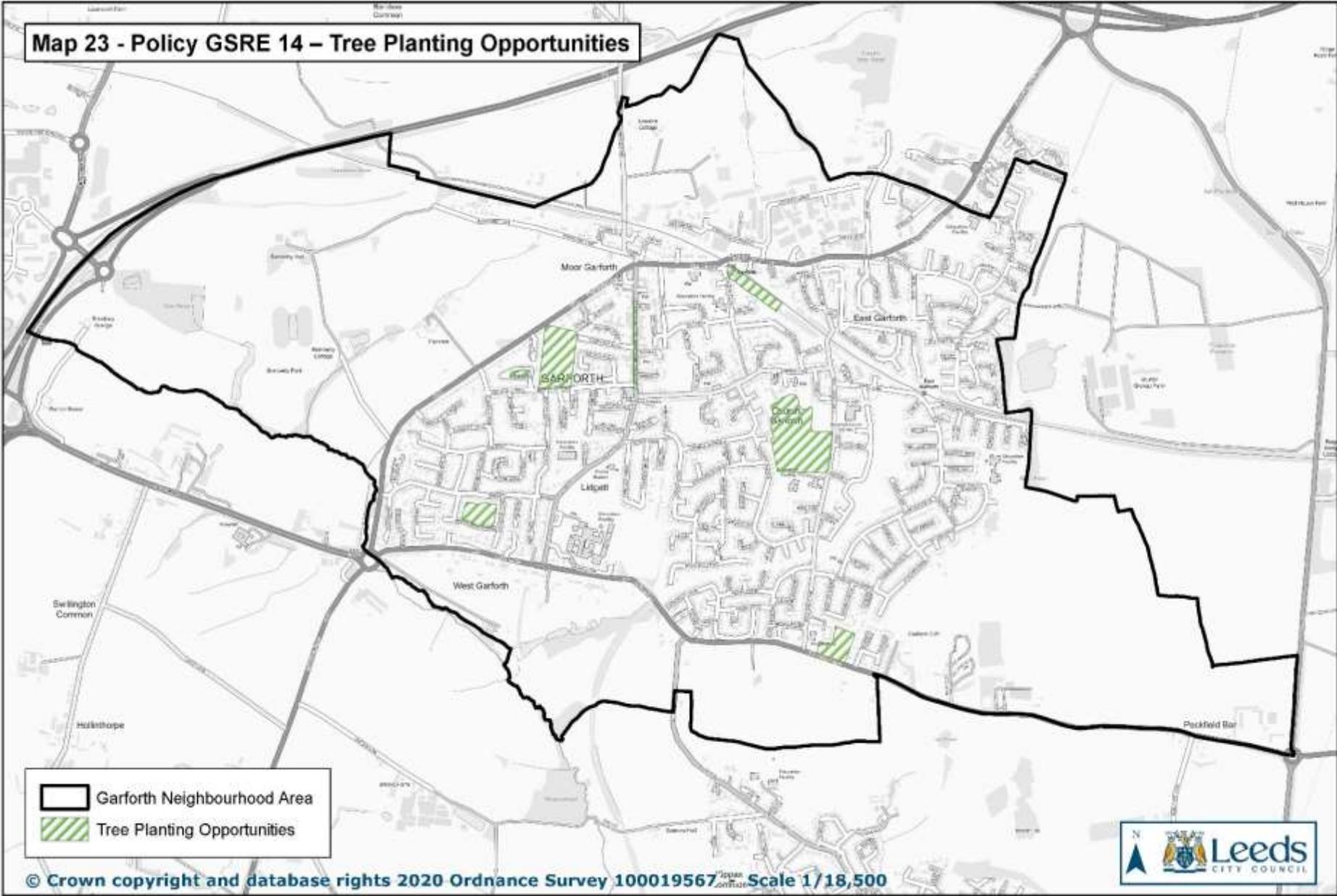
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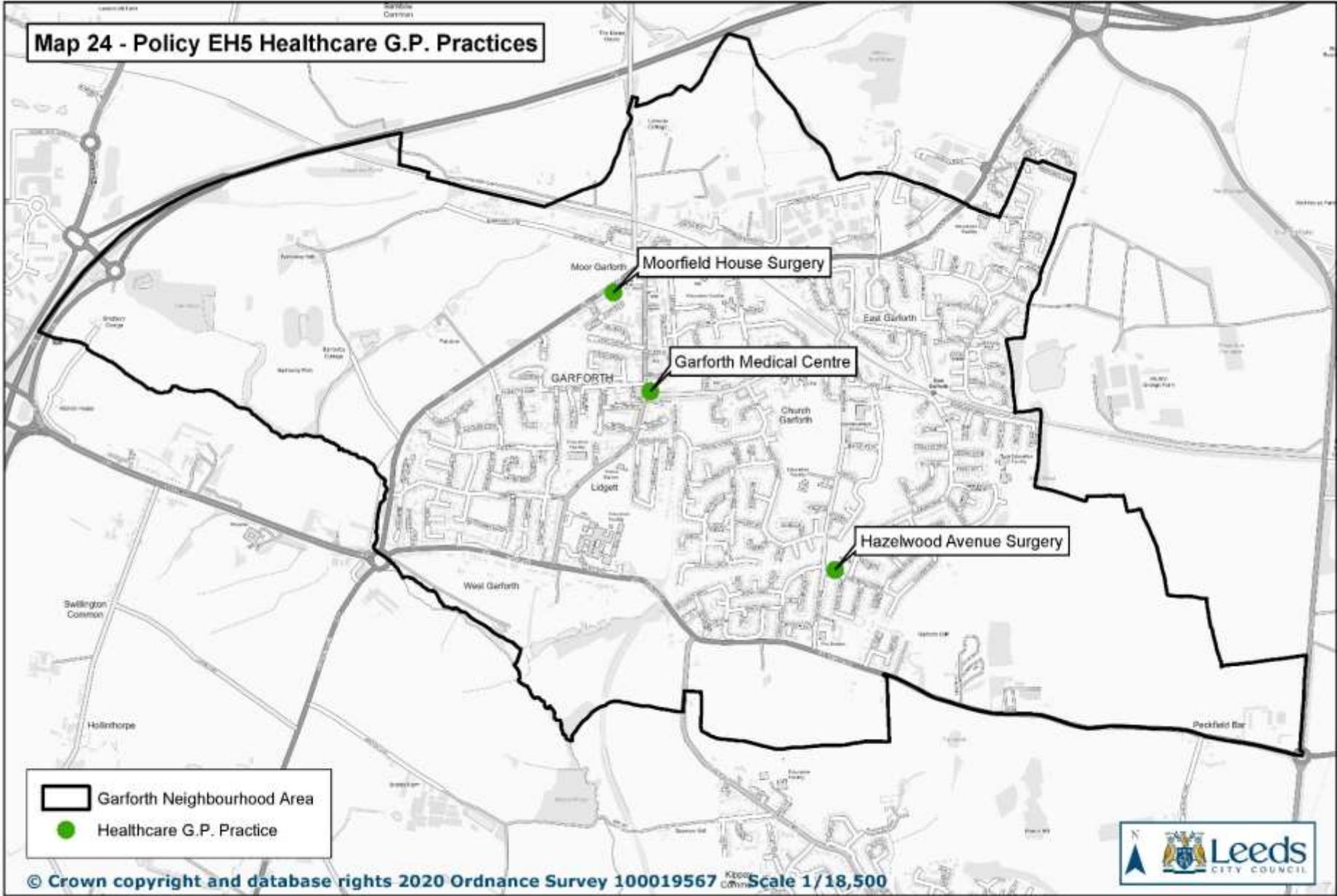




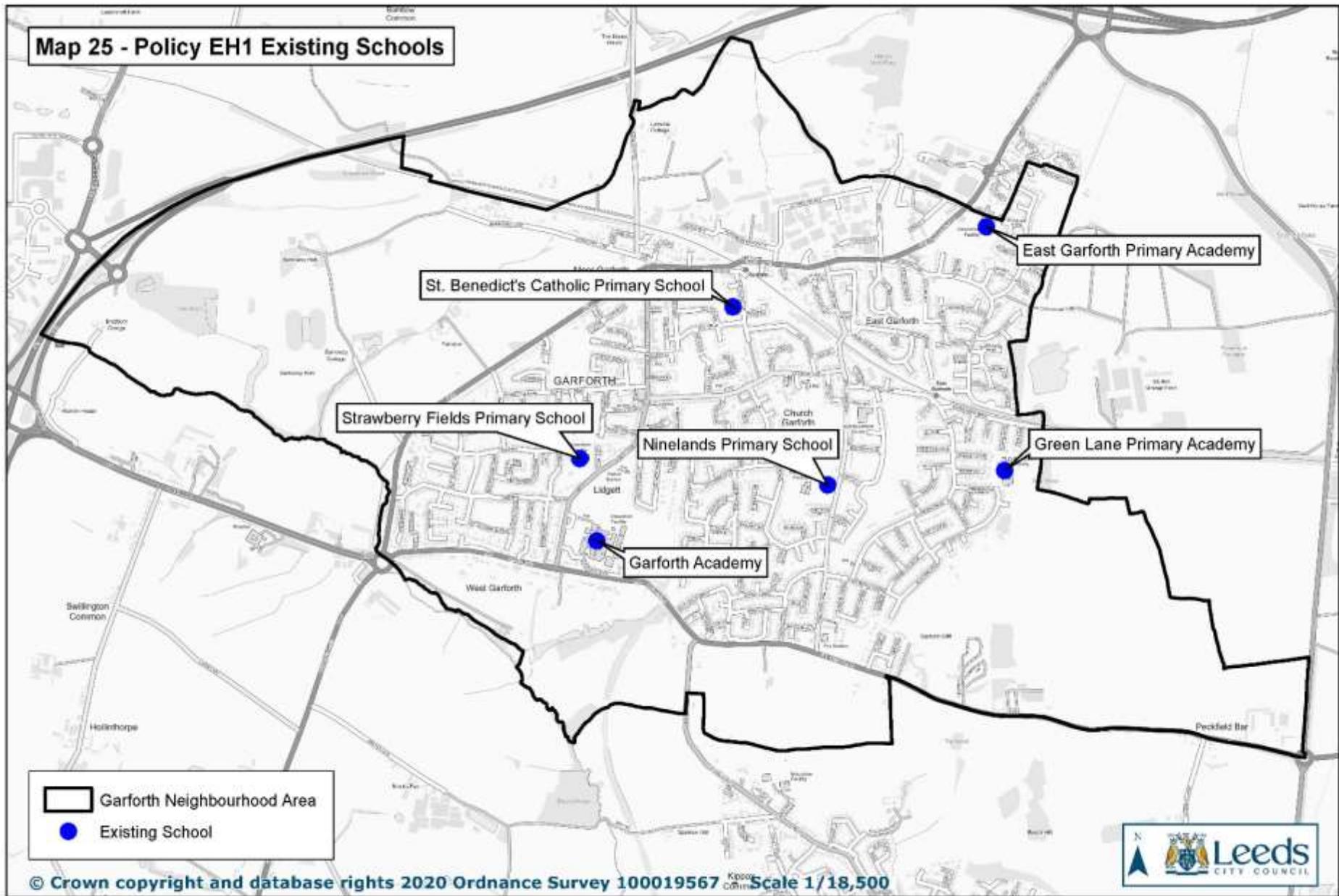




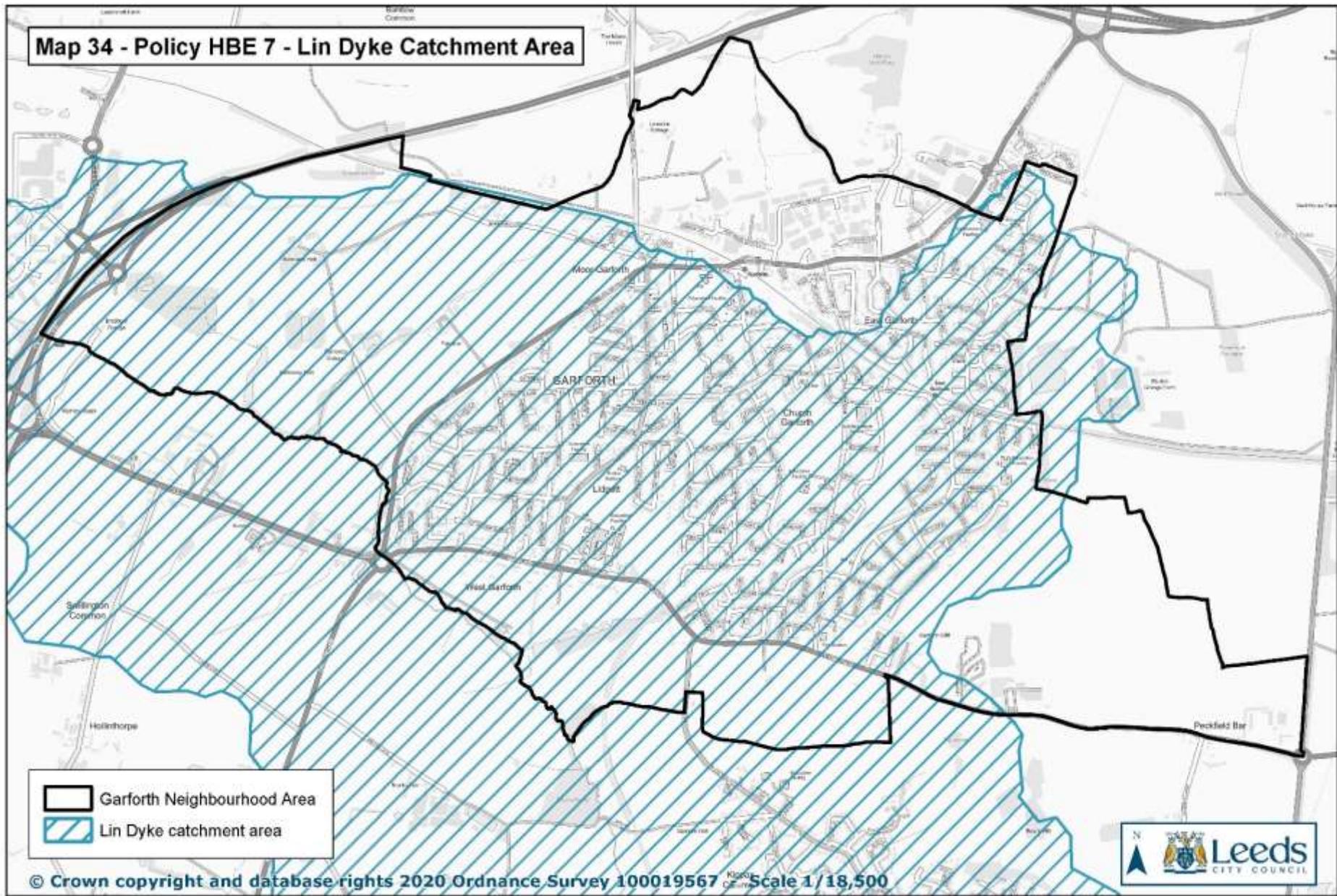
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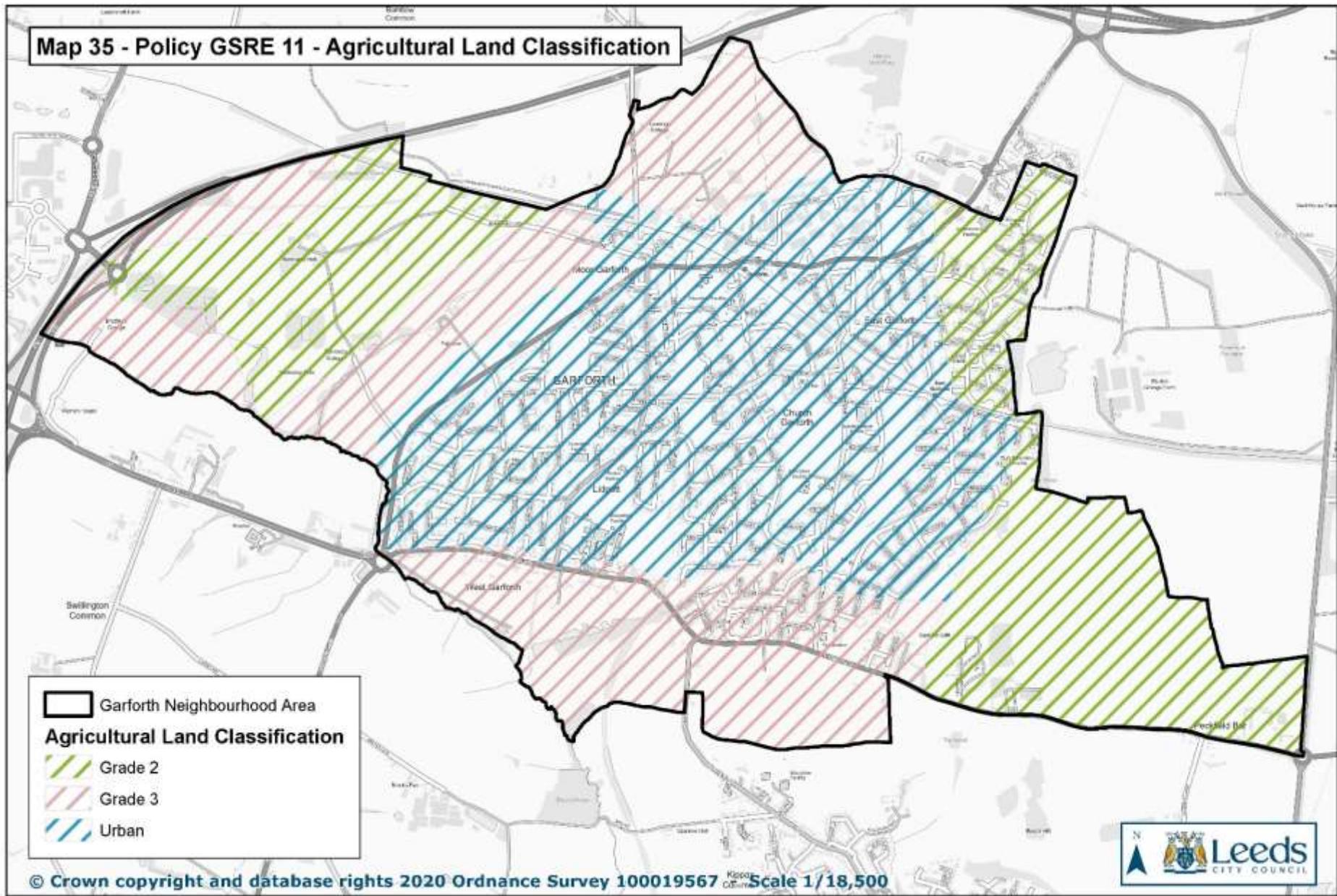


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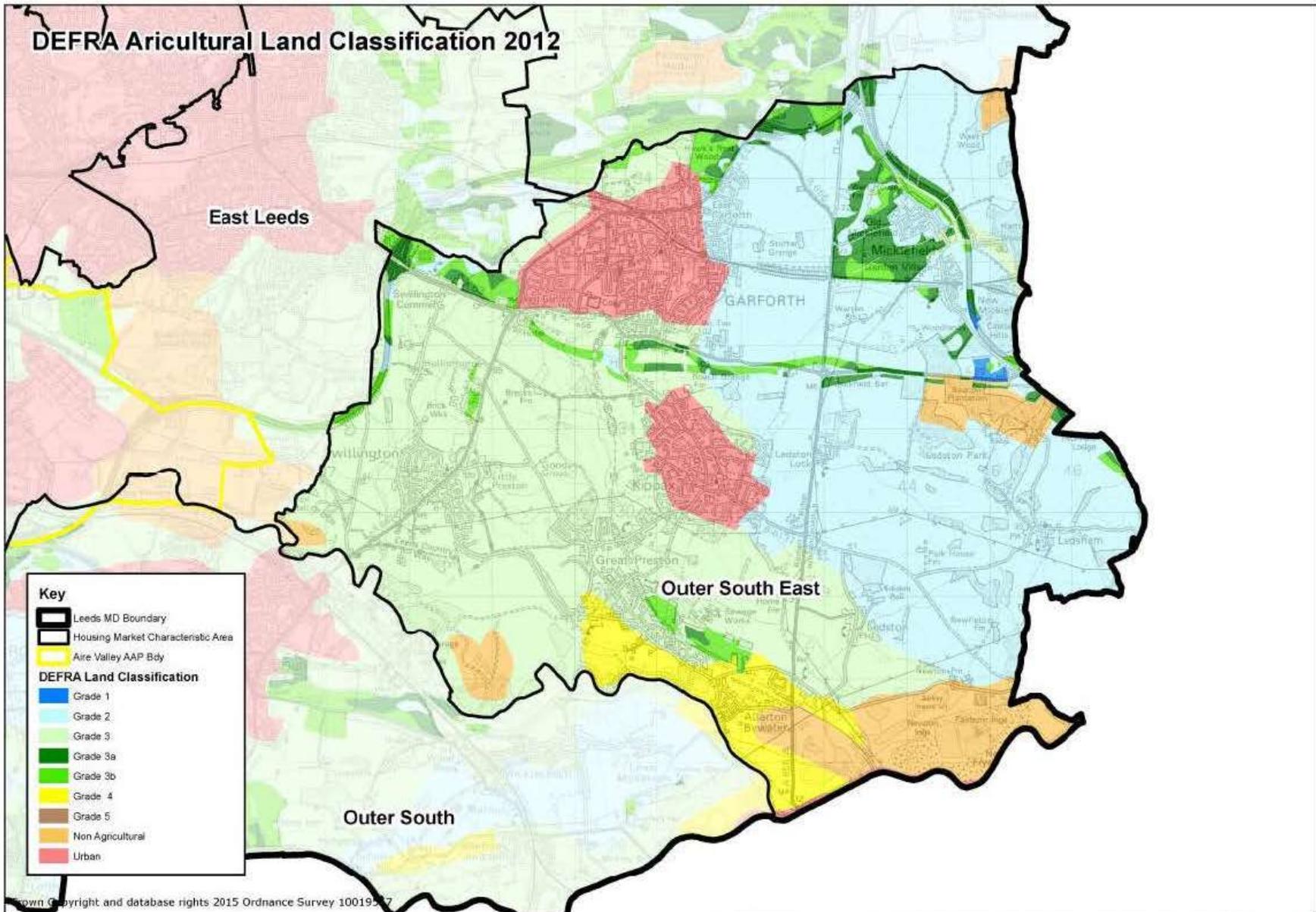


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Map 36 - DEFRA Agricultural Land Classification 2012



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Plan: G:\MERCURY\GIS\W\GOWMOW\DC\Information\Data Agriculture Land Classification\DEFRA\Agriculture Land Classification 2012\DEFRA ALC 2012_Cities (NW).mxd

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