

Site Reference: HG2-124 (1232B)

Site Address: Stourton Grange Farm South, Selby Road - Ridge Road, Garforth

Housing allocation

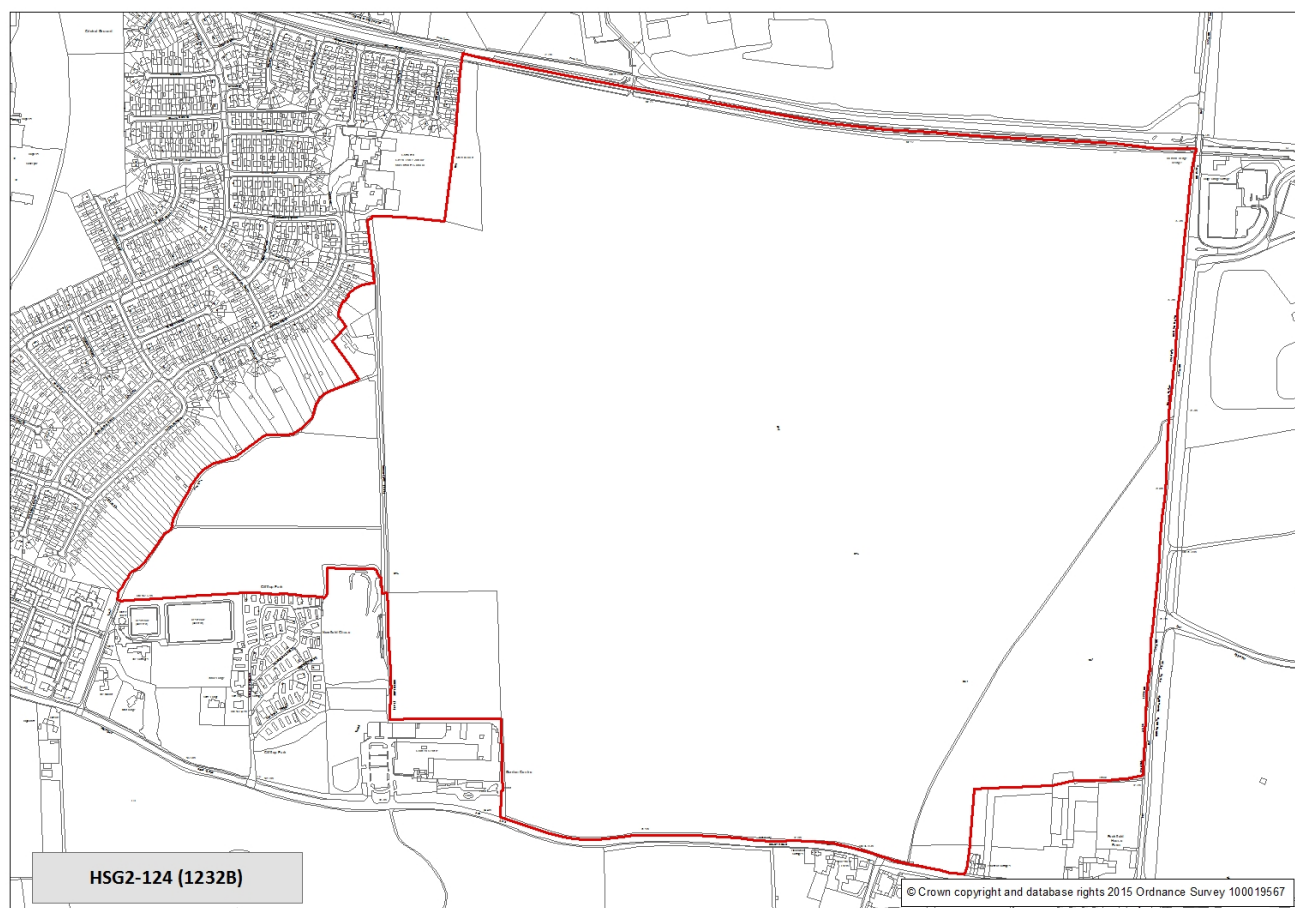
Site Capacity: 2314 units

Site Area: 132.89 hectares

Ward: Garforth and Swillington

HMCA: Outer South East

Phase: 1



Site Requirements - HG2-124:

A comprehensive development brief for the development of a new sustainable community needs to be provided, including consideration of the laying out of a new community park and substantial landscaping/planting along the western boundary of the site. Provision for schools, a local centre, new community park and pedestrian and cycle access to East Garforth train station, and supporting infrastructure and services are necessary, but not exhaustive, site requirements. In recognition of drainage capacity issues in the Garforth area, the development will have to demonstrate that there will be no negative cumulative impact on the wider drainage system in the Garforth area.

In accordance with Core Strategy Policy P7, creation of a new local centre to support the residential growth on this site is required. A range of supporting retail and commercial uses/services will be supported in line with Policy P2.

- **Local Highway Network:**

This site will have a significant impact on the A63 through Garforth and M1 junctions 46 and 47. Possible mitigation may include a southern bypass of Garforth and capacity enhancements at M1 jns 46 and 47. A comprehensive masterplanning and transport planning exercise will be needed to confirm the details of the road network and public transport enhancements needed to mitigate this major site.

- **Public Transport Access:**

Pedestrian access to East Garforth Station should be provided

- **Culverts and Canalised Water Courses:**

The site contains a culvert or canalised watercourse. Development proposals should consider re-opening or restoration in accordance with saved UDP Policy N39B

- **Greenspace:**

Provision of a new community park will be required on site.

- **Education Provision:**

1 x 2 form entry primary school, and 1 x through school with 2 form entry primary and 4 form entry secondary.

- **Gas Pipelines:**

The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required. Consult with Northern Gas Networks to see if any additional plant protection provisions are needed.
