

[REDACTED]

From: [REDACTED] Parsons [REDACTED]
Sent: 21 March 2014 08:27
To: LDF Consultation
Subject: Response to Development plan - Ilkley

[REDACTED]
Ilkley, LS29 [REDACTED]
21st March 2014.

Response to Development Plan for Ilkley.

We wish to express our concern about the proposal on the Development Plan to make a significant increase in the number of houses in Ilkley. In general this seems to be undesirable because facilities for education, transport, parking and medical services are already under pressure. In particular, as ex-residents who left the Gill Bank Road area because of the conditions, we question the advisability of building on the north side of the river. The reasons are as follows:

- 1) As we know from personal experience, this hill is so steep that most would be unable to walk, let alone carry shopping, up it. There is no public transport on the north side of the river, so additional houses would certainly generate a major increase in domestic and service traffic.
 - 2) These domestic and service vehicles would nearly always have to cross the New Bridge - the only reasonable route to the north side - which is already difficult to negotiate because of parking. They would also have to go along a steep and tortuous road which, in icy weather, is dangerous and sometimes impassable.
 - 3) Flooding due to water coming down the hill is already a problem. Askwith, which has little in the way of housing, has recently had a devastating flood, and because the drains and gutters (which are often blocked by leaves) cannot cope with heavy rain one house below Curley Hill has already been demolished because of repeated flooding. If more building takes place at the top of the hill this problem would almost certainly become worse.
 - 4) The walk from the station, past the swimming pool, through the woods, across the field between Cobby Wood and Crabtree Gill and on to the moor or the paths round the Monastery - the quickest way for our numerous visitors to get 'out into the country' - is in constant use. A housing development in this area would deprive Ilkley of one of its greatest attractions. It would also significantly impair the view from the main tourist (and residential) area south of the river.
- We therefore believe that, while any major development in Ilkley is undesirable, a development on the south side could only be used by those with private transport, that already difficult access would become significantly worse and that in bad weather it could become virtually impossible. Coupled with the increased risk of flooding from water coming down the hill and the loss of an amenity which, if anything, is valued more by visitors than by residents we believe that significant development in this area would be a grave mistake.

[REDACTED] Parsons.

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