

Mr & Mrs [REDACTED] Ashworth

[REDACTED]
Bingley
BD16 [REDACTED]

24 March 2014

To Whom It May Concern,

**Re: Local Plan for Bradford District- Publication Draft
Core Strategy Development Plan-
Proposed LDF Potential Housing Sites at Cottingley**

We wish to formally object to the proposals for removing areas of land out of the green belt for potential housing development surrounding Cottingley Village.

My main concerns are as follows:

The present infrastructure is already at saturation point and could not in our opinion support any further housing development. It is also encroaching into the green belt areas surrounding the village which separate it from the adjoining towns and villages of Bingley, Shipley, Harden, Wilsden, Sandy Lane and Heaton which are vital to stop urban sprawl.

Cottingley has only one point of access and one main exit which already gridlocks at peak times due to the very high volume of traffic from the village and on the B6146 and we do not see how any more traffic can be accommodated. This only highlights the fact that the proposed developments of approximately 30% more houses within and surrounding Cottingley would be catastrophic to the area.

The suggested access points for the site to the south of March Cote Lane are proposed to be into March Cote Lane. As March Cote Lane is a narrow road made even narrower on the northern side by virtue of parked cars, due to the fact that the majority of those households have no means of providing off road parking, we contend this would be very dangerous.

It would also add to the already impossible traffic load in and out of the village and would definitely bring complete chaos and total gridlock at the point of exit.

Cottingley Moor Road is already a very busy commuter route and far too narrow for the volume of vehicles using it at present. The proposed developments to either side of this road would only exacerbate the existing problems and in our opinion bring the road to a complete standstill at peak times and also make it very dangerous particularly in the vicinity of Cottingley Village School where the recent housing development has its only egress point.

When this development was being discussed it was agreed by all Parties including Local and Central Government that access for traffic could **not** be allowed into the village so how can anyone now suggest that a proposed larger site be allowed vehicle access through the Village.

The proposed housing sites throughout Cottingley would effectively increase the housing stock of the Village by approximately 30% which in our opinion is totally disproportionate to the existing village. We therefore suggest that should any housing development be absolutely necessary it should be of a far greater less proportion.

Surely the Green Belt Areas which surround the village were so designated to check the unrestricted growth and sprawl of large built up areas which have historically proved to be a big mistake.

It was also the intention to preserve the surrounding countryside from further encroachment, and to prevent the neighbouring towns and villages from merging into one another, thus losing their identity. The need to preserve ease of access to open country in pleasant surroundings is essential to the health and wellbeing of people and should not be eroded at any cost.

The great asset of our immediate area is the quality of the surrounding landscape, in spite of the most recent small housing developments, which is also enjoyed by the towns and villages surrounding Cottingley. The open wooded areas still dominate distant views and surely our aim should be to retain the character of the

surrounding countryside for all to enjoy. The proposed significant developments would destroy these very qualities which are the main attraction to most residents, prospective house buyers and visitors in the area.

The large proposed sites in and around Cottingley are **not** in our opinion natural infill. The agricultural land to the south of Cottingley is being presently used for grazing and also to provide feed for the livestock. It has also in the past provided much needed good quality crops, such as wheat, with excellent results which should be preserved in order to assist in providing much needed locally sourced food to help with the every increasing shortages and also to assist in reducing the additional resources and costs involved in transportation.

We already have the most recent housing development within the village finding it very hard to sell or to let after approximately 2 years. Throughout the village there is also a significant number of houses and flats for sale or to let, some of which have been on the market for up to approximately 5 years, so where is the need for more.

On our travels in and around Bradford District I would argue that this state of affairs is general and that there appears to be no significant requirement for additional housing. To back up this I quote one of your own statistics "There are at present 6292 long term empty properties in the district".

In closing I would also wish to make the following observations:

These proposed housing sites were not generally made public by the Council in sufficient time, particularly to adjacent properties and the Local Councillors. We will however add that we personally are fortunate in being on your mailing list and were therefore made aware.

There are within the village several lines of communication which should have been utilised i.e. the Cottingley Neighbourhood Forum, Cornerstone and the large public notice board in the central parade of shops all of which I have suggested on previous occasions to no end.

It also seems ironic that a few traffic calming speed bumps on one road within the Village resulted in a survey of local residents together with plans displayed in Cornerstone but is not deemed necessary for these far reaching proposals.

As for trawling through your sight to find any relevant information, we found this very, very difficult if not impossible as the Titles of Articles gave no clue as to there specific content and we are still not satisfied that we have seen every relevant article.

In closing we would wish to be kept informed of any future discussions, proposals, meetings or decisions in respect of the above.

We look forward to receiving your comments in due course.

Yours faithfully,

██████████ Ashworth & ██████████ Ashworth