



Ilkley
West Yorkshire
LS29

26 March 2014

BY RECORDED DELIVERY

Dear Sirs

Local Plan - Addingham

Below are my comments and observations on the Local Plan ('the Plan') with particular reference to Addingham.

1. Schools. For several years now the pupil capacity of the Addingham schools has been stretched beyond its reasonable limit. There is no room for extension of the present schools, and certainly no scope to build further ones. An influx of further pupils, in the numbers which would be inherent in the building of 200 further houses in the village, would be wholly insupportable.

2. Shops. There is a substantial difficulty in supplying the needs of the Addingham population, even at its present level, in terms of shopping facilities. Since its opening there have been continuous problems of congestion with traffic accessing the Cooperative Food Store at the Ilkley end of Addingham Main Street. The only 'commercial' area of the village is indeed the Main Street, where there is no significant scope for providing the further shops which would be required by an influx of new residents in the numbers inherent in the Plan.

3. Population Profile. Figures show that the alarming population increase in the Bradford local authority area has been predominantly in Bradford itself. Basic logic dictates that the consequent need is for low-cost housing where that need is felt - not miles from where the problem lies, and in an area where any new development is likely to be in the upper price range (see 9 below).

4. Employment opportunities. The stark fact is that modern Addingham no longer provides any opportunities for a community seeking employment. It is therefore completely irrational to build 200 new houses in Addingham in the expectation of take-up by an upcoming generation of job-seeking Bradfordians - in an area many miles from the nearest significant area of job opportunity.

5. Nature/Habitats. The moors and open spaces which surround Addingham are natural, irreplaceable habitats for rare and semi-rare species of both flora and fauna. Their preservation is vital - beyond price. In this connection, the reduction in the

projected number of houses from 400 to 200 is utterly meaningless. The siting of anything like 200 new houses in and around Addingham, further eroding the fringes of such areas of special protection such as Rombalds Moor, Addingham Moorside and Howber Hill, would have a catastrophic effect on wildlife.

6. Road Traffic. Essential road and traffic facilities are already striving to operate at capacity levels, and in many cases struggling to cope at beyond capacity. The A65, the main traffic artery through Wharfedale to Leeds and Bradford, is already choked with traffic at peak and other times of day. The weight of traffic is further increased by the fact that Addingham is not served by rail, therefore much of the peak-hour traffic in and out of the village consists of motorists seeking to connect with the nearest railway stations in Ilkley, Keighley and Skipton. This would be exacerbated intolerably by the increased numbers of motorists generated by a housing increase of the scale proposed.

7. Village character. The desirability of preserving the essential character of Addingham as a village has been recognised over many years in its designation as a conservation area. However, as in the case of any such village or locality, Addingham's character consists not only in its built heritage but extends beyond the formal conservation area boundaries to the fields and open spaces which provide its setting. To obliterate the latter with new housing on the scale envisaged in the Plan would be to destroy that character forever.

8. Demographic. It goes without saying that modern Bradford comprises a cosmopolitan community, multicultural and multinational. As Bradford's population grows, this facet of its make-up grows with it, and accounts for a very large part of the perceived housing need. Equally however the different ethnic communities have, over decades, become established in particular areas of the Bradford district, and experience has shown that these social groups prefer to remain in their adopted areas. In all reason it cannot be expected that the members of any of these communities would wish, or be prepared, to relocate to an area such as Addingham, far away from their established and familiar locales.

9. Brownfield Site Alternatives. With the decline of industry over recent years, it should go without saying that the use of 'brownfield' sites – both ground sites and vacated industrial premises – for their adaptation and conversion to residential use, must be exhaustively explored. To date, it would seem that this resource has been largely ignored. Why is this? There are large numbers of these sites in the Bradford area; next to none in and around Addingham. It is in the nature of such sites that they lend themselves to redevelopment as the affordable housing which we are told is the central goal of the Plan. Of course the commercial developers will prefer the prospect of greater financial returns from building higher value housing in areas such as Addingham. But this – it need hardly be said – would fail utterly to address the need for the specific type of housing referred to in the Plan, and it can only be trusted that there is not the faintest hint that anyone involved in the promulgation and implementation of the Plan will be in any way influenced by those commercial interests.

10. Drainage. The building of anything like 200 new houses in Addingham would create a permanent drainage problem. In a village which is already at risk of flooding

from the watersheds of Rombalds Moor and Silsden Moor, the greenfield sites which Addingham yet retains act as a soakaway, preventing flooding from becoming a major problem in the village. Building on these sites would both remove this safety-valve and impact the land, pushing Addingham's drainage system well beyond its ability to cope.

The above points represent my objection to the Plan insofar as it proposes the release of greenfield sites within Addingham for the purpose of new housing.

Yours faithfully,

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