

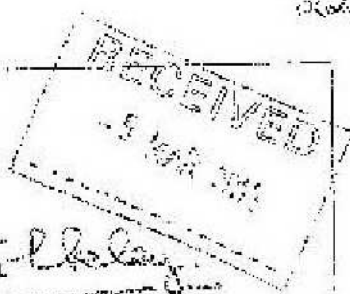
PLANNING SERVICE

My Comments on:

28 MAR 2015

The Bradford Local Plan

Subject: 800 Homes for Ilkley



When allocating land for new homes a "Brownfield First" policy must be adhered to. There should not be any building on greenfield land until all brownfield sites have been developed. Comment: Bradford Council has not provided any details re-

improvements to the infrastructure required to cope with the increase in population due to building so many new homes. Schools in Ilkley are already at or very near to capacity. Health care facilities, are under pressure.

Roads and car parking are currently inadequate and peak time public transport can barely cope.

No evidence has been presented to justify building 800 homes. Population growth in the

has not been as widespread or much as in other Bradford. Local employment opportunities are

limited to committing all loans and Bradford would increase. Developers, planners and politicians often

refer to the need for "affordable" homes as a requirement for any new development. But never put

a figure on what they mean by "affordable".

The national average income is approx £26,000 PA and in the Bradford district is 22,200 PA therefore

affordable homes should not be more than around three or four times this amount. I.e. between

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£85,000 and £100,000. Homes built on green belt land in Wharfedale would be expected to fetch a price of more than ten times the average national income. This would put them well beyond the reach of the average family and makes a nonsense of the "affordable" argument. Drainage problems - springs and streams from the Moor Craggs problem already. This seems to have been ignored. Fields along the A65 at Ben Rhydding have had large areas under water for around 2 months. Ilkley is a tourist town, important to visitors and residents. Overdevelopment would have an adverse impact making Ilkley a less attractive destination. Ilkley is close to an area of outstanding natural beauty and is an attractive town surrounded by open countryside and moorland. This should be preserved for future generations.

Your Name (Capitals) MR [REDACTED] BEST MRS [REDACTED] BEST
Address [REDACTED]
ILKLEY
Postcode LS29 [REDACTED]

Please post your comments to: The Parish Clerk
Ilkley Parish Council, Town Hall, Ilkley LS29
No later than Feb. 28th 2014