



COMMENTS Re proposal for 800 new homes in Ilkley

The majority of the proposed development is on land designated as Green Belt and is therefore contrary to government guidelines. Far better use could be made of Brownfield sites for example in Bradford and Keighley where there are old industrial sites and where there is most demand for housing.

Ilkley is world famous as a 'Spa Town' and along with its iconic Ilkley Moor and Cow and Calf Rocks is used by many organisations as promotional material for not only the local area but also the whole country.

The sites at the western and eastern end of Ilkley eg IL/016 and IL/023 IL/014 would effect a ribbon development along the A65 road and as such would diminish the effect of being a separate Spa Town.

Ilkley's development as a Spa Town in Victorian times means that Ilkley is already fully stretched in terms of infrastructure. Parking is already very difficult and 800 more homes would exacerbate the situation, particularly for commuting into Leeds and Bradford.

There is no provision in the plan for:

- 1 Park and ride- 800 houses could create 1600 cars
- 2 Schooling-places are already oversubscribed
- 3 Drainage-some sites are on the flood plain
- 4 Extra congestion on the A65 through Ilkley

I accept that more houses are needed. Approximately 250 of the proposed homes are not within the Green Belt and could be of sustainable development without significant detriment to the structure and facilities available in Ilkley. Any further development

would have to be 'Windfall' in Ilkley or 'Brownfield' elsewhere.

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