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24 MAR 2014

From [redacted] Petty

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[redacted]  
Ilkley

LS29 [redacted]

19<sup>th</sup> March 2014

Re: Bradford Local Plan - Objection to soundness of the Ilkley housing component.

- No evidence has been produced beyond generic 'guesstimates' to justify the number of houses (800) said to be needed in Ilkley.
- This number can only be achieved by major encroachment on long designated green Belt land contrary to Government guidelines, as strongly confirmed by Nick Boles MP on 06/03/2014 in his written ministerial statement to the House of Commons on planning: 'Re-affirming green Belt protection, noting that unmet housing need is unlikely to outweigh harm to the green Belt and other harm to constitute very special circumstances justifying inappropriate development.'
- If the Coutances Way site is built on, the green Belt between Ilkley and Burley-in-Wharfedale will no longer be visually meaningful; it will result in ribbon development along the valley floor and the loss of Ilkley's distinct and distinctive boundary. Once the principle of ignoring green Belt has been breached there is nothing to stop it happening again.
- Greenfield sites should not be sacrificed while so many brownfield sites remain in Bradford and Keighley, blighting their own surrounding areas. Builders should be incentivised to use these first as the National Planning Policy Framework states. The urban areas of Bradford and Keighley are where the work is, and where restaurants, hospitals, entertainment and services are.
- There seem to be no plans to improve the infrastructure. The development would be 'car reliant' but local roads can hardly cope with the current traffic level. Ilkley is frequently a bottleneck on the A65 with no possibility of road widening short of major demolition in the town centre. All schools are at or over capacity with no plans to expand or build new.
- Ilkley's Victorian architecture is a large part of its charm, attracting visitors and tourists to the town and moor; it risks losing them and their spending power if its individuality is compromised by suburbanisation.

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