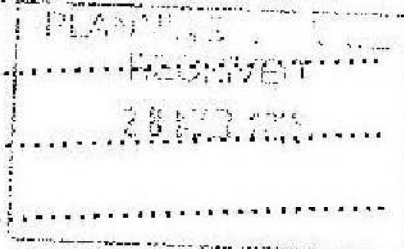
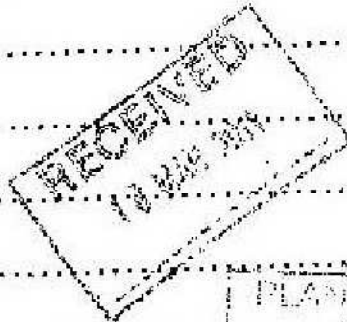


My Comments on

The Bradford Local Plan

Subject: 800 Home in Ilkley
- see attached

Comment:



Do Not Forget to fill in your name and address overleaf

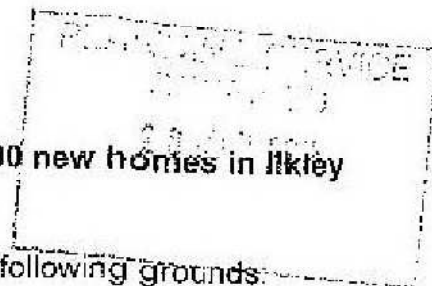
From

██████████ Smith
██████████

Ilkley

L S29 ██████████

Objection to Bradford Local Plan proposed 800 new homes in Ilkley



I wish to object to the Bradford Local plan on the following grounds:

1. Unsound data and research

GVA consultancy firm used to draw up the plan is not an impartial entity. There are no solid figures or justifications offered to back up the need to build 800 homes in Ilkley or indeed across Wharfedale. The figures seem arbitrary and not related to actual data. Villages such as Burley in Wharfedale are not being asked to have such an influx. The figures for Ilkley are massively over ambitious and reflect a lack of understanding of the town and its needs. For example the figures provided overall for Bradford and Ilkley are predicated on regional and local economic recovery. Given the current national growth is in London and the Southeast the plan is based on uncertain and unsound data.

Justification for new homes in Ilkley needs to be provided. It is clear that the homes and the inward investment are mainly required in the urban areas of Keighley and Bradford. These towns are where recent population growth has taken place.

2. Habitat.

Habitat surveys shown the need to limit growth in areas in such close proximity to the moors. Wildlife conservation is crucial to this objection. To ignore loss of habitat and wildlife is damaging and neglects current conservation requirements and concerns.

3. Nature of Ilkley

The impact on the character of Ilkley for residents, visitors and tourists has not been taken into consideration.

- a. Ilkley has been designated a principal town within the plan. The town does not merit this designation e.g. population numbers are modest, the town hall is rarely open and almost all services have been withdrawn from it. There is and cannot be any comparison with Keighley which is much larger and merits the 'principal' town designation.

- b. There is an important economic case for retaining Ilkley as a tourist destination but this depends on maintenance of an attractive local environment. The numbers of new builds need to be severely restricted to maintain this environment.
- c. The geophysical structure of Ilkley has been exploited to its maximum capacity already. Steep hills, natural springs and waterways inhibit any further development. Ilkley is already full.
- d. Ilkley is a Victorian town. Its central area streets are very narrow and cannot take further traffic.

5 Green belt.

Ilkley is in an area of natural beauty. The importance of ensuring the green belt remains untouched cannot be over emphasised. With minor exceptions Ilkley does not have suitable brown field sites i.e. those that should be built on without affecting the green belt amenity. The numbers of new houses suggested for Ilkley are therefore largely designated for greenfield sites.

Any designation of sites as brownfield should be thoroughly checked and assumptions avoided. There are plenty of genuine brown field sites in other parts of the Bradford region.

Ilkley is a relatively small town with distinctive boundaries. Relaxing the regulations and building in fields adjoining or green spaces within Ilkley could lead to ribbon development and an emergent conglomerate across Wharfedale.

6 Infrastructure

The Bradford local plan has not taken into account the infrastructure of Ilkley. Ilkley has limited local employment and it is likely that many of the new houses will contain one or more commuters to Leeds, Bradford and beyond. 800 new homes will contain people who need services.

a. Transportation

There is really only one way in and out of Ilkley by road. The A 65 cannot cope with more traffic. It is already at or over capacity. The trains are already overcrowded especially at peak time with no additional capacity available. This is partly because in the real world this extra capacity is being directed and funded in London and the south east.

b. Parking

There is very little parking available in Ilkley. One central car park that is usually full and a couple of smaller car parks also full. Car parks for commuters constitute a major problem already with extensive street parking, delays and frustrations.

c. Schools

These are already full and oversubscribed. My own family is having difficulty finding school places in local schools that are in walking distance from their homes.

It is recognised that Ilkley Grammar School needs rebuilding and expanding. Where? The area designated for housing on Coutance Way should be used for a replacement school.

d. Healthcare. Healthcare in Ilkley is under pressure. I do not think local health services could cope with an extra 800 families and/or single people.

