

## Further Statement in relation to Representation 180

We have noted the Council's responses to our original representation. We consider that they have failed to recognise several of our specific concerns as they are not answered by the mainly generic responses provided and accordingly we submit this further statement.

### Sustainability

The Council's response fails to recognise the existing inadequacies in the local infrastructure of Ilkley which will be exacerbated by the proposed scale of development. Their oft repeated comment "new development can generate demand for infrastructure" is self evident but, without any robust commitment to its delivery, is specious. In offering their Local Infrastructure Plan as the answer to this situation, the Council continue in their failure to address the shortcoming because the plan gives no assurance of delivery. Unless appropriate infrastructure provision accompanies housing development, we consider that such development is unsustainable.

### Green belt Release and Landscape Character

We made a number of specific points relating to conflicts between the Council's expressed intention to release green belt in Ilkley and their existing policy EN4 as well as their Landscape Character SPD. Their response is they do not agree that conflicts exist. A review of the seven bullet points under the heading of green belt in our original representation clearly demonstrates the inaccuracy of this response. There are multiple self evident conflicts.

The Council have made no response to our concern that green belt deletion in Ilkley would result in an inappropriate increase in the already elongated nature of the settlement given that the land to both North and South is inviolable.

The Council have failed to demonstrate that there are exceptional circumstances justifying the release of green belt in Ilkley, or at all. The response claims that Policy HO2 and their Housing Background paper identify exceptional circumstances and, in this context, they specify unmet housing need, and unmet housing need alone. Nothing more is offered. In so doing, the Council fail to recognise that Government have indicated that unmet housing need does not constitute an exceptional circumstance, and as this has now been elevated from "guidance" to official, and therefore enforceable, Policy, the Council's position is unsound.

Andrew J Lund  
Grace M Lund

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