

Uptake of new housing in Bramham 1990 - 1995

Implicit in the UDP and many developer proposals is the hypothesis that Leeds housing needs can be met over the UDP period at least in part by further green site development in the Wetherby area and surrounding villages.

Developers will always prefer a green field site in such areas. They are easier, cheaper and more profitable to develop without having to contribute to urban regeneration and infrastructure in the inner city areas.

This village has met its share of recent housing development. Since 1986 a village of 481 dwellings has grown to 636 with a further 46 in the pipeline. Every available place within the village envelope has been allocated, to such an extent that Bramham now has less amenity space than would be tolerated in an urban suburb.

Bramham Parish Council has always been sceptical about this housing need, but on a precept budget of approximately £3000 per year it is unable to commission its own demographic survey to question it. However the council does know its own back yard: it knows who leaves the village and who comes into the village, and it has realised that very few Leeds people have been attracted to Bramham despite the recent vast expansion.

The council therefore decided to conduct its own survey to determine where people came from to Bramham, where they worked, and where they went for purchases and leisure.

In order to make the survey reliable and pertinent, the council chose as its sample population the five multiple housing developments constructed in the past five years by Tay Homes, Arncliffe, Redrow and Wild Bennett, consisting of 133 dwellings with an adult population of 241, and in order to obviate return response bias the survey was conducted by interview. Access was gained at 102 dwellings and only 2 refused to participate. The survey therefore covers a 75% sample of the chosen population.

The data for origin and employment is tabulated overleaf, and shows that 61 households out of 100 settling in Bramham come from outside the Leeds Metropolitan District. Only 26 of them have come to work in Leeds, and many of these are known to be associated with one particular exceptional relocation of a government department.

Responses regarding consumable purchases, household purchases and leisure locations proved difficult to disentangle, and a list of amalgamated responses is tabulated below.

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Preferred Locations for Shopping and Leisure are:

Local (Wetherby/Tadcaster etc)	19.9%
Leeds	25.6
Harrogate	26.7
York	25.0
Other (further afield)	5.8

The conclusion to be drawn from this survey is that development in Bramham does very little to help Leeds housing needs, but attracts many migrants from other parts of the country, who have no employment, business, social or commercial interests in the city.

We believe that this situation is equally applicable to other villages on the eastern borders of the Leeds Metropolitan District.

Paul Topping

Calculation of Percentage Increase in Housing since 1986

Number of houses built since 1986		142
Number of houses built since April '91:		
Redrow	56	
Willd Bennett	14	
	—	
TOTAL		74
Hence number of houses built in period 1986 - 1991		68
Number of households at census in April 1991		549
Hence number of households in 1986 = 549 - 68		481
Percentage increase in houses built and projected since 1986:		
$196/481 * 100 =$		40.7%

APPENDIX 'D'

Building development in Bramham since 1986 - 91 - late 90s

	<u>New Dwellings</u>	<u>Planning Permission Granted</u>
Back Street	1	
Folly Lane	7	
High Street	1	
Lyndon Close	17	
Lyndon Road	27	10
Lyndon Way	7	
Milnthorpe Close	24	
Milnthorpe Gardens	2	
Milnthorpe Garth	7	
Milnthorpe Way	14	
Church Meadows/New Road	5	
Tenter Hill	2	
Wetherby Road	9	
Wild Bennett Development	18	
Vicarage Lane	1	
Bradford Close		12
Firbeck Road		6
Freely Lane		11
Milnthorpe Lane		7
New Road		8
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TOTALS	142	54
GRAND TOTAL	196	

Uptake of new housing in Bramham 1990 - 1995

PRT 4/95

-expressed per hundred dwellings

100

Employment/Business
in Leeds M.D. Other
Reasons Retirement

To Bramham
from WITHIN
Leeds M.D.

39

25

11

3

To Bramham
from OUTSIDE
Leeds M.D.

61

26*

31

4

Note * This item believed to be exceptional due to relocation of DSS staff to Leeds

Source: Bramham Parish Council

Uptake of new housing in Bramham 1990 - 1995
 -expressed per hundred dwellings

PRT 4/95

39 with Leeds
 42 with elsewhere
 12 with locally
 7 retired

Workplace

Local Leeds N Yorks Elsewhere/Anywhere Retired

From:	Local	5	1	2	19
	Leeds	14	2	1	20
	Within Leeds M.D.	25	11	3	39
	N Yorks	2	2	2	10
	Elsewhere	18*	12	2	51
	Outside Leeds M.D.	26	31	4	61
	TOTAL	12	19	6	17
					7
					100

Note: * This item believed to be exceptional due to mass relocation of DSS staff at Quarry Hill