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 Distict. 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 governmant 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

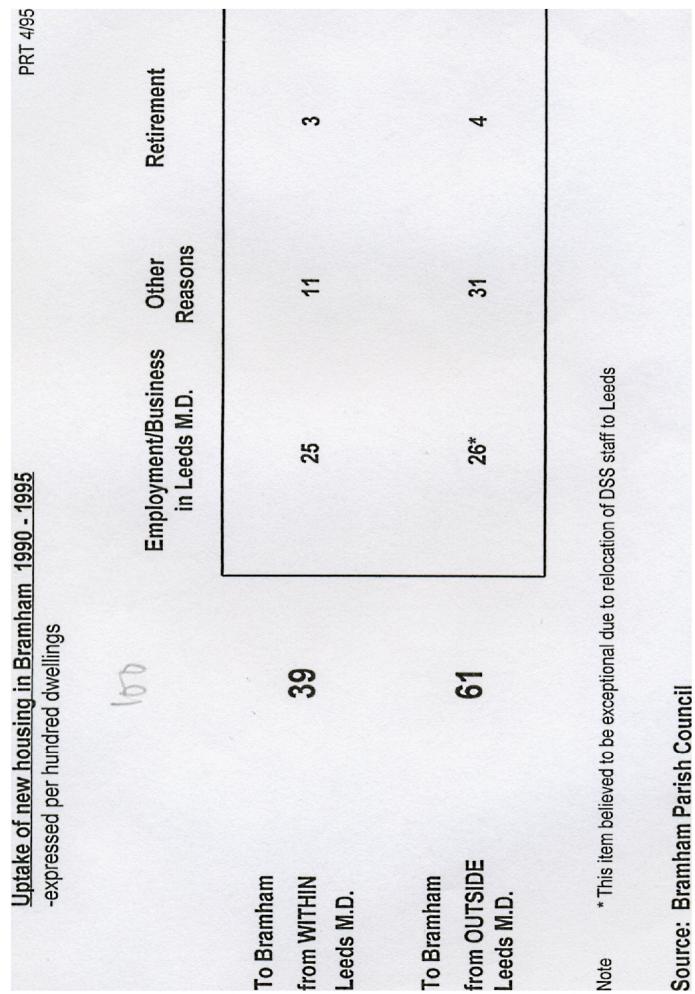
Calculation of Percentage Increase in Housing since 1986

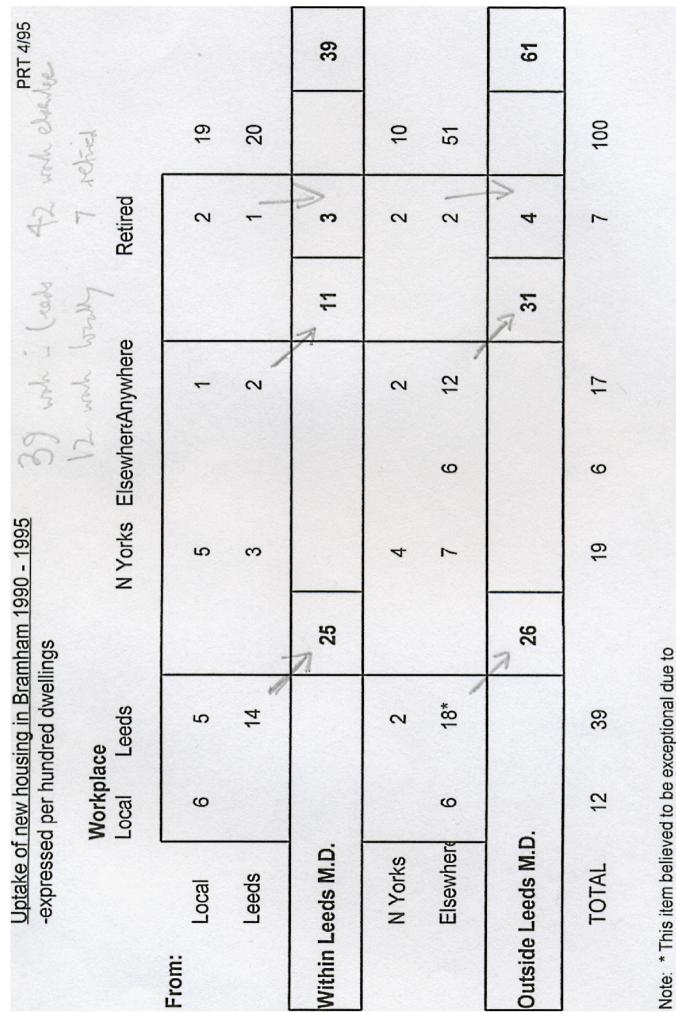
Number of houses built since 1986		142
Number of houses built since April '91:		
Redrow	56	
Willd Bennett	14	
TOTAL		74
Hence number of houses built in period 1986 - 1991		68
Number of households at census in April 1991		549
Hence number of households in $1986 = 549 - 68$		481
Percentage increase in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

APPENDIX 'D'

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

	New Dwellings	Planning Permission Granted	
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	
TOTALS	142	54	
TOTALS	142	34	
GRAND TO	ГAL	196	





I his item believed to be exceptional due to mass relocation of DSS staff at Quarry Hill