

# Bramham cum Oglethorpe Neighbourhood Development Plan

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## HOUSING MARKET ASSESSMENT

MARCH 2017

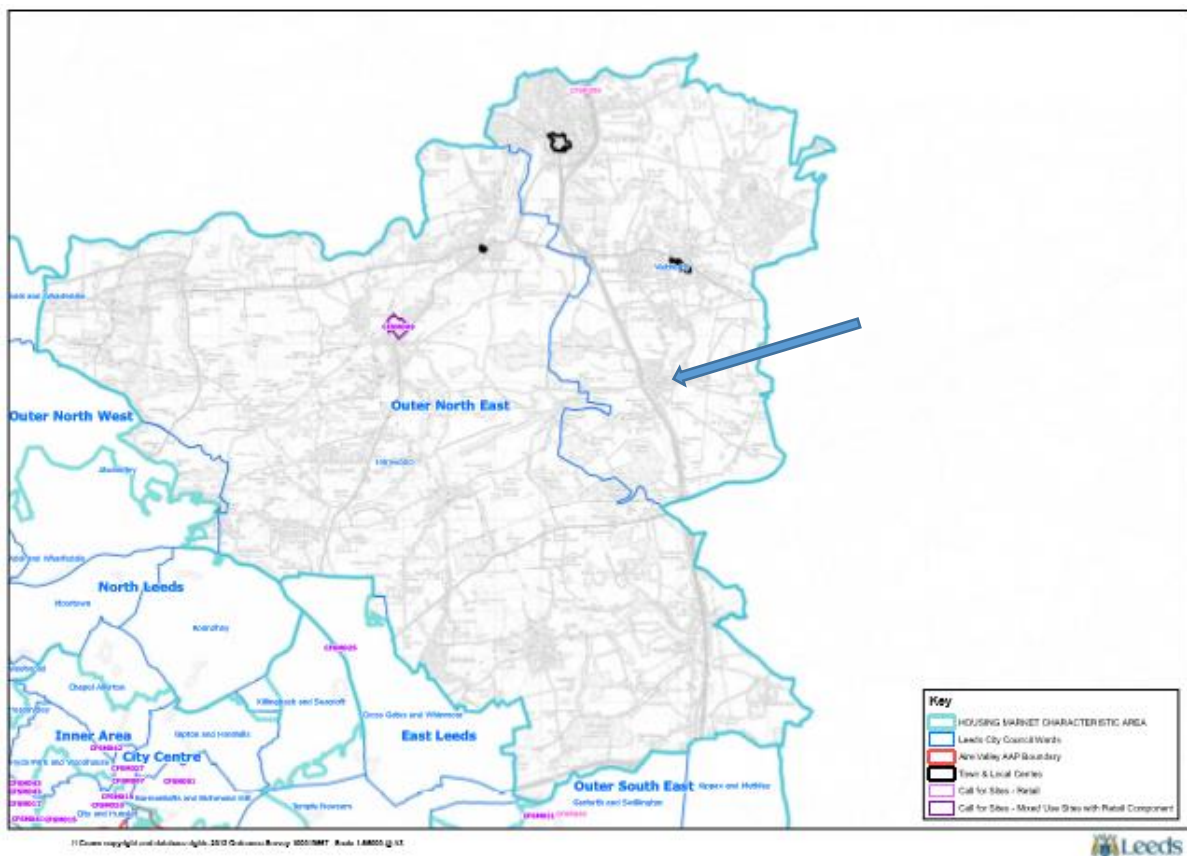
## Introduction

Bramham is a village located three miles south of Wetherby, midway between York and Leeds. Bramham village is well serviced by local amenities and facilities, which includes Bramham Primary School, a village hall, church, playing field and pavilion, village shop and Post Office, medical centre and two pubs.

According to the 2011 Census, the population of Bramham was 1650, living in 718 households. According to the 2001 Census, the population was 1755<sup>1</sup>, living in 695 households. This represents a population reduction of 6% whilst increasing the number of households by 3%.

## Background Information

Bramham is located within Outer North East Leeds as shown on the map below:



The Leeds City Council's Core Strategy has defined Bramham as a Smaller Settlement. Smaller Settlements are those communities which have a population of at least 1500, a primary school, and a shop or pub. Some but not all Smaller Settlements have a local centre.

## Demographic profile

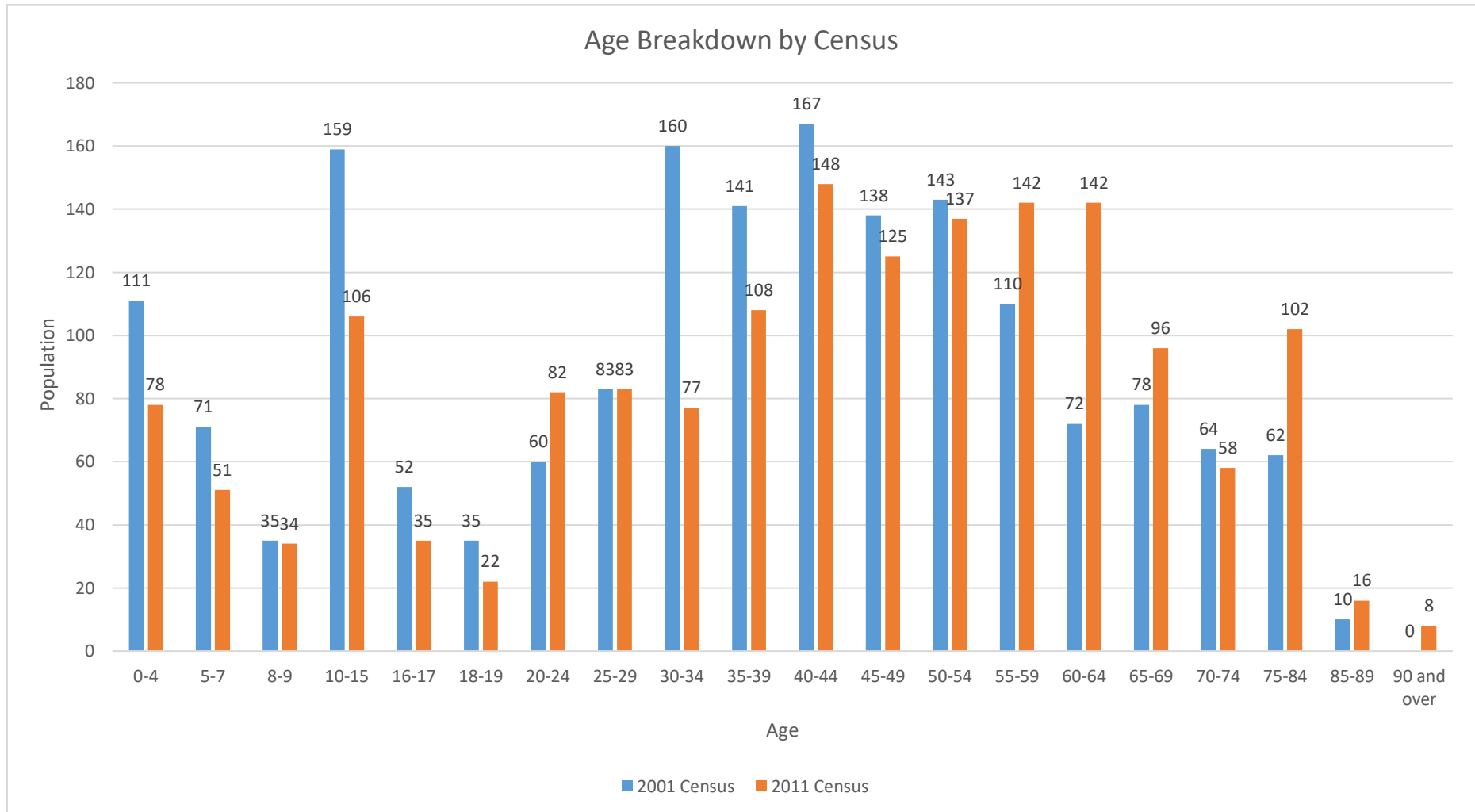
The following statistics have been taken from the 2001 and 2011 Government Census as stated by the Office of National Statistics.

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<sup>1</sup> Figure taken from ONS statistics Key Figures for 2001 Census: Key Statistics

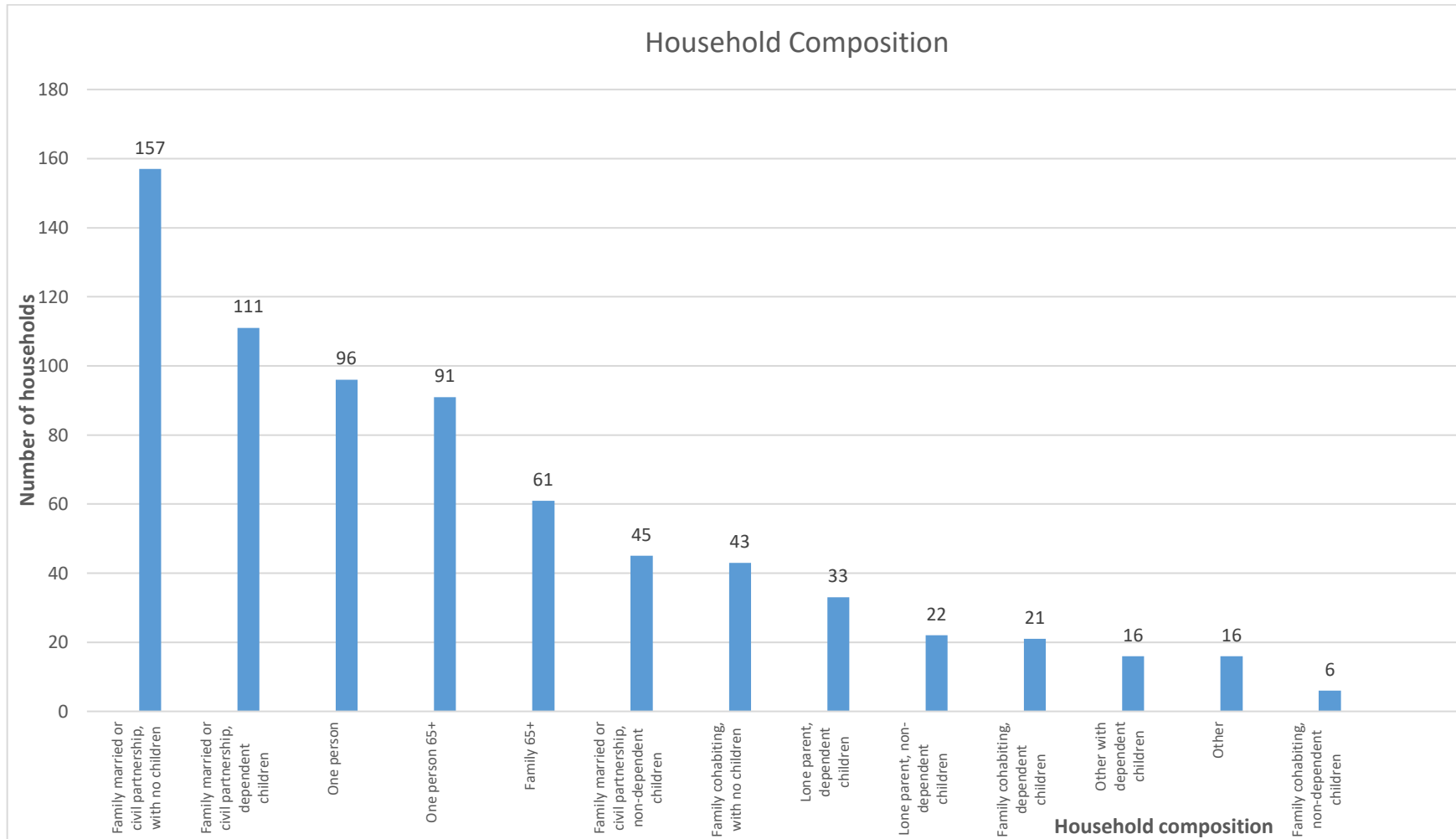
## Age breakdown

In 2001 the population of Bramham was 1755, (0.3% of the population of Leeds). In 2011 the population of Bramham was 1650, (0.2% of the population of Leeds). The following graph shows the age breakdown of the population, according to the 2001 and 2011 Censuses.



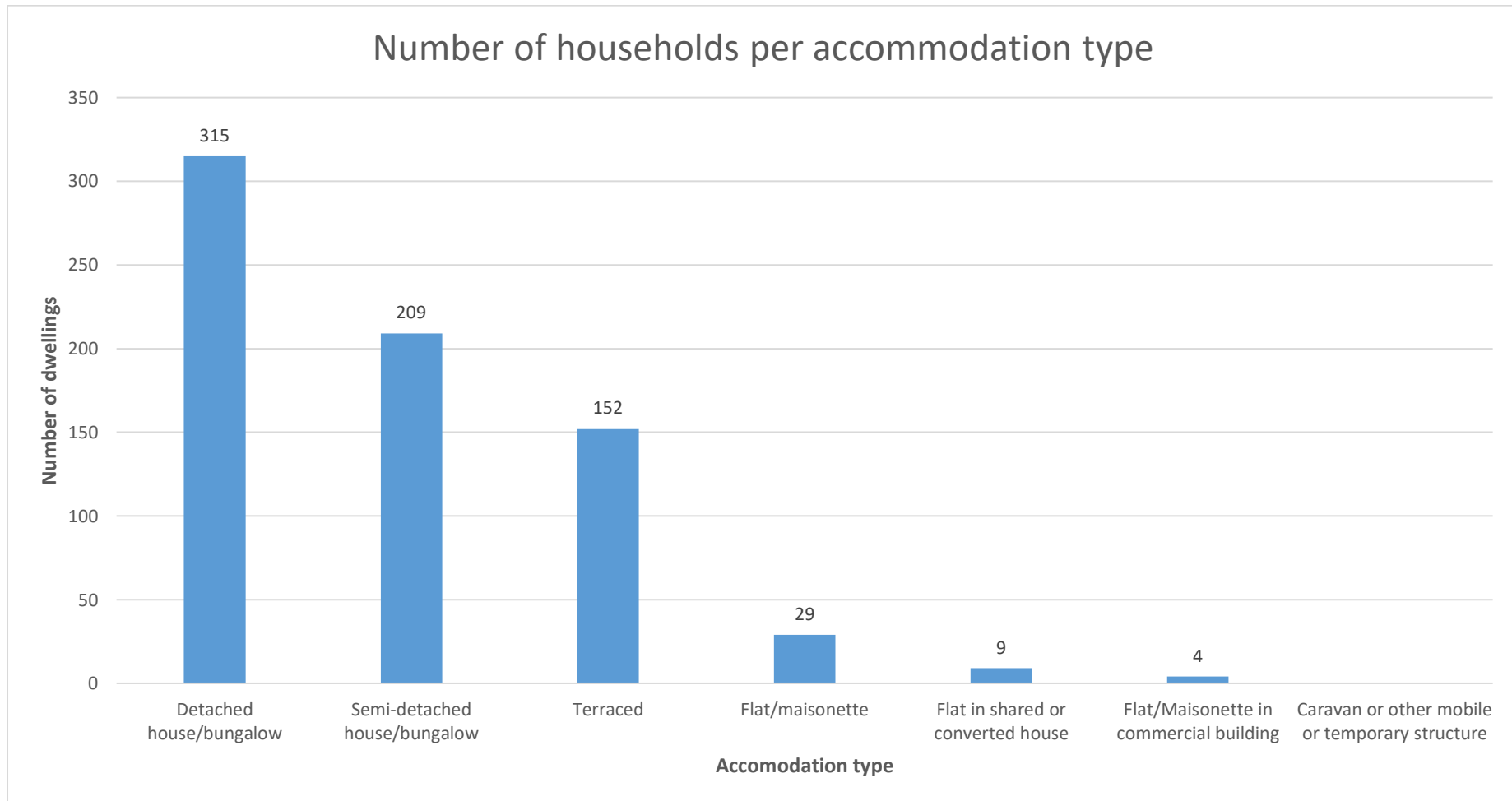
## Household composition

In 2011 the number of households in the parish was 718 (0.2% of Leeds households). The following graph shows the household composition, according to the 2011 Census.



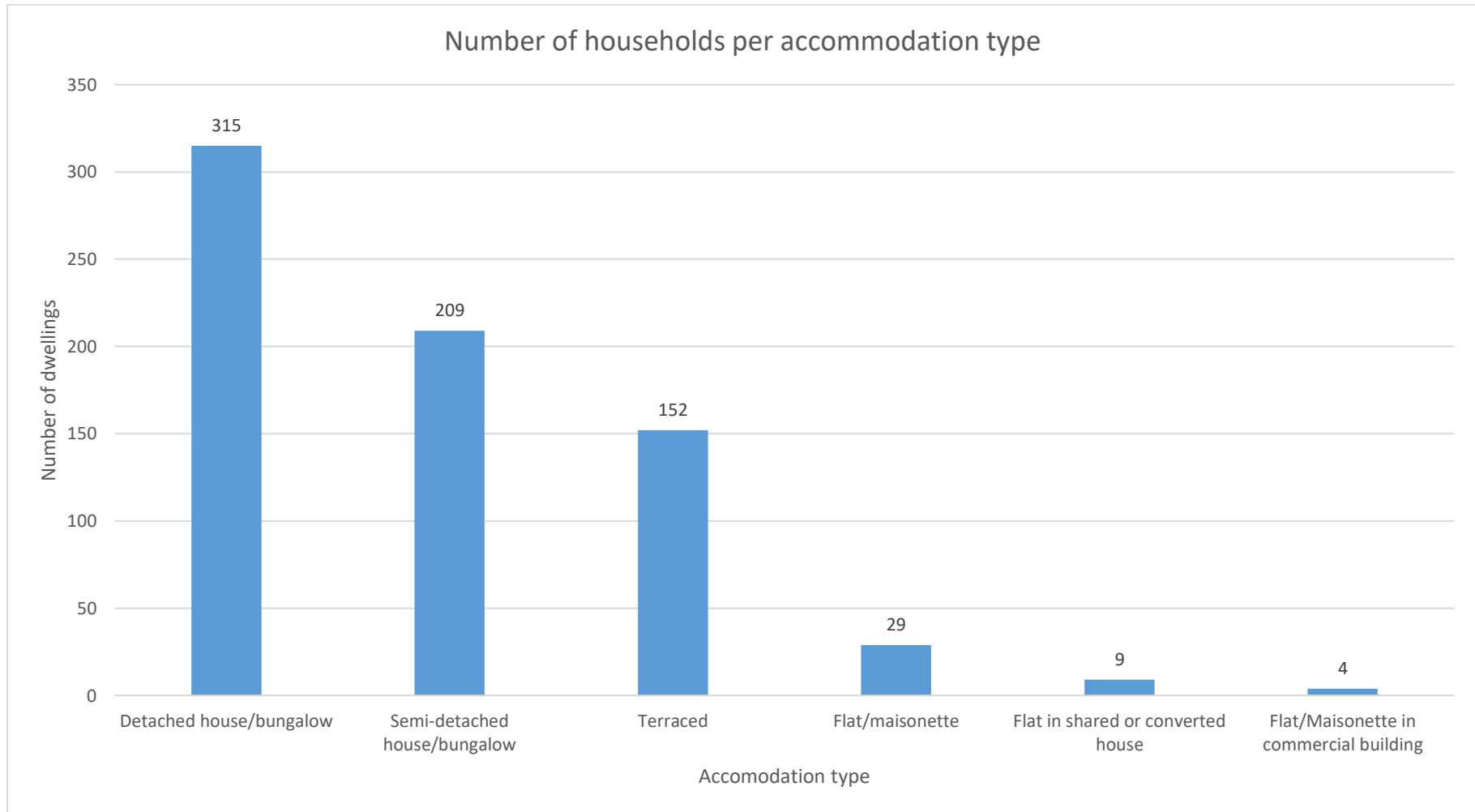
### Number of dwellings by accommodation type

The following graph shows the number of dwellings by accommodation type. According to the 2011 Census, 71% of dwellings are detached or semi-detached properties.



### Number of households per accommodation type

The following graph shows the number of households by accommodation type. According to the 2011 Census, 73% of households within the parish live in detached or semi-detached properties.



## Stakeholder information

The following information provides an indication of the current housing market, according to the website [Rightmove.co.uk](http://Rightmove.co.uk)<sup>2</sup>:

- There are currently 16 residential properties for sale, with asking prices ranging from £230,000 for a two bedroom terrace house to £1,150,000 for a five bedroom detached house.
- There are currently 5 residential properties to rent, with asking prices ranging from £775 pcm for a three bedroom terraced house to £995 pcm for a two bedroom cottage.

## Leeds Housing Market Context

The most recent data from the Office for National Statistics shows the number of households in Leeds increased by 6% in the last decade, compared to by 3% in the previous decade.

There are now approximately 320,000 households in Leeds, up from 302,000 a decade earlier.<sup>3</sup> Whilst below national and sub-regional levels, this is likely to represent a significant increase in demand for housing. The number of households is projected to increase by a further 13% in the next decade, outstripping wider West Yorkshire and national levels of growth. The number of households is projected to rise to 361,000 by 2021.

## Leeds Strategic Housing Market Assessment

The Leeds SHMA used an employment-led household growth scenario to inform long term planning decisions. This shows an annual household growth rate of approximately 4,500 per annum which was translated into a net dwelling requirement of approximately 4,680 per annum and a gross requirement, taking account of potential demolitions, of 4,930 per annum.

The Leeds SHMA also indicates that affordability of housing is a key issue to address. In line with national trends, house prices in Leeds have seen a significant increase over the past 20 years. The most recent average annual price in the city is now £175,000. This increase has seen house prices outstrip incomes in this period, making housing increasingly unaffordable, especially to first time buyers.

The most recent strategic housing market assessment (SHMA) undertaken for the city suggests that approximately 1,158 affordable dwellings per annum are needed, in order to both clear the existing waiting list backlog and meet future arising household need. It identified a “sustained demand for ‘affordable’ properties across the city.”

The waiting list for social housing in Leeds has been above 20,000 since the late 1990s. Positively, it has reduced since its peak of over 30,000 in 2005, but still represents a consistently large amount of unmet need. Levels of homelessness have reduced since the early part of the last decade, in line with national trends although there is evidence of a modest increase since 2009/10.

The Leeds SHMA also found that in line with national trends the city is projected to experience an increase in the number and proportion of households where the head of household is over 65. The projections indicate that over half of these households will be couple households, and just under half will be single person households. Significantly, the projections continue to show an increase in households in the higher age brackets e.g. over 85 years old.

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<sup>2</sup> [www.rightmove.co.uk](http://www.rightmove.co.uk) information accurate as at 7<sup>th</sup> November 2016

<sup>3</sup> Demographic Evidence – an update, Edge Analytics; September 2013

The Leeds SHMA found that there are 17,183 properties in the Outer North East area, of which 654 are vacant, (4% vacancy rate). Between 2001-2010, the number of net housing completions in the Outer North East was 858 which represented 3% of net completions across the Authority. The Leeds SHMA identifies that the Outer North East has potentially 169 land units for housing supply between 2010-2016 and 1241 land units between 2010-2026.

#### Local demand and needs

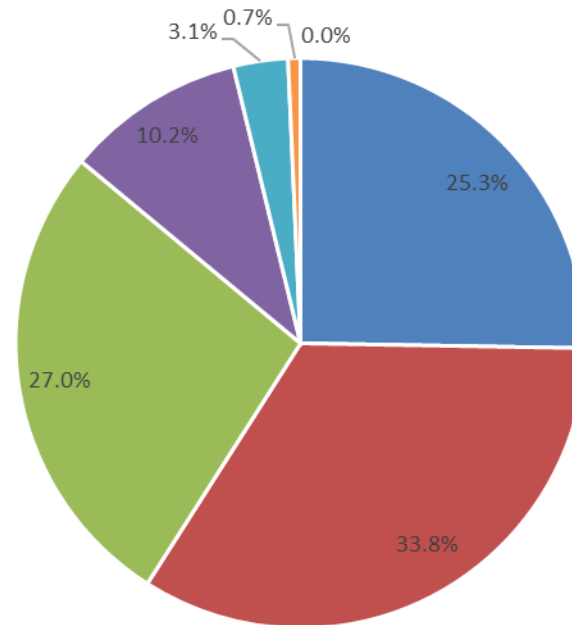
Leeds City Council's adopted Core Strategy set a total housing target for Outer North East Leeds to 5,000 units (88% of District wide total). The Site Allocations Outer North East identified the following potential sites for Bramham parish:

- HG2-25 Farfield House – approximately 14 dwellings
- HG1-51 Bramham House – approximately 30 dwellings
- HG1-49 The Biggin – East Entrance to Bramham Park – 7 dwellings
- HG1-53 Spen Common Lane/Headley Hall – 9 dwellings

In 2016 the Bramham Neighbourhood Plan Group sent surveys to all residents to understand the local demand and needs regarding key issues within the parish. The following graphs present the responses from the community consultation.



How many additional dwellings do you think the Parish of Bramham (current number of dwellings approx. 750) can accommodate over the next 20 years?



■ 0-25

■ 26-50

■ 51-100

■ 101-200

■ 201-500

■ 501-1000

■ 1000+

<b>Answer Choices</b>	<b>Responses</b>	
0-25	<b>25.26%</b>	74
26-50	<b>33.79%</b>	99
51-100	<b>26.96%</b>	79
101-200	<b>10.24%</b>	30
201-500	<b>3.07%</b>	9
501-1000	<b>0.68%</b>	2
1000+	<b>0.00%</b>	0
<b>Total</b>		<b>293</b>

What do you think about the current composition of housing in Bramham Parish?

Answered: 293 Skipped: 11

	Need a lot more	Need a few more	About right	Too many already	Total responses
Luxury Housing (5+ Bedrooms)	<b>1.47%</b> 4	<b>12.09%</b> 33	<b>60.07%</b> 164	<b>26.37%</b> 72	273
Family Housing (3-4 Bedrooms)	<b>7.91%</b> 22	<b>33.45%</b> 93	<b>52.88%</b> 147	<b>5.76%</b> 16	278
Flats/1-2 bedroom properties	<b>12.13%</b> 33	<b>40.81%</b> 111	<b>41.18%</b> 112	<b>5.88%</b> 16	272
Social Housing / Housing association	<b>10.27%</b> 27	<b>24.33%</b> 64	<b>51.71%</b> 136	<b>13.69%</b> 36	263
Housing for the elderly/retired	<b>15.30%</b> 43	<b>41.99%</b> 118	<b>39.86%</b> 112	<b>2.85%</b> 8	281
Affordable Starter Housing	<b>32.74%</b> 92	<b>41.64%</b> 117	<b>21.71%</b> 61	<b>3.91%</b> 11	281
Rental Properties	<b>8.30%</b> 22	<b>16.60%</b> 44	<b>63.02%</b> 167	<b>12.08%</b> 32	265

How important are the following to you in regards to any future housing development and should therefore be considered within any future Neighbourhood Development Plan?

Answered: 299 Skipped: 5

	Highly Important	Important	Neutral	Not very important	Not important	Total responses
Development must be in keeping with local characteristics	<b>89.46%</b> 263	<b>6.80%</b> 20	<b>3.06%</b> 9	<b>0.34%</b> 1	<b>0.34%</b> 1	294
Village boundaries & green spaces must be protected	<b>86.62%</b> 259	<b>8.70%</b> 26	<b>3.68%</b> 11	<b>0.67%</b> 2	<b>0.33%</b> 1	299
The development of Eco-Housing	<b>30.42%</b> 87	<b>29.02%</b> 83	<b>33.92%</b> 97	<b>1.75%</b> 5	<b>4.90%</b> 14	286
The development of flood prevention measures	<b>62.46%</b> 183	<b>19.45%</b> 57	<b>15.36%</b> 45	<b>1.37%</b> 4	<b>1.37%</b> 4	293
Any development must cater for additional local facilities i.e. schools, bus services, shops	<b>76.79%</b> 225	<b>15.02%</b> 44	<b>7.17%</b> 21	<b>0.00%</b> 0	<b>1.02%</b> 3	293

The sites below have been identified by LCC as potentially suitable for future housing development. Based on the proposals, please indicate below your support for the number of dwellings proposed at each site:

Farfield House – approx. 14 dwellings

Bramham House – approx. 30 dwellings

The Biggin – East Entrance to Bramham Park – 7 dwellings

Spenn Common Lane/Headley Hall – 9 dwellings

Answered: 289 Skipped: 15

	Fully Support	Support with a little less housing	Support with significantly less housing	Oppose development	Total responses
Farfield House	<b>40.60%</b> 108	<b>28.95%</b> 77	<b>15.41%</b> 41	<b>15.04%</b> 40	266
Bramham House	<b>30.90%</b> 89	<b>33.68%</b> 97	<b>25.00%</b> 72	<b>10.42%</b> 30	288
The Biggin	<b>55.27%</b> 152	<b>21.45%</b> 59	<b>10.55%</b> 29	<b>12.73%</b> 35	275
Headley Hall	<b>52.96%</b> 143	<b>21.11%</b> 57	<b>8.15%</b> 22	<b>17.78%</b> 48	270

**Other comments relating to housing from the consultation included:**

- *We should not be developing anywhere until LCC have used all brown field sites and abandoned/empty buildings.*
- *I have only just moved to the village but find it delightful. I fear though that having seen how much housing has been added to the village in the last 20 years that if this continues it will lose its appeal.*
- *Any new housing development to be thoroughly assessed in respect of increase traffic and effect on parking. Make it a planning condition that permitted development rights are withdrawn in respect of converting garages into parts of a dwelling and insist that any permission for such developments are only granted if there is adequate car parking left within the village (including visitor's parking).*
- *Remove permitted development rights for garage conversions.*
- *Two bedroom housing for oldies.*
- *New housing developments would require school places, of which there are none.*
- *More housing development is necessary but leads to more traffic.*