



Local Housing Market Assessment for Rawdon

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Executive Summary

A INTRODUCTION

Rawdon is a village and civil parish lying eight miles north-west of Leeds city centre. It has a population of approximately 5,600 people living in 2,250 households. There is a mix of detached, semi-detached and terraced housing and while most is owner occupied, there is also a small stock of rented housing. Rawdon is bounded to the west by Esholt, Apperley Bridge and Greengates in the Bradford district; to the north-west by Guiseley; to the north by Yeadon; to the north-east by Bramhope; to the east by Horsforth; and to the south by Calverley.

Rawdon contains three 'centres': Harrogate Road, Leeds Road and Town Street (which while it only contains 4 or 5 shops and the Emmott Arms pub, is important to local residents). There are a range of large, medium and small employers in Rawdon, and an employment site at Park Mill Leeds Road, Rawdon, which is designated in the Leeds Site Allocation Plan and which could foster increased employment opportunities in the area.

It has four conservation areas at Cragg Wood, Littlemoor, Low Green and Little London, and contains Rawdon Billing, a hill and well-known local landmark.

The aim of this HMA is to establish current housing market conditions in the area. It seeks to identify housing market changes and the prospects for housing development to identified requirements.

B PROFILE OF THE RAWDON AREA

B1 Housing Profile

The proportion of homeowners is almost 50% higher than the city average, whereas the proportion of households renting privately is half the city average and the proportion renting from the Council or a housing association is a third of the city average. The proportion of detached and semi-detached houses is significantly higher than the city average, while the proportion of flats is a third of the city average. Over three-quarters of the housing in the area has 3 bedrooms or more, while the proportion of properties with one bedroom is a third of the city average.

B2 Demographic and socio-economic profile

The population of Rawdon is older than the city average. The proportion of people aged over 65, and the proportion of 'middle aged' people (45 – 65), who are aging and will move into the older age range over the next 10 – 20 years, is significantly larger than the city average. Conversely, the proportion of young people aged 16 to 25 is half the city average and the proportion of people of 'family building age (25 – 44) is 20% lower than the city average. However, the proportion of households with children (41%) is significantly higher than the city average (31%). The population is predominantly from a White British ethnic origin and the proportion of people from black or minority ethnic origins is a quarter of the city average.

A higher proportion of residents in Rawdon are in full time, relatively well-paid employment than the city average. The proportion of people in full time work is higher than the city average; the proportion of self-employed people is almost twice the city average, while the proportion of people unemployed is a quarter of the city average. 55% of people are either in professional or managerial occupations and a further 40% are in intermediate occupations. The proportion of people who are retired is significantly larger than the city average. There are a range of significant employers in

Rawdon including the EMIS Group, JCT600, John Penny and Sons and 5 local schools, and there are also approximately 170 other small to medium businesses registered in the area.

B3 Housing Market Characteristics

Home ownership

House prices in the Rawdon area are higher than the city average and have moved with city wide trends. Average prices reduced between 2009 and 2011 before rising to a level higher than in 2009 by the end of 2012. Average prices are now 169% of the city average. Entry level prices are also higher than the average across Leeds, and are now 126% of city wide entry level prices. This would indicate potential barriers to accessing home ownership for younger starter households living in the area.

Entry level prices are affordable to households with an income of £46,000 or above, which equates to 1.9 average incomes, indicating that a household income comprising less than two average incomes would be insufficient to afford entry level prices in the area. Incomes needed to afford 3 or 4 bedroom properties would have to be significantly higher than average, or purchasers would have to have substantial existing equity.

The private rental market

There is a very small private rented sector in the area, with only 9% of households living in private rented housing, half the city average. The market would appear to be catering for professional households renting temporarily pending home purchase, or placed temporarily at the universities or teaching hospitals. Average market rents are just under £850 per month, and 'entry level' rents are just under £600 per month, both higher than the city average. A single income close to the city average is needed to afford market rents for properties with up to 2 bedrooms, but may be affordable, to households with more than one single income at bottom quartile income levels (circa £17,500) or more. Market rents for all properties are unaffordable to households on very low incomes in work.

Households living in Social Renting

Only 7% of households in the Rawdon area live in social housing managed by the city council or by housing associations, in comparison to 22% city wide. There are 127 council properties in Rawdon, with 50 general housing needs homes, mostly with two or three bedrooms, and 70 units of sheltered housing for older people in need, mostly Category 2 bungalows. In addition, there are almost 3,234 council properties in the adjoining areas of Guiseley, Yeadon, Horsforth, and Calverley. There are also 9 homes managed by housing associations in Rawdon and 536 homes in the adjoining areas of Guiseley, Yeadon, Horsforth, and Calverley.

Social housing in very high demand and turnover is small. There are over 2,100 current applications for housing held in the area and over 2014 and 2015, 47% of households with a high priority, 84% of households with a moderate priority and 98% of applicants without any specific housing or social need but unable to afford market priced housing, could be rehoused. Less than 1% of stock is empty and available for letting at any one time, and only 2% of properties on average, are let within the previous year. There is a very high proportion of long-standing tenants of 10 years or more (47%), and 70% of current tenants are aged over 65. However, a small proportion of tenants (12%) are aged under 44 and may aspire to take up home ownership in the future.

The restricted availability of stock coupled with a substantial number of long-term and older residents, who will be unlikely to move, indicates a pressure on the social housing stock and limited opportunities for rehousing.

C POTENTIAL SOURCES OF DEMAND FOR HOUSING

C1 *Overview*

The proportion of people in Rawdon and surrounding areas who are in full time or self-employment, and in professional and managerial occupations indicates a strong potential demand from households seeking to move to owner occupation from social housing and private rented housing in the area, and from existing owners seeking to trade up from their first home.

It is likely also that there will be a need for increasing supply of smaller housing options to enable older homeowners and tenants to downsize from housing that may be too large for their needs, or that contains equity that they can use to supplement pension income.

Given the proportions of households that either have children or are likely to have children in the future, it is likely there will be a future demand for family size housing, either through new building or through releasing existing family sized housing that is currently under-occupied, or empty.

There may also be demand for housing in the area from households moving to Leeds with work. (An analysis of potential demand and the housing mix needed to meet that demand is attached in Appendix C)

C2 *Demand from existing households resident in the Rawdon area*

It is estimated that 196 new homes may be required to meet potential demand from existing residents of Rawdon who are potential first time buyers living in rented housing, existing homeowners seeking to move to larger housing and older homeowners seeking to move to smaller, more manageable housing.

C3 *Demand from incoming households*

It is estimated that 40,000 new jobs may arise in Leeds, which may generate a housing need for 20,000 new homes. Based on the distribution of new housing identified in the Core Strategy for Leeds¹, it is assumed that 9% of this housing need (1,800 new homes) will be in the wider North West Leeds area and 3% (600 new homes) will be in Aireborough. Of the projected need for housing in Aireborough, and based on the proportion of households living in Aireborough who live specifically in Rawdon (20.09%), it is estimated that 121 new residents may require housing in the Rawdon parish area, of which 81 may want or need a newly built home.

C4 *'Push and Pull' factors affecting potential housing development to meet demand*

Rawdon may attract demand for housing from existing residents and incoming households because of the attractive nature of the area, the easy access to Leeds, Bradford, Harrogate and the Dales; the proximity to countryside and the potential for enhanced 'green' leisure use.

There are also factors that may 'push' away or deter demand for housing in the Rawdon, including high prices and requirements for substantial deposits; the limited access to shopping facilities in Rawdon and the requirement for car journeys to access supermarkets; and the level of traffic on the A65.

¹ Core Strategy: Leeds Local Development Framework Adopted 12th November 2014: page 44

D POTENTIAL INTERVENTIONS IN THE RAWDON AREA

D1 *Assessment of housing mix required to meet likely demand*

There may be a need for an additional 277 new homes to meet need, demand and aspiration from households currently living in the Rawdon area, or who may move to Leeds or move within Leeds and may need or want new housing in Rawdon. The estimates suggest 66.5% of these should be homes with 1 or 2 bedrooms and 33.5% should be homes with 3 bedrooms or more. Appendix C shows a breakdown of the housing mix required.

Of the 196 new homes that may be required to meet demand from existing residents, it has been assessed that 161 (82%) should be homes with 1 or 2 bedrooms, and 35 (18%) should be homes with 3 bedrooms or more.

Of the 81 new homes that may be required in Rawdon specifically to meet demand from potential incoming residents, it has been assessed that 23 (29%) should be homes with 1 or 2 bedrooms, and 58 (71%) should be housing with 3 bedrooms or more.

D2 *Housing Land Availability*

There are 8 potential housing development sites listed in the Rawdon area with a capacity for 306 new homes. (See Appendix D). Of these, however, 3 sites (with a capacity for 216 new homes) are on 'Safeguarded land' and one is on 'Green Belt' land.

D3 *Potential for home ownership*

There is clearly a potential for new housing for older households seeking to 'downsize', and to meet demand for home ownership from 'starter households' and households trading up. To ensure access to new housing for a range of workers, the data above would suggest that new housing for sale at full market price should be at prices up to £175,000.

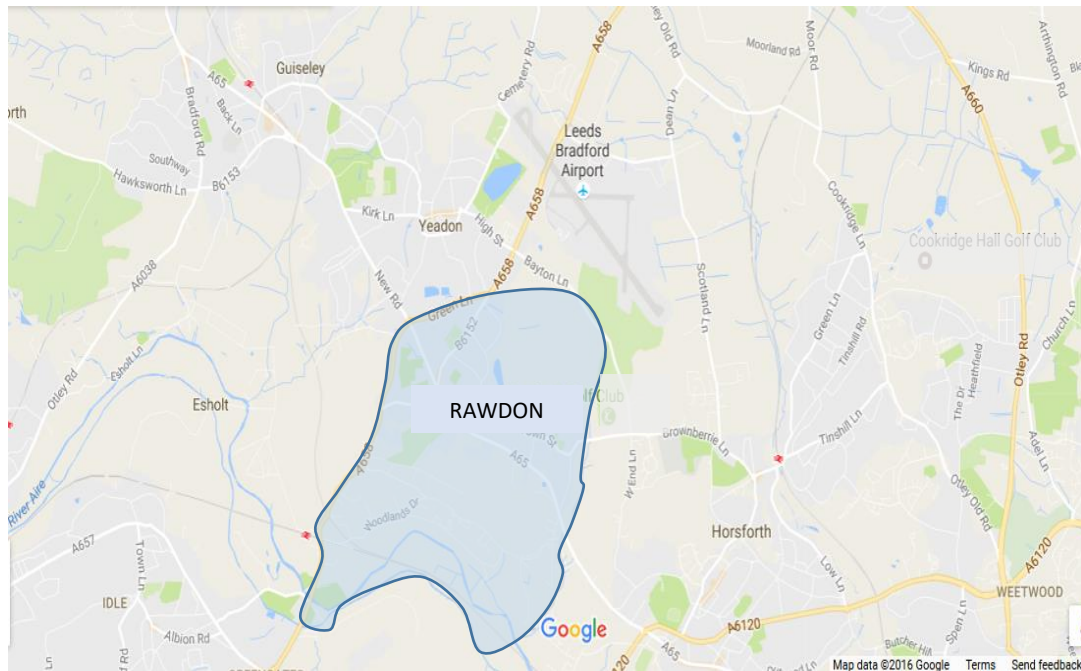
D4 *Potential for new rented housing*

There is clear evidence that across the city there is a growing demand for rented housing from young working households with a range of household incomes. Any new housing for rent should be targeted partly at households with one or two average incomes at rents of up to £850 per month (to allow ability to save for a deposit on house purchase), and partly at rents of between £600 and £750 per month aimed at households with one average and one bottom quartile income or two bottom quartile incomes. Such rents could be attractive to individuals or couples currently living in private rented housing in adjoining areas. There may be a need for up to 75 new social rented homes per year to meet unmet need and demand over the next 10 years

1.0 Introduction and context

1.1 The Rawdon area

Rawdon is a village and civil parish lying eight miles north-west of Leeds city centre. It has a population of approximately 5,560 people living in 2,243 households. There is a mix of detached, semi-detached and terraced housing and while most is owner occupied, there is also a small stock of rented housing.



Rawdon is bounded to the west by Esholt, Apperley Bridge and Greengates; to the north-west by Guiseley; to the north by Yeadon; to the north-east by Bramhope; to the east by Horsforth; and to the south by Calverley.

It contains three 'centres': at Harrogate Road, Leeds Road and Town Street, Rawdon (which while it only contains 4 or 5 shops and the Emmott Arms pub, is important to local residents).

There are several significant employers in Rawdon including the EMIS Group, JCT600, John Penny and Sons and local schools (Rawdon St Peters, Rawdon Littlemoor, Bronte House Juniors, Benton Park and Woodhouse Grove). There are also approximately 170 other businesses registered in Rawdon, ranging from plasterers to dentists. There is an employment site at Park Mill Leeds Road, Rawdon (EG1-5) designated in the Leeds Site Allocation Plan that could foster increased employment opportunities in the area.

It has three conservation areas Cragg Wood, Littlemoor, Low Green and Little London, which is unique in that the historic area covered by the designation straddles the boundary of Leeds and Bradford. The portion of the conservation area lying in Leeds was designated in 1975 and was extended in 1988. It also contains Rawdon Billing, a hill and well-known local landmark that can be seen from a considerable distance.

The aim of this HMA is to establish current housing market conditions in the area. It seeks to identify housing market changes and the prospects for housing development to identified requirements.

This report has been informed by use of the Leeds Site Allocations Plan and LDF Core Strategy, the www.home.co.uk and www.rightmove.co.uk websites, the ONS Neighbourhood statistics website; and Leeds City Council housing stock data. It has also used valuable input from local ward members and the Rawdon Parish Council.

1.2 Leeds Housing Market conditions

1.2.1 Leeds Strategic Housing Market Assessment (SHMA) 2011

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, 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.

1.2.2 Current State of the Leeds Housing Market

Research presented to the Leeds Housing Forum in March 2016 found that the Leeds housing market is in a state of gradual recovery, but with some areas, especially inner urban areas suffering from low relative property values, and some areas with continually increasing house prices.²

Home ownership

Over the year from January 2015 to January 2016, average asking prices for all properties in Leeds increased by 3%, following on a 3% increase over January to December 2014, and a 5% increase between January and December 2013.

² State of the Nation 2016: Report to the Leeds Housing Forum March 2016: Huw Jones, CHY

The time taken to sell properties is falling: 1 bedroom properties took, on average, 180 days compared to 223 the previous year, while 2, 3 and 4 bed properties took between 140 and 153 days, compared to 160 and 170 days the previous year.³

The affordability of home ownership continues to be problematic for several reasons. The income needed to afford mortgage payments (without jeopardising the ability to meet other financial commitments) has been increasing over the last 5 years.⁴

There is evidence of increased demand in the home ownership market to accompany the very strong demand in the rental market, and it is important that the supply of housing, either from existing properties or new house building to meet that demand, will be forthcoming. Currently there are signs that levels of starts and completions of new homes are on an upward trajectory but this trend needs to be 'nurtured'.

Private Renting

The number of households living in private rented housing increased from 37,901 in 2001 to 57,456 in 2011 or from 12% to 18% of all households. For the first time, in 2011 the number of households living in private rented housing exceeded those living in council housing (which reduced from just over 63,000 to 54,122, or from 20% to 17%).⁵ There are also a growing number of areas with a significant stock of private rented housing. Demand for private rented housing in Leeds remains both buoyant and diverse with several longstanding private rental markets catering for a range of household needs.

There is evidence of increasing or continuing demand from relocating households; young working households sharing housing to reduce housing costs; students and graduates; young couples unable to afford to enter home ownership, or seeking to accumulate a deposit; split families arising from divorce/separation; benefit claimants and migrant households.

The supply of private rented housing is therefore likely to grow further to chase demand and buy-to-let investment is increasing. There is some evidence that buoyant demand levels are driving new house building for rent schemes especially in and around the city centre. The City Centre rental market has been very buoyant for some time, with fewer empty flats and increasing demand from young professional and working households and students. Some schemes to build new housing for rent are now being presented for planning approval.

Across Leeds market rents increased by 3.7% over the last year. Rents for 1 bed properties rose by 3.2%; rents for 2 bed properties rose by 3.7%; rents for 3 bed properties remained static while rents for 4 bed properties rose by just under 11%. Rent levels fluctuated across the various parts of Leeds. Rent levels in the city centre have increased by between 6% and 21% over the last two years (or between 2% and 7% per year) There is also some evidence of rental values increasing in the parts of South and West Leeds close to the city centre (New Dock, Holbeck Urban Village, Whitehall Waterfront).⁶

³ State of the Nation 2016: Report to the Leeds Housing Forum March 2016: Huw Jones, CHY

⁴ State of the Nation 2016: Report to the Leeds Housing Forum March 2016: Huw Jones, CHY page 11

⁵ State of the Nation 2016: Report to the Leeds Housing Forum March 2016: Huw Jones, CHY page 12

⁶ State of the Nation 2016: Report to the Leeds Housing Forum March 2016: Huw Jones, CHY page 12

The difficulties in affordability of market rents for self-contained single occupancy properties has led to a significant increase in the incidence of sharing housing across the city. Shared housing is still mainly occupied by students - 90% of advertised lettings of rooms in shared houses were in areas mainly housing students. However, increasingly, young workers (individuals and couples) are choosing to live in shared houses in parts of North Leeds (Headingley, Chapel Allerton, Moortown, Roundhay), or in shared flats in the city centre.⁷

There is still very high demand for council and social housing, which currently cannot be met given the limited supply of new housing at social rent levels. Over 2014/15, while 93% of those in the highest priority need and 69% of applicants with a moderate housing need could be rehoused, 81% of applications from households with no specific housing or social need, but who are unable to afford market priced housing, could not be rehoused.

If 75% of applicants with a general need will find other alternatives, this suggests around 5,000 new social housing homes are needed, which would mean increasing the stock by 500 per year over 10 years to significantly reduce the backlog.⁸ The Council and its housing association partners need to develop imaginative means of increasing funding, to enable the supply of housing at social rent levels to cater for the needs of those on low or very low incomes in work.

Housing for older people

The 2011 Census showed very high levels of under-occupation and a projected increase in the numbers of very old and frail people in the population. This indicates an expanding pool of demand for sheltered and other housing specifically targeted towards very old people, while the high incidence of under-occupation may point to the need for increasing supply of smaller housing options for older homeowners and tenants to downsize to.

The Housing Market Assessments undertaken by CHY and Huw Jones in 35 areas of Leeds have identified a need in most of the areas covered for housing options to enable aging households to downsize from housing that may be too large for their needs, or that contains equity that they can use to supplement pension income.

1.3 Local Development Context

1.3.1 Leeds City Region LEP Strategic Economic Plan

The Strategic Economic Plan developed by the Leeds City Region LEP notes that investment to the LEP from 2011-15 will by 2020 create an additional 3,200 jobs for local people. The Leeds City Region has an employment rate of 72%, has seen a sharp increase in self-employment and a reduced unemployment rate of 6.5% and the number of 16-18 year olds who are claiming Jobseeker's Allowance and the total NEETs have fallen sharply. By 2036, it is projected that there will be 150,000 more jobs than in 2016, consisting of 115,000 extra jobs through 'business as usual growth', plus 35,700 additional net jobs through the full 'Growth Deal Plus' package of public and private investment. The LEP is looking to achieve even faster rates of growth and job creation, moving to upwards of 200,000 additional new jobs by 2040. Much of this growth will be in Leeds in Leeds South Bank, Thorpe Park, White Rose Office Park, Rawdon Forge and the Aire Valley Enterprise Zone, Leeds Bradford International Airport and Capitol Park at Tingley.⁹

⁷ State of the Nation 2016: Report to the Leeds Housing Forum March 2016: Huw Jones, CHY page 14

⁸ State of the Nation 2016: Report to the Leeds Housing Forum March 2016: Huw Jones, CHY page 14/15

⁹ Leeds City Region Strategic Economic Plan 2016 - 2036

The LEP aims to ensure that the skills are in place to enable many of those who would have been in middle income roles to secure higher level roles instead and to create more middle income jobs (and progression routes into them). The LEP will strive to ensure that more businesses offer apprenticeships, that more young people are keen to take them up, and that routes into apprenticeships are widened, particularly in line with economic priorities and skills shortage areas.

1.3.2 *Leeds Core Strategy*

The Core Strategy is the main document setting out the strategic level Policies and Vision to guide the delivery of development and investment decisions and the overall future for the Leeds district. It plans for the longer-term regeneration and growth of the district over a 15-year period. The Core Strategy refers to planning for **housing growth** in a sustainable way in suitable locations, whilst meeting a range of housing needs. It aims to deliver housing growth in sustainable locations prioritising previously developed land in urban areas and through the phased release of greenfield sites to ensure sufficiency of supply and provision of supporting infrastructure. It also aims to plan for a sufficient mix, tenure and type of housing to meet a range of community needs including affordable and specialist housing. The draft LDF Core Strategy proposes 70,000 net new homes for the plan period 2012-28. This requirement is the full objectively assessed need and is towards the upper end of projected growth. It is spread across 11 housing market areas based on need and capacity. This equates to 4,660 homes per year.

The Core Strategy sets targets for new development of 75% houses and 25% flats, with the desired size of dwellings to be set at 10% for 1 bed, 50% for 2 bed, 30% for 3 bed and 10% for dwellings of 4 bedrooms or more. Density of new housing schemes in smaller settlements such as Yeadon is set at 30 dwellings per hectare. The Core Strategy sets a threshold between 10 and 15 dwellings above which affordable housing will be sought, and variable targets for affordable housing from 5% to 50%. The Core Strategy also seeks 40% of affordable housing for households on lower quartile earnings and 60% for households on lower decile earnings. The Core Strategy also proposes that affordable units should be a pro-rata mix in terms of sizes and types of the total housing provision.

The Core Strategy is promoting local and city-wide **employment** through the development of a local strong economy through enterprise and innovation to sustain long term economic growth and stimulate jobs. The economic priorities for the district will focus on facilitating existing strengths in financial and business services and manufacturing and to continue to grow opportunities in health and medical, low carbon manufacturing, digital and creative, retail, housing and construction, social enterprise, leisure and tourism and the voluntary sector. To ensure the potential for future job growth up to 2028, a requirement for 706,250 square metres of new office floor space and 493 hectares of industrial and warehousing land has been identified

The Core Strategy aims to promote **retail development** promoting Town Centres first and the regeneration of local centres, promote vitality and viability, and promote major retail development in city centre, policies to protect shopping frontages, protection of shopping function. The Core Strategy recognises the importance of **the local environment** to provide a sense of well-being and opportunities for leisure. It advocates the respect, conservation and enrichment of the distinctive landscape character of Leeds and the management of growth in a sustainable manner that will deliver high quality design and environmental improvements. As part of the Core Strategy, an **infrastructure** delivery plan sets out the importance of the right infrastructure in the right place at the right time. The Core Strategy was adopted in November 2014

A **Site Allocations Plan** has been develop to identify sites that will ensure that sufficient land is available in appropriate locations to meet the growth targets set out in the Leeds Core Strategy. Pre-Submission consultation for the whole plan will take place between February and March 2017 and it is intended that it will be submitted to the Secretary of State by Summer 2017, with adoptions planned for the winter of 2017.

1.4 Housing Growth

- 1.4.1 Housing growth is one of the Council's 6 breakthrough projects and is central to the City Council's 'Best Council Plan'. It is part of an ambition to be the best city and create a 'Compassionate City' through supporting a mix of new housing which will provide options and opportunities for improving neighbourhoods. Housing growth supports the delivery of the Council's Core Strategy target to provide 70,000 new homes by 2028 - 3,660 new homes per year between now and May 2018 rising to 4,700 homes per year between April 2018 and March 2028.

2.0 Profile of the Rawdon area

2.1 This section presents information on the housing stock in the Rawdon area, the characteristics of people living in the areas contained within it and the nature of the local housing market.

2.2 Housing Profile

Table A Housing Tenure

	Rawdon	Leeds
Owner Occupied	82.6%	58.6%
Private Rented	9.0%	17.9%
Social Rented	7.0%	22.0%
<i>Renting from the Council</i>	6.2%	16.9%
<i>Renting from a housing association</i>	0.8%	5.1%
Living Rent Free	1.4%	1.5%
All	100.0%	100.0%

(Source: 2011 Census ONS Neighbourhood Statistics 2016)

Table A above shows that the proportion of homeowners is almost 50% higher than the city average; the proportion of households renting privately is half the city average and the proportion renting from the Council or a housing association is a third of the city average.

Table B Housing Type and Size

	Rawdon	Leeds
Detached houses or bungalows	27.9%	14.7%
Semi-detached houses or bungalows	43.6%	37.5%
Terraced houses or bungalows	21.8%	26.5%
Flats	6.7%	21.3%
ALL	100.0%	100.0%
1 bed	4.5%	12.6%
2 bed	19.5%	30.3%
3 bed	45.2%	39.3%
4 + bed	30.9%	17.8%
ALL	100.0%	100.0%

(Source: 2011 Census ONS Neighbourhood Statistics 2016)

The proportion of detached and semi-detached houses in this area is significantly higher than the city average, while the proportion of flats is a third of the city average. Compared to the city average, the proportion of detached houses or bungalows is almost double and there are nearly 50% more semi-detached houses or bungalows.

Over three-quarters of the housing in the area has 3 bedrooms or more (compared to 57% city wide), while the proportion of properties with one bedroom is a third of the city average.

2.3 Demography and socio-economic profile

Table c shows a demographic profile of the Rawdon area. It indicates that the population overall is older than the average for the city.

Table C Age, household type and ethnic origin

	Rawdon	Leeds Average
Age		
Under 16	19.6%	17.1%
% aged 16 - 25	9.0%	16.5%
% aged 25 - 44	23.9%	29.5%
% aged 45 - 65	29.3%	23.0%
% aged 65 - 85	16.0%	12.6%
Over 85	2.2%	2.0%
Average Age	44	35
Household Type		
Families with children	35.2%	18.7%
Lone Parents	5.9%	11.9%
Couples under 65 without children	22.5%	20.4%
Single people under 65	11.6%	21.3%
Couples over 65 without children	11.1%	10.7%
Single People over 65	13.6%	12.0%
Ethnicity		
White British	94.2%	81.1%
White Irish, European	2.0%	4.5%
Black and Minority Ethnic	2.7%	11.7%
<i>Indian, Pakistani, Bangladeshi, Arab</i>	1.7%	6.2%
<i>African Caribbean</i>	0.3%	3.5%
<i>Chinese, Other Asian</i>	0.7%	2.0%
Mixed	1.1%	2.7%

(Source: 2011 Census ONS Neighbourhood Statistics 2016)

The proportions of people aged over 65 is significantly higher than the city average, while the proportion of 'middle aged' people (45 – 65), who are aging and will move into the older age range over the next 10 – 20 years, is also significantly larger than the city average. Conversely, the proportion of young people aged 16 to 25 is half the city average and the proportion of people of 'family building age' (25 – 44) is 20% lower than the city average. The proportion of single households aged under 65 is roughly half the city average. The proportion of households with children (41%) is significantly higher than the city average (31%). The population is predominantly from a White British ethnic origin and the proportion of people from black or minority ethnic origins is a quarter of the city average.

This indicates potential need for smaller housing for older households to 'downsize' into, as well as for housing for young 'starter households' and for families with older children to 'trade up' into.

Table D Employment status and occupation

2011 Census Indicator	Rawdon	Leeds Average
Employment		
Full time employed	39.9%	38.8%
Part time employed	14.6%	23.1%
Self Employed	13.7%	7.5%
Unemployed	1.9%	8.4%
Retired	17.4%	12.4%
Occupation		
Professional/Managerial occupations	54.9%	41.1%
Intermediate occupations	35.2%	40.7%
Process, Plant, machine, routine occupations	9.9%	18.2%
Education/Qualifications		
No qualifications	14.5%	23.2%

(Source: 2011 Census ONS Neighbourhood Statistics 2016)

Data from the 2011 Census indicates that a higher proportion of residents in Rawdon are in full time, relatively well-paid employment. The proportion of people in full time work is higher than the city average; the proportion of self-employed people is almost twice the city average, while the proportion of people unemployed is a quarter of the city average. 55% of people are either in professional or managerial occupations and a further 40% are in intermediate occupations. The proportion of residents in unskilled, routine jobs is roughly half that for the city. The proportion of people who are retired is significantly above the city average, again indicating a potential need for different housing options in the area.

There are several significant employers in Rawdon including the EMIS Group, JCT600, John Penny and Sons and 5 local schools. There are also approximately 170 other businesses registered in the area.

This indicates a healthy potential demand for housing from people earning average incomes or more, who could afford to access market priced housing, and from people on around average incomes who could afford intermediate housing options (shared ownership, starter homes, housing at affordable rent).

3.0 Housing Market Characteristics

3.1 Home Ownership market

3.1.1 Levels of home ownership are higher than the city average. 83% of households in Rawdon either own outright or are in the process of buying their homes, almost 50% higher than the city average. Most owner-occupied houses are detached or semi-detached and have 3 bedrooms or more.

3.1.2 Property prices and trends

Table E Trends in house prices in the Rawdon area

Year	Average Prices			'Entry Level' Prices		
	Rawdon area	Leeds MD	%	Rawdon area	Leeds MD	%
Dec-09	£218,001	£161,582	134.9%	£130,388	£109,439	119.1%
Dec-10	£216,270	£166,908	129.6%	£127,428	£109,186	116.7%
Dec-11	£210,019	£169,044	124.2%	£127,649	£108,277	117.9%
Dec-12	£227,446	£161,596	140.7%	£130,583	£107,521	121.4%
Dec-13	£255,167	£171,748	148.6%	£134,887	£106,350	126.8%
Dec-14	£236,035	£178,078	132.5%	£134,775	£109,147	123.5%
Dec-15	£292,833	£181,497	161.3%	£147,761	£113,015	130.7%
Dec-16	£319,467	£189,297	168.8%	£148,465	£118,279	125.5%

(Source: www.home.co.uk 2016)

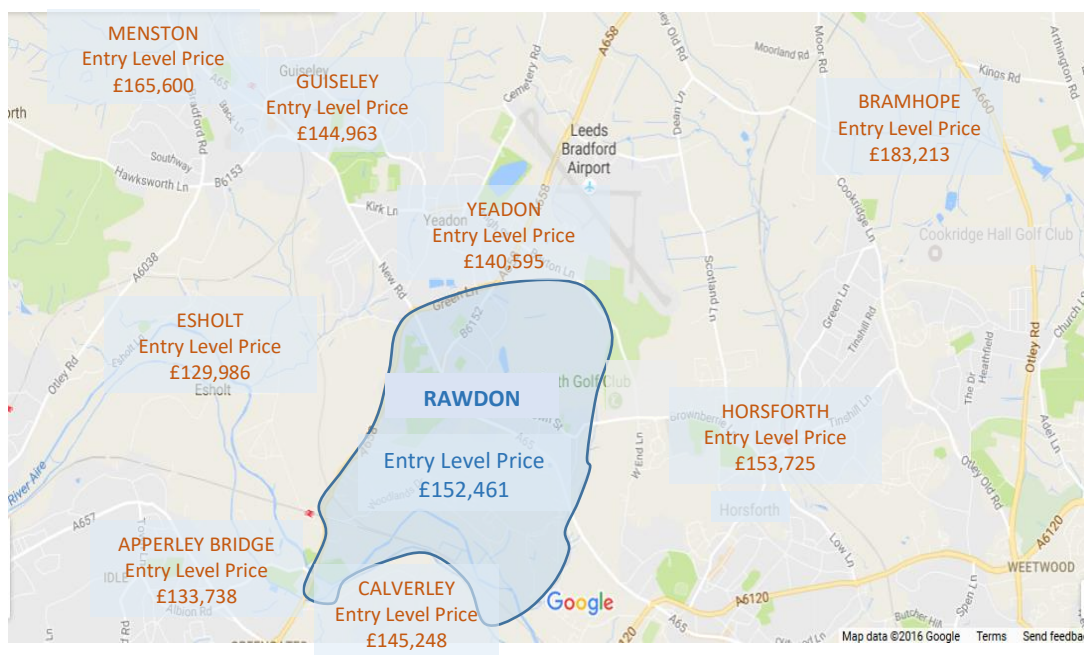
Table E shows that house prices in the Rawdon area are higher than the city average and have moved with city wide trends, although over the entire period 2009-2016 they have become even higher relative to the city average. Average prices reduced between 2009 and 2011 before rising to a level higher than in 2009 by the end of 2012. Average prices are now 169% of the city average. Entry level prices are also higher than the average across Leeds, and are now 126% of city wide entry level prices. This would indicate potential barriers to accessing home ownership for younger starter households living in the area.

Table F House prices in the Rawdon area compared to adjoining areas

Surrounding areas	1 bed flat	2 bed house/ flat	Entry Level	3 bed house	4+ bed house	All
Bramhope	£120,475	£245,950	£183,213	£329,975	£597,500	£492,500
Menston	£124,950	£206,250	£165,600	£257,500	£587,500	£427,250
Guiselley	£107,450	£182,475	£144,963	£277,475	£489,950	£369,975
Horsforth	£117,475	£189,975	£153,725	£249,998	£412,500	£365,000
Rawdon	£114,950	£189,972	£152,461	£256,091	£510,361	£351,645
Otley	£127,500	£206,250	£166,875	£274,950	£440,000	£345,000
Apperley Bridge	£87,475	£180,000	£133,738	£327,500	£442,475	£339,950
Baildon/Esholt	£97,500	£162,472	£129,986	£255,950	£407,475	£324,750
Calverley	£122,995	£167,500	£145,248	£252,000	£367,498	£309,975
Yeadon	£128,715	£152,475	£140,595	£222,475	£337,475	£295,173
LEEDS AVERAGE	£102,458	£134,099	£118,279	£175,311	£378,902	£189,297

(Source: www.rightmove.co.uk 2016)

Table F shows a comparison between house prices in streets within the Rawdon Parish boundary (See Appendix B) to adjoining areas and the city average. It shows that prices in the Rawdon area are higher the city average, but lie in mid-range in comparison to surrounding areas.



3.1.3 Affordability of house prices

Table G Income needed to afford house prices in the Rawdon area

	1 bed flat	2 bed house	Entry Level	3 bed house	4+ bed house	Average – All properties
Single income needed to afford	£32,843	£51,429	£38,211	£93,571	£126,421	£97,129
Joint income needed to afford	£39,638	£62,069	£46,116	£112,931	£152,578	£117,224

(Source: ASHE Income survey 2015; www.rightmove.co.uk 2016)

Table G shows that entry level prices are affordable to households with an income of £46,000 or above, which equates to 1.9 average incomes, indicating that a household income comprising less than two average incomes would be insufficient to afford entry level prices in the area. Incomes needed to afford 3 or 4 bedroom properties would have to be significantly higher than average, or purchasers would have to have substantial existing equity.

3.2 The Private Rental Market

3.2.1 Households living in private rented housing

There is a very small private rented sector in the area, with only 9% of households living in private rented housing, half the city average. Most properties available for private renting are terraced and semi-detached homes. The market would appear to be catering for professional renters, possible households renting temporarily pending home purchase, or visiting professionals at the universities or teaching hospitals

Table H Monthly Market Rents in the Rawdon area compared to adjoining areas

Surrounding communities	1 bed	2 bed	Entry Level	3 bed	4+ bed	All
Guiseley	£485	£645	£565	£950	£1,225	£855
Rawdon	£495	£695	£595	£735	£1,075	£848
Menston	£595	£650	£623	£675	£1,095	£845
Horsforth	£585	£738	£662	£923	£1,148	£844
LEEDS AVERAGE	£495	£650	£573	£900	£995	£843
Calverley	£475	£795	£635	£875	£1,095	£822
Otley	£548	£645	£597	£823	£1,075	£783
Yeadon	£448	£673	£561	£690	£1,075	£775
Apperley Bridge	£455	£675	£565	£750	£950	£767
Baildon/Esholt	£438	£700	£569	£785	£950	£744

(Source: www.rightmove.co.uk 2016)

3.2.2 Rental levels

Table H shows that average market rents are just under £850 per month, and ‘entry level’ rents are just under £600 per month, both slightly higher than the city average.

3.2.3 Affordability of market rents for potential tenants

Table I Income needed to afford market rents in the Rawdon area

Rawdon area	1 Bed	2 Bed	Entry Level	3 Bed	4+ Bed	ALL
Market Rents						
Joint Income	£19,008	£26,688	£22,848	£28,224	£41,280	£32,563
Single Income	£20,790	£29,190	£24,990	£30,870	£45,150	£35,616
Affordable Rents						
Joint Income	£15,206	£21,350	£18,278	£22,579	£33,024	£26,051
Single Income	£16,632	£23,352	£19,992	£24,696	£36,120	£28,493

(Source: ASHE Income survey 2015; www.rightmove.co.uk 2016)

Table I shows that a single income close to the city average is needed to afford market rents for properties with up to 2 bedrooms, but may be affordable, to households with more than one single income at bottom quartile income levels (circa £17,500) or more. Market rents for larger properties would require a single income of between £31,000 and £45,000, or a joint income of between £28,000 and £42,000. This reflects the professional orientation of the local market, but rents may be affordable to households with more than one income at bottom quartile or average levels living locally who need to rent. Market rents for all properties are unaffordable to households on very low incomes in work.

3.3 Households living in social rented housing

- 3.3.1 The census showed that 7% of households in the Rawdon area live in social housing managed by the city council or by housing associations, in comparison to 22% city wide. There are 127 council properties in Rawdon, with 50 general housing needs homes, mostly with two or three bedrooms, and 70 units of sheltered housing for older people in need, mostly Category 2 bungalows. In addition, there are almost 3,234 council properties in the adjoining areas of Guiseley, Yeadon, Horsforth, and Calverley.

There are also 9 homes managed by housing associations in Rawdon and 536 homes in the adjoining areas of Guiseley, Yeadon, Horsforth, and Calverley. The associations with the highest stockholdings in the Rawdon area or adjoining neighbourhoods are Together Housing, Connect, Housing 21, Your Housing, Anchor, Hanover, Jephson Homes and Leeds & Yorkshire.

3.3.2 *Demand for Social Rented housing*

Despite the presence of social housing stock in the area, much is in very high demand, and turnover is small. Less than 1% of stock is empty and available for letting at any one time, and only 2% of properties on average, are let within the previous year.

There is a very high proportion of long-standing tenants of 10 years or more (47%), and 70% of current tenants are aged over 65. A small proportion of tenants (12%) are aged under 44 and may aspire to take up home ownership in the future. The restricted availability of stock coupled with a substantial number of long-term and older residents, who will be unlikely to move, indicates a pressure on the social housing stock and limited opportunities for rehousing.

Current demand for social rented housing in the area is very high, there are over 2,100 current applications for housing held in the Outer North West Leeds area. Table J shows that over 2014 and 2015, 47% of households with a high priority, 84% of households with a moderate priority and 98% of applicants without any specific housing or social need but unable to afford market priced housing, could be rehoused.

Table J Unmet demand for social housing

Needs Group	No. of Applications at April 2014		Lettings 2014/15		Lettings as % of applications	Unhoused applicants
Priority Need - Group A+/A	290	12.5%	155	65.7%	53.4%	135
Priority Need - Group B	160	6.9%	25	10.6%	15.6%	135
General Housing Need - Group C	1,825	79.0%	37	15.7%	2.0%	1,788
Direct Let	36	1.6%	19	8.1%	52.8%	17
ALL	2,311	100.0%	236	100.0%	10.2%	2,075

(Source: Leeds Housing Register Annual Report 2015/16)

This suggests there may be a need for additional social rented housing in the area in the region of 73 new homes per year to meet unmet need, and it also indicates a potential need for intermediate housing options for households seeking social housing who have no priority need.

4.0 Potential sources of demand for housing

4.1 Overview

- 4.1.1 The proportion of people in Rawdon and surrounding areas who are in full time or self-employment, and in professional and managerial occupations indicates a strong potential demand from households seeking to move to owner occupation from social housing and private rented housing in the area, and from existing owners seeking to trade up from their first home.
- 4.1.2 It is likely also that there will be a need for increasing supply of smaller housing options to enable older homeowners and tenants to downsize from housing that may be too large for their needs, or that contains equity that they can use to supplement pension income. While the proportion of older people living in the area is lower than the city average, and most will be living in the council and housing association housing in the area, it is likely that there will be a demand for new housing from those older households, and demand from older people from outside the area if the housing offer is attractive to them.
- 4.1.3 41% of households have children, and around 24% of residents are of 'family building' age, which indicates a likely future demand for family size housing, which could be met either through new building or through releasing existing family sized housing that is currently under-occupied or empty. Estate agents report a potentially strong potential first time buyer demand (especially for Help to Buy type arrangements) provided the type of development is right, and of high quality.
- 4.1.4 There are younger single households living in the Rawdon area and the areas adjacent, who are likely to have a range of future housing needs, sometimes including provision of support. The high turnover within the social housing stock nearby indicates that while people will move out of the area, it is likely that new households will move in to replace them.
- 4.1.5 There may also be demand for housing in the area from households moving to Leeds with work. (An analysis of potential demand and the housing mix needed to meet that demand is attached in Appendix C)

4.2 Demand from resident households in the Rawdon area

- 4.2.1 Analysis of the 2011 Census and intelligence gathered from local estate agents indicate that there may be around 196 households in the Rawdon area where residents may express a demand to buy a new home in the area over the next 5 - 10 years. Of those households:
- 30.8% (60) may be living in private rented housing and 8.1% (16) may be council or housing association tenants, who may be seeking to buy a home;
 - 9.4% (19) may be existing homeowners seeking to move to their second home;
 - 11.8% (23) maybe existing homeowners seeking to trade-up from their second or subsequent home; and
 - 39.7% (78) may be older homeowners seeking to buy smaller more manageable homes and release the equity in their existing homes.

4.3 Demand from incoming households

- 4.3.1 In addition, there is likely to be demand from households moving to Leeds to take up new jobs created in Leeds over the next 10 years. Investment to the LEP from 2011-15 is forecast by 2020 to create an additional 3,200 jobs across the city region, and by 2036 it is expected there will be 150,000 more jobs than in 2016. The LEP is looking to achieve even faster rates of growth and job creation, seeking upwards of 200,000 additional new jobs by 2040.
- 4.3.2 It is estimated that 40,000 new jobs may arise in Leeds, which may generate a housing need for 20,000 new homes. Based on the distribution of new housing identified in the Core Strategy for Leeds¹⁰, it is assumed that 9% of this housing need (1,800 new homes) will be in the wider North West Leeds area and 3% (600 new homes) will be in Aireborough. Of the projected need for housing in Aireborough, and based on the proportion of households living in Aireborough who live specifically in Rawdon (20.09%), it is estimated that 121 new residents may require housing in the Rawdon parish area, of which 81 may want or need a newly built home.

4.3 Summary of demand

The potential demand for new housing in Rawdon can be summarised as follows in Table K;

Table K Potential demand for new housing in Rawdon

First time buyers	
Private tenants	60
Social tenants	16
Existing homeowners	
Second stager homeowners (20%)	19
Home owners in their 2nd or subsequent home (50%)	23
Older homeowners (30%)	78
All Internal Demand	196
1st time buyers	17
2nd Stagers	32
Mature Families	32
All External Demand	81
ALL Potential Demand	277

4.4 Push and Pull factors affecting potential housing development to meet demand

Rawdon may attract demand for housing from existing residents and incoming households because of the attractive nature of the area, the easy access to Leeds, Bradford, Harrogate and the Dales; the proximity to countryside and the potential for enhanced 'green' leisure use.

There are also factors that may 'push' away or deter demand for housing in the Rawdon, including high prices and requirements for substantial deposits; the limited access to shopping facilities in Rawdon and the requirement for car journeys to access supermarkets; and the level of traffic on the A65.

¹⁰ Core Strategy: Leeds Local Development Framework Adopted 12th November 2014: page 44

5.0 Potential Interventions in the Rawdon area

5.1 Assessment of housing mix required to meet likely demand

- 5.1.1 The estimates of potential demand for housing outlined in section 4 above indicate that over the next 10 years, there may be a need for an additional 277 new homes to meet need, demand and aspiration from households living in Rawdon, or who may move to Leeds or move within Leeds and may need or want new housing in Rawdon. The estimates suggest 66.5% of these should be homes with 1 or 2 bedrooms and 33.5% should be homes with 3 bedrooms or more. Appendix C shows a breakdown of the housing mix required.
- 5.1.2 It is estimated that 196 new homes may be required to meet demand from existing residents, of which 161 (82%) should be homes with 1 or 2 bedrooms and 35 (18%) should be homes with 3 bedrooms or more.
- 5.1.3 It is estimated that 81 new homes may be required to meet demand from potential incoming residents, of which 23 (29%) should be homes with 1 or 2 bedrooms, and 58 (71%) should be housing with 3 bedrooms or more.

Table L Potential demand for new housing in the Rawdon area

Internal		External		ALL	
27	9.7%	4	1.5%	31	11.2%
134	48.4%	19	6.9%	153	55.2%
22	7.9%	35	12.6%	57	20.5%
13	4.8%	23	8.3%	36	13.2%
196	70.8%	81	29.3%	277	100%

(Source: 2011 census and local housing market information as explained in Appendix C)

5.2 Housing Land Availability

- 5.2.1 Analysis of the draft Leeds Site Allocation Plan shows that there are 8 potential housing development sites listed in the Rawdon area with a capacity for 306 new homes. (See Appendix D). Of these however, 3 sites (with a capacity for 216 new homes) are on 'Safeguarded land'¹¹.
- 5.2.2 While there could be a significant demand for housing both from existing residents of Rawdon and potential incoming households, it is important that the location of the village in the Green Belt and its proximity to open countryside, which form the basis of its attractiveness, should be a key factor in any future development. There are understandable local concerns that large scale development in and around the village, could create 'urban sprawl' that could detract from its integrity, and attractiveness as a place to live. There are also local concerns relating to the potential impact of any new development on existing conservation areas.

¹¹ Sites to be safeguarded from development for the plan period (to 2028) to provide a reserve of potential sites for longer term development post 2028 and protect the green belt.

- 5.2.3 There are also 40 sites in the adjoining areas of Horsforth, Yeadon, Guiseley and Calverley with a capacity for between 3,000 and 3,500 new homes (See Appendix D). In conjunction, these could help meet the identified need for housing outlined above.

Table M Housing Land availability

	Sites	Capacity (New Homes)
Rawdon	6	357
Adjacent areas:	45	3,461
Horsforth	21	1,813
Yeadon/Guiseley	19	1,457
Calverley	5	191
Bradford (Apperley Bridge, Greengates, Esholt)	13	3,859

(Source: Leeds Site Allocation Plan 2015)

- 5.2.4 In addition, there are 13 sites of 129 hectares in total, and a capacity of between 3,500 and 4,000 new homes. These are currently subject to consultation under the LDF process in Bradford (See Appendix D).

5.3 Potential for home ownership

- 5.3.1 There is clearly a potential for new housing for older households seeking to 'downsize', and to meet demand for home ownership from 'starter households' and households trading up.
- 5.3.2 The table below shows that at full market prices, 1 bed homes may be out of reach of single people earning under average income levels, and would only be affordable to a single person with an average income if priced at £100,000 or under, and couples with two average incomes could only afford 2 bed homes priced at £100,000 or under.

Table N Affordability of 1 and 2 bed homes for sale

1 Bed Homes				2 Bed Homes			
Full market price	Single income needed	Starter Home price	Single income needed	Full market price	Joint income needed	Starter Home price	Joint income needed
£100,000	£28,571	£80,000	£22,857	£150,000	£48,387	£120,000	£38,710
£150,000	£42,857	£120,000	£34,286	£175,000	£56,452	£140,000	£45,161
£175,000	£50,000	£140,000	£40,000	£200,000	£64,516	£160,000	£51,613
£200,000	£57,143	£160,000	£45,714	£250,000	£80,645	£200,000	£64,516
£250,000	£71,429	£200,000	£57,143	£300,000	£96,774	£240,000	£77,419

Note: Single average income is £25,230 per year: a bottom quartile income is £13,967 per year; bottom decile income is £6,926 per year

5.3.3 Starter homes may provide an option for single people and couples on around average earnings, although provision is not yet policy in Leeds. For a single person earning an average income, a 1-bed home priced at £100,000 discounted by 20% to £80,000 would be affordable. For a couple earning two average incomes, a 2-bed home priced at up to £200,000, discounted by 20% would be affordable, and for a couple with one average income and one bottom quartile income, a 2-bed apartment priced at up to £150,000 discounted by 20% to £120,000 would be affordable.¹²

5.3.3 Help to Buy Shared Ownership could also provide options at the 'bottom end' of the market and could be aimed at first time buyers on below average incomes. The table below shows that

- For a couple with two average incomes a 75% stake in any property priced up to £200,000, and a 50% stake in any property priced at up to £300,000, would be affordable
- For a couple on one average and one bottom quartile income, a 75% stake in a property priced at up to £150,000, or a 50% stake in a property priced at up to £200,000 to £250,000 would be affordable
- For a single person on an average income or a couple with one average income, only a 75% stake in a property priced at up to £100,000 could be afforded.

Table O *Affordability of Shared ownership options*

Shared Ownership stake			Joint income needed		
100%	75%	50%	100%	75%	50%
£100,000	£75,000	£50,000	£32,258	£24,194	£16,129
£150,000	£112,500	£75,000	£48,387	£36,290	£24,194
£175,000	£131,250	£87,500	£56,452	£42,339	£28,226
£200,000	£150,000	£100,000	£64,516	£48,387	£32,258
£250,000	£187,500	£125,000	£80,645	£60,484	£40,323
£300,000	£225,000	£150,000	£96,774	£72,581	£48,387

Note: Single average income is £25,230 per year: a bottom quartile income is £13,967 per year bottom decile income is £6,926 per year

To ensure access to new housing for a range of workers, the data above would suggest that new housing for sale at full market price should be at prices up to £175,000.

5.3.4 Provision of Starter Homes 20% discounts on prices up to £200,000 could make new housing more accessible to the likely sources of demand. Seeking new housing through the HCA Help to Buy Shared Ownership scheme offering 75% stakes on properties priced at up to £150,000 or 50% stakes on properties priced at up to £200,000 could also make new housing more accessible to the likely sources of demand.

5.4 Potential for build to rent provision

5.4.1 The proportion of households renting privately has increased substantially over the last 10 years and looks likely to grow further. There is a growing interest in 'build to rent' investment from pension funds and other institutional investors in Leeds, and the area offers strong prospects for new housing at a range of rents.

¹²

Encouragement of provision of Starter Homes is not yet policy in Leeds as the Government has not yet agreed or published regulations relating to the provision of Starter Homes.

5.4.2 There is clear evidence that across the city there is a growing demand for rented housing from young working households. The table below shows that:

- All new properties built for market rent would be affordable to a couple with two average incomes, or one average income and one bottom quartile income
- 1-bed homes would be affordable to single people on average incomes at rents of up to £650 per month, to single people on bottom quartile incomes at rents of around £400 per month, and to couples with two bottom quartile incomes at rents of up to £750 per month
- 2 bed apartments would be affordable to couples with two bottom quartile incomes at rents of up to £650 per month
- New properties built for market rent would be unaffordable to single people or couples on bottom decile incomes.

Table P Single and household incomes needed to afford market rents

1 Bed homes			2 Bed homes		
Monthly Rent	Single Income needed to afford	Joint Income needed to afford	Monthly Rent	Single Income needed to afford	Joint Income needed to afford
£400	£16,800	£14,880	£550	£23,100	£20,460
£450	£18,900	£16,740	£600	£25,200	£22,320
£500	£21,000	£18,600	£650	£27,300	£24,180
£550	£23,100	£20,460	£700	£29,400	£26,040
£600	£25,200	£22,320	£750	£31,500	£27,900
£650	£27,300	£24,180	£800	£33,600	£29,760
£700	£29,400	£26,040	£850	£35,700	£31,620
£750	£31,500	£27,900	£900	£37,800	£33,480

5.4.3 This would indicate that new housing for rent should be targeted partly at households with one or two average incomes at rents of up to £850 per month (to allow ability to save for a deposit on house purchase), and partly at rents of between £600 and £750 per month aimed at households with one average and one bottom quartile income or two bottom quartile incomes. There is a potential for encouraging partnerships between developers, funders and housing associations, (including co-housing organisations) to provide rented housing for lower paid workers.

5.4.4 It is likely that some older households may have a level of need requiring extra care housing provision, although it is not possible to produce an analysis of the extent of that need within this assessment.

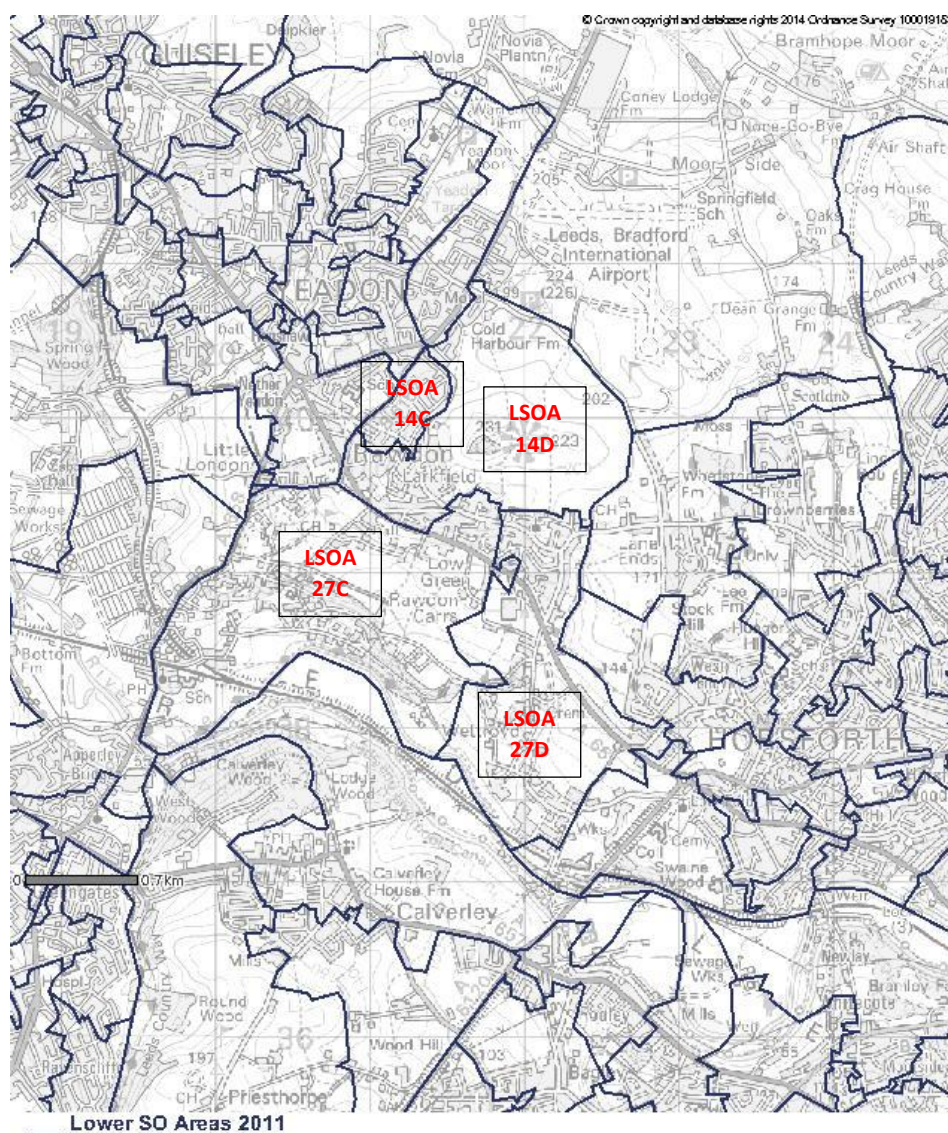
6.0 Conclusions

- 6.1 The wider area containing Rawdon contains a substantial availability of housing land capable of providing a significant amount of new housing to meet housing needs and aspirations in the area, and contribute to housing growth.
- 6.2 The analysis contained in this HMA suggests that there may be a demand for approximately 277 new homes in Rawdon.
 - 6.2.1 196 new homes may be required to meet potential demand from existing residents of Rawdon who are potential first time buyers living in rented housing, existing homeowners seeking to move to larger housing and older homeowners seeking to move to smaller, more manageable housing.
 - 6.2.2 To meet likely demand from households seeking to move to Leeds to take up employment, or from households seeking to move within Leeds, the Core Strategy for Leeds indicates that over a 15-year period, there may be a need for approximately 1,800 new homes in North West Leeds and 600 new homes in Aireborough. Based on the proportion of households who live specifically in Rawdon (20.09%), it is estimated that 121 new residents may require housing in the Rawdon parish area, of which 81 may want or need a newly built home..
- 6.3 There are 8 sites in the Rawdon area that could have capacity for just over 300 new homes, which would not be sufficient to meet even the potential need and demand from existing residents, and of those it should be noted that between 200 and 225 of those are on 'safeguarded land'. There are also 45 sites allocated for housing in neighbouring areas (Guiseley, Yeadon, Horsforth and Calverley) with a potential capacity for between 3,000 and 3,500 new homes that could help meet some of that demand. There are also 13 sites with a potential capacity of between 3,500 and 4,000 new homes in areas of Bradford (Esholt, Apperley Bridge, Greengates) that are adjacent to Rawdon.
- 6.4 While there could be a significant demand for housing both from existing residents of Rawdon and potential incoming households, it is important that the location of the village in the Green Belt and its proximity to open countryside, which form the basis of its attractiveness, should be a key factor in any future development. There are understandable local concerns that large scale development in and around the village, could create 'urban sprawl' that could detract from its integrity, and attractiveness as a place to live. There are also local concerns relating to the potential impact of any new development on existing conservation areas.
- 6.5 New housing developed would need to ensure local needs are given due priority and provide a mix of smaller housing for older people seeking to downsize, and housing appropriate for young couples and other 'starter households', as well as for those households wanting to 'trade up'. It is essential that any new housing developed is designed in such a way as to be sensitive to conservation areas and utilises the green space potential of the sites.
- 6.6 To ensure access to new housing for a range of household incomes, it is likely that new housing for sale at full market price should be at prices up to £175,000.
- 6.7 New housing for rent should be considered targeted partly at households with one or two average incomes at rents of up to £850 per month, and partly at rents of between £600 and £750 per month aimed at households with one average and one bottom quartile income or two bottom quartile incomes. There may be a need for up to 75 new social rented homes per year to meet unmet need and demand over the next 10 years

Appendix A

Housing, demographic and socio economic profiles

The data in Tables 1 to 4 is drawn from 2011 Census data as presented in the ONS Neighbourhood Statistics website. The Rawdon area is drawn from analysis of data for four Lower Standard Output areas ¹³ as shown on the map below: Leeds 014C and Leeds 014D (which correspond with the northern part of the area including Little London, Benton Park, Micklefield Park, The Markhams and Larkfields), and Leeds 027C and Leeds 027D (which correspond with the southern end of the area and include the Crematorium, Woodlands Drive and Underwood Drive, Rawdon Meadows, Woodhouse Hill school and Airedale International)



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¹³ Super Output Areas (SOAs) are small areas specifically introduced to improve the reporting and comparison of local statistics. The **Lower Layer** (LSOA) has a minimum population of 1000, while the **Middle Layer** (MSOA) has a minimum population of 5000. Unlike electoral wards, these SOA layers are of consistent size across the country and are not subjected to regular boundary change.

Table 1 *Housing Tenure*

	Rawdon		Leeds
Owner Occupied	1852	82.6%	58.6%
Private Rented	201	9.0%	17.9%
Social Rented, of which...	158	7.0%	22.0%
<i>Renting from the Council</i>	140	6.2%	16.9%
<i>Renting from a housing association</i>	18	0.8%	5.1%
Living Rent Free	32	1.4%	1.5%
All	2243	100%	100%

(Source: 2011 Census ONS Neighbourhood Statistics 2016 - Table QS405EW Tenure - Households, 2011)

Table 2 *Type of housing*

	Rawdon		Leeds
Detached	626	27.9%	14.7%
Semi-detached	978	43.6%	37.5%
Terraced	488	21.8%	26.5%
Flats	151	6.7%	21.3%
All	2243	100%	100%

(Source: 2011 Census ONS Neighbourhood Statistics 2016 - Table QS402EW Accommodation Type - Households, 2011)

Table 3 *Size of housing*

	Rawdon		Leeds
1 bed	100	4.5%	12.6%
2 bed	437	19.5%	30.3%
3 bed	1014	45.2%	39.3%
4 + bed	692	30.9%	17.8%
ALL	2243	100%	100%

(Source: 2011 Census ONS Neighbourhood Statistics 2016 - Table QS411EW Number of Bedrooms, 2011)

Table 4 Levels of under-occupation and overcrowding

	Rawdon		Leeds
Under-occupied homes with Over 2 bedrooms	1356	60.5%	44.7%
Under-occupied homes with 1 - 2 bedrooms	632	28.2%	25.6%
All Under-occupied	1988	88.6%	70.3%
Neutral	223	9.9%	20.6%
Overcrowded 1 bedroom	27	1.2%	7.0%
Overcrowded 2 bedrooms	5	0.2%	2.1%
All Overcrowded	32	1.4%	9.1%
ALL	2243	100%	100%

(Source: 2011 Census ONS Neighbourhood Statistics 2016 – Table QS412EW Occupancy Rating (Bedrooms), 2011)

Table 5 Council housing stock in the Rawdon area

	Rawdon		Adjacent areas		Guiseley Yeadon	Horsforth	Calverley
General Needs	57	44.9%	2094	85.9%	994	1011	89
1 bed Bungalow	1	0.8%	95	3.9%	71	24	
1 Bed Flat			306	12.6%	198	100	8
1 Bed House			24	1.0%	22	2	
2 Bed Flat			296	12.1%	96	200	
2 Bed House	16	12.6%	384	15.8%	180	191	13
2 Bed Maisonette			16	0.7%	7	9	
2 or 3 Bed Bungalow			26	1.1%	10	9	7
3 Bed House	40	31.5%	898	36.8%	394	446	58
3 Bed Maisonette or flat			25	1.0%	7	17	1
4 Bed House			24	1.0%	9	13	2
Sheltered housing	70	55.1%	344	14.1%	185	123	36
Cat 1 Bedsit/Flat			47	1.9%		47	
Cat 2 Bedsit			9	0.4%	9		
Cat 2 1 Bed Flat			100	4.1%	19	71	10
Cat 2 1 Bed Bungalow	55	43.3%	159	6.5%	136		23
Cat 2 2 Bed Bungalow			8	0.3%	6		2
Cat 2 2 Bed Flat	15	11.8%	21	0.9%	15	5	1
ALL	127	100%	2438	100%	1179	1134	125

(LCC Housing Stock Data: Orchard System 2014)

Table 6 Housing Association stock in the Rawdon area

	Rawdon	Surrounding areas	Yeadon	Guiseley	Calverley	Horsforth
Chevin (Together)		140	48		70	22
Connect		128	55		70	3
Housing 21		68	36		32	
Headrow (Your Housing)		65	38			27
Anchor		48		48		
Hanover		36	36			
Jephson Homes		25				25
Leeds & Yorkshire	9	20				20
Accent Housing		6			6	
TOTAL	9	536	213	48	178	97

(Source: CHY and HCA statistical Returns)

Table 7 Demand for Council Housing 2015

Applications @ 31st March 2015	No	%
Priority Need - Group A+/A	303	14.4%
Priority Need - Group B	139	6.6%
General Housing Need - Group C	1662	79.0%
1 Bed	1232	58.6%
2 Bed	581	27.6%
3 Bed	234	11.1%
4+ Bed	57	2.7%
ALL	2104	100.0%

(Source: Leeds Housing Register Annual Report 2015/16)

Table 8 Unmet housing need by bed size required

Beds Required	No. of Applications at April 2014		Lettings 2014/15		Lettings as % of Applications	Unhoused applicants
	No	%	No	%		
1 Bed	1,428	61.8%	136	57.6%	9.5%	1,292
2 Bed	599	25.9%	62	26.3%	10.4%	537
3 Bed	225	9.7%	33	14.0%	14.7%	192
4+ Bed	59	2.6%	5	2.1%	8.5%	54
ALL	2,311	100.0%	236	100.0%	10.2%	2,075

(Source: Leeds Housing Register Annual Report 2014/15)

Table 9 Weeks taken to rehouse applications 2014/15

	Horsforth (Including Rawdon area)	Leeds Average
	(Weeks to rehouse)	
Priority Group A	40	33
1 Bed	40	38
2 Bed	41	32
3 Bed	50	27
4+ bed	92	40
Sheltered	19	21
Priority Group B	52	40
1 Bed	50	41
2 Bed	22	43
3 Bed	82	37
4+ bed	N/A	40
Sheltered	42	37
Priority Group C	178	101
1 Bed	163	136
2 Bed	361	95
3 Bed	249	96
4+ Bed	N/A	77
Sheltered	58	84
OVERALL AVERAGE	64	55

(Source: Leeds Housing Register Annual Report 2015/16)

Appendix B**Housing advertised for sale @ December 2016**

Address	Type of Property	Asking Price
Derby Road, Rawdon	2BH	£149,995
Egerton Terrace, Rawdon,	2BH	£150,000
Leeds Road, Rawdon	3BH	£175,000
Markham Crescent, Rawdon,	2BH	£179,950
Harrogate Road, Yeadon/ Rawdon Border,	3BH	£179,950
Belmont, Low Green, Rawdon	2BH	£183,960
Markham Avenue, Rawdon	3BH	£189,950
Harrogate Road, Rawdon	2BH	£190,000
Lombard Street, Little London, Rawdon	2BH	£190,000
George Street, Rawdon	2BH	£194,950
Apperley Lane, Rawdon	3BH	£199,950
London Square, Rawdon	2BH	£199,995
Larkfield Road, Rawdon	2BH	£215,000
Lombard Street, Little London, Rawdon	2BH	£215,000
Green Lane, Rawdon	3BH	£219,000
Greenacre Park Rise, Rawdon	3BH	£220,000
Micklefield Mews, Micklefield Lane, Rawdon	3BH	£225,000
Belmont, Low Green, Rawdon	2BH	£229,950
Harrogate Road, Yeadon/ Rawdon Border,	2BH	£229,950
New Road Side, Rawdon	3BH	£229,950
Markham Avenue, Rawdon	3BH	£239,950
Stoneycroft, Batter Lane, Rawdon	3BH	£239,950
Markham Avenue, Rawdon	3BH	£239,950
Bolton Road, Rawdon	4BH	£239,950
London Street, Rawdon	3BH	£249,950
Belmont Grove, Rawdon	3BH	£265,000
Belgrave Mews, Rawdon	3BH	£275,000
Chase Cottage, The Chase, Rawdon	2BB	£279,950
Larchwood, Woodlands Drive, Rawdon	2BH	£279,950
Layton Park Drive, Rawdon	3BB	£290,000
Apperley Lane, Rawdon	3BH	£349,950
New York Lane, Rawdon, Leeds,	4BH	£349,950
Underwood Drive, Woodlands Drive, Rawdon	2BH	£359,950
Woodlands Close, Rawdon/Apperley Bridge	4BH	£375,000
Leeds Road, Rawdon	4BH	£395,000
Leeds Road, Rawdon	5BH	£399,950
Leeds Road, Rawdon	4BH	£419,950
Layton Avenue, Rawdon	4BH	£429,950
Layton Avenue, Rawdon	4BH	£429,950
Layton Avenue, Rawdon	5BH	£429,950
Layton Avenue, Rawdon	4BH	£429,951
Woodlands Close, Rawdon/Apperley Bridge	4BH	£449,000
Henley Crescent, Rawdon	4BH	£484,950
Town Street, Rawdon	4BH	£499,950
Well Lane, Rawdon	5BH	£499,951

Address	Type of Property	Asking Price
Snaith Wood Mews	5BH	£525,000
Chevington Court, Rawdon	4BH	£549,950
Emmott House, Off Town Street, Rawdon	4BH	£550,000
The Spinney, Off - Cragg Wood Drive, Rawdon	3BH	£565,000
Over Lane, Rawdon	5BH	£580,000
Snaith Wood Drive	6BH	£625,000
Over Lane, Rawdon	4BH	£649,950
The Edge, Larkfield Road, Rawdon	4BH	£749,950
Well Lane, Rawdon	6BH	£800,000
Acacia Park Drive, Apperley Bridge, Rawdon Border,	5BH	£875,000
Crowtrees Court, Rawdon	4BH	£884,950
Buckstone Court, Cliffe Drive, Rawdon	4BH	£1,195,000

Appendix C Assessment of demand for new housing and housing mix needed to meet demand

There is likely to be a need for new homes from a proportion of households already living in the Rawdon area. This need will arise from demand from first time buyers living in rented housing, existing homeowners seeking to move to larger homes and older homeowners seeking to move to smaller, more manageable homes.

There may also be demand from households seeking to move to the Aireborough area and North West Leeds in general over the next 10 years from other parts of Leeds, or from outside the city to take up new jobs created in Leeds, some of which may want to settle in Rawdon.

Assessment of housing mix required to meet likely demand from existing and incoming residents

The estimates of potential demand for housing outlined in section 4 above indicate that over the next 10 years, there may be a need for an additional 277 new homes may be required to meet need, demand and aspiration from households living in the Rawdon area, or households that may move to Leeds or move within Leeds and may need or want new housing in Rawdon. The estimates suggest that 66.5% of these should be homes with 1 or 2 bedrooms and 33.5% should be homes with 3 bedrooms or more.

Assessment of demand/ need for new housing from existing residents

Analysis of the 2011 Census and intelligence gathered from local estate agents indicate that there may be 196 existing residents in the Rawdon area who may seek to buy a new home in the area over the next 20 years. This estimate is built up as follows:

201 currently-resident households rent privately. Of these, it is estimated that 50% (101) may want to move to a different home over the coming 20 years. Of those it is assumed that 60% (**60** households) may seek to buy a new home in the Rawdon area, with the remaining 40% (41 households) meeting their housing need through renting or buying an existing home in the Rawdon area or moving out of the area.

158 currently-resident households rent from the Council or a housing association. Of these, it is estimated that 10% (**16**) may want, and be able, to buy a new home over the next 20 years (0.5% per year). The remaining 90% may either not want to buy; may not earn enough to afford to buy; may buy their existing social rented home or another existing home in the area, or may move to another rented property in the area.

1,852 households own their own home, and a substantial proportion of these may be households in professional, managerial and intermediate occupations, indicating a potential demand from existing owners seeking to trade up from their first, or subsequent, homes.

- It is estimated that 70% of homeowners in the Rawdon area (1,296 households) are aged under 65, (with 20% assumed to be previous first time buyers seeking a move to a larger home and 50% assumed to be existing homeowners of some standing who may be seeking to 'trade up' further). Of those 1,296 existing homeowners aged under 65, it is estimated that 3% (**42** households) may seek to meet their need through moving to a new home in the Rawdon area, while the remaining 97% (1,254 households) will meet their housing need through remaining in their existing home, or through moving to a different existing home either in Rawdon, or outside the area.

- It is estimated that 30% of homeowners in the Rawdon area (556) are older households. Of these it is estimated that 33% (183) may want, or need to 'downsize' to a more manageable home over the coming 20 years, and of those households needing to or seeking to move, 44% (**78** households) will seek to move to a new build home, while the remaining 56% (105 households) will seek to either buy or rent an existing home either in Rawdon or outside of the area, or will die.

Housing mix needed to meet demand from existing residents,

It is estimated that 196 new homes may be required to meet demand from existing residents, of which 82% (161) should be homes with 1 or 2 bedrooms and 18% (35) should be homes with 3 bedrooms or more. In arriving at this assessment, it has been estimated that:

- 20% of 1st time buyers and 15% of older people downsizing would need, or want, one bedroomed housing
- 80% of first time buyers, 35% previous first time buyers seeking to move and 85% of older people downsizing would want or need 2 bedroomed housing
- 55% of previous first time buyers seeking to move (2nd Stagers) and 50% of existing homeowners in their second or subsequent homes wanting to 'trade- up', would want or need 3 bedroomed housing
- 10% of previous first time buyers seeking to move (2nd Stagers), and 50% of existing homeowners in their second or subsequent homes wanting to 'trade- up', would want or need housing with 4 bedrooms or more.

Assessment of demand/ need for new housing from incoming residents

It is estimated that 40,000 new jobs may arise in Leeds, which may generate a housing need for 20,000 new homes. It is assumed, based on the distribution of new housing identified in the Core Strategy for Leeds¹⁴, that 9% of this housing need (1,800 new homes) will be in the wider North West Leeds area and 3% (600 new homes) will be in Aireborough. To reflect the proportion of housing in Aireborough located in Rawdon alone (20.09%), it can be estimated that there may be a need for 81 additional new homes in the Rawdon area.

Housing mix needed to meet demand from potential incoming residents,

Of the 81 additional new homes that may be required, it is assessed that 29% (23) should be homes with 1 or 2 bedrooms, and 71% (58) should be housing with 3 bedrooms or more. In arriving at this assessment, it has been estimated that:

- It is estimated that 25% of 1st time buyers moving to Leeds would want or need 1 bedroomed homes
- It is estimated that 75% of first time buyers, and 20% of previous first time buyers seeking a larger home moving to Leeds would want or need 2 bedroomed homes
- It is estimated that 60% of previous first time buyers seeking a larger home and 50% of mature incoming families moving to Leeds would want or need 3 bedroomed homes
- It is estimated that 20% of previous first time buyers seeking a larger home and 50% of mature incoming families moving to Leeds would want or need homes with 4 bedrooms or more

¹⁴ Core Strategy: Leeds Local Development Framework Adopted 12th November 2014: page 44

Appendix D *Sites for Housing identified in the Leeds Site Allocation Plan 2015*

Plan Ref	SHLAA Ref	Address	Capacity
Rawdon			357
HG1-13	HLA2700370	26-28 New Road Side, Rawdon	5
HG2-11	12	Larkfield Drive, Rawdon	6
HG1-14		Batter Lane	4
HG1-96	34	Low Hall Road -Riverside Mill, Horsforth	50
HG2-12	4254	Woodlands Drive, Rawdon	25
			90
Safeguarded sites			
HG3-2	4095	Land to west of Knott Lane, Rawdon	81
HG3-3	3331	Land at Rawdon	5
HG3-4	3329_5145	Layton Wood Rawdon	130
			216
			306

Surrounding areas			
Site Ref	SHLAA Ref	Site Address	Capacity
Calverley			191
HG2-53	4097	Calverley Cutting/Leeds-Liverpool Canal, Apperley Bridge	32
HG2-56	1193 A	Rodley Lane/Calverley Lane,	53
HG1-133	2121	Calverley Lane, Farsley	70
HG2-54	1124	Upper Carr Lane, Calverley	18
HG2-55	4049	Calverley Lane, Calverley	18
Horsforth			1813
HG1-64	5178	Leeds Trinity University College, Brownberrie Lane, Horsforth	29
HG1-65	721	Westbrook Lane, Horsforth	75
HG1-66	720	Westbrook Lane, Horsforth	15
HG1-67	HLA2701370	Long Row Horsforth	7
HG1-68	688	Silk Mill Drive	20
HG1-69*	65	Low Lane - Woodside Mill, Horsforth	59
HG1-84	4093	Salmon Crescent / Stanhope Drive, Horsforth	7
HG1-87*	4021	Site of Horsforth Mills, Low Lane, Horsforth, Leeds	89
HG1-96*	34	Low Hall Road -Riverside Mill, Horsforth	54
HG1-96*	34	Low Hall Road -Riverside Mill, Horsforth	82
HG1-97	1339	Calverley Lane, Clariant UK, Horsforth -	236
HG1-98	731	Victoria Avenue, Horsforth	6
HG1-99	HLA2701470	Low Fold Garage, New Road Side, Horsforth	5
HG1-101	HLA2701410	Throstle Nest Villa, New Road Side	8
HG2-37	3384	Brownberrie Lane, Horsforth, Horsforth	12
HG2-41	4240	South of A65 from Horsforth & Rawdon RA to crematorium	777
HG2-44	235	Clarence Road, Horsforth	25
HG2-45	4057	St Joseph's, Outwood Lane, Horsforth	30
HG2-42	1016	Broadway and Calverley Lane, Horsforth	18
HG2-43	5009	Horsforth Campus	206
HG2-46	1062	Horsforth (former waste water treatment work)	53

Site Ref	SHLAA Ref	Site Address	Capacity
Yeadon/Guiseley			1457
HG1-8	HLA2802390	107 Queensway Yeadon	9
HG1-9	3164	Haworth Court, Chapel Lane, Yeadon	45
HG1-11	3187	Station Garage, Henshaw Lane, Yeadon	5
HG1-12	1308	Green Lane Dyeworks/ Mill Ponds & 25 - 27 Green Lane, Yeadon	170
HG2-7	180	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	7
HG2-8	4019	4019 Kirkland House, Queensway, Yeadon	17
HG2-9	3366	Land at Victoria Avenue, Yeadon	102
HG2-10	1221	Gill Lane, Yeadon LS19	155
HG1-2	738	Netherfield Road - Cromptons, Guiseley	23
HG1-3	742	Netherfield Road, Guiseley	2
HG1-5	5121	Parkside Works Otley Road Guiseley	7
HG1-6	271	Springhead Mills, Guiseley	54
HG1-7	5111	Former Dairy Crest Site, Queensway, Guiseley	14
HG2-1	3026	New Birks Farm, Ings Lane, Guiseley	285
HG2-2	3029	Wills Gill, Guiseley	133
HG2-3	1255B	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	234
HG2-4	4020	Hollins Hill and Hawkstone Avenue, Guiseley	80
HG2-5	1180A,1311A, 2163A	Coach Road/Park Road Guiseley	83
HG2-6	1113	Silverdale Avenue (land at), Guiseley	32

Source (Site Allocations Plan Section 3: Area Proposals: 1. Aireborough - Publication Draft Leeds Local Development Framework Development Plan Document September 2015

Potential Development sites in Bradford

Site Ref	Site Name	Capacity	Hectares	Status
Esholt				
NE051b	Esholt Treatment Works	1653	55.10	Brownfield
NE 053	Station Road, Esholt Water Treatment Works	183	6.10	Brownfield
		1836	61.20	
Apperley Bridge				
NE 051a	Walkhill Farm, Apperley Lane	148	4.94	Green Belt
NE 054	Harrogate Road, Apperley Bridge	50	1.68	Brownfield
NE 066	Apperley Road, Apperley Bridge	35	1.15	Green Belt
NE 068	Apperley Lane, Apperley Bridge	636	21.21	Greenfield
NE 069	Apperley Road, Apperley Bridge	567	18.90	Greenfield
		1436	47.88	
Greengates/Simpsons Green				
NE/055	Harrogate Road/Carr Bottom Road, Greengates	167	5.55	Greenfield
NE/015	Harrogate Road, Greengates	16	0.53	Brownfield
NE/025B	Simpsons Green	49	1.63	Greenfield
NE/025A	Simpsons Green	355	11.83	GF/Safeguarded
		586	19.54	
Yeadon				
NE/067	Gill Lane, Yeadon	17	0.57	Green Belt
NE/076	Woodlea Close, Yeadon	35	1.18	Green Belt
		53	1.75	

(Source: Allocations Development Plan Document Issues and Options - Bradford urban area (regional city) sub area Strategic Context, Land Supply and Consultation Questions: NE Bradford pages 21 – 26) May 2016