

[REDACTED]

From: [REDACTED] LEEMING [REDACTED]
Sent: 09 March 2014 22:45
To: LDF Consultation
Cc: [REDACTED]
Subject: Local development framework

Dear Sirs,

I would like to object to the Bradford local development framework plan.

1. Development should not be allowed on green belt whilst brown belt land remains. Developers prefer to build on green belt. People want development on brown field. Surely this plan should be for the benefit of the people not developers. Developers will only build on brown field if green field is unavailable. Cut off the supply of green field and they will build on brown field or go out of business.

2. Houses need to be built where the jobs are. Leeds has a higher employment rate than Bradford. Therefore within the Leeds City region proportionately more houses need to be built in Leeds than Bradford until employment rates equate.

3. House prices are higher in Leeds than in Bradford. This tells that demand is greater in Leeds. Therefore proportionately more houses need to be built in Leeds than Bradford until prices become more equal.

4. HS2 is coming to Leeds not Bradford. This will increase economic activity (employment) in Leeds not Bradford. More new houses should be built in Leeds where economic activity will most increase rather than Bradford.

5. 42,000 houses by 2030 equates to 2,700 per annum. This seems implausible relative to recent history. Why plan so many if this is likely to prove unachievable. I do worry that with the plan as it is by 2030 we will have built considerably fewer new houses than proposed and nearly all of these on green belt with brown field barely touched.

Conclusions:

The proportion of houses to be built in Leeds should significantly increase.

The number to be built in Bradford should significantly reduce.

Developments in Bradford need only be allowed on brown field sites.

Yours faithfully,

[REDACTED] Leeming