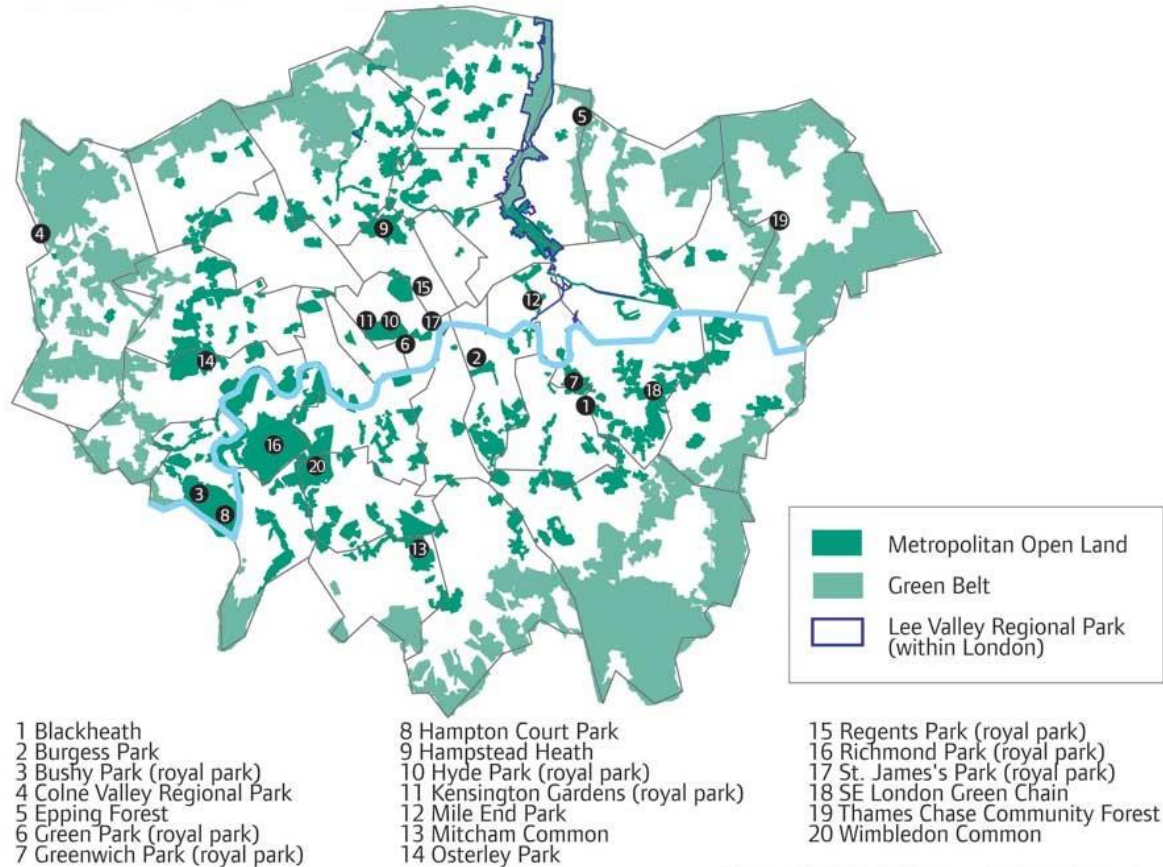


# 1. GREEN BELTS MATTER

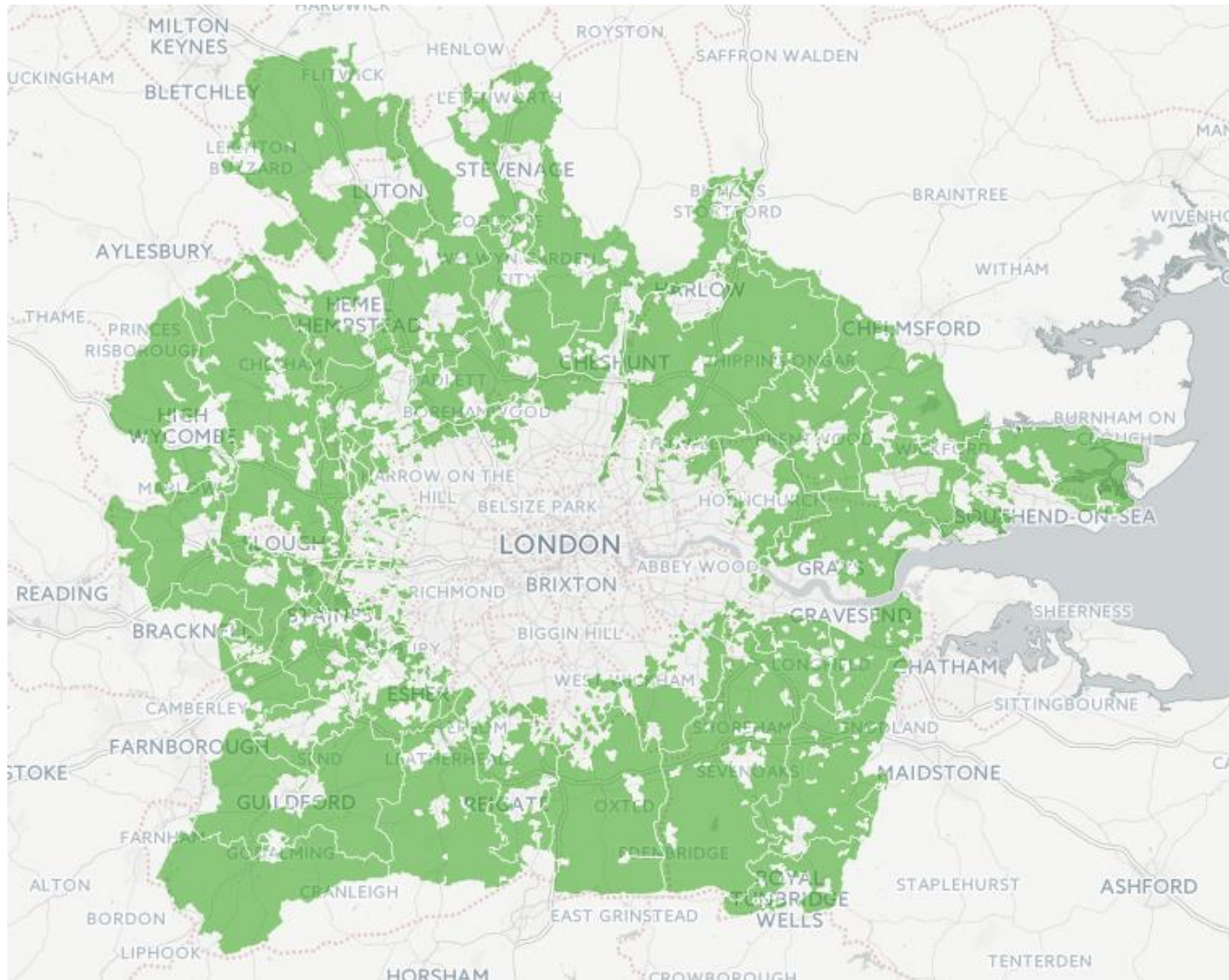


# Greater London's protected green spaces





# London's Green Belt



## 2. NO NEED

- 260,000 unimplemented planning permissions
- 300,000 Opportunity Areas
- 100,000 intensification, reclamation, regen
- 20,000 p.a. build rate
- 60,000 p.a. target build rate



**260k**  
HOMES

260,000 additional homes  
currently have planning  
permission in London

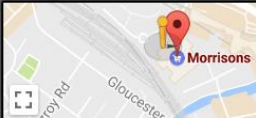






London, England

Street View - Jul 2016























# Brick by Brick, Croydon



# 3. WON'T SOLVE HOUSING CRISIS

## **Challenging the contentions**

“For decades we haven’t been building enough homes” (but targets are hugely inflated and the UK has a surplus)

“There is not enough land” (only if you don’t prioritise brownfield, ignore opportunities for intensification/regen/reclamation; and at the same time set inflated targets and demand a 5 year supply of ‘deliverable sites!’)



... cont/d

“Increasing supply will bring down prices”  
(house prices increases are a result of low credit cost and high income)

“We are not building fast enough” (but high build rates coincided with public building programmes)

“We need homes in the right places – where people want to work” (instead of creating jobs where there aren't enough of them)

# GREEN BELT

## WE HAVE A CHOICE

London's Green Belt can be a place for nature and leisure while new homes are built on widely available brownfield sites

OR

we can build on Green Belt, suffer the harmful impacts of urban sprawl and fail to solve the housing crisis

London's Green Belt has enormous value. It...

- Ensures we intensify and regenerate London and avoid the harmful impacts of urban sprawl
- Contains country parks, cycle ways, community forests and important habitats for wildlife
- Provides vital ecosystem benefits like improved air quality and flood protection, as well as space for local food production



**Green Belts matter.** Green Belts exist to stop development sprawling into open countryside. Urban sprawl increases traffic, air pollution and transport poverty among other harmful impacts

**London's Green Belt is currently under threat like never before.** We have identified over 250 sites which will be lost if we don't take action



- Green Belt development results in urban sprawl which increases car dependency, air pollution and transport poverty among other harmful impacts
  - Commentators say: 'to solve the housing crisis we must build on green belt' but we have enough land in London to build at current rates for 15 years or more and, if we take intensification seriously, for much longer
  - Green Belt housing is typically expensive and out of the reach of people on a low income

**There is no need to build on London's Green Belt.** There are planning permissions for 260,000 homes not yet built; enough brownfield sites for 300,000 homes; and many opportunities for intensification

**Building on London's Green Belt cannot solve the housing crisis.** The 'crisis' is not about land availability. In London and the South East, it is in large part about affordability



# Home counties development: impact on London

