
The Future of Green Belt



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THE FUTURE OF GREEN BELT?



BACK TO THE BEGINNING

- 1935 – Metropolitan Green Belt officially designated.
- 1947 – Town and Country Planning Act
- What has changed?

HOW FAR HAVE WE COME?

**THE ONLY TIME
YOU SHOULD EVER
LOOK BACK,
IS TO SEE HOW
FAR YOU'VE COME.**

LONDON

1935



1947



LONDON

2014



2034



LOOKING FORWARD



FACTS AND FIGURES

Why are we having this discussion?

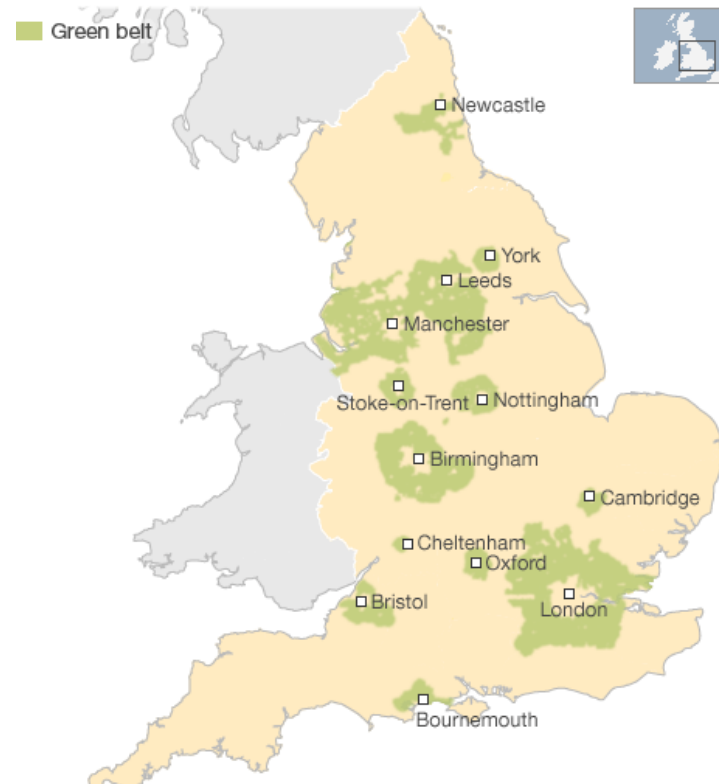
- Green Belt land accounts for 1.6 million hectares in Britain; one and half times the space of all the built up areas in the country.
- 20% of London is Green Belt – of which nearly 20,000 hectares is within 800 metres of a station.

FACTS AND FIGURES

- This land could deliver 1.6 million new houses.
- Bank of England deputy governor:
“the housing market remains the biggest risk to the UK economy” with household debt equalling 135% of household earnings.

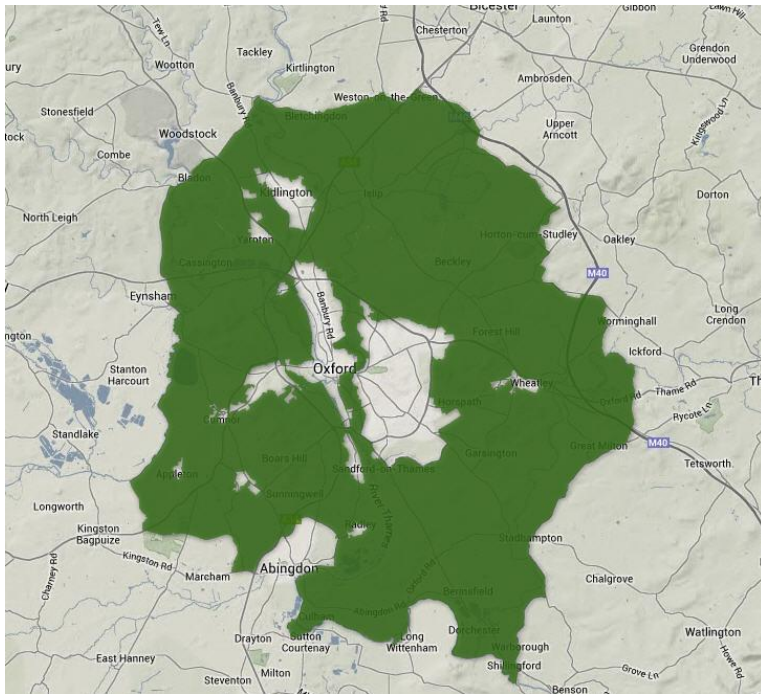
GREEN BELT - ENGLAND

Green belts in England

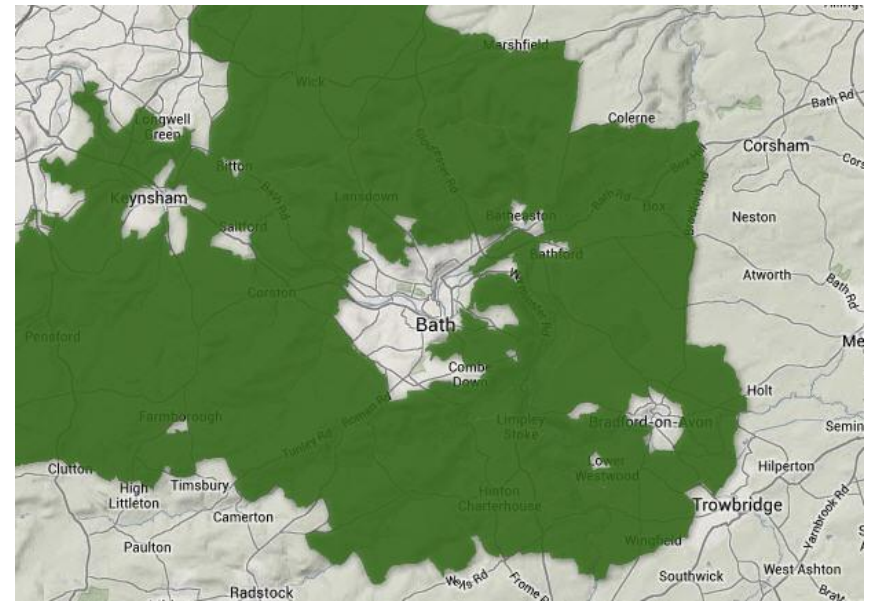


WHY CHANGE?

Oxford

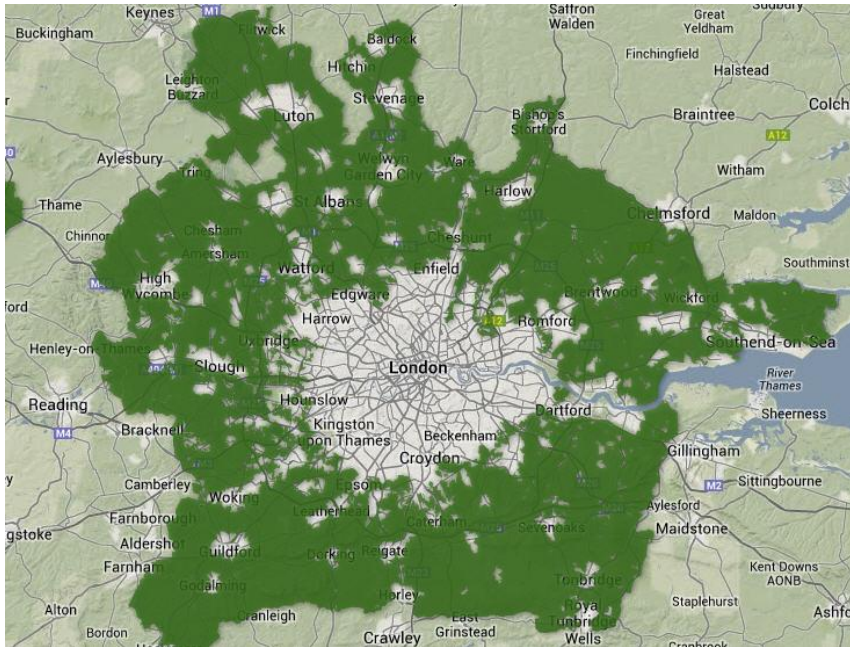


Bath

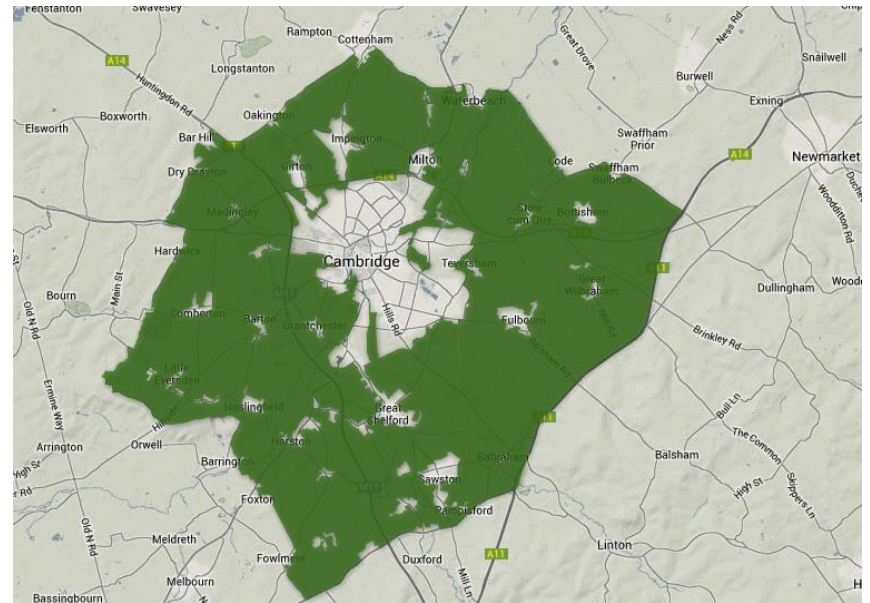


WHY CHANGE?

London



Cambridge



PERCEPTION

‘England’s green and pleasant land’



PERCEPTION



WHAT IS THE GREEN BELT?

- Paul Cheshire (LSE);
“a very British form of discriminatory zoning, keeping the urban unwashed out of the home counties – and, of course, helping to turn houses into investment assets instead of places to live”.

PAST THE SELL BY DATE?

YES:

- The People, Where Will They Go?
- Worsening the housing crisis
- Increasing inequality
- Creating sprawl
- Much is poor quality land.
- Not ‘concreting the country’

WHAT IS REQUIRED?

- Change in perception
- National political stability
- Political bravery
- Greater understanding of housing pressures
- Comprehensive GB review(s)

WHAT IS REQUIRED?



TIMEFRAME

- Current Government view demonstrated in response to Wolfson Prize.
- Erratic approach in recent appeal decisions but decisions / PPG show thinking on housing in relation to Green Belt.
- Need minimum two consecutive Government term.

WILL IT HAPPEN?

“Difficult to see. Always in motion is the future”.

“Do or do not. There is no try”

WILL IT HAPPEN?

