



London
**Green Belt
Council**

‘Safe Under Us’?

The continued shrinking of London’s local countryside (2022)



“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.” – **National Planning Policy Framework (first published March 2012, updated 2016 and 2018)**

“The London Metropolitan Green Belt is essential for the health and wellbeing of 9.5m Londoners and of millions of people living and working in the ‘Home Counties’ surrounding the Capital. It is crucial to our quality of life.” – **London Green Belt Council report, ‘A Positive Case for London’s Green Belt’ (2019)**

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FOREWORD

"Since about 1940, the population of Los Angeles has grown at about the same rate as the population of London. Los Angeles is now so enormous that if you somehow managed to pick it up and plonk it down on England, it would extend from Brighton on the south coast to Cambridge in the north-east. That's what happens if you don't have a Green Belt."

- Andrew Motion (former Poet Laureate)

Research by the London Green Belt Council once again shows large areas of precious Green Belt land being lost to development. Among the reasons for the continuing loss of London's vitally important Green Belt are:

- Local authorities' reliance on out-of-date (2014) figures for population and household growth which inflate the need for housing compared with the more realistic figures from the national census published this year.
- HM Planning Inspectors insisting on the release of Green Belt sites for development in order to hit these unrealistic figures, despite the NPPF (National Planning Policy Framework) stipulating that the latest available statistics are used to provide the evidence base for housing need.
- Inspectors allowing appeals against local councils' decisions to refuse applications by developers, and overruling the will of local people.
- Perpetuation of the myth that allowing building in London's Green Belt will produce homes for young people and families, when in fact the major developers only build large 'executive houses' at low densities because these are the most profitable and are totally unaffordable for young people.

Yet, time and again London's Green Belt has proved its value, for example:

- During the pandemic lockdowns of 2020 and 2021 it was crucially important to have open spaces close to the urban borders for public recreation and especially for the sake of people's mental health and wellbeing.
- The Green Belt provides extensive opportunities for people across London and the surrounding suburbs to enjoy the benefits of walking, cycling and organised sport.
- Providing agricultural land with fertile soil for food production close to London will become increasingly important as the Russia-Ukraine conflict, together with the long-term impacts of global climate change and the shrinking of our food supplies seriously affect our security.
- The role of trees in 'carbon sequestration' and mitigating the effects of climate change make green spaces all the more important to big crowded cities like London.

Despite all of this, the loss of Green Belt land to the developers continues apace. There is little doubt that the Government's continued insistence on inaccurate, unrealistic and flawed housing figures, especially in the London area and the wider South East are the

main cause of the erosion of London's Green Belt. Even though the Planning Inspectorate are aware of the flaws in the figures, they are using them at Local Plan hearings to insist that the targets are met. Inspectors are also, increasingly, going against the wishes of local people in planning appeals, more recently citing a lack of affordable housing as a reason.

The real reason why there is a lack of affordable housing in London and the South East is that, although local authorities are insisting on a percentage of affordable homes at the permission stage, this is being overturned by large developers reducing or eliminating the number when renegotiating at the 'variation' stage, as the profit on the development will be insufficient with a higher proportion of 'affordable' housing. Councils across the region appear to be powerless in these negotiations with developers.

The evidence in the London Metropolitan Green Belt area is that very few 'affordable' homes are being built, and that when large developers get permission on what was a Green Belt site, they are commonly building 4/5 bedroomed homes at a density of only 14 homes per hectare as these are the most profitable developments.

The London Green Belt Council is not against building new homes. On the contrary, we believe that there is sufficient scope for a sensible programme of housing development across London and the Home Counties, and that such housing could and should set new high standards in building design. New homes can, and must, *improve* the environment and quality of life for people, not contribute to its further depletion. Yet, some developers and their political allies deliberately choose to present the debate about housing in the South East as an 'either/or' situation: we can either protect the Green Belt or build the homes that we need. This is an entirely false choice. We must protect the Green Belt, and all our green, open spaces, precisely *because* we need to build more houses.

Young people and young families are being cruelly misled by some politicians and some developers, in that allowing building in London's Green Belt will provide them with the affordable accommodation they want. A recent idea is building near rail and underground stations in the Green Belt. This will be fine for the one member of the family who wants to commute to London but the rest of the family will be reliant on a car to get them to a surgery, shopping centre, school and social opportunities. The alternative is to build the infrastructure they need close to the development, and this would need further large areas of Green Belt land. This form of development would therefore be unsustainable.

Building new homes must mean top priority being given to the creation of environmentally sustainable communities, the promotion of public health and wellbeing, the improvement of air quality and water quality, and the protection of wildlife and the balance of nature, as well as helping to meet the nation's zero-carbon goals. So, when the London Green Belt Council discovers, as we have, once again, that many local authorities across the region are sacrificing *all* of these things in order to allow private developers to build hundreds of thousands of unaffordable, unsustainable, 'executive homes', often in locations with no public transport or access to services, it is clear that something is very seriously wrong.

We can and should be building new homes and protecting the green spaces that are vital for people and the environment. It is not a question of 'either/or'. This report explains the scale of the current problem and sets out recommendations as to how development needs can be met without sacrificing our countryside and open spaces. With a national

commitment to reach Net Zero by 2050, and with communities desperately needing access to clean air and greenspace, London's Green Belt is more important than ever.

It is simply not acceptable for local authorities to be pressured by the Government and the Planning Inspectorate into giving permission to developers to concrete over so much of our Green Belt countryside and open spaces. There is ample brownfield land upon which to build new homes and when population growth is slowing markedly due to the drop in immigration since Brexit and the Covid epidemic and that people are having smaller families.

This has been recognised by both the two final candidates in the Conservative Party leadership contest and has led to categorical statements of support for protecting the Green Belt by both Liz Truss and Rishi Sunak. Whoever wins the race for No.10 will soon be faced with making tough decisions on protecting Green Belt. We urge them to stick to their promises, not to back down but to be prepared to take on the developer lobby.

Protection of London's Green Belt is even more important due to the need for urgent action on climate change, the health and well-being benefits of the Green Belt, and the need for food security, apart from its traditional aims of preventing urban sprawl and encouraging regeneration of derelict 'brownfield' land in urban areas. The Green Belt provides opportunities for farmers to produce quality food for the capital within easy reach of its inhabitants. Fresh food close to London at a time when the Ukrainian war and climate change are threatening food production is a major role for the Green Belt.

London's Green Belt also plays a key role in assisting the recovery of nature and our vital eco-systems at a time when repairing the damage done by decades-long degradation of our natural environment has never been more urgent. Keeping as much land 'green' as possible and constraining development is also crucial in absorbing water and helping to prevent flooding. Just as importantly, during the Covid-19 lockdowns, many of the inhabitants of London took advantage of easy access to the countryside and open spaces which the Green Belt provides, and were very grateful for the opportunities for improving wellbeing that these green spaces gave during that difficult time. Research has shown that taking time in the countryside assists those with mental and stress concerns, and there is an important saving to the NHS to be gained by making use of this resource.

By grabbing more of the Green Belt and pushing back its borders further from London, access to the countryside becomes longer and less convenient, so depriving Londoners of their 'green lung'.

Representing more than 100 community groups and environmental bodies inside and outside the Capital, the London Green Belt Council has been tracking threats to London's Green Belt since 2016 – and this is our 2022 update. As you will see in the following pages, local authorities across London and the Home Counties are increasingly sacrificing Green Belt land for development, even though there is plentiful brownfield (previously developed) land on which to build new homes. Most of the new developments are in the wrong places to meet local needs. This has to change.

Richard Knox-Johnston

Chairman

London Green Belt Council

INTRODUCTION

Building in the Green Belt is the worst possible option

It is a 'lose-lose' scenario. We sacrifice our precious green spaces, losing access to nature and fresh air, and, instead of building sustainable communities or meeting genuine local needs, we end up with unhealthy, high-carbon, car-dependent housing estates. This is the outcome whenever we release Green Belt land for speculative housing development, and yet the political pressure to build on green fields continues.

Green Belts were designed to halt urban sprawl and to force town planners to regenerate areas within the urban boundaries rather than building out into the open countryside. Land is designated in a 'belt' around a town or city such that it must remain 'open' and permanently free from built development - forever. Hence the two key characteristics of Green Belt are its *permanence* and *openness*. Furthermore, two thirds of Green Belt countryside is classified as farmland and is vital for the nation's future economic security as a key source of agricultural produce.

What is urban sprawl? And why is it so devastating? Urban sprawl is low-density development, outside city boundaries. It is unable to support local buses, jobs, shops and services. It relies on cars and increases energy use, pollution and traffic congestion. It increases transport costs and social isolation, leads to loss of countryside, destruction of agricultural land and wildlife habitat, and creates high-carbon, inefficient developments, with polluted air, traffic congestion, dangerous roads, and few if any opportunities for safe walking and cycling.

Much better to have compact, efficient towns and cities with strong Green Belt protections, which are low-carbon, where people get around by public transport, walking and cycling, and can live close to jobs and amenities, and where parks and green spaces are protected for health, recreation, sport and nature. We create compact towns and cities by using land efficiently, recycling sites in need of regeneration, using space better and moving away from car-use which is space-inefficient and has other unwelcome impacts such as air pollution and noise.

London's Green Belt is facing unprecedented threats

Despite Government assurances to the contrary, London's Green Belt is under massive pressure as local councils, however reluctantly, agree to take land out of the Green Belt in order to meet top-down housing targets. This is both environmentally destructive and totally unnecessary.

Little attention is being given to health and wellbeing especially the benefits from having more compact, urban development, its contribution to reducing traffic congestion, carbon emissions and pollution, social isolation and transport poverty, or the need to spur the sustainable regeneration of urban areas.

Location is the key problem - developments are in the wrong place. Mostly the developments are planned in places which cannot be reached by public transport. They

are entirely car dependent – which means residents will be able to do almost nothing without taking a car journey.

New developments are planned at far too low a density – so won't be able to support services and amenities; critically they cannot support public transport. According to research by the Campaign to Protect Rural England, the average housing density on Green Belt land is just 14 houses per hectare, whereas densities of 60 dwellings per hectare should generally be achievable, and, where possible, densities of 100 dwellings per hectare should be the aim as this is the minimum for provision of a local bus service.

And the new homes currently planned for the London Green Belt are not in any way affordable. Many local councils in the region are planning the sort of development that simply allows private developers to build thousands of completely unaffordable, unsustainable, 'executive homes' which will do nothing to solve the housing crisis in London and the South East – a crisis which is above all about affordability.

This report sets out what has happened since our last report and what the London Green Belt Council proposes should be done to re-balance development in London and the Home Counties.



What has happened since our last report?

- Our 2022 statistics show clearly that **yet more land is being taken from London's Green Belt and earmarked for development.**
- In total, local councils in Outer London and the Home Counties are planning through their Local Plans to **allow building on more than 19,400 hectares (48,000 acres) of London's Green Belt.**
- That means that if all these Local Plans are approved and implemented a total area of around **75 square miles of our 'protected' countryside and open land will lose that protection.**
- That's a **21% rise since our last report** (2020/21) in the amount of Green Belt land being offered up for development, and a massive **127% increase since 2016** when we first started tracking Green Belt loss in the region.
- The total **number of Green Belt sites provided for development in London and the Homes Counties has grown by 30% in the space of one year** – and many of these are substantial sites, meaning that large swathes of our countryside and green spaces will be lost forever.
- This represents an **unprecedented loss of open spaces around our capital city** at a time when London needs this 'climate safety belt' more than ever.

However... fewer new houses are actually needed

- At the same time as this land-grab is going on, the measurable **need for new housebuilding in the region has shrunk** since 2016. There is a clear **downward trajectory** in population and household growth projections by the Office of National Statistics (ONS), as the statistics set out in the table on [page 20](#) show.
- ONS studies in 2016 and 2018 showed a **consistent slowing down of population growth** in the UK, particularly in the South East. The recently released first tranche of figures from the 2021 Census figures confirm this downward trend and it is expected that this will be very clear from the 2020 household projections when they are eventually published.

Meanwhile, there are more brownfield sites available

- Meanwhile, **the amount of 'brownfield' (previously developed) land available for new building has increased**, meaning that any genuine local housing and development needs can readily be met on previously developed sites.
- The Brownfield Registers of local authorities with Green Belt land show that **4,850 hectares of previously developed land is available right now** – that's 11,990 acres, or 18.7 square miles. Yet many of the self-same councils are still offering up Green Belt land for housing.

- Our calculations show that, altogether, councils in the London Green Belt have **sufficient brownfield sites in their urban areas to deliver over 280,000 new homes now**, meaning that there is no need for any building in the Green Belt at all.
- Surveys by the Campaign to Protect Rural England have shown **that these registers significantly under-estimate the number of brownfield urban sites** that could be re-developed, so in fact there are far more brownfield regeneration opportunities than has been admitted.

Yet... London boroughs are continually releasing Green Belt land for building

- Despite the widespread availability of brownfield land, especially within Greater London, **increasing numbers of outer London boroughs are planning to build on Green Belt land** within their areas.
- As well as releasing Green Belt land for housebuilding in their Local Plans, by claiming 'exceptional circumstances', **some councils have already granted permission for developers** to build in the Green Belt, citing 'very special circumstances'.
- Two London boroughs in particular – **Enfield in north London and Hounslow in the west – are still planning large-scale housing development in the Green Belt**, despite evidence being presented to them of widespread brownfield land availability within their boroughs.

And this is happening in the Home Counties too

- **In the shire counties surrounding the Capital, the direct threats to the Metropolitan Green Belt continue to grow.** This is despite the fact that some Home Counties councils have belatedly attempted to lower their housing targets in order to reduce the impact on their local Green Belt countryside.
- **Even where councils have withdrawn Green Belt sites from development plans at the consultation stage**, we remain concerned that once these revised plans are put before a Planning Inspector, there is a very real danger that original proposals will be reinstated and councils will revert to significant release of Green Belt for housing – due to pressure from developers – already happening in some areas.
- As in previous years, the Home Counties with the **largest number of development threats to the Green Belt are Hertfordshire, Essex and Surrey.** Between them, these three counties account for close to two thirds of all current development threats to the Green Belt.

What about the harm to people, places and nature?

- **Local councils consistently fail to consider the environmental impact of building on Green Belt countryside**, and merely pay lip-service to the

environment. Judging by their published Local Plans, there is little if any understanding among local councils of the vital role that the Green Belt plays as a 'climate safety belt'.

- There is even less attention in Local Plans to the **health and wellbeing benefits of the Green Belt**, its contribution to air quality and preventing pollution, or the need to keep the Green Belt intact in order to spur the sustainable regeneration of brownfield sites in urban areas.
- Even fewer councils have shown any understanding that by allowing yet more unsustainable out-of-town housing estates to be built in Green Belt countryside they are **increasing car-dependency, traffic congestion and pollution**.
- **The great majority of planned new developments are in the wrong places**, they cannot be supported by public transport, and will lead to isolation, transport poverty, increasing pollution and congestion from higher car dependency levels.



OUR RECOMMENDATIONS

- **The Government must direct local councils to keep new housing development away from the Green Belt and instead to prioritise brownfield regeneration within major urban areas**, even if this means a council does not meet its five-year housing supply goals. Arbitrary housebuilding targets generated by a centrally-imposed algorithm make no sense for areas constrained by Green Belt.
- **Existing development proposals earmarked for Green Belt land should be relocated to brownfield sites within existing urban areas** and wherever possible should be developed at significantly higher density, such that they can be serviced by public transport, and ensure that essential local services and amenities are financially viable.
- **Planning Inspectors must deem Local Plans to be 'unsound' if they are not adjusted for the latest population and household projections** (using the ONS 2016 and 2018 figures unless/until the 2020 figures are available). The 2014 figures upon which housebuilding 'needs' are currently based are now chronically out of date and irrelevant.
- **A Local Plan must be considered unsound if a development is planned at too low a density, is in an unsustainable location, or where opportunities to redevelop urban sites are being overlooked**; and more generally where the principle of compact development enshrined in Green Belt policy is being ignored.
- **Local authorities must put a complete stop to proposals for release of Green Belt land for development in their Local Plans**; instead, they should be more proactive in seeking out brownfield urban sites for new development. Land already identified on councils' Brownfield Registers should be the start point but it is clear that there are numerous previously-developed urban sites that could be built on.
- **Space-wasting development such as surface car parks could be re-developed and other space-inefficiencies addressed by, where appropriate, building upwards.** Many car parks, stations and even railway lines in urban areas can be built over. There are numerous positive alternatives to building on Green Belt land, as the Mayor of London, Sadiq Khan, has stated. Yet the evidence to date is that some councils would sooner allow private developers to grab green open spaces and concrete over them. This has to change.
- **Central and local government must adopt a more rational 'joined-up' approach** with regard to the condition of the natural environment and the recovery of nature and vital wildlife habitats, and must restore the balance between development and conservation.

OUR RESEARCH

Local groups affiliated to the London Green Belt Council and local branches of the Campaign to Protect Rural England were asked to provide data on Green Belt loss from within their relevant local authority areas, with a particular focus on development sites in Local Plans and sites which are currently the subject of planning applications. CPRE county branches in Bedfordshire, Berkshire, Buckinghamshire, Essex, Hertfordshire, Kent, London and Surrey were all involved.

The branches were asked to supply data (where known) on the proposed use of each of the sites (residential, employment, other), the number of dwellings proposed for each site, the size (in hectares) of each site, and the stage of Local Plan development.

The main data sources used were the emerging Local Plans at any stage of development:.

- Regulation 18 consultation (Issues and Options stage)
- Call for Sites
- Preferred Options consultation
- Regulation 19 consultation (Pre-submission stage)
- Submission draft
- Main Modifications
- Adopted Local Plan

Any Green Belt site on which new building is planned constitutes by definition a threat to the Green Belt. Sites considered for development in draft Local Plans will not necessarily be allocated in adopted Local Plans. In particular, at the Regulation 18 (Issues and Options) stage of Local Plan preparation, it is likely that more sites are proposed than will be



eventually allocated. However, sites dropped from the Plan between Reg.18 and 19 could still be reinstated if a council is otherwise unable to meet its 5-year housing supply targets.

In addition to sites proposed or allocated in Local Plans, a small number of planning applications were also included where these were known about by the local group or CPRE branch. However, the majority of sites are those proposed or allocated in Local Plans.

Data collection was undertaken between February and May 2022.

Mapping

The data provided by CPRE branches was used to produce an interactive map showing the location of the threat and any information provided on the nature of that threat, in particular the number of dwellings proposed for development (if residential), the size of the site and the most recent stage of Local Plan progress. Geographical Information System (GIS) software was used to produce the map.

Analysis

The data on sites and number of dwellings proposed for development within the London Metropolitan Green Belt was aggregated by local (district or borough) council and by county or unitary authority. These were compared with the same data for each year from 2016 and used to assess emerging trends.

It should be noted that data was not always available within Local Plans on the number of new houses proposed for a site in every instance, and therefore the number of houses proposed in the Green Belt is likely to be an underestimate.

In addition to the data collected by CPRE branches, we have made use of several other data sources to supplement our data to provide additional analysis and enhance the interpretation of the data. These additional sources were: Office of National Statistics, Department for Levelling Up, Housing and Communities.



THREATS TO THE LONDON GREEN BELT 2022

PLEASE NOTE: This report is based on data collected from our local contacts to whom we are grateful for their input. The work covers 63 Local Authorities across Greater London plus 7 Home Counties. The field 'Hectares Lost' refers to land already removed from the Green Belt since 2016, i.e. land that was under threat in previous reports but has now been taken out of the Green Belt.

County	Local Authority	Dwellings	Sites in the Green Belt					Hectares Lost
		Planned 15 Years	Dwellings	Sites	Hectares	Acres	Sq. Miles	
	Central Bedfordshire	35,790	4,168	5	366	905	1.41	421
	Luton	8,925	361	1	19	47	0.07	0
BEDFORDSHIRE		44,715	4,529	6	385	952	1.49	421
	Bracknell Forest	9,210	2,843	33	212	524	0.82	0
	Slough	12,945	520	16	274	677	1.06	0
	Windsor and Maidenhead	11,310	5,858	26	308	761	1.19	0
	Wokingham	11,835	0	13	228	563	0.88	0
BERKSHIRE		45,300	9,221	88	1,023	2,525	3.95	0
	Buckinghamshire	36,300	9,652	30	973	2,404	3.76	0
BUCKINGHAMSHIRE		36,300	9,652	30	973	2,404	3.76	0
	Basildon	12,300	9,287	28	532	1,313	2.05	0
	Brentwood	6,795	4,224	18	297	734	1.15	129
	Castle Point	5,310	4,675	14	246	608	0.95	0
	Chelmsford	14,190	575	3	68	169	0.26	0
	Epping Forest	14,295	7,555	91	663	1,637	2.56	0
	Harlow	7,095	0	0	0	0	0.00	0
	Rochford	5,400	10,824	25	570	1,407	2.20	0
	Southend-on-Sea	17,715	10,000	1	500	1,235	1.93	0
	Thurrock	17,205	27,285	13	2,842	7,016	10.96	0
	Uttlesford	10,590	0	0	0	0	0.00	0
ESSEX		110,895	74,425	193	5,717	14,116	22.06	129
	Broxbourne	8,910	0	0	0	0	0.00	121
	Dacorum	15,345	11,740	26	754	1,861	2.91	0
	East Hertfordshire	17,175	0	0	0	0	0.00	1,050
	Hertsmere	10,740	11,463	35	1,184	2,922	4.57	0
	North Hertfordshire	14,595	13,819	16	727	1,796	2.81	0
	St Albans	13,395	13,390	11	629	1,552	2.43	0
	Stevenage	6,660	0	0	0	0	0.00	155
	Three Rivers	9,360	7,222	33	320	790	1.23	0
	Watford	11,805	93	0	5	12	0.02	0
	Welwyn Hatfield	13,125	6,169	26	485	1,198	1.87	139
HERTFORDSHIRE		121,110	63,896	147	4,103	10,131	15.83	1,465

County	Local Authority	Dwellings	Sites in the Green Belt					Hectares Lost
		Planned 15 Years	Dwellings	Sites	Hectares	Acres	Sq. Miles	
	Gravesham	9,825	9,478	21	174	430	0.67	0
	Maidstone	17,790	19	1	1	2	0.00	0
	Medway	24,930	605	2	32	79	0.12	0
	Sevenoaks	10,665	5,451	7	249	615	0.96	0
	Tonbridge and Malling	12,645	4,862	12	256	632	0.99	0
	Tunbridge Wells	10,170	8,672	35	652	1,610	2.52	0
KENT		97,665	29,108	82	1,365	3,370	5.27	0
	Barking and Dagenham	44,745	722	2	38	94	0.15	0
	Barnet	80,415	576	16	54	133	0.21	0
	Bexley	35,910	0	0	0	0	0.00	0
	Bromley	18,165	7	8	67	165	0.26	0
	Croydon	46,635	1,011	3	102	252	0.39	0
	Ealing	47,820	0	0	0	0	0.00	0
	Enfield	65,955	8,284	6	518	1,280	2.00	0
	Haringey	37,425	405	1	21	53	0.08	0
	Harrow	38,070	4,535	3	258	636	0.99	0
	Havering	38,685	722	13	42	102	0.16	0
	Hillingdon	54,765	2,408	10	279	688	1.08	0
	Hounslow	23,310	11,506	13	793	1,957	3.06	0
	Kingston upon Thames	30,570	0	0	0	0	0.00	0
	Newham	73,230	0	0	0	0	0.00	0
	Redbridge	31,830	1,609	2	85	209	0.33	0
	Richmond upon Thames	8,925	0	0	0	0	0.00	0
	Sutton	12,105	0	1	0	1	0.00	0
	Waltham Forest	48,090	0	0	0	0	0.00	0
LONDON		736,650	31,785	78	2,256	5,571	8.70	0
	Elmbridge	9,495	3,195	24	252	623	0.97	0
	Epsom and Ewell	8,655	1,585	10	83	205	0.32	0
	Guildford	11,805	7,431	14	383	947	1.48	0
	Mole Valley	6,795	1,632	32	92	227	0.35	0
	Reigate and Banstead	9,660	1,010	9	62	153	0.24	0
	Runnymede	7,965	2,412	15	111	275	0.43	137
	Spelthorne	9,090	760	12	25	62	0.10	0
	Surrey Heath	4,920	1,500	0	57	141	0.22	0
	Tandridge	9,690	5,025	13	282	696	1.09	0
	Waverley	10,185	1,022	22	55	136	0.21	0
	Woking	6,465	951	6	34	83	0.13	30
SURREY		94,725	26,523	157	1,437	3,547	5.54	167
LONDON METROPOLITAN GREEN BELT TOTAL:		1,287,360	249,139	781	17,260	42,616	66.59	2,181

YEAR-ON-YEAR THREATS (By District)

County	Local Authority	No. of Dwellings Threatened on Green Belt						Green Belt sites threatened					
		2016	2017	2018	2019	2020	2022	2016	2017	2018	2019	2020	2022
	Central Bedfordshire	11,700	17,300	10,251	17,917	17,917	4,168	-	51	23	26	26	5
	Luton	-	-	0	0	0	361	-	-	0	0	0	1
	BEDFORDSHIRE	11,700	17,300	10,251	17,917	17,917	4,529	-	51	23	26	26	6
	Bracknell Forest	-	1,452	1,813	4,685	4,685	2,843	-	9	18	27	27	33
	Slough	-	159	159	159	159	520	-	22	22	22	22	16
	Windsor and Maidenhead	1,138	5,958	5,958	5,958	5,958	5,858	-	26	26	26	26	26
	Wokingham	-	0	0	0	0	0	-	13	13	13	13	13
	BERKSHIRE	1,138	7,569	7,930	10,802	10,802	9,221	-	70	79	88	88	88
	Buckinghamshire	15,312	8,498	7,990	7,851	7,100	9,652	-	36	31	31	22	30
	BUCKINGHAMSHIRE	15,312	8,498	7,990	7,851	7,100	9,652	-	36	31	31	22	30
	Basildon	8,885	13,035	10,492	9,297	8,612	9,287	-	41	24	28	-	28
	Brentwood	3,889	5,170	5,894	5,572	5,572	4,224	-	9	20	17	17	18
	Castle Point	261	4,428	4,428	4,675	4,675	4,675	-	11	11	14	14	14
	Chelmsford	-	575	575	-	0	575	-	0	1	2	0	3
	Epping Forest	11,300	9,255	6,826	6,826	6,826	7,555	-	38	84	84	84	91
	Harlow	-	-	0	0	0	0	-	-	0	0	0	0
	Rochford	2,785	1,910	9,960	10,260	10,263	10,824	-	8	24	23	23	25
	Southend-on-Sea	-	-	0	10,000	10,000	10,000	-	-	0	1	1	1
	Thurrock	-	1,285	29,635	26,185	26,185	27,285	-	5	11	14	14	13
	Uttlesford	-	16	16	16	0	0	-	1	1	1	0	0
	ESSEX	27,120	35,674	67,826	72,831	72,133	74,425	-	113	176	184	153	193
	Broxbourne	2,623	2,738	2,826	3,362	733	0	-	3	4	7	4	0
	Dacorum	900	900	14,360	13,752	13,752	11,740	-	1	6	8	8	26
	East Hertfordshire	15,800	16,950	13,450	11,450	11,450	0	-	11	12	11	11	0
	Hertsmere	-	-	3,300	4,500	4,500	11,463	-	1	11	8	8	35
	North Hertfordshire	11,000	11,680	13,330	13,271	14,000	13,819	-	8	12	15	6	16
	St Albans	4,000	4,000	12,345	12,345	12,345	13,390	-	4	9	11	11	11
	Stevenage	1,350	1,350	1,350	1,350	1,350	0	-	2	2	2	2	0
	Three Rivers	-	-	4,600	4,800	4,800	7,222	-	-	-	-	-	33
	Watford	-	-	0	0	0	93	-	-	0	0	0	0
	Welwyn Hatfield	5,850	7,356	5,226	8,226	8,226	6,169	-	23	12	12	12	26
	HERTFORDSHIRE	41,523	44,974	70,787	73,056	71,156	63,896	-	53	68	74	62	147
	Dartford	-	-	-	0	0	21	-	-	-	0	0	4
	Gravesham	-	0	-	-	-	9,478	-	1	-	-	-	21
	Maidstone	-	-	0	0	0	19	-	-	0	0	0	1

County	Local Authority	No. of Dwellings Threatened on Green Belt						Green Belt sites threatened					
		2016	2017	2018	2019	2020	2022	2016	2017	2018	2019	2020	2022
	Medway	-	-	225	225	225	605	-	-	1	1	1	2
	Sevenoaks	450	450	450	4,740	4,740	5,451	-	1	1	6	6	7
	Tonbridge and Malling	-	3,500	3,500	3,500	3,500	4,862	-	2	2	1	1	12
	Tunbridge Wells	-	0	0	7,514	7,514	8,672	-	3	3	23	23	35
KENT		450	3,950	4,175	15,979	15,979	29,108	-	7	7	31	31	82
	Barking and Dagenham	125	0	-	-	-	722	-	2	2	2	2	2
	Barnet	-	0	0	-	-	576	-	1	1	-	-	16
	Bexley	-	-	0	0	0	0	-	-	0	0	0	0
	Bromley	-	0	-	-	-	7	-	8	9	8	8	8
	Croydon	675	675	740	740	740	1,011	-	7	7	7	7	3
	Ealing	-	-	0	0	0	0	-	-	0	0	0	0
	Enfield	300	0	-	-	-	8,284	-	0	5	5	5	6
	Haringey	-	-	405	405	405	405	-	-	1	1	1	1
	Harrow	-	-	127	127	127	4,535	-	-	2	2	2	3
	Havering	-	0	-	-	-	722	-	1	2	13	13	13
	Hillingdon	-	0	0	670	670	2,408	-	8	8	9	9	10
	Hounslow	-	0	20	20	20	11,506	-	1	11	11	11	13
	Kingston upon Thames	-	-	0	0	0	0	-	-	0	0	0	0
	Newham	-	-	0	0	0	0	-	-	0	0	0	0
	Redbridge	1,000	3,074	3,074	3,074	3,074	1,609	-	4	4	4	4	2
	Richmond upon Thames	-	-	0	0	0	0	-	-	1	1	1	0
	Sutton	0	0	9	9	9	0	-	1	2	2	2	1
	Waltham Forest	-	-	0	0	0	0	-	-	0	0	0	0
LONDON		2,100	3,749	4,375	5,045	5,045	31,785	-	33	55	65	65	78
	Elmbridge	1,024	3,484	2,460	2,460	4,760	3,195	-	5	3	3	31	24
	Epsom and Ewell	0	1,000	2,000	2,000	2,046	1,585	-	9	9	9	10	10
	Guildford	8,288	8,226	7,276	7,434	7,235	7,431	-	11	15	14	14	14
	Mole Valley	0	0	-	-	3,523	1,632	-	0	-	-	49	32
	Reigate and Banstead	1,400	1,220	855	1,010	1,010	1,010	-	2	9	9	9	9
	Runnymede	1,700	4,170	4,103	4,036	4,061	2,412	-	12	11	16	16	15
	Spelthorne	1,500	3,000	0	3,000	1,700	760	-	1	0	1	19	12
	Surrey Heath	0	1,500	1,500	1,500	1,500	1,500	-	1	1	1	1	0
	Tandridge	8,319	8,793	5,093	5,025	5,025	5,025	-	20	13	13	11	13
	Waverley	0	1,243	1,140	1,021	1,021	1,022	-	9	9	18	18	22
	Woking	1,954	4,954	4,954	1,536	1,263	951	-	10	10	9	7	6
SURREY		24,185	37,590	29,381	29,022	33,144	26,523	-	80	80	93	185	157
		No. of Dwellings Threatened on Green Belt						Green Belt sites threatened					
		2016	2017	2018	2019	2020	2022	2016	2017	2018	2019	2020	2022
GRAND TOTAL:		123,528	159,304	202,715	232,503	233,276	249,139	-	443	519	592	632	781

BROWNFIELD LAND AVAILABILITY

County	Local Authority	Minimum Housing Capacity	Hectares	Acres	Sq. Miles	Guide 1 Year	Brownfield As No. of Guide Years
	Central Bedfordshire	2,203	32	79	0.12	2,386	/ 0.92
	Luton	6,702	78	192	0.30	595	/ 11.26
BEDFORDSHIRE		8,905	110	271	0.42	2,981	/ 2.99
	Bracknell Forest	2,698	41	101	0.16	614	/ 4.39
	Slough	3,159	73	181	0.28	863	/ 3.66
	Windsor and Maidenhead	1,808	72	178	0.28	754	/ 2.40
	Wokingham	1,911	119	294	0.46	789	/ 2.42
BERKSHIRE		9,576	305	754	1.18	3,020	/ 3.17
	Buckinghamshire	3,692	251	620	0.97	2,420	/ 1.53
BUCKINGHAMSHIRE		3,692	251	620	0.97	2,420	/ 1.53
	Basildon	2,428	80	198	0.31	820	/ 2.96
	Brentwood	2,488	49	120	0.19	453	/ 5.49
	Castle Point	1,026	17	42	0.07	354	/ 2.90
	Chelmsford	2,199	57	142	0.22	946	/ 2.32
	Epping Forest	922	21	51	0.08	953	/ 0.97
	Harlow	2,000	49	120	0.19	473	/ 4.23
	Rochford	707	28	70	0.11	360	/ 1.96
	Southend-on-Sea	4,376	50	124	0.19	1,181	/ 3.71
	Thurrock	3,588	73	180	0.28	1,147	/ 3.13
	Uttlesford	1,539	90	221	0.35	706	/ 2.18
ESSEX		21,273	514	1,269	1.98	7,393	/ 2.88
	Broxbourne	2,838	42	103	0.16	594	/ 4.78
	Dacorum	2,954	72	178	0.28	1,023	/ 2.89
	East Hertfordshire	1,334	22	55	0.09	1,145	/ 1.17
	Hertsmere	1,630	20	49	0.08	716	/ 2.28
	North Hertfordshire	783	22	54	0.08	973	/ 0.80
	St Albans	1,173	30	74	0.12	893	/ 1.31
	Stevenage	3,731	76	187	0.29	444	/ 8.40
	Three Rivers	1,228	49	121	0.19	624	/ 1.97
	Watford	71	2	5	0.01	787	/ 0.09
	Welwyn Hatfield	3,987	54	135	0.21	875	/ 4.56
HERTFORDSHIRE		19,729	389	960	1.50	8,074	/ 2.44
	Dartford	10,043	340	839	1.31	776	/ 12.94
	Gravesham	5,618	94	233	0.36	655	/ 8.58
	Maidstone	5,423	155	383	0.60	1,186	/ 4.57
	Medway	2,178	34	85	0.13	1,662	/ 1.31
	Sevenoaks	4,612	152	374	0.58	711	/ 6.49

County	Local Authority	Minimum Housing Capacity	Hectares	Acres	Sq. Miles	Guide 1 Year	Brownfield As No. of Guide Years
	Tonbridge and Malling	223	10	24	0.04	843	/ 0.26
	Tunbridge Wells	1,197	27	66	0.10	678	/ 1.77
KENT		29,294	812	2,004	3.13	6,511	/ 4.50
	Barking and Dagenham	23,488	277	685	1.07	2,983	/ 7.87
	Barnet	22,100	174	430	0.67	5,361	/ 4.12
	Bexley	2,740	25	61	0.09	2,394	/ 1.14
	Bromley	3,382	37	91	0.14	1,211	/ 2.79
	Croydon	10,587	111	274	0.43	3,109	/ 3.41
	Ealing	7,026	112	276	0.43	3,188	/ 2.20
	Enfield	2,170	50	123	0.19	4,397	/ 0.49
	Haringey	25,667	179	441	0.69	2,495	/ 10.29
	Harrow	7,634	102	253	0.40	2,538	/ 3.01
	Havering	12,734	88	217	0.34	2,579	/ 4.94
	Hillingdon	9,268	89	219	0.34	3,651	/ 2.54
	Hounslow	1,171	11	26	0.04	1,554	/ 0.75
	Kingston upon Thames	5,707	39	95	0.15	2,038	/ 2.80
	Newham	1,314	10	24	0.04	4,882	/ 0.27
	Redbridge	10,730	94	232	0.36	2,122	/ 5.06
	Richmond upon Thames	2,668	67	165	0.26	595	/ 4.48
	Sutton	-	-	-	-	807	/ -
	Waltham Forest	19,262	120	297	0.46	3,206	/ 6.01
LONDON		167,648	1,584	3,910	6.11	49,110	/ 3.41
	Elmbridge	1,543	23	58	0.09	633	/ 2.44
	Epsom and Ewell	565	6	14	0.02	577	/ 0.98
	Guildford	3,607	95	235	0.37	787	/ 4.58
	Mole Valley	814	16	39	0.06	453	/ 1.80
	Reigate and Banstead	2,047	37	90	0.14	644	/ 3.18
	Runnymede	4,044	95	235	0.37	531	/ 7.62
	Spelthorne	2,637	15	36	0.06	606	/ 4.35
	Surrey Heath	3,555	94	231	0.36	328	/ 10.84
	Tandridge	1,065	78	192	0.30	646	/ 1.65
	Waverley	4,144	262	647	1.01	679	/ 6.10
	Woking	2,316	31	75	0.12	431	/ 5.37
SURREY		26,337	750	1,853	2.89	6,315	/ 4.17
LONDON METROPOLITAN GREEN BELT TOTAL:		286,454	4,715	11,641	18.19	85,824	/ 3.34

PLEASE NOTE: This report is based on Local Authorities' online Brownfield Registers. We acknowledge that such Brownfield Registers are often serious under-estimates of the total amount of brownfield land in any one district, and that the true figures could be 2-3 times as much.

POPULATION

NB: 2012–2018 figures are all from the ONS (Office for National Statistics)

2020 figures are the ONS 2018 number, plus one-third of the (6 years) change between 2012 and 2018.

2022 figures are the derived 2020 number, plus a quarter of the (8 years) change from 2012 to 2020.

NATIONAL 2020 figures are also now shown, taken from the **ONS National Population Projections 2020-Based Interim** release:

LONDON GREEN BELT *Projected Populations*

First numbers issued from the 2021 Census show **Population : 11,600,500**
Households : 4,489,700 **Gives: 2.58**

People per Household average (but deduct 10% for 'institutional population') so instead use **2.33**

	← ONS Population Projections →				← derived from them →	
	2012 ('000)	2014 ('000)	2016 ('000)	2018	2020	2022
Projected for 2021:	11,936.0	11,979.5	11,803.3	11,591,526	11,476,701	11,361,877
Projected for 2036:	13,488.6	13,564.4	12,876.1	12,061,971	11,586,428	11,110,885
15-Year Change:	1,552,600	1,584,900	1,072,800	470,445	109,727	-250,992
In Houses that's:	667,664	681,554	461,335	202,305	47,186	-107,934

NOTE: The Government's 'guideline' number of new dwellings a year is 85,824, **1,287,360** in 15 years.

ENGLAND, NATIONAL *Projected Populations*

First numbers issued from the 2021 Census show **Population : 56,489,800**
Households : 23,436,300 **Gives: 2.41**

People per Household average (but deduct 10% for 'institutional population') so instead use **2.17**

	← ONS Population Projections →				← derived from them →	
	2012 ('000)	2014 ('000)	2016 ('000)	2018	2020	2022
Projected for 2021:	56,962.2	57,247.9	57,030.8	56,989,570	56,998,694	57,007,817
Projected for 2036:	61,885.8	62,403.6	60,904.7	60,377,815	59,875,153	59,372,491
15-Year Change:	4,923,600	5,155,700	3,873,900	3,388,244	2,876,459	2,364,674
In Houses that's:	2,269,652	2,376,644	1,785,767	1,561,893	1,325,973	1,090,053

NOTE: The Government's 'guideline' number of new dwellings a year is 291,640, **4,374,600** in 15 years.

ONS Interim 2020-based population projections - and 2022 derived (0.25 of 8 year change)

ONS 2012	ONS' National Population Projections 2020-Based Interim	ONS 2020	So, 2022 ?
56,962,200	ONS 2020-based - 2021:	56,799,599	56,758,949
61,885,800	ONS 2020-based - 2036:	59,304,260	58,658,875
4,923,600	Change from 2021 to 36:	2,504,661	1,889,926
2,224,392	At 2.21 per house, in houses that's:	1,133,331	859,695

NOTE: Even 2020 projections are 310,00 above actually counted 2021 Census population

APPENDIX A

Protecting London's Local Countryside: A Brief History of the Metropolitan Green Belt

From Tudor times to the 1940s, when 'planning' became part of our political system, the origins and history of London's Green Belt show a deep-seated desire for the protection of our environment, public health and wellbeing.

Encircling the metropolis of London and providing (even if somewhat elastic and porous) a boundary line between the urban and rural is the Green Belt: the occasionally fluid, but still completely recognisable, circular region of village-type high-streets, leading to common land, parks, cycle-ways (which might go past a church or one-time village school); fields which may contain a local stables - or which give way to a still-intact riverbank, shaded by surviving woodland; and perhaps criss-crossed by a double-track suburban railway line, on which an Edwardian or 1920s' station building or a level-crossing survive.

The Metropolitan Green Belt is a green pathway from the urban to the rural, a link between the big city and the outlying landscapes of the wider South East. Like the M25 motorway which runs through it, the Green Belt is the area which lies approximately ten to 15 miles from the centre of London, and which continues and intensifies in its green-ness for another 10 to 15 miles after that. In other words, from Sutton out to Dorking and beyond, from Bromley out to Sevenoaks, from Harrow Weald to Chesham, Ilford to Epping Forest and the first fields of East Anglia.

Officially the creation of pre- and post-war Town and Country planners, to provide a 'cap' on London's growth, and to create, permanently, a recognised, protected-by-law, outer-suburban region in which no further development would be strictly limited, the Green Belt (before it was ever christened as such) existed as a germ of an idea in the minds of the city's inhabitants for centuries. How did it come about? And who created it?

A fragment of an ordinary person's notebook or diary in the seventeenth century provides one of the most valuable time-capsules revealing a Green Belt of the past. One ordinary, nameless resident of Peckham, which in those days was a country place ("one of those airy parts")* noted each day the livestock, herded along the rural road through the village which led to London (now a lorry route and urban thoroughfare). Our diarist also recorded a moment of wellbeing: a deeply-personal memory of family life in rural, green Peckham and pronounced himself to be "well-contented with my lot". (How similar this seems to any number of advertisements of the 1920s and '30s, for a suburban house and existence, halfway between Greater London and London's countryside.)

Even earlier than Peckham's Stuart-era resident were the Tudors and Elizabethans, keen to ensure that the Royal Court, at least, had the right to "bid farewell to ye city's imprisoning towers" and "go abroad to the fields and take fresh air" - those fields being the Royal deer-parks of London, which exist to this day: the surviving late-1500s' boundaries of Richmond Park, for example, beneath the flight-path into Heathrow Airport.

It was the great Victorian artist and writer John Ruskin who famously observed that it was the countryside that represented the true heritage of the nation. He lived in the

pleasing environs of Denmark Hill, not far from once-rural Peckham. From his family home, London's streets seemed a far-away prospect from the aesthete's green redoubt on a Surrey ridge. Today, all traces of Ruskin are gone: a car park now occupies the ground, and London buses and white vans pound the grid of increasingly gridlocked streets. This is inner-London, no longer Surrey woodland, but still in this southern belt of London you can find remnants of the countryside that was: the South London parks of Honor Oak, Herne Hill and Sydenham Hill Wood.

In the early 1800s, before the Victorian industrial revolution had laid the foundations of the London Boroughs and city landscape which we know and understand today, the landscape architect, J.C. Loudon, imagined cities existing in the style of "concentric rings of buildings and open, green areas". The latter became the Victorian municipal parks, which now sometimes seem, drab and overlooked, as municipal pride has diminished and urban life has become more relentless.

It was in the closing decades of the nineteenth century that the 'Garden City' movement emerged, spurred by Ebenezer Howard's 1898 book *Tomorrow: A peaceful path to reform*, in which he argued for "enlightened planning" and set out the case for planned communities in which access to greenspace and fresh air was critical.

As one writer, Raymond Smith, observed of this transformation in attitudes: *"By the end of the [nineteenth] century, with the availability of rail transport, campaigners for green spaces were setting their sights further afield - the open rural countryside was their destination, but this was an ever-receding goal. It was Raymond Unwin [architect and town-planner] who may have been responsible for the term Green Belt in the 1920s. For him it was to be a linear buffer zone between the commercial zones of towns and their residential areas."*

Concerned with land efficiency, he predicted that ribbon development (along the arterial roads) might offer a natural restriction to further housing and urban growth. After all, the railway companies which had, at the outset of the 20th-century, bought acres of Middlesex countryside along the railway route (a pre-suburbia that later became Betjeman's much-remembered 'Metro-land') had reached the end of their line at Chesham and Amersham. Yet a national inflation in land values had overtaken all theories relating to land efficiency, making ribbon development redundant and opening up the land immediately beyond that to the housebuilders.

The London Green Belt as we now know and understand it was enshrined on 3rd August 1955 by Duncan Sandys, Minister of Housing and Local Government in the then Conservative government (and Winston Churchill's son-in-law) issuing an edict to Planning Authorities empowering them to establish official green belts. The inherent good-sense and popularity of Sandys' Green Belts around British cities (of which London's has always been by far the largest) has endured, and the introduction of Green Belts in the 1950s is now recognised as the most durable of all the post-war attempts to "improve" society's well-being.

As the London Green Belt Council has stated: *"They [green belts] have helped to maintain a clear distinction between town and country which can be lacking in some other parts of the world."* And 33 years after its inauguration, the Principles of the Green Belt were incorporated in a document with a dull, bureaucratic title, but which was to have a deep and lasting significance: Planning Policy Guidance Note No. 2 (PPG2) issued in 1985 by

the then Conservative Government - which would evolve into the National Planning Policy Framework.

Much of the language, sense, structure, idealism of those first, founding circulars, written by the post-war 'Men from the Ministry' has survived into the modern age: a sign of the renewed importance of Green Belts - and a spur to today's planners and conservationists to revive and perhaps 're-purpose' the very concept of Green Belts.

It was indeed at the height of the Attlee era (in particular the epoch-making Town and Country Planning Act of 1947) that considerations about suburban and countryside hinterland came to the fore, ironically as a result of the challenge which that government faced in terms of providing more housing after the depredations of the Second World War. The Labour government which replaced the wartime coalition had the simultaneous challenge of building more houses (whether flats and estates on flattened districts of major cities, such as the East End of London) *and* the protection of valuable agricultural and countryside land.

For the principal planner of his time, Sir Patrick Abercrombie, the concept of a Green Belt was vital to any plan for the reconstruction of post-war London (and of Britain itself) - an aspiration first expressed in the audacious County of London Plan of 1943, and reinforced in the Greater London Plan, a year later. Interestingly, at the same time, Sir William Beveridge was making the final adjustments to a set of reforms that would revolutionise and transform another dimension of the lives of post-war citizens: a planned healthcare and welfare provision for society - the National Insurance-funded National Health Service which would protect everyone 'from the cradle to the grave'. Beveridge's system was finally enacted by the Labour Government in 1948, an almost symmetrical piece of legislation to the Town and Country Planning Act.

Yet Abercrombie's plan was not simply a 'patching up' of London. The time had come, he argued, to stimulate an internal, quasi-migration of people, from cramped and crowded inner London to more functional New Towns, in which excellent health, educational and recreational facilities would prevail. 'Garden towns' such as Welwyn Garden City and Stevenage had already been developed before the war, but more such 'planned communities' were now earmarked for the Home Counties, they were to be the ambitious 'Port Sunlights' of post-war Britain, connected to the main cities and transportation, but surrounded and protected by Green Belt land, and what we now tend to see as 'ordinary countryside'.

Already in this era, conservationists were making the case for a careful, judicious, monitored approach to the development of land. The National Trust, from its inception in the 1890s, highlighted the spiritual and recreational importance of the countryside - a theme which re-echoes today in the agenda of the London Green Belt Council. The Council for the Preservation of Rural England rallied people against urban encroachment into the countryside with its 1920s manifesto, *England and the Octopus* by CPRE's founding father Clough Williams-Ellis. Anyone searching for the roots of the movement which sought to promote "fresh air and sunlight" to "the peoples of the cities" may wish to refer to another important example of creative work, a period-piece, the film - *The People's Land* - which summarised the work of the National Trust at the time:

"A film of National Trust properties of beauty and historic interest, preserved for the people. They include prehistoric stone circles, ancient castles like fourteenth-

century Bodiam, a Chiltern village, stretches of the Sussex downs, the famous valley of Dovedale, 14000 acres of lovely country in Westmorland. This noble heritage is held in public trust - for ever."

(Films of Britain - British Council Film Department Catalogue - 1947-50)

The need to gain planning permission (the great legacy of the 1947 Town and Country Planning Act) is a requirement that continues to this day, involving not just the decision-makers at county or borough/district level, but also the 'lower' (but no less important) strata, the parish council. And it is worth considering in more detail Clough Williams-Ellis's radical thinking: *"Because natural beauty is so prodigal, because so much of it is free, we are in danger of disregarding it, like the air we breathe. It is perilously easy to lose all consciousness of it."*

To Williams-Ellis, the octopus was the great metropolis of London, gobbling up fields and villages, and "shrivelling up the old England." Yet this was not a statement of nostalgia: the "old England" was the very landscape that gave us the necessities of life: the farms where our meat, milk and bread originated; the villages that formed real, closely-knit, organic communities - where life existed on a workable, *human* scale.

A natural health service

It is often said of concepts such as 'GDP' or "the national wealth" that new thinking is needed, especially as we become aware of such post-Covid concerns (and crises) as mental health, physical and spiritual wellbeing, balance - equilibrium in life: the elements, beyond jobs or money, that make society durable - and that make life *endurable* (or even pleasurable!).

As the Covid-19 pandemic raged, at its height, Government lockdowns of society achieved some measure of containment of the virus (which killed over 160,000 people in the UK), but often at the cost of day-to-day sanity for so many. For those close to parks or Green Belt land, or who lived in the New Towns beyond the M25, there was the chance to breathe fresh air, to walk with family and friends - or to take to the cycle path. But shouldn't that right exist for everyone?

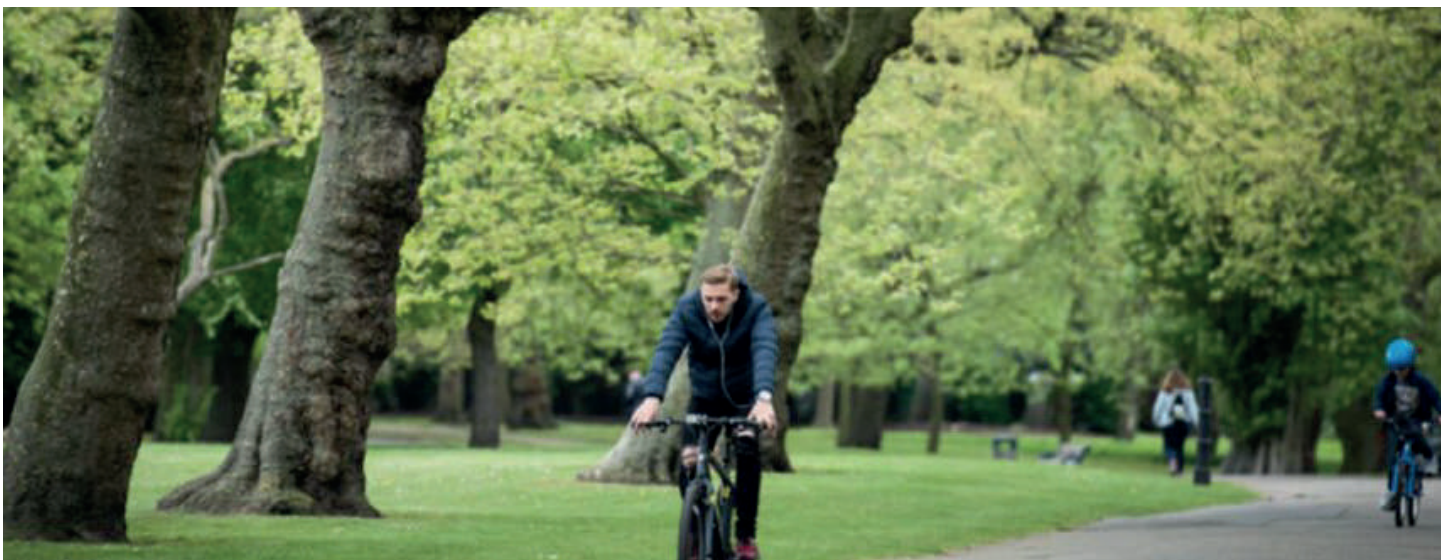
The NHS has reported a vast number of mental-health referrals as a result of urban lockdowns, and it is beginning to become clear just how vital open spaces are to an individual's sense of personal freedom. Moreover, scientifically, vegetation and woodland provide a stimulus to human good health; as does the refreshing presence of diverse wild nature - the sight of birds and animals offering an interest - a spur - to the mind and mental activity. Medical authorities now believe that the total national health budget, committed as it is to artificial anti-depressants and counselling, could be significantly decreased by individual exposure to greenery, or through even simple outdoor activities, such as walking.

The right for every person to be near a green space - whether it be a restored canal path, urban park or small garden; or one of the urban pathways, 'London loops' or green-routes which, astonishingly, chart a path through a rural-type facet of the London landscape: past allotments, undeveloped land, the course of London's forgotten rivers (the Cray, the Ravensbourne and the Darent, for example); remnant woodland that has managed to hold its own at the edge of the warehouses and superstores.

It is perhaps worth noting another ground-breaking piece of legislation from that period of forward-thinking and zeal, the late-1940s: the National Parks and Access to the Countryside Act of 1949 – a direct attempt to extend the benefits of country life and places to the inhabitants of our cities. Even then, legislators could see the direct correlation between wellbeing and countryside. CPRE has noted that England's Green Belts (14 in number, of which London's is by far the largest) cover more than a tenth of the land mass of our country; providing much-needed open air, and fresh air, for an estimated 30 million people. Cyclists (and those who despair of our congested roads) may also take comfort from the fact that Green Belts are home to nearly 20 per cent of traffic-free cycle routes. And nearly 35 per cent of what is designated as 'Community Forested Land' is found in the Green Belt. It is also worth noting that 67% of all England's Green Belt land is classified as agricultural land. With increasing risks to this country's food security in the era of globalization it is important to remember the value of the English countryside as a local source of food, especially the London Green Belt which serves as the bread-basket of the Capital City and its 9.5million residents as well as the millions of people in the adjoining Home Counties. London's Green Belt accounts for more than 80 per cent of Surrey's countryside, for instance, and the official border of the Belt in Kent, 'the Garden of England', extends as far out as West Malling, an area well known for fruit production and just five miles distant from the County Town, Maidstone (alas, an area now subject to intensive development and sprawl all of its own along the routes of the M20 and A20, roads which act today like tentacles of Williams-Ellis's 'octopus').

The battle to preserve the Green Belt rages backwards and forwards as developers continue to grab our green fields to build premium-price 'executive homes' in the outer London boroughs and across Surrey, Kent, Essex, Hertfordshire, Bedfordshire, Berkshire and Buckinghamshire; while the majority of local councils throughout the region *abjectly fail* in their duty to protect these precious green spaces and keep them undeveloped for the sake of our health, recreation, climate, food security, biodiversity, and quality of life.

From Tudor times to the present-day, human-beings have felt the need to be close to Nature and the freedom that it brings. While, as this report shows, 'development pressures' translated into political imperatives are leading to a continued shrinkage of the London Metropolitan Green Belt, we must make the case not just to defend our historic and vital Green Belt but to expand and advance the protections that it was set up to provide.



APPENDIX B

THE NATIONAL PLANNING POLICY FRAMEWORK

Chapter 13. Protecting Green Belt land

Paragraphs 137 to 151

137. *The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

138. *Green Belt serves 5 purposes:*

- (a) to check the unrestricted sprawl of large built-up areas;*
- (b) to prevent neighbouring towns merging into one another;*
- (c) to assist in safeguarding the countryside from encroachment;*
- (d) to preserve the setting and special character of historic towns; and*
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

139. *The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should:*

- (a) demonstrate why normal planning and development management policies would not be adequate;*
- (b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;*
- (c) show what the consequences of the proposal would be for sustainable development;*
- (d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and*
- (e) show how the Green Belt would meet the other objectives of the Framework.*

140. *Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.*

141. *Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:*

- (a) makes as much use as possible of suitable brownfield sites and underutilised land;*
- (b) optimises the density of development in line with the policies in **chapter 11** of this Framework, including whether policies promote a significant uplift in minimum density*

standards in town and city centres and other locations well served by public transport; and (c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

142. When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

143. When defining Green Belt boundaries, plans should:

- (a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
- (b) not include land which it is unnecessary to keep permanently open;
- (c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- (d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
- (e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- (f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

144. If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.

145. Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

146. The **National Forest** and **Community Forests** offer valuable opportunities for improving the environment around towns and cities, by upgrading the landscape and providing for recreation and wildlife. **The National Forest Strategy** and an approved Community Forest Plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within the National Forest and Community Forests in the Green Belt should be subject to the normal policies for controlling development in Green Belts.

Proposals affecting the Green Belt

147. *Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*

148. *When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*

149. *A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

(a) buildings for agriculture and forestry;

(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

(e) limited infilling in villages;

(f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

150. *Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

(a) mineral extraction;

(b) engineering operations;

(c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;

(d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

(e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

(f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

151. *When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.*

APPENDIX C

GREEN BELTS IN ENGLAND

Green Belt Name	No. of Local Authorities	Population	No. of Dwellings	Dwellings Yr Guide	Guide for 15 Years	Dwellings % change
London	63	11,591,526	4,523,020	85,824	1,287,360	28.5%
Brighton	1	152,837	61,441	1,114	16,710	27.2%
Cambridge	3	376,433	153,242	2,340	35,100	22.9%
Bath and Bristol	6	1,812,880	725,111	9,226	138,390	19.1%
Cheltenham and Gloucester	3	308,850	134,142	1,582	23,730	17.7%
Oxford	5	699,595	283,094	3,191	47,865	16.9%
Derby and Nottingham	10	1,563,096	635,616	6,466	96,990	15.3%
York	3	359,202	148,266	1,406	21,090	14.2%
Birmingham	23	4,954,204	1,952,643	18,539	278,085	14.2%
South and West Yorkshire	14	4,320,409	1,782,502	15,765	236,475	13.4%
Burton-upon-Trent and Swadlincote	2	120,977	50,332	430	6,450	12.8%
South West Hampshire	8	813,238	459,460	3,634	54,510	11.9%
Merseyside and Greater Manchester	29	6,194,621	2,590,973	20,155	302,325	11.7%
Carnforth, Lancaster and Morecambe	1	146,798	60,942	410	6,150	10.1%
Stoke-on-Trent	5	875,927	365,862	2,283	34,245	9.4%
Tyne and Wear	7	2,003,305	876,557	5,463	81,945	9.3%
Blackpool	3	334,246	143,146	689	10,335	7.2%
ALL Green Belts	186	36,628,143	14,946,349	178,517	2,677,755	17.9%

Please Note: 3 Local Authorities (Harrogate, Selby and Cheshire East) are in 2 Green Belt areas each

APPENDIX D

HOUSING AFFORDABILITY

County	Local Authority	2018 Avg. Disposable Income	Average House Prices, year to September 2021					
			Flat/ Maisonette	Years	Terrace	Years	Semi-Detached	Years
	Central Bedfordshire	£22,392	178,000	7.95	268,000	11.97	328,000	14.65
	Luton	£22,392	150,500	6.72	238,500	10.65	287,000	12.82
BEDFORDSHIRE		£22,392	164,250	7.34	253,250	11.31	307,500	13.73
	Bracknell Forest	£24,715	222,750	9.01	320,000	12.95	415,000	16.79
	Slough	£24,715	218,000	8.82	348,500	14.10	412,000	16.67
	Windsor and Maidenhead	£24,715	305,750	12.37	450,000	18.21	495,000	20.03
	Wokingham	£24,715	233,750	9.46	355,500	14.38	425,000	17.20
BERKSHIRE		£24,715	245,063	9.92	368,500	14.91	436,750	17.67
	Buckinghamshire	£24,715	235,000	9.51	335,000	13.55	410,000	16.59
BUCKINGHAMSHIRE		£24,715	235,000	9.51	335,000	13.55	410,000	16.59
	Basildon	£22,392	195,000	8.71	285,000	12.73	373,000	16.66
	Brentwood	£22,392	270,000	12.06	385,000	17.19	500,000	22.33
	Castle Point	£22,392	201,500	9.00	275,000	12.28	327,500	14.63
	Chelmsford	£22,392	206,000	9.20	320,000	14.29	385,000	17.19
	Epping Forest	£22,392	309,000	13.80	435,000	19.43	535,000	23.89
	Harlow	£22,392	193,500	8.64	290,000	12.95	375,000	16.75
	Rochford	£22,392	200,000	8.93	300,000	13.40	345,000	15.41
	Southend-on-Sea	£22,392	207,500	9.27	307,500	13.73	370,000	16.52
	Thurrock	£22,392	205,000	9.16	300,000	13.40	350,000	15.63
	Uttlesford	£22,392	205,000	9.16	340,000	15.18	395,000	17.64
ESSEX		£22,392	219,250	9.79	323,750	14.46	395,550	17.66
	Broxbourne	£22,392	233,500	10.43	377,500	16.86	451,250	20.15
	Dacorum	£22,392	249,000	11.12	380,000	16.97	489,000	21.84
	East Hertfordshire	£22,392	262,250	11.71	371,500	16.59	460,000	20.54
	Hertsmere	£22,392	325,000	14.51	449,950	20.09	556,000	24.83
	North Hertfordshire	£22,392	215,000	9.60	340,000	15.18	435,500	19.45
	St Albans	£22,392	320,000	14.29	519,000	23.18	651,250	29.08
	Stevenage	£22,392	180,000	8.04	290,000	12.95	356,250	15.91
	Three Rivers	£22,392	292,500	13.06	425,000	18.98	529,250	23.64
	Watford	£22,392	265,000	11.83	383,000	17.10	480,000	21.44
	Welwyn Hatfield	£22,392	250,000	11.16	375,000	16.75	480,000	21.44
HERTFORDSHIRE		£22,392	259,225	11.58	391,095	17.47	488,850	21.83
	Dartford	£24,715	225,000	9.10	320,000	12.95	393,250	15.91
	Gravesham	£24,715	171,250	6.93	295,000	11.94	352,000	14.24
	Maidstone	£24,715	177,000	7.16	270,000	10.92	337,500	13.66

County	Local Authority	2018 Avg. Disposable Income	Average House Prices, year to September 2021					
			Flat/ Maisonette	Years	Terrace	Years	Semi-Detached	Years
	Medway	£24,715	168,000	6.80	240,000	9.71	310,000	12.54
	Sevenoaks	£24,715	233,000	9.43	345,000	13.96	430,000	17.40
	Tonbridge and Malling	£24,715	235,000	9.51	310,000	12.54	390,000	15.78
	Tunbridge Wells	£24,715	260,000	10.52	340,000	13.76	425,000	17.20
KENT		£24,715	209,893	8.49	302,857	12.25	376,821	15.25
	Barking and Dagenham	£30,256	230,000	7.60	340,000	11.24	380,000	12.56
	Barnet	£30,256	393,750	13.01	625,000	20.66	750,000	24.79
	Bexley	£30,256	250,000	8.26	367,000	12.13	455,000	15.04
	Bromley	£30,256	330,000	10.91	475,575	15.72	565,000	18.67
	Croydon	£30,256	290,000	9.58	406,000	13.42	504,000	16.66
	Ealing	£30,256	415,000	13.72	670,000	22.14	665,000	21.98
	Enfield	£30,256	320,000	10.58	462,500	15.29	633,500	20.94
	Haringey	£30,256	458,000	15.14	675,000	22.31	1,310,000	43.30
	Harrow	£30,256	350,000	11.57	515,500	17.04	600,000	19.83
	Havering	£30,256	250,000	8.26	385,000	12.72	440,000	14.54
	Hillingdon	£30,256	312,000	10.31	450,000	14.87	500,000	16.53
	Hounslow	£30,256	375,000	12.39	507,000	16.76	520,000	17.19
	Kingston upon Thames	£30,256	380,000	12.56	525,000	17.35	675,000	22.31
	Newham	£30,256	407,118	13.46	440,000	14.54	472,500	15.62
	Redbridge	£30,256	308,000	10.18	510,000	16.86	580,000	19.17
	Richmond upon Thames	£30,256	454,950	15.04	810,000	26.77	932,500	30.82
	Sutton	£30,256	289,000	9.55	435,000	14.38	545,000	18.01
	Waltham Forest	£30,256	385,000	12.72	585,500	19.35	600,000	19.83
LONDON		£30,256	344,323	11.38	510,226	16.86	618,194	20.43
	Elmbridge	£24,715	350,000	14.16	500,000	20.23	630,000	25.49
	Epsom and Ewell	£24,715	320,000	12.95	450,000	18.21	560,000	22.66
	Guildford	£24,715	275,000	11.13	396,000	16.02	460,000	18.61
	Mole Valley	£24,715	280,000	11.33	417,000	16.87	520,000	21.04
	Reigate and Banstead	£24,715	266,000	10.76	398,000	16.10	480,000	19.42
	Runnymede	£24,715	255,975	10.36	373,000	15.09	465,000	18.81
	Spelthorne	£24,715	285,000	11.53	388,000	15.70	470,000	19.02
	Surrey Heath	£24,715	220,000	8.90	345,000	13.96	400,000	16.18
	Tandridge	£24,715	282,500	11.43	400,000	16.18	465,250	18.82
	Waverley	£24,715	268,250	10.85	375,000	15.17	470,000	19.02
	Woking	£24,715	255,500	10.34	375,000	15.17	455,000	18.41
SURREY		£24,715	278,020	11.25	401,545	16.25	488,659	19.77
		2018 Avg. Disposable Income	← Average House Prices, year to September 2021 →					
			Flat/ Maisonette	Years	Terrace	Years	Semi-Detached	Years
OVERALL AVERAGES		£25,487	270,695	10.62	399,762	15.68	488,198	19.15

APPENDIX E

COUNCIL WAITING LISTS

PLEASE NOTE: The right-hand column 'Unspec.' is for Unspecified Number of Bedrooms and Duplicates

County	Local Authority	Govt. Guide	ONS20	← Local Authority Housing Waiting Lists Data →					
		Dwellings X 15	Existing Dwellings	Total Dwellings	1 Bed	2 Bed	3 Bed	Over 3 Bed	Unspec.
	Central Bedfordshire	35,790	113,341	1,789	815	479	327	168	0
	Luton	8,925	78,255	12,077	4,428	4,431	2,672	545	1
BEDFORDSHIRE		44,715	191,596	13,866	5,243	4,910	2,999	713	1
	Bracknell Forest	9,210	48,915	1,347	556	238	328	224	1
	Slough	12,945	48,501	2,005	672	681	462	190	0
	Windsor and Maidenhead	11,310	63,554	970	340	456	165	9	0
	Wokingham	11,835	64,468	2,086	1,091	506	376	113	0
BERKSHIRE		45,300	225,438	6,408	2,659	1,881	1,331	536	1
	Buckinghamshire	36,300	222,932	6,629	3,964	1,366	1,098	201	0
BUCKINGHAMSHIRE		36,300	222,932	6,629	3,964	1,366	1,098	201	0
	Basildon	12,300	74,381	1,595	783	591	160	61	0
	Brentwood	6,795	35,855	724	355	256	112	1	0
	Castle Point	5,310	36,441	577	308	149	110	10	0
	Chelmsford	14,190	71,911	662	237	213	156	56	0
	Epping Forest	14,295	48,310	1,355	641	500	163	51	0
	Harlow	7,095	32,630	3,661	2,162	966	392	141	0
	Rochford	5,400	35,220	988	373	369	196	50	0
	Southend-on-Sea	17,715	75,601	1,123	407	430	248	38	0
	Thurrock	17,205	64,062	7,040	3,832	1,945	975	288	0
	Uttlesford	10,590	35,633	1,337	727	355	168	54	33
ESSEX		110,895	510,044	19,062	9,825	5,774	2,680	750	33
	Broxbourne	8,910	38,391	1,586	604	483	395	104	0
	Dacorum	15,345	60,385	8,274	5,680	1,761	686	147	0
	East Hertfordshire	17,175	56,387	2,174	1,103	659	336	76	0
	Hertsmere	10,740	39,264	554	141	210	187	16	0
	North Hertfordshire	14,595	58,254	2,766	1,582	785	272	127	0
	St Albans	13,395	57,183	538	158	151	184	45	0
	Stevenage	6,660	35,458	1,952	1,129	309	429	85	0
	Three Rivers	9,360	34,958	1,208	647	319	199	43	0
	Watford	11,805	38,705	928	405	241	249	33	0
	Welwyn Hatfield	13,125	49,057	2,876	1,741	631	422	82	0
HERTFORDSHIRE		121,110	468,042	22,856	13,190	5,549	3,359	758	0
	Dartford	11,640	37,545	962	267	326	323	46	0
	Gravesham	9,825	39,222	1,196	422	387	242	145	0
	Maidstone	17,790	68,568	840	379	131	261	69	0

County	Local Authority	Govt. Guide	ONS20	← Local Authority Housing Waiting Lists Data →					Unspec.
		Dwellings X 15	Existing Dwellings	Total Dwellings	1 Bed	2 Bed	3 Bed	Over 3 Bed	
	Medway	24,930	104,726	3,026	1,241	946	575	264	0
	Sevenoaks	10,665	48,098	838	342	305	132	59	0
	Tonbridge and Malling	12,645	53,189	1,171	584	312	184	91	0
	Tunbridge Wells	10,170	45,563	897	324	286	236	51	0
KENT		97,665	396,911	8,930	3,559	2,693	1,953	725	0
	Barking and Dagenham	44,745	76,216	5,585	1,160	1,837	1,969	619	0
	Barnet	80,415	166,564	3,171	930	1,212	772	257	0
	Bexley	35,910	100,415	6,365	2,201	2,036	1,531	597	0
	Bromley	18,165	142,706	2,408	597	915	680	216	0
	Croydon	46,635	159,425	5,470	1,891	2,431	896	252	0
	Ealing	47,820	125,565	10,875	4,028	3,221	2,661	965	0
	Enfield	65,955	131,141	4,572	728	1,496	1,826	409	113
	Haringey	37,425	109,848	11,640	4,994	3,560	2,417	669	0
	Harrow	38,070	91,706	1,915	374	735	591	215	0
	Havering	38,685	118,247	2,148	511	795	726	116	0
	Hillingdon	54,765	112,490	2,738	786	777	870	305	0
	Hounslow	23,310	108,256	3,338	1,068	835	968	467	0
	Kingston upon Thames	30,570	74,800	2,812	1,156	947	523	186	0
	Newham	73,230	130,475	31,887	14,709	9,479	6,207	1,242	250
	Redbridge	31,830	109,633	7,582	2,488	2,403	1,921	770	0
	Richmond upon Thames	8,925	84,965	4,893	2,774	1,281	651	187	0
	Sutton	12,105	84,669	2,472	809	955	631	77	0
	Waltham Forest	48,090	109,506	8,580	3,670	2,748	1,808	345	9
LONDON		736,650	2,036,627	118,451	44,874	37,663	27,648	7,894	372
	Elmbridge	9,495	56,277	1,809	934	596	240	39	0
	Epsom and Ewell	8,655	29,049	1,095	458	383	207	47	-
	Guildford	11,805	58,343	1,979	1,181	568	221	9	0
	Mole Valley	6,795	36,150	582	274	181	112	15	0
	Reigate and Banstead	9,660	55,581	884	271	390	191	32	0
	Runnymede	7,965	35,482	1,157	547	356	201	53	0
	Spelthorne	9,090	38,136	2,802	1,255	1,030	423	94	0
	Surrey Heath	4,920	34,310	336	203	67	62	4	0
	Tandridge	9,690	38,367	1,718	801	574	309	34	0
	Waverley	10,185	46,606	815	528	221	66	0	0
	Woking	6,465	43,129	957	355	313	228	61	0
SURREY		94,725	471,430	14,134	6,807	4,679	2,260	388	0
GRAND TOTALS		1,287,360	4,523,020	210,336	90,121	64,515	43,328	11,965	407

'Safe Under Us'? The continued shrinking of London's local countryside (2022)

Editor: Andy Smith. Research, writing and analysis by Andy Smith and Phil Partridge, assisted by Robin Bishop, Derek Epstein, Stuart Millson and Tim Murphy, with additional research undertaken by the Bedfordshire, Berkshire, Buckinghamshire, Hertfordshire, Kent, London and Surrey branches of CPRE.

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The London Green Belt Council is a coalition of more than 100 civic and amenity societies, residents' associations, parish councils and local community groups across London and the Home Counties.

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