

# Where to build?

61 million live in under a tenth of England, Wales, and Scotland

Less than 10% of England is urban, suburban, or exurban

More than 90% has a landscape or heritage designation

People are not free to build even on redundant farmland

[www.magic.gov.uk](http://www.magic.gov.uk)

**audacity**



# Where to build?

Green Belt 2011

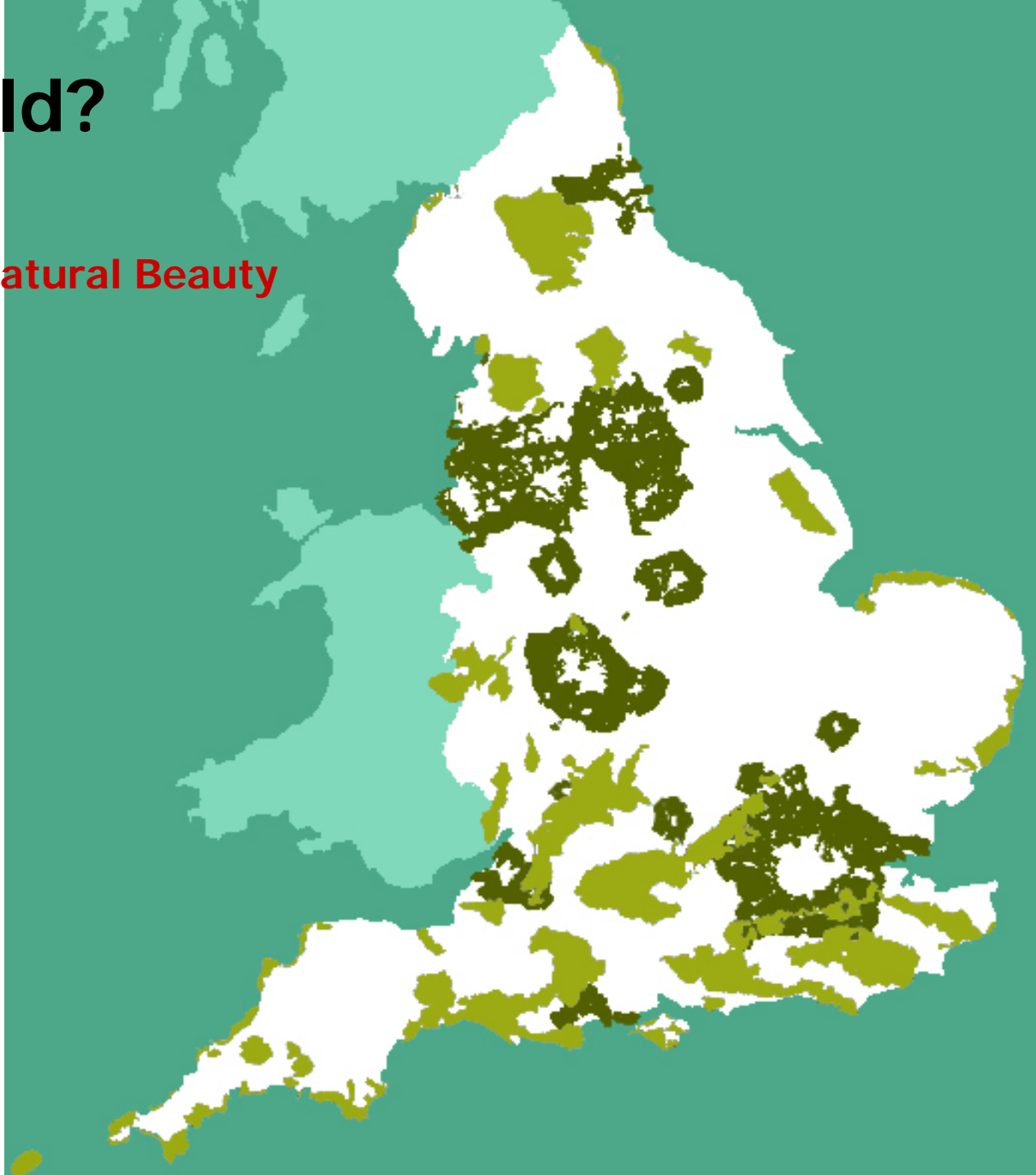


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# Where to build?

Green Belt

Areas of Outstanding Natural Beauty



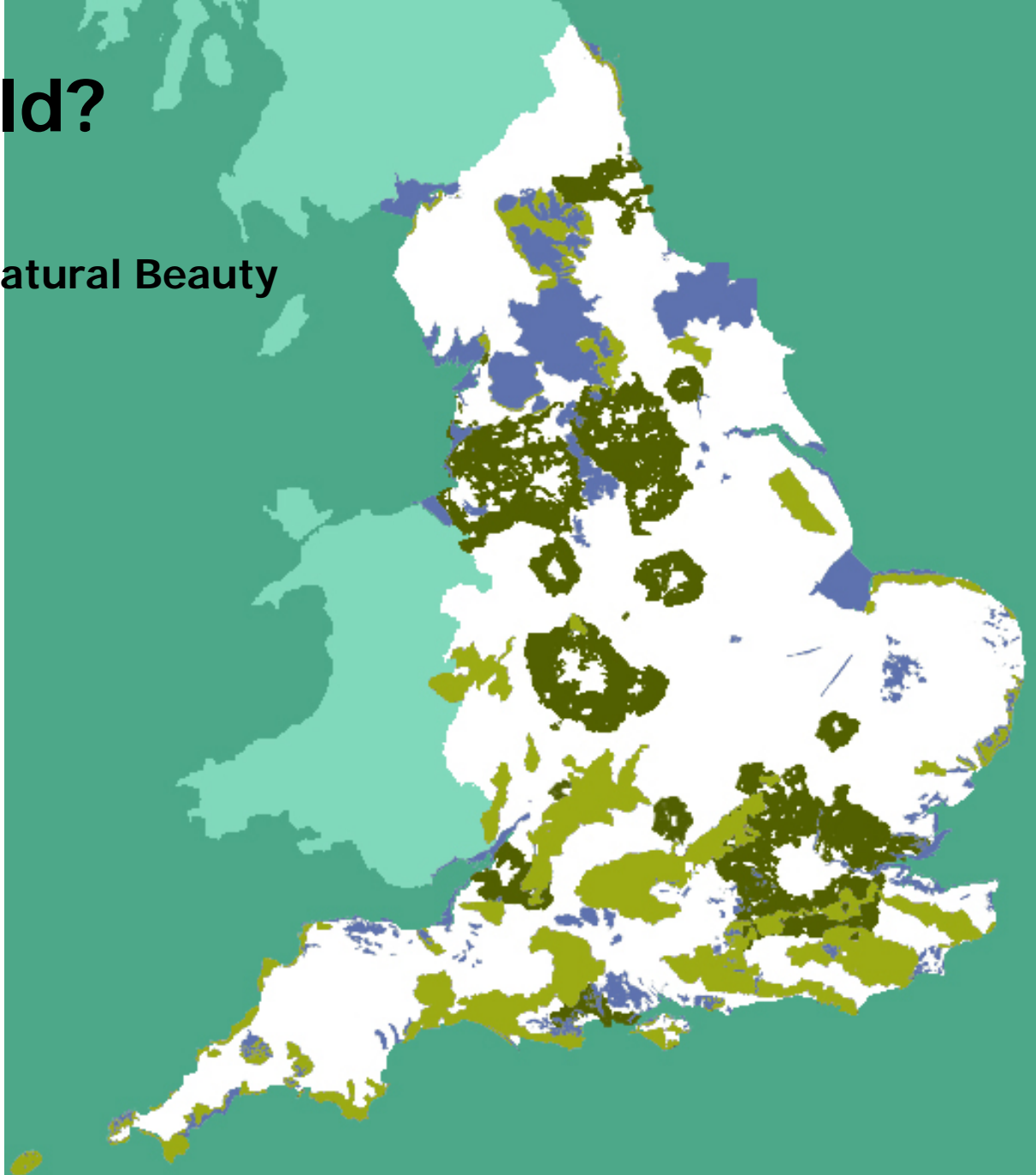
**audacity**

# Where to build?

Green Belt

Areas of Outstanding Natural Beauty

Important Bird Areas



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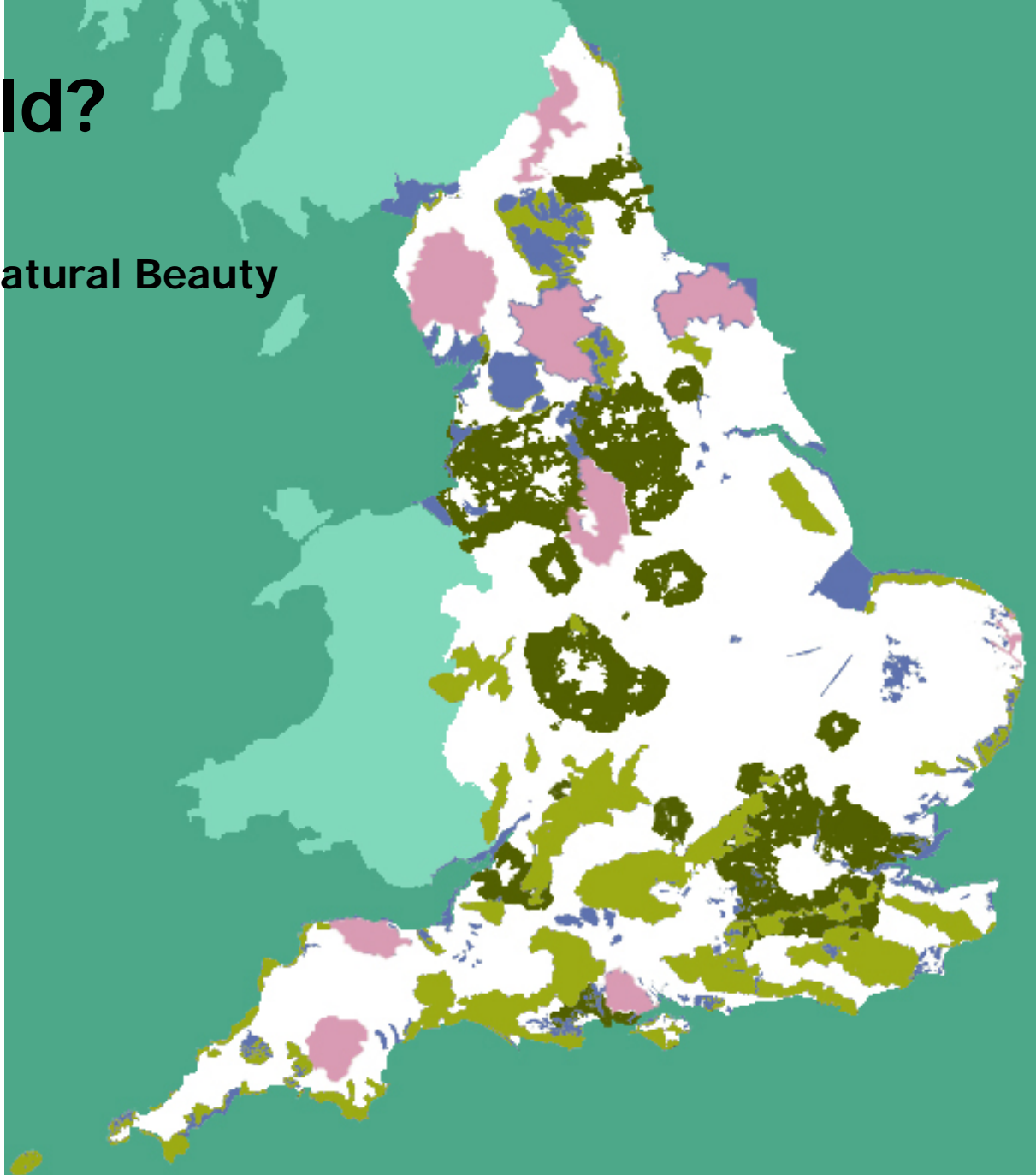
# Where to build?

Green Belt

Areas of Outstanding Natural Beauty

Important Bird Areas

**National Parks**



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# Where to build?

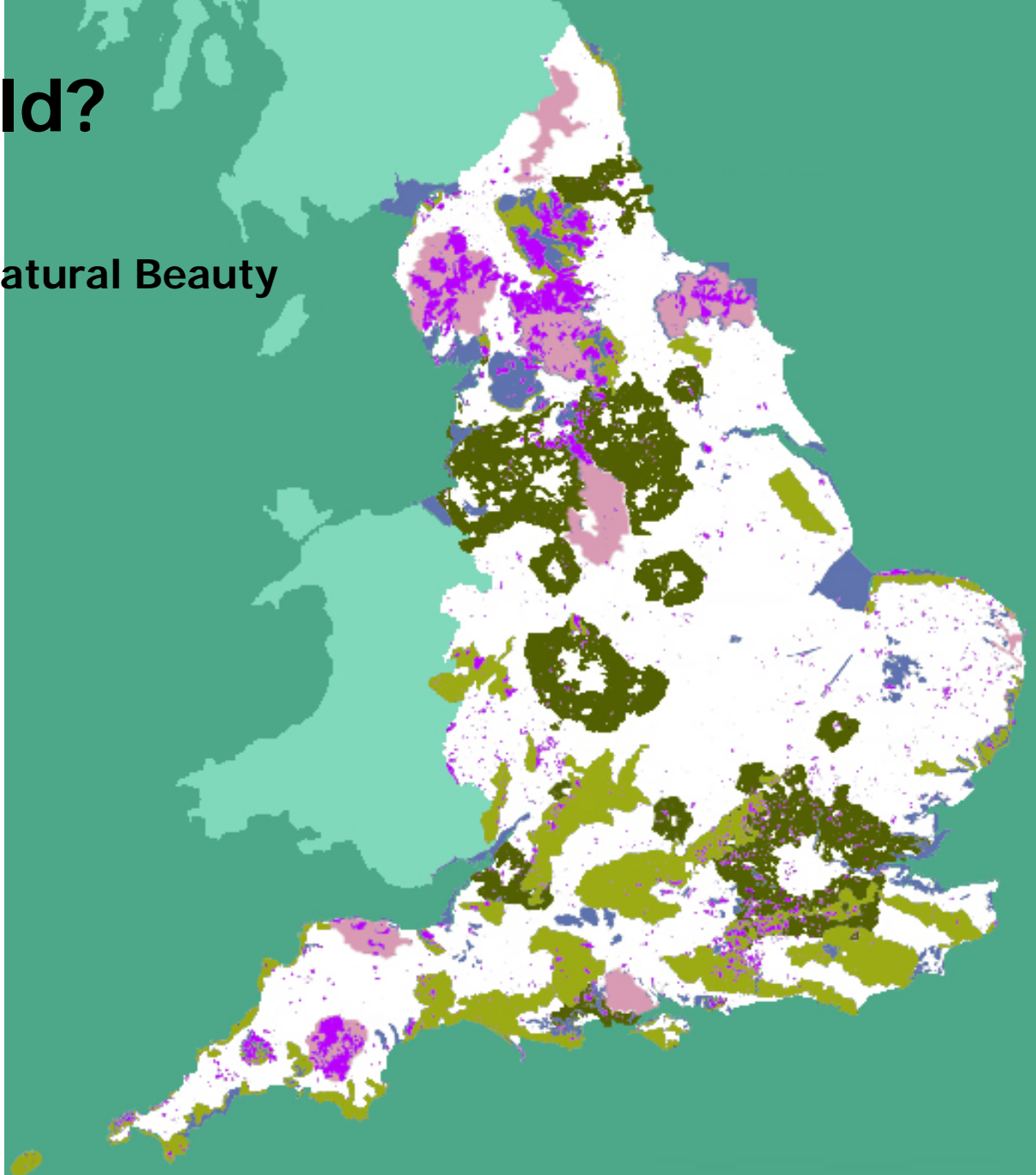
Green Belt

Areas of Outstanding Natural Beauty

Important Bird Areas

National Parks

Common Land



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# Where to build?

Green Belt

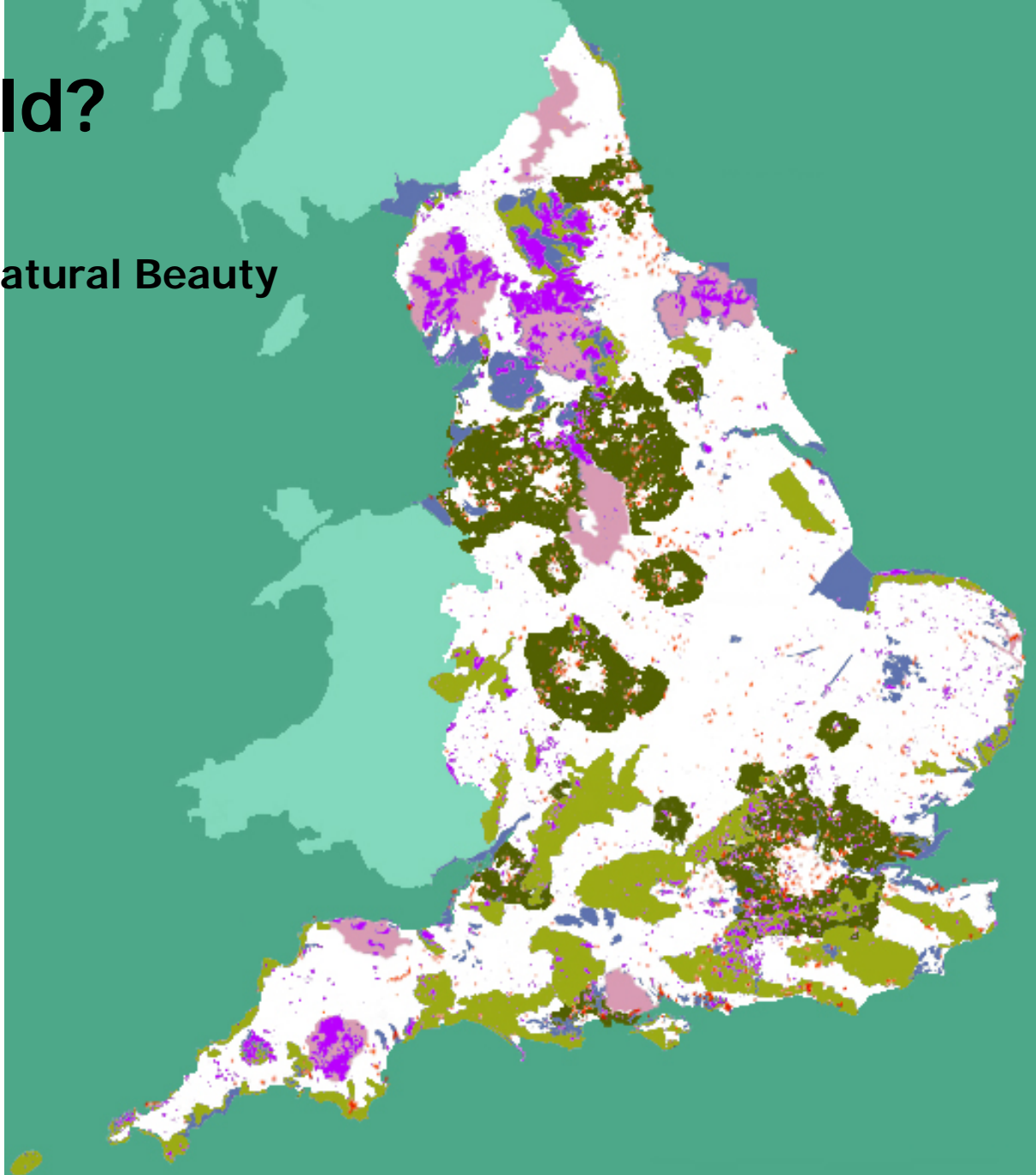
Areas of Outstanding Natural Beauty

Important Bird Areas

National Parks

Common Land

**Local Nature Reserves**



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# Where to build?

Green Belt

Areas of Outstanding Natural Beauty

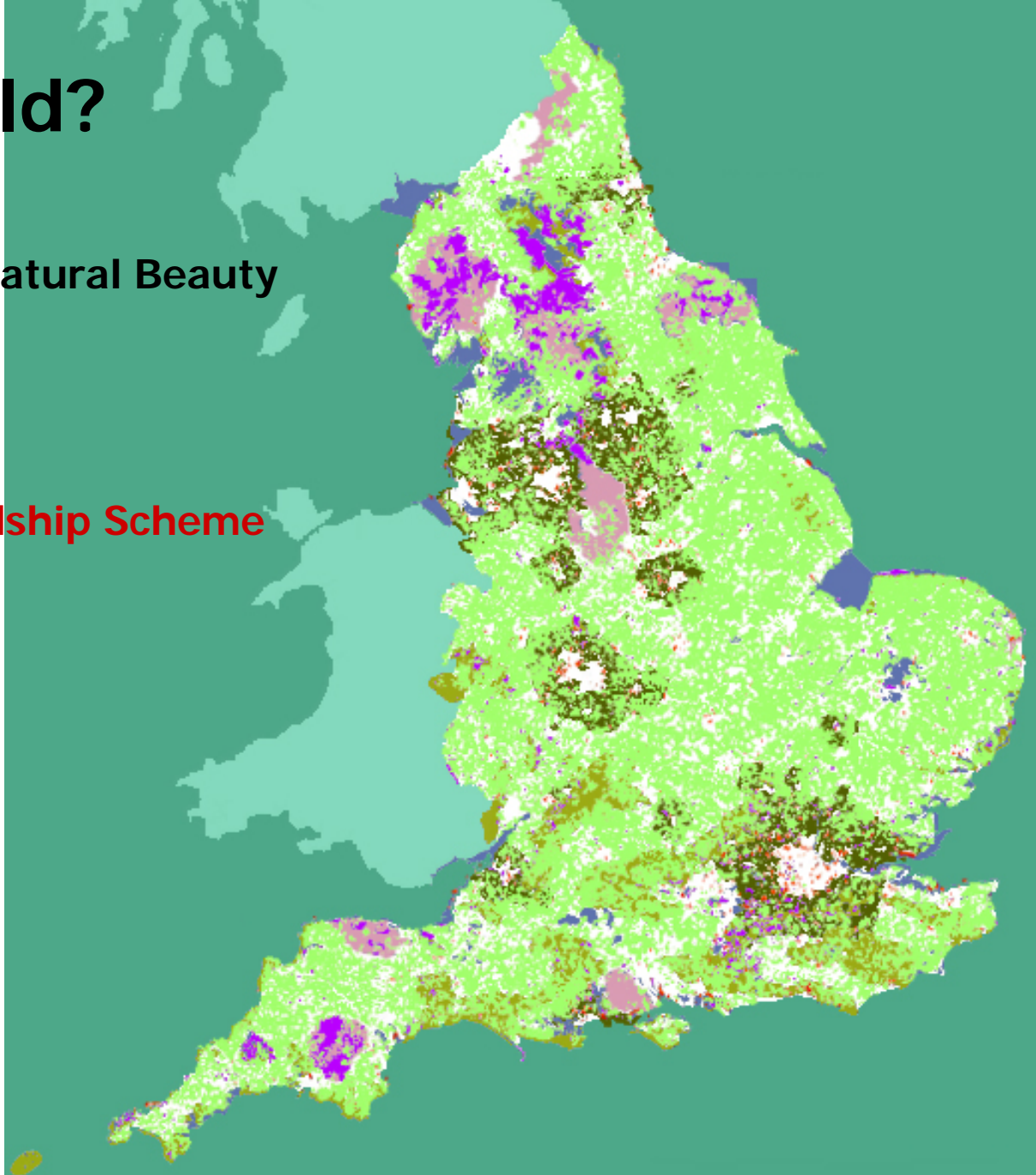
Important Bird Areas

National Parks

Common Land

Local Nature Reserves

**Environmental Stewardship Scheme**



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# Where to build?

Green Belt

Areas of Outstanding Natural Beauty

Important Bird Areas

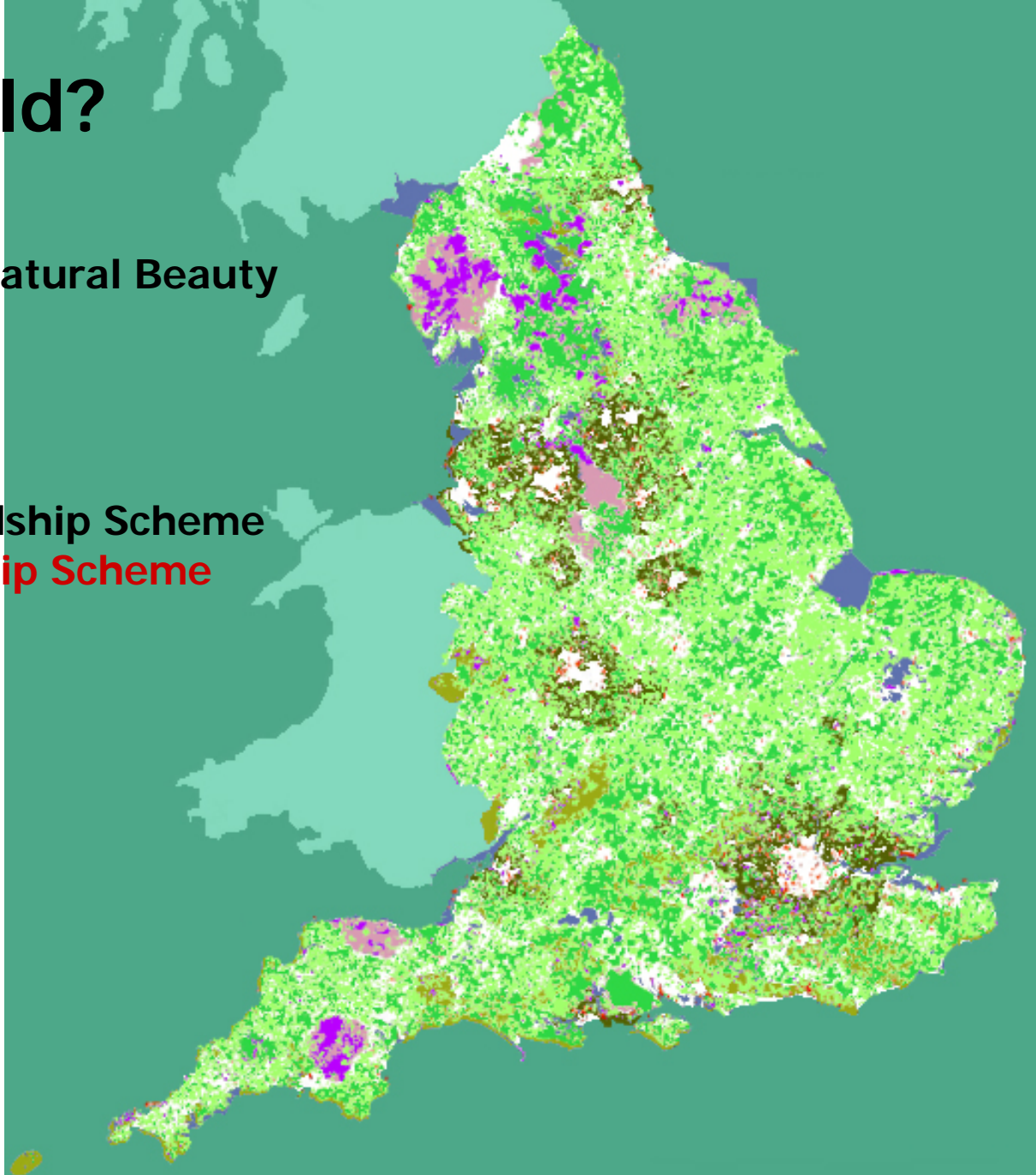
National Parks

Common Land

Local Nature Reserves

Environmental Stewardship Scheme

**Countryside Stewardship Scheme**



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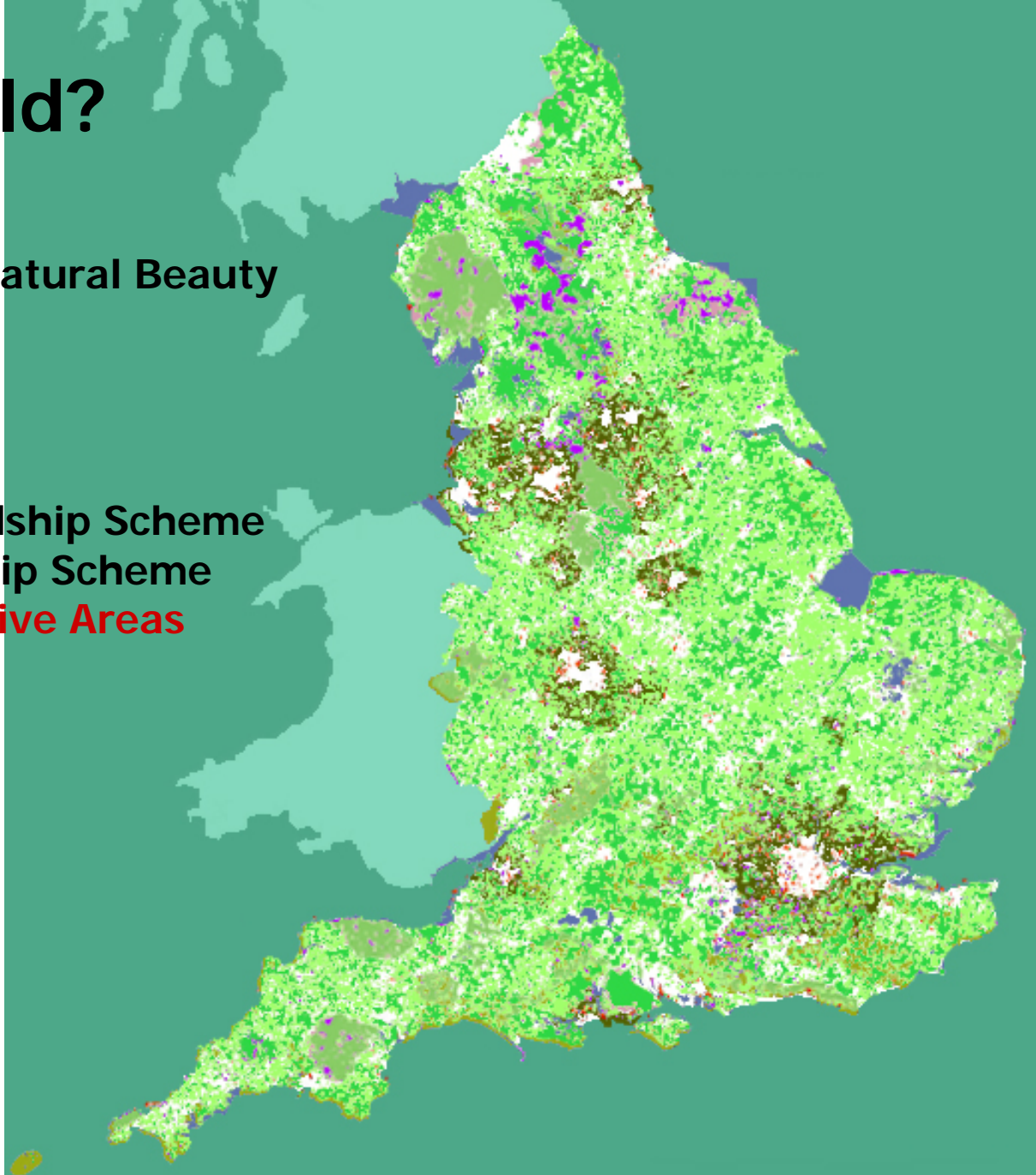
Local Nature Reserves

Environmental Stewardship Scheme

Countryside Stewardship Scheme

**Environmentally Sensitive Areas**

**audacity**



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Green Belt

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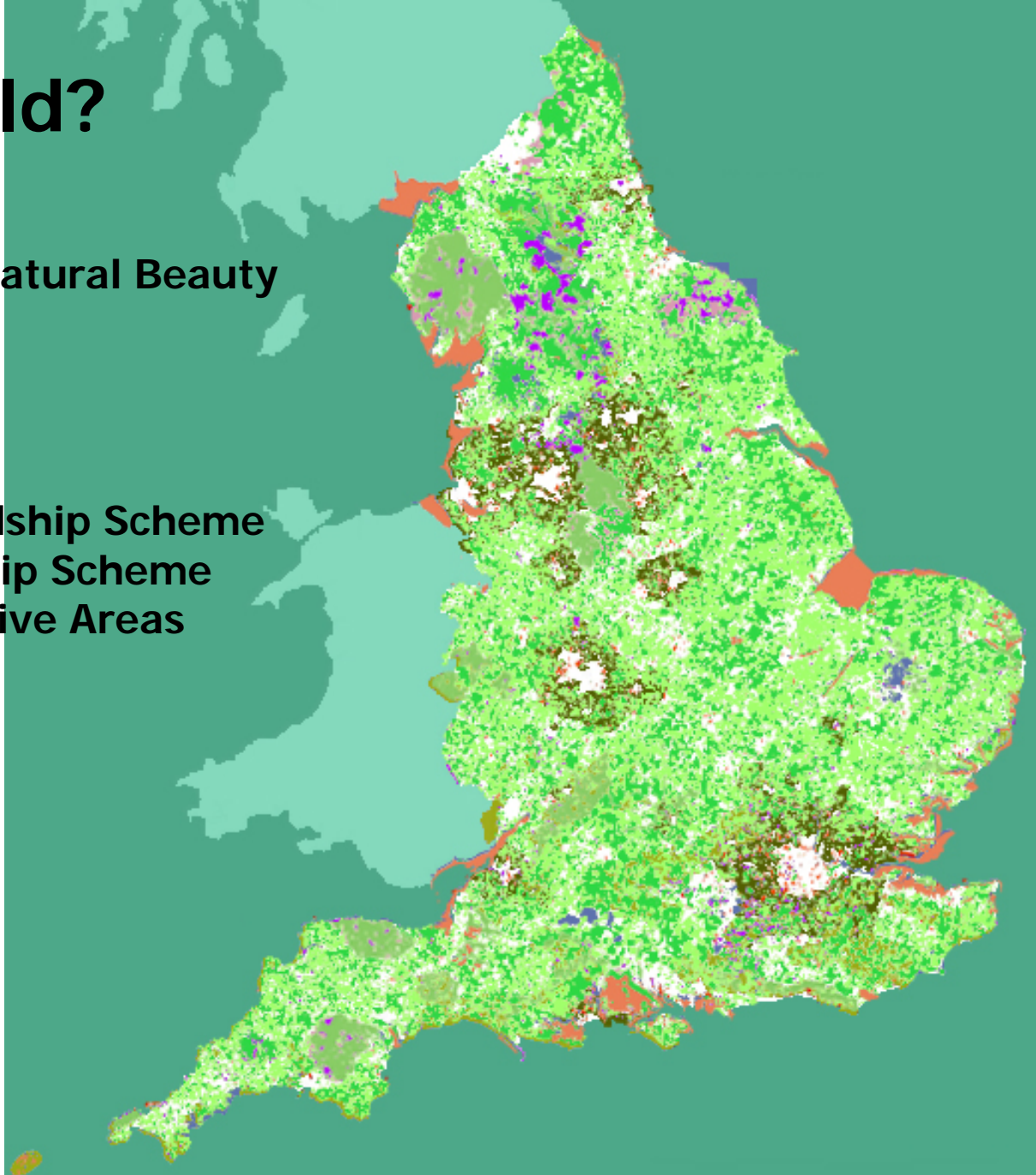
Local Nature Reserves

Environmental Stewardship Scheme

Countryside Stewardship Scheme

Environmentally Sensitive Areas

**Ramsar Wetland Sites**



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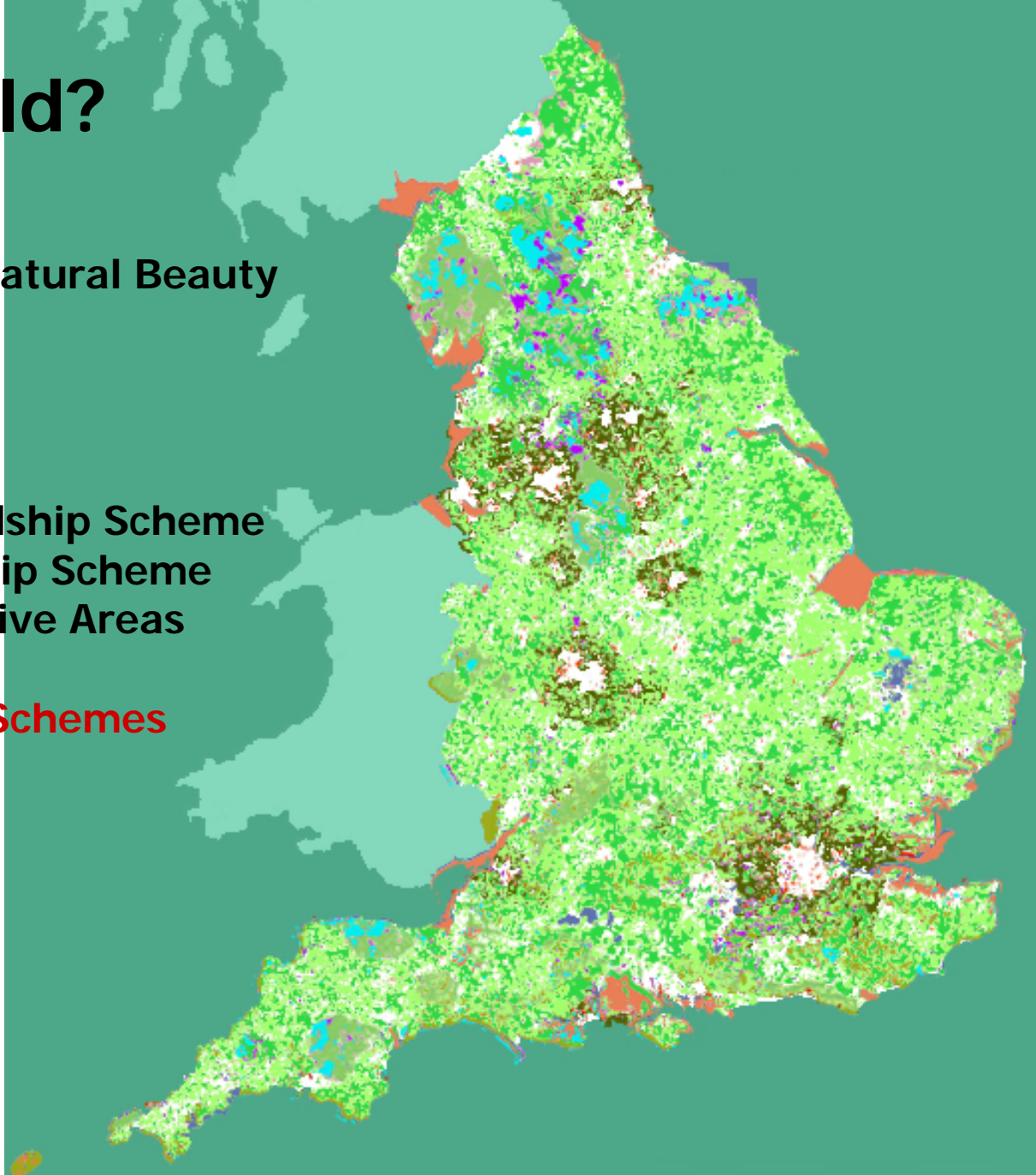
Environmental Stewardship Scheme

Countryside Stewardship Scheme

Environmentally Sensitive Areas

Ramsar Wetland Sites

**Wildlife Enhancement Schemes**



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Green Belt

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Environmental Stewardship Scheme

Countryside Stewardship Scheme

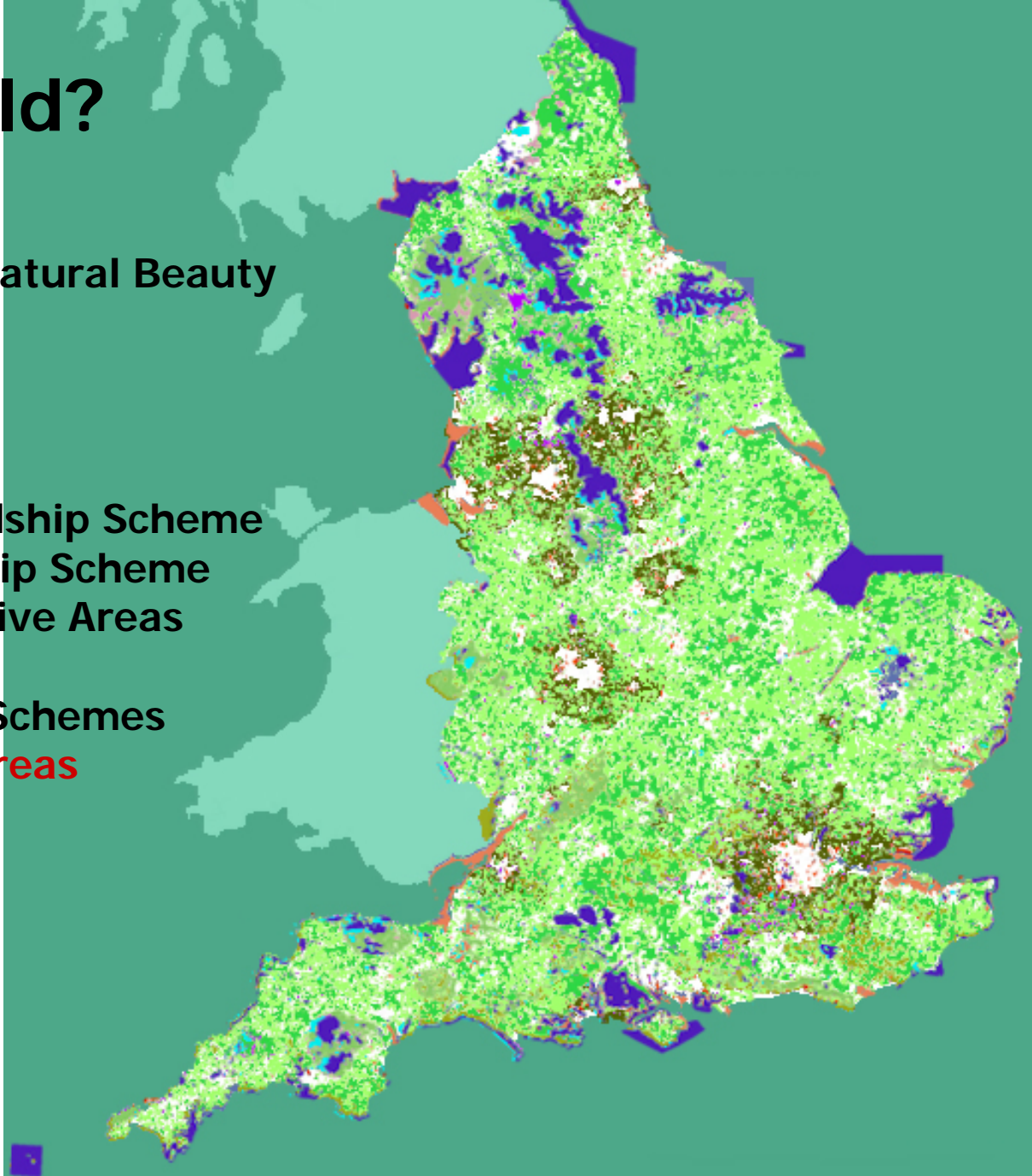
Environmentally Sensitive Areas

Ramsar Wetland Sites

Wildlife Enhancement Schemes

**Special Conservation Areas**

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Environmental Stewardship Scheme

Countryside Stewardship Scheme

Environmentally Sensitive Areas

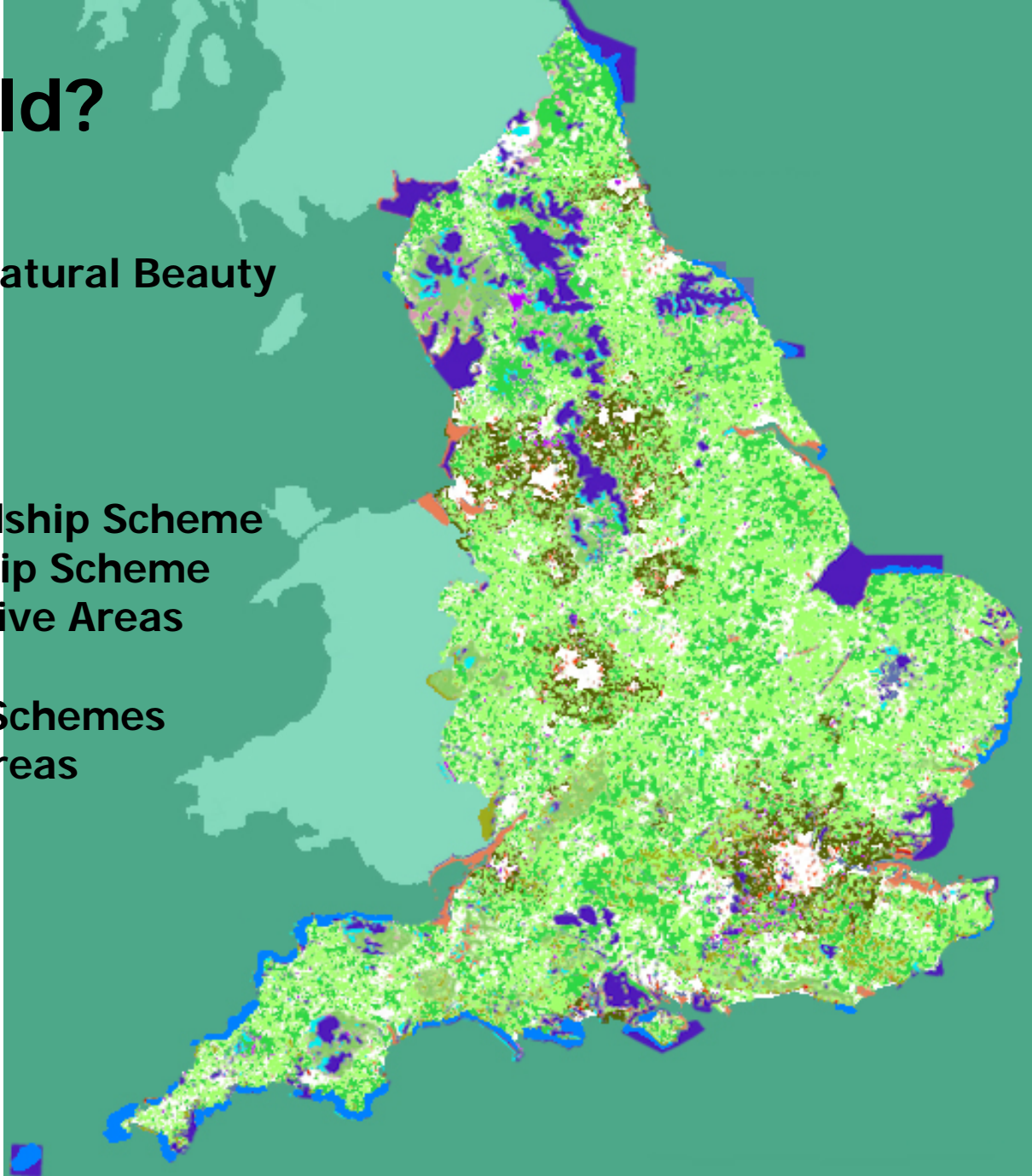
Ramsar Wetland Sites

Wildlife Enhancement Schemes

Special Conservation Areas

**Heritage Coast**

**audacity**



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Important Bird Areas

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Environmental Stewardship Scheme

Countryside Stewardship Scheme

Environmentally Sensitive Areas

Ramsar Wetland Sites

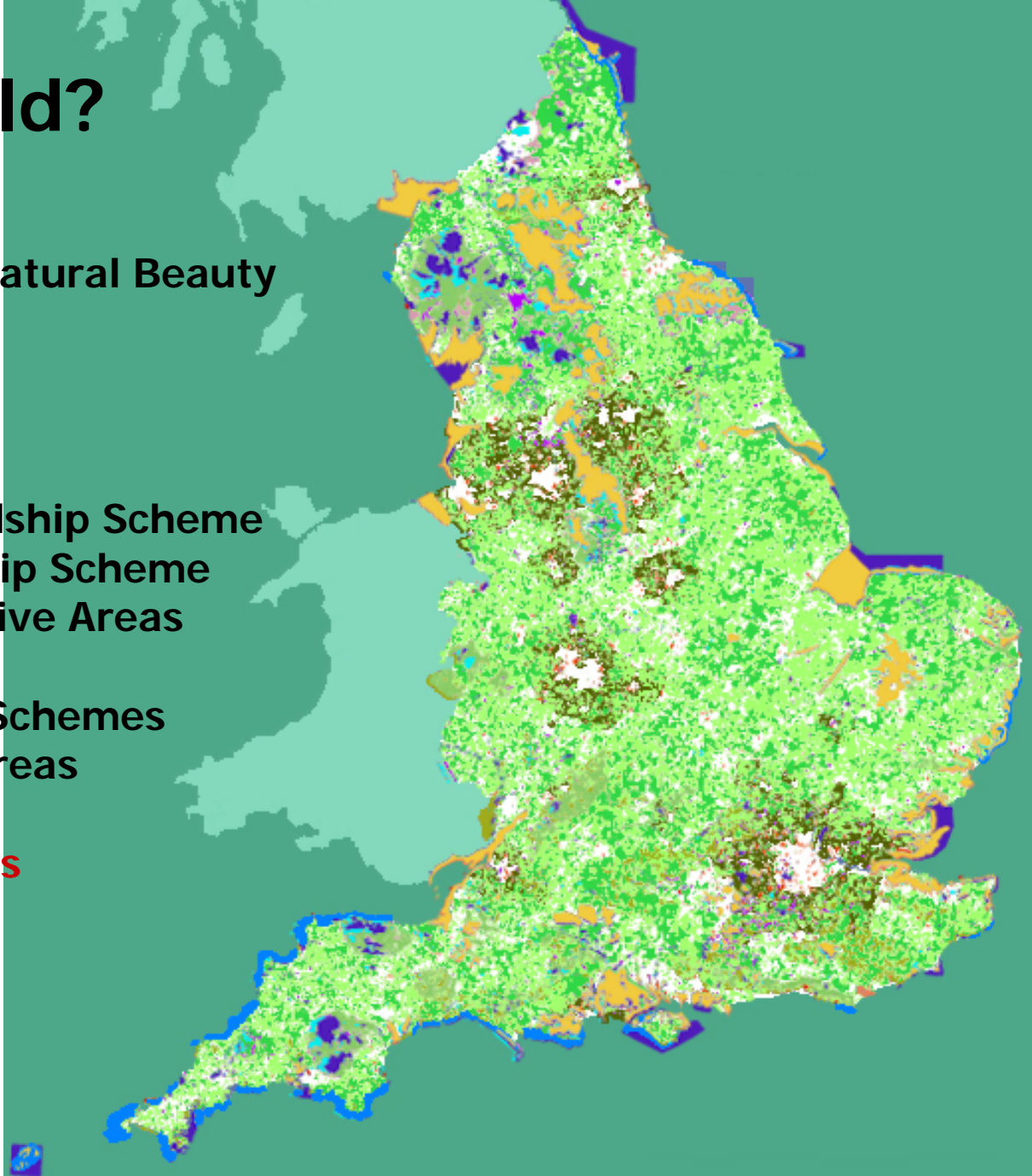
Wildlife Enhancement Schemes

Special Conservation Areas

Heritage Coast

**Special Protection Areas**

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Countryside Stewardship Scheme

Environmentally Sensitive Areas

Ramsar Wetland Sites

Wildlife Enhancement Schemes

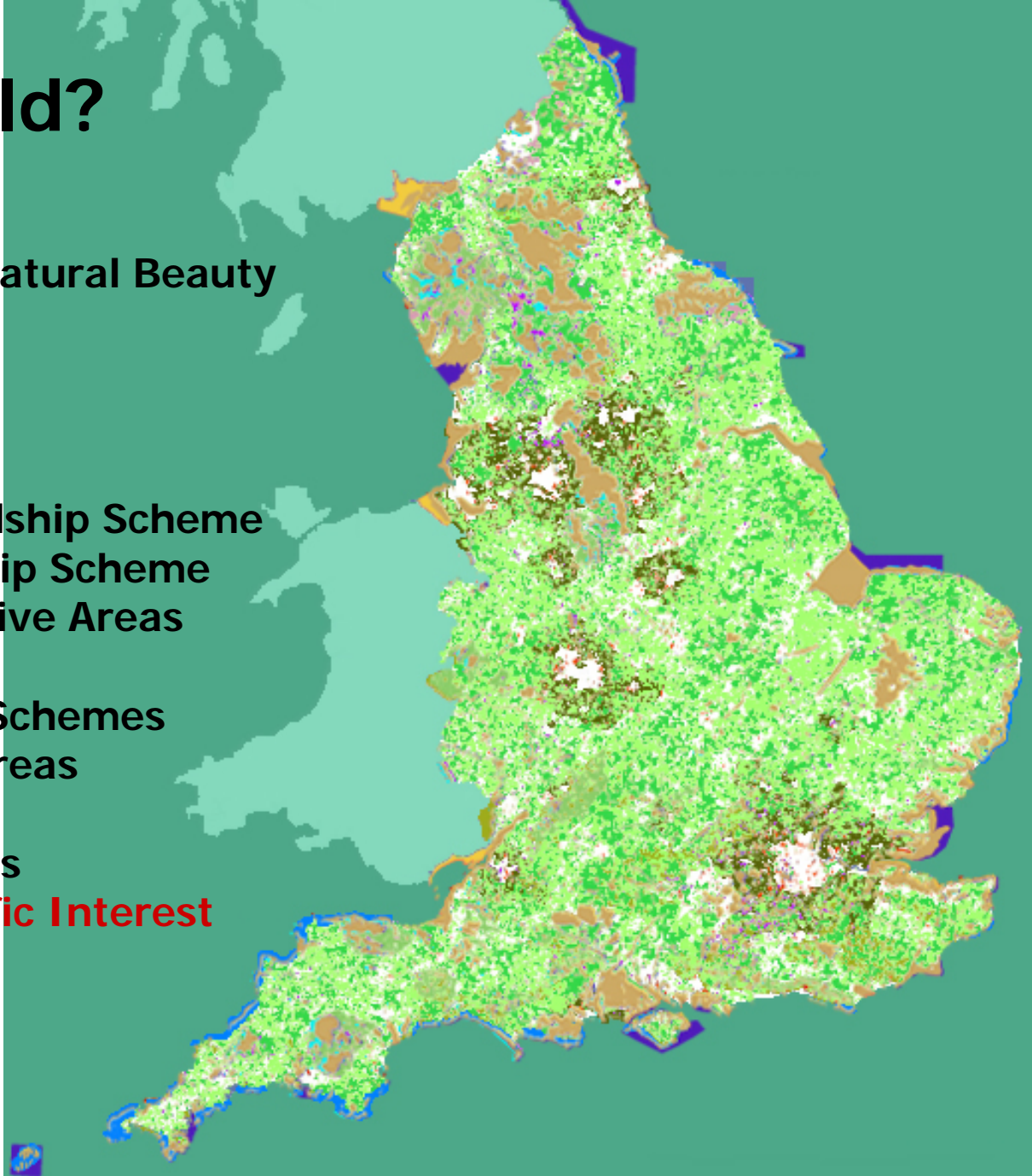
Special Conservation Areas

Heritage Coast

Special Protection Areas

**Sites of Special Scientific Interest**

**audacity**





# Where to build?

Green Belt

Areas of Outstanding Natural Beauty

Important Bird Areas

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Local Nature Reserves

Environmental Stewardship Scheme

Countryside Stewardship Scheme

Environmentally Sensitive Areas

Ramsar Wetland Sites

Wildlife Enhancement Schemes

Special Conservation Areas

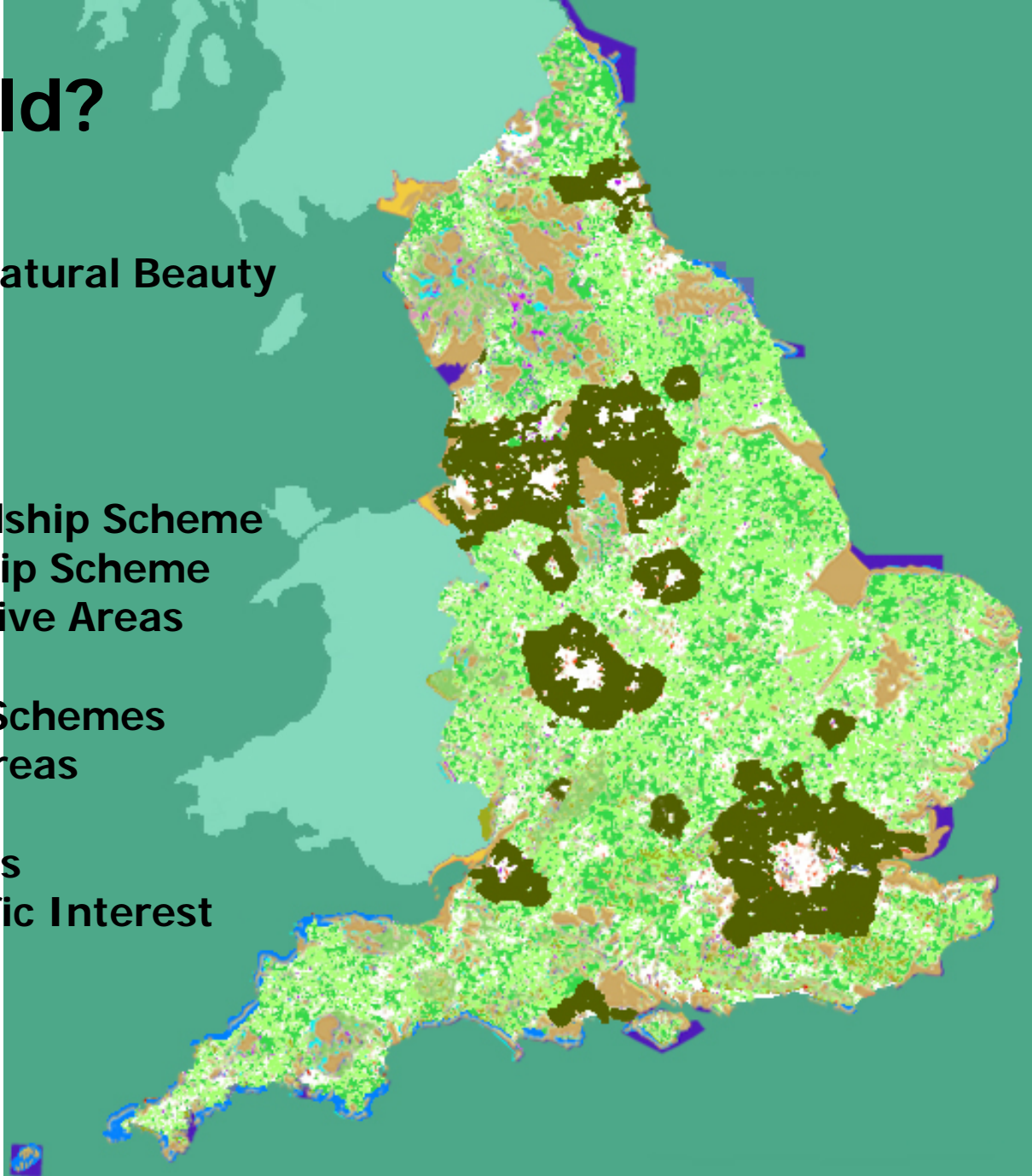
Heritage Coast

Special Protection Areas

Sites of Special Scientific Interest

**Green Belt again**

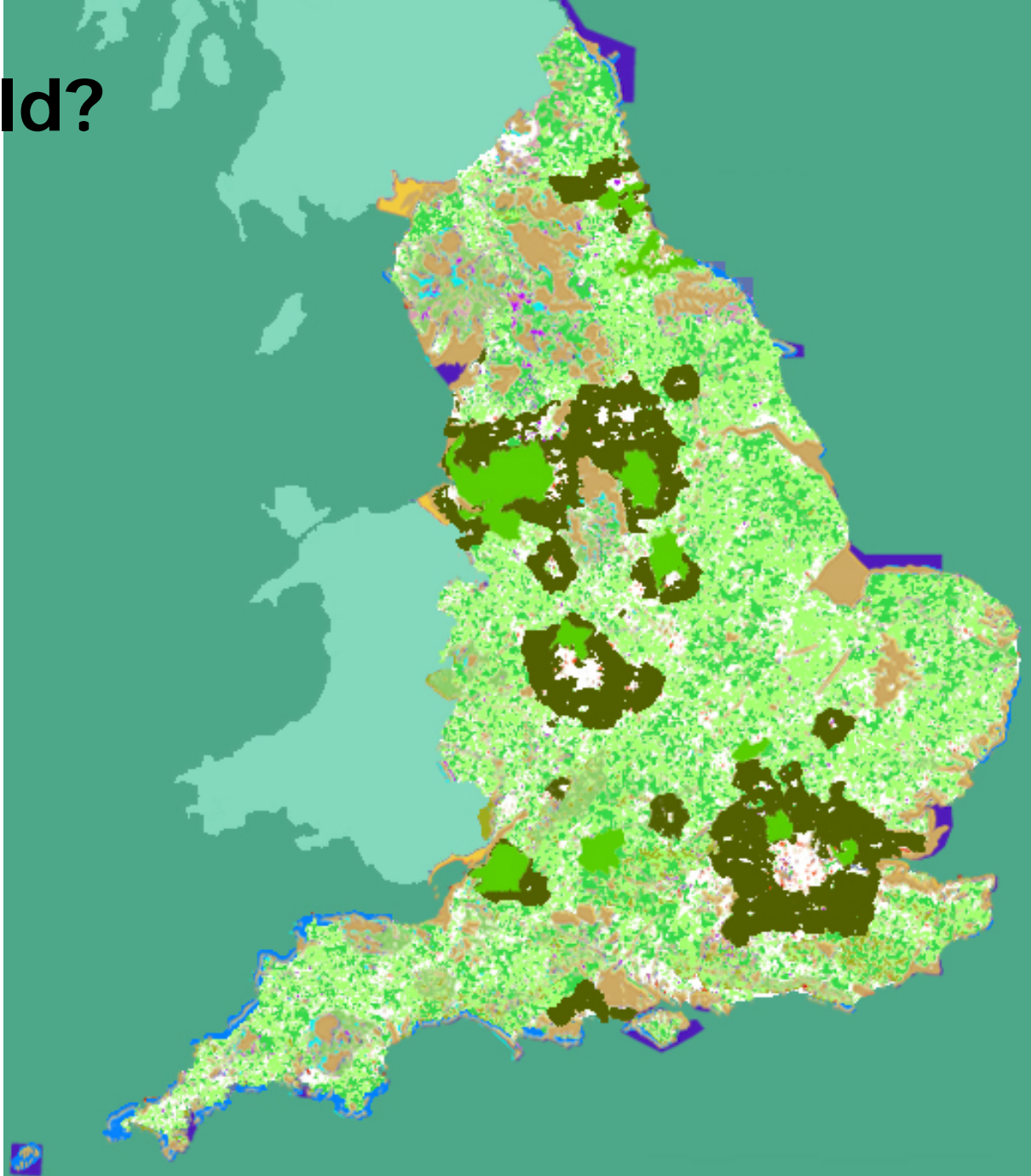
**audacity**



# Where to build?

Green Belt

Community Forest



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# Where to build?

Green Belt

Community Forest

National Woodland Inventory



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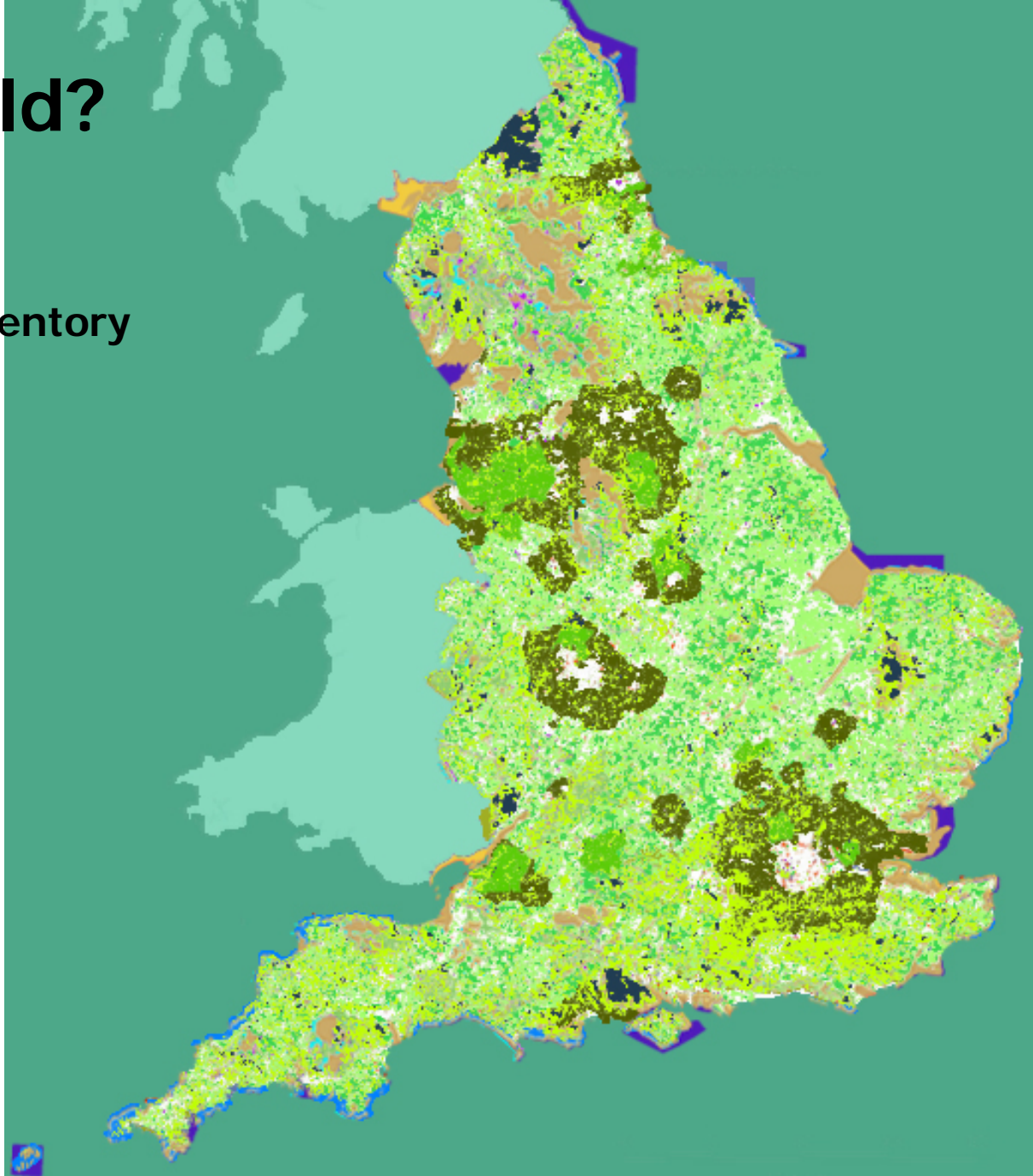
# Where to build?

Green Belt

Community Forest

National Woodland Inventory

Forestry Commission



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# Where to build?

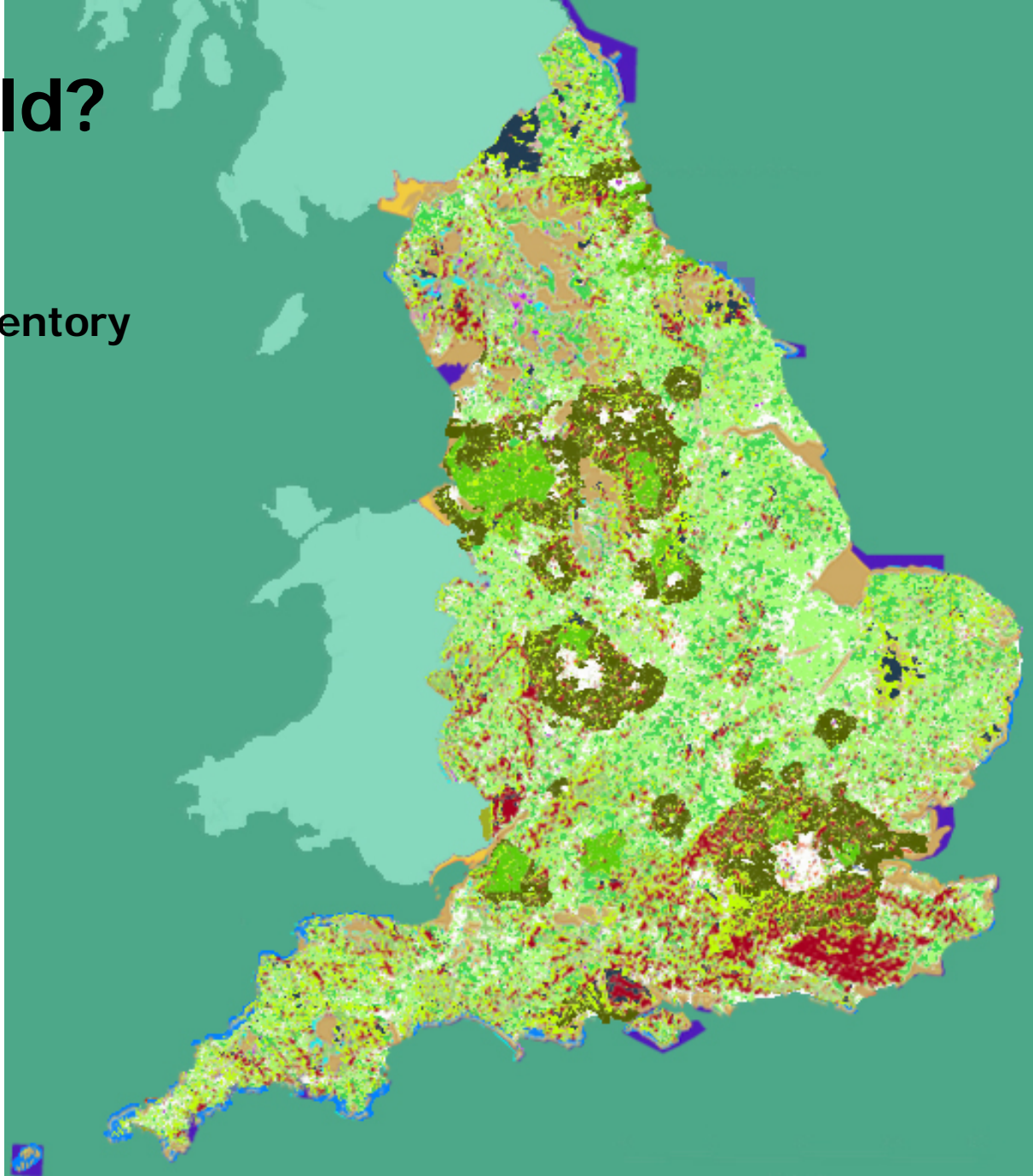
Green Belt

Community Forest

National Woodland Inventory

Forestry Commission

**Ancient Woodland**



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# Where to build?

Green Belt

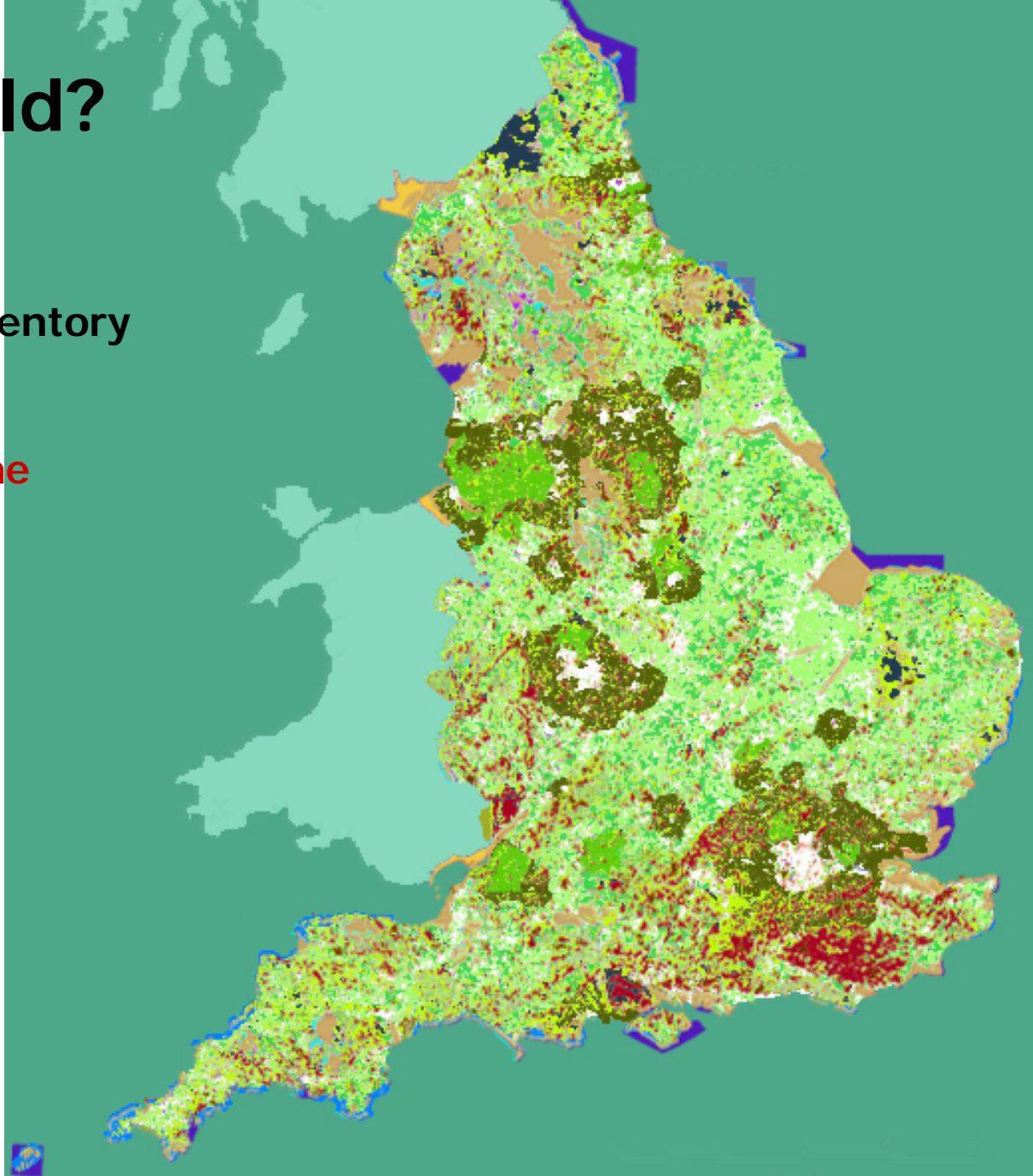
Community Forest

National Woodland Inventory

Forestry Commission

Ancient Woodland

**Woodland Grant Scheme**



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# Where to build?

Green Belt

Community Forest

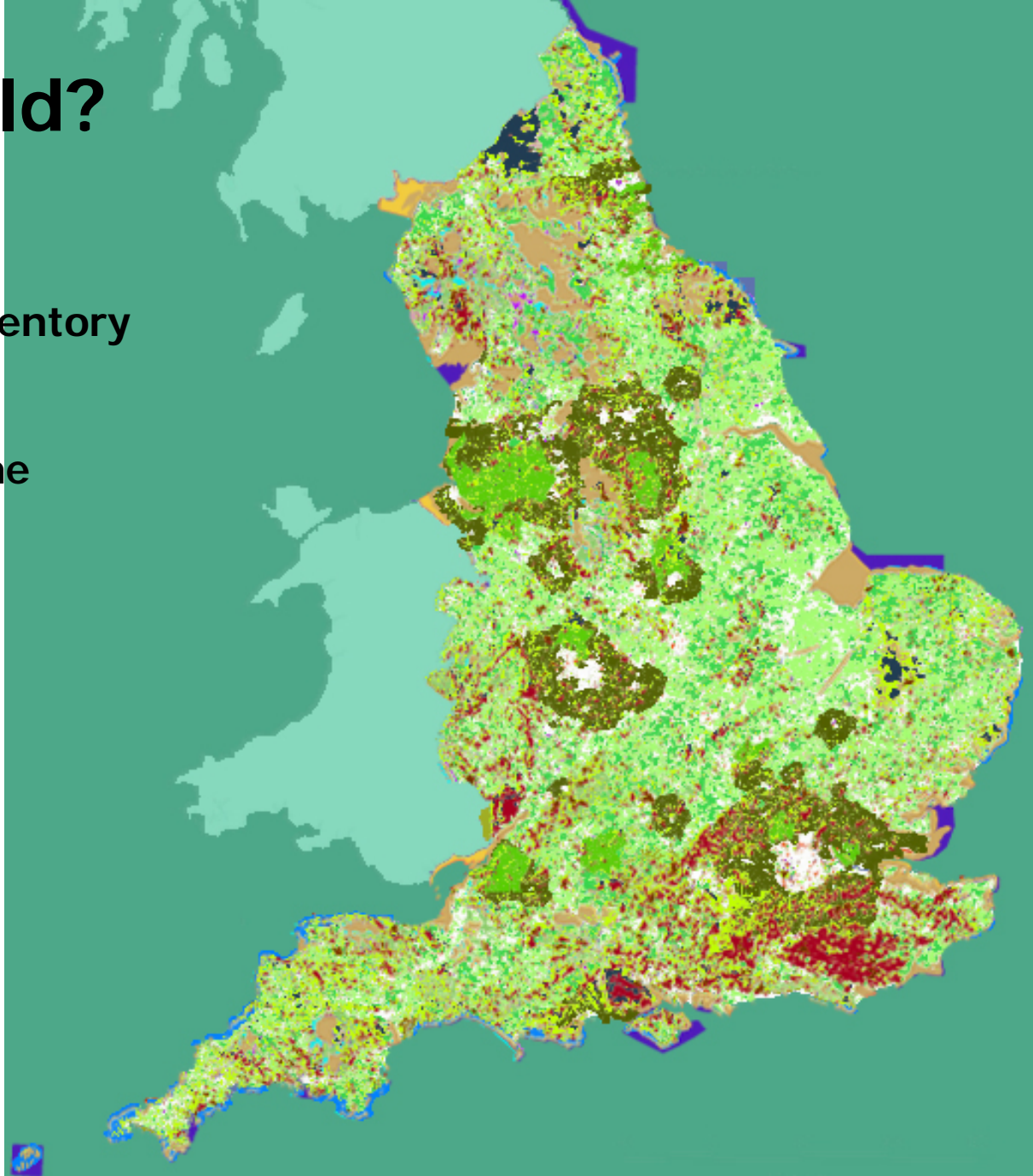
National Woodland Inventory

Forestry Commission

Ancient Woodland

Woodland Grant Scheme

**Forestry Grant Scheme**



**audacity**

# Where to build?

Green Belt

Community Forest

National Woodland Inventory

Forestry Commission

Ancient Woodland

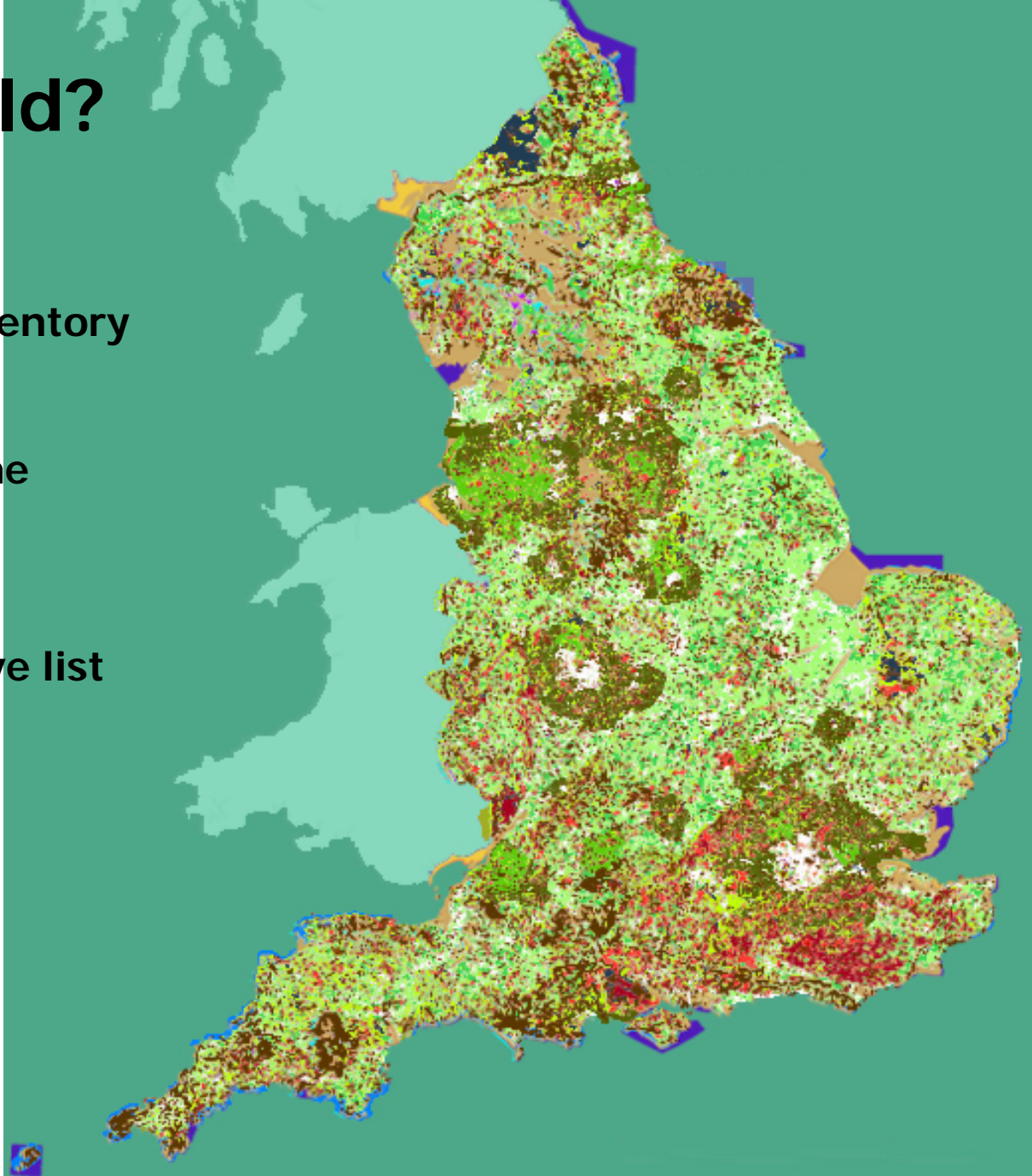
Woodland Grant Scheme

Forestry Grant Scheme

**Scheduled Monuments**

This is not an exhaustive list

**audacity**





# Where to build?

What if we could build on the land designated as:

## Environmental Stewardship Scheme

The government would not have to pay farmers to develop and maintain biodiversity in an inhabited landscape...

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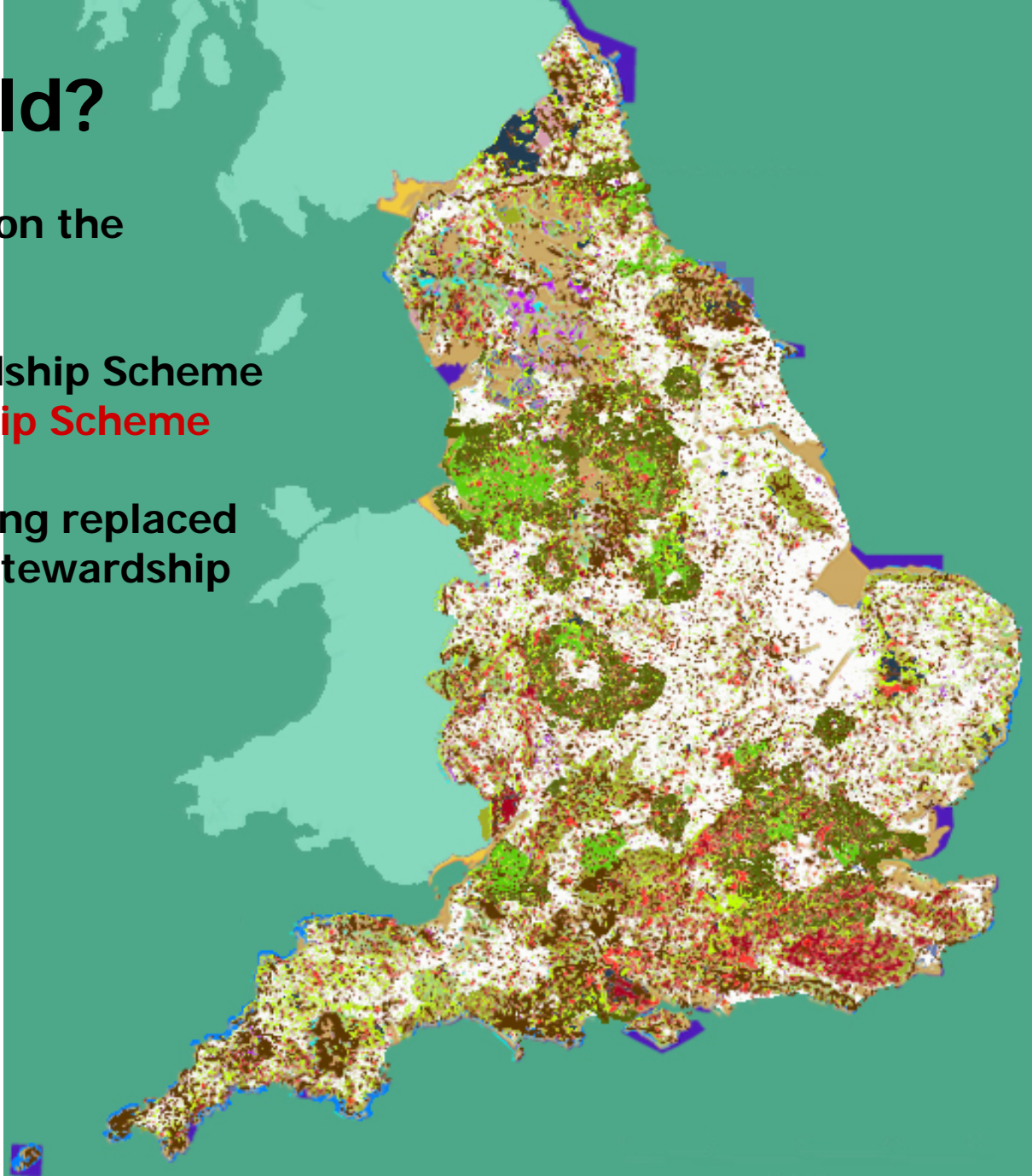
# Where to build?

What if we could build on the land designated as:

Environmental Stewardship Scheme  
**Countryside Stewardship Scheme**

These subsidies are being replaced by the Environmental Stewardship Scheme anyway...

**audacity**



# Where to build?

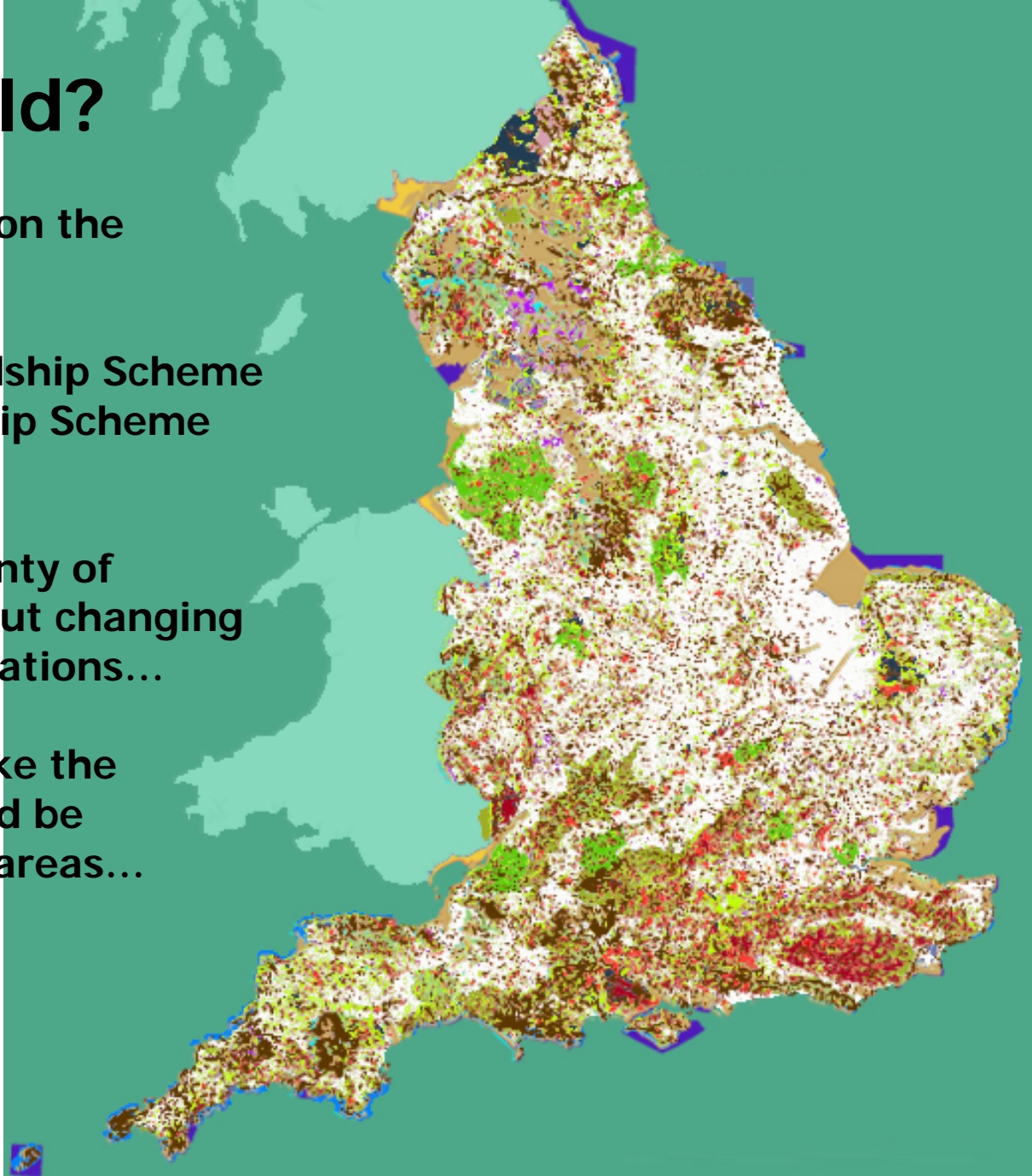
What if we could build on the land designated as:

Environmental Stewardship Scheme  
Countryside Stewardship Scheme  
**Green Belt**

That would provide plenty of developable land without changing other landscape designations...

New landscape ideas like the Community Forest could be strengthened in urban areas...

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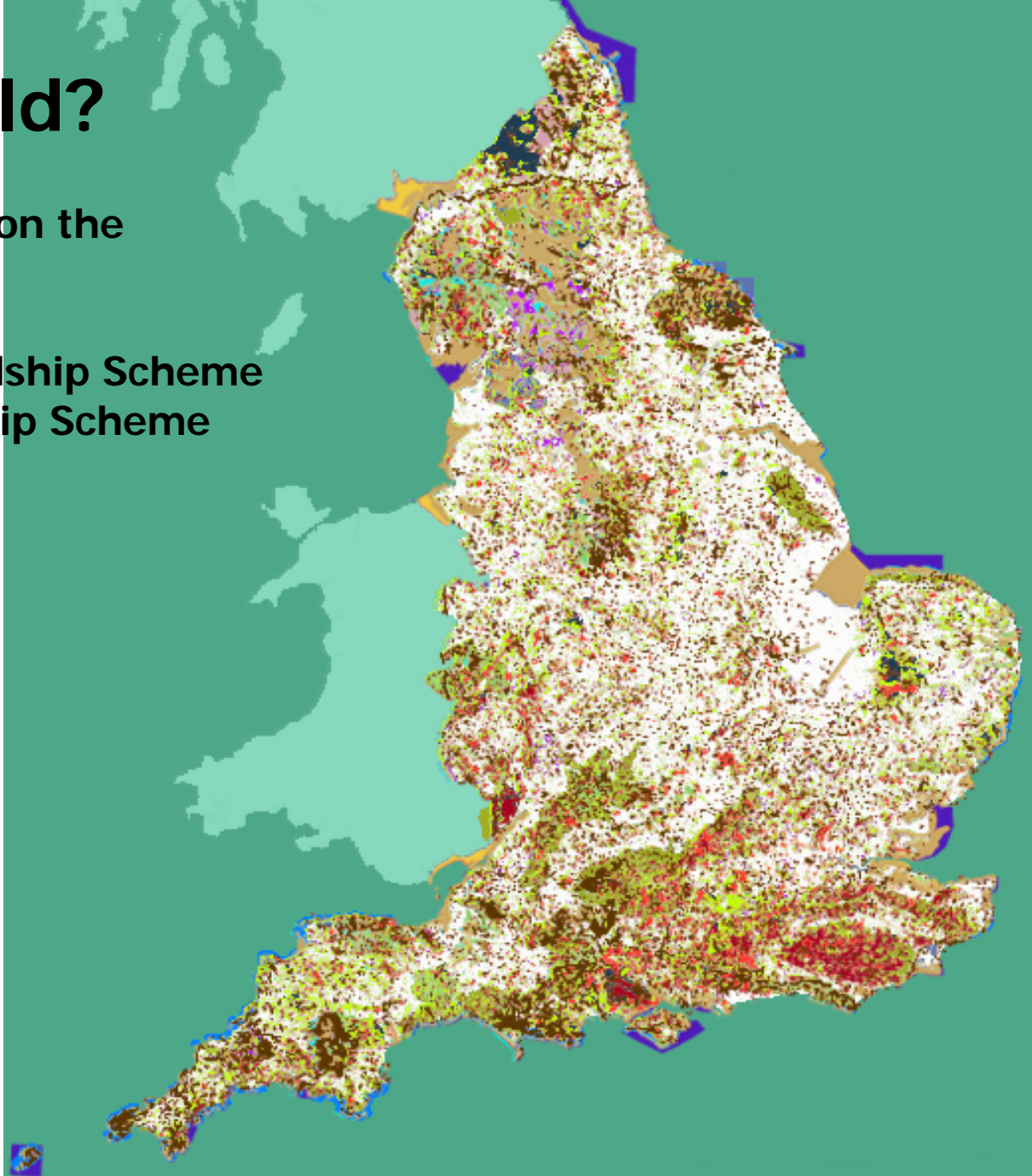


# Where to build?

What if we could build on the land designated as:

Environmental Stewardship Scheme  
Countryside Stewardship Scheme  
Green Belt  
**Community Forest**

**audacity**



# Where to build?

Less than 10% of England is developed

More than 90% is not lived in

[www.magic.gov.uk](http://www.magic.gov.uk)

**audacity**

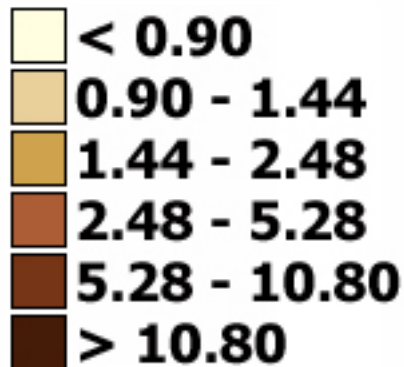


# Where to build?

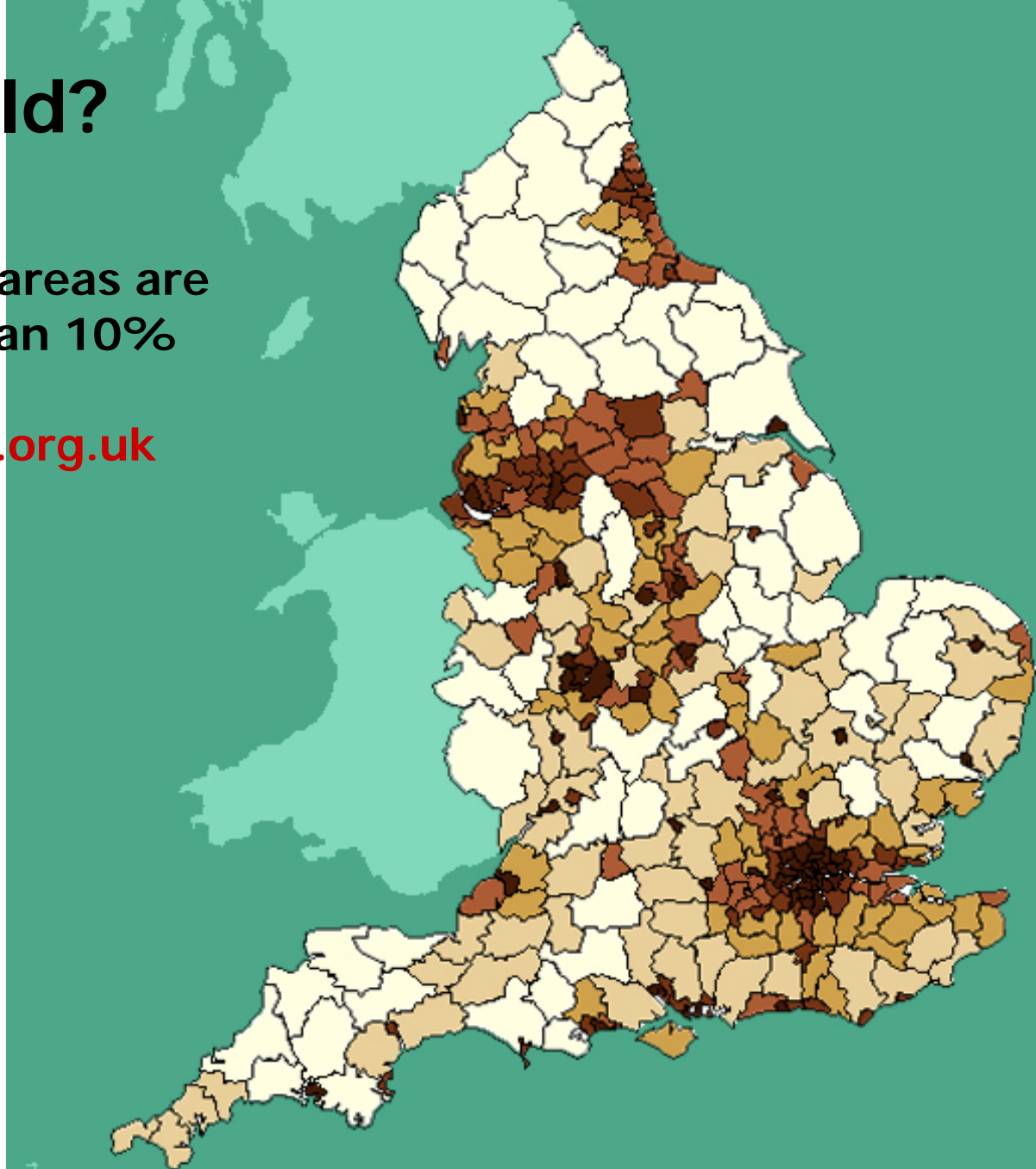
Most local authority areas are developed by less than 10%

[www.visionofbritain.org.uk](http://www.visionofbritain.org.uk)

## Percentage of Developed Land



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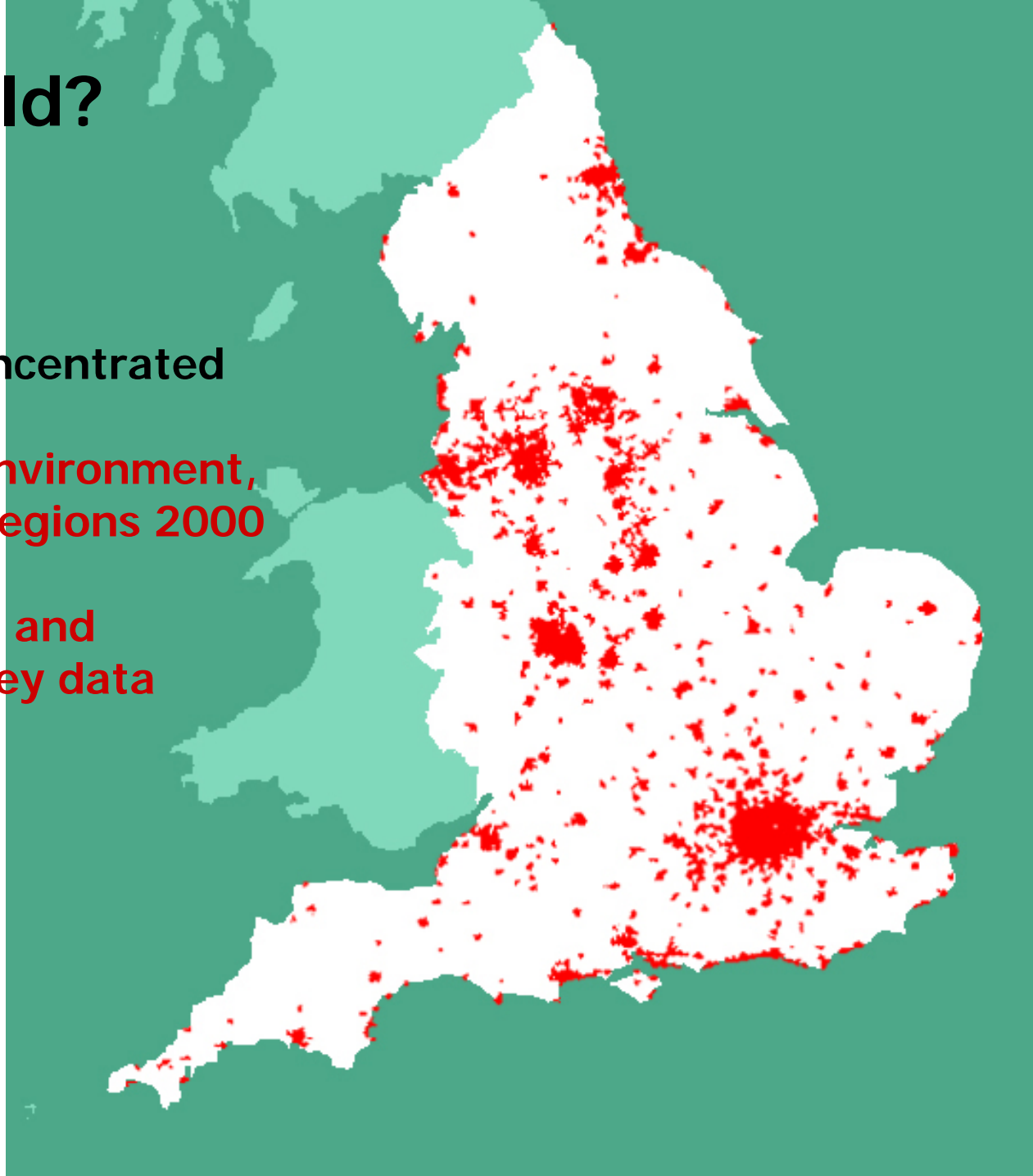
# Where to build?

The population is concentrated

Department of the Environment,  
Transport, and the Regions 2000

Based on 1991 DETR and  
1994 Ordnance Survey data

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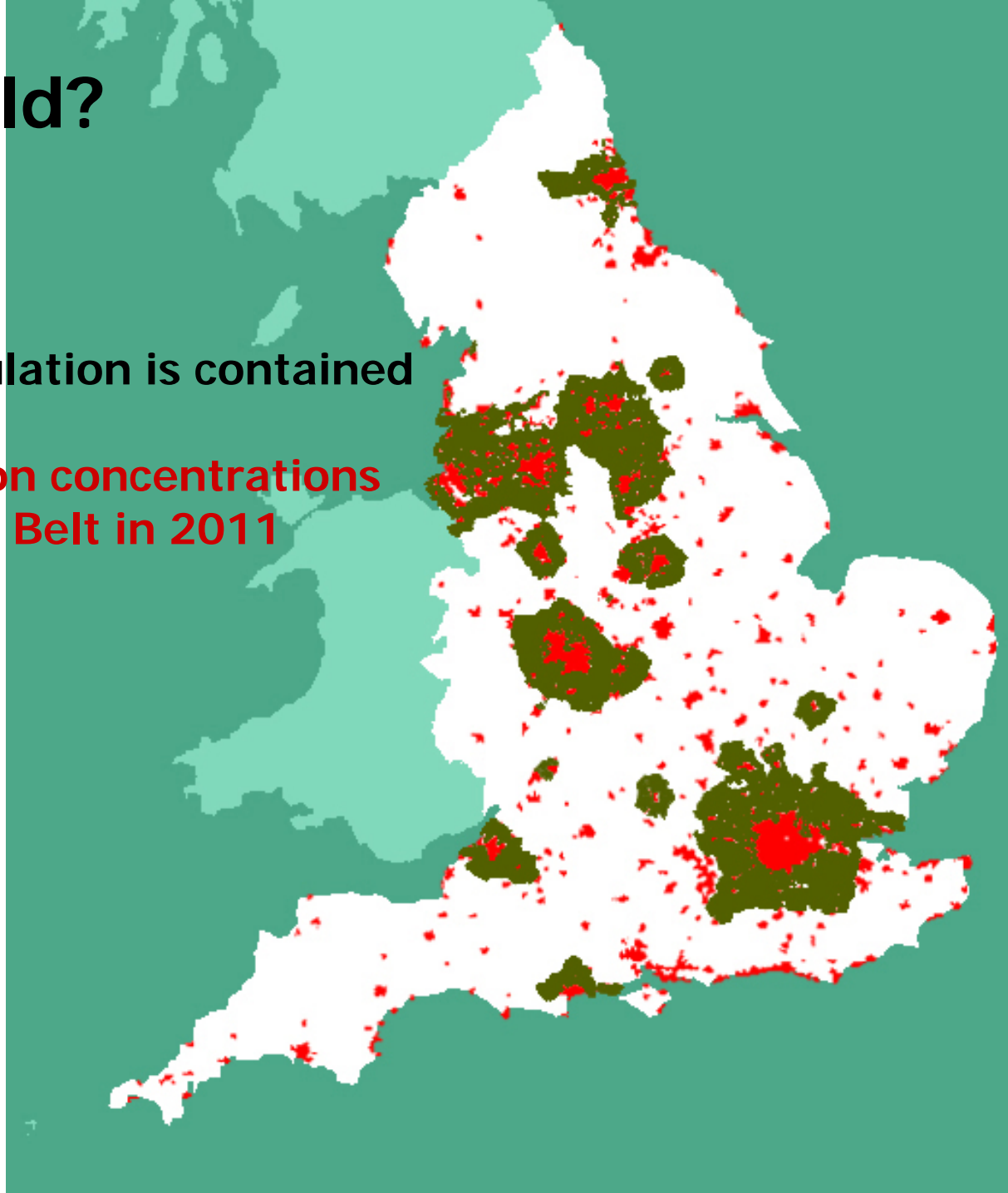


# Where to build?

The majority of population is contained

DETR 2000 population concentrations  
with extent of Green Belt in 2011

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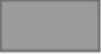


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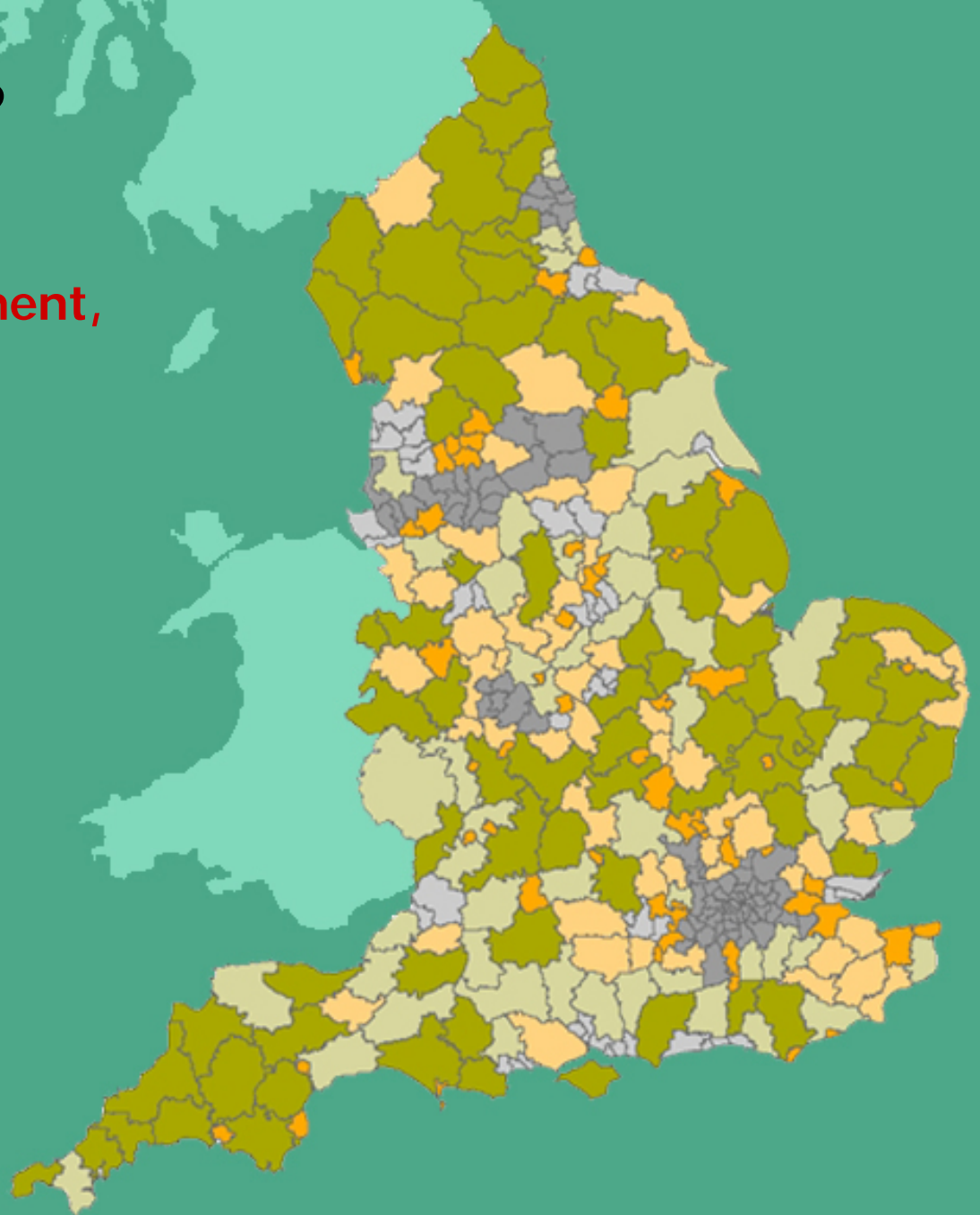
Department for Environment,  
Food, and Rural Affairs

[www.defra.gov.uk](http://www.defra.gov.uk)

## Local Authority Classification

-  Rural - 80
-  Rural - 50
-  Significant Rural
-  Other Urban
-  Large Urban
-  Major Urban

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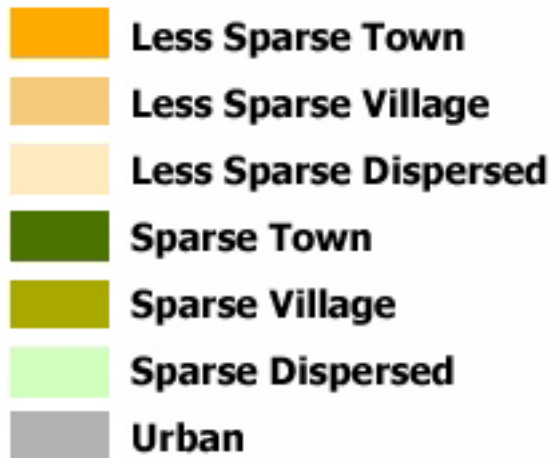


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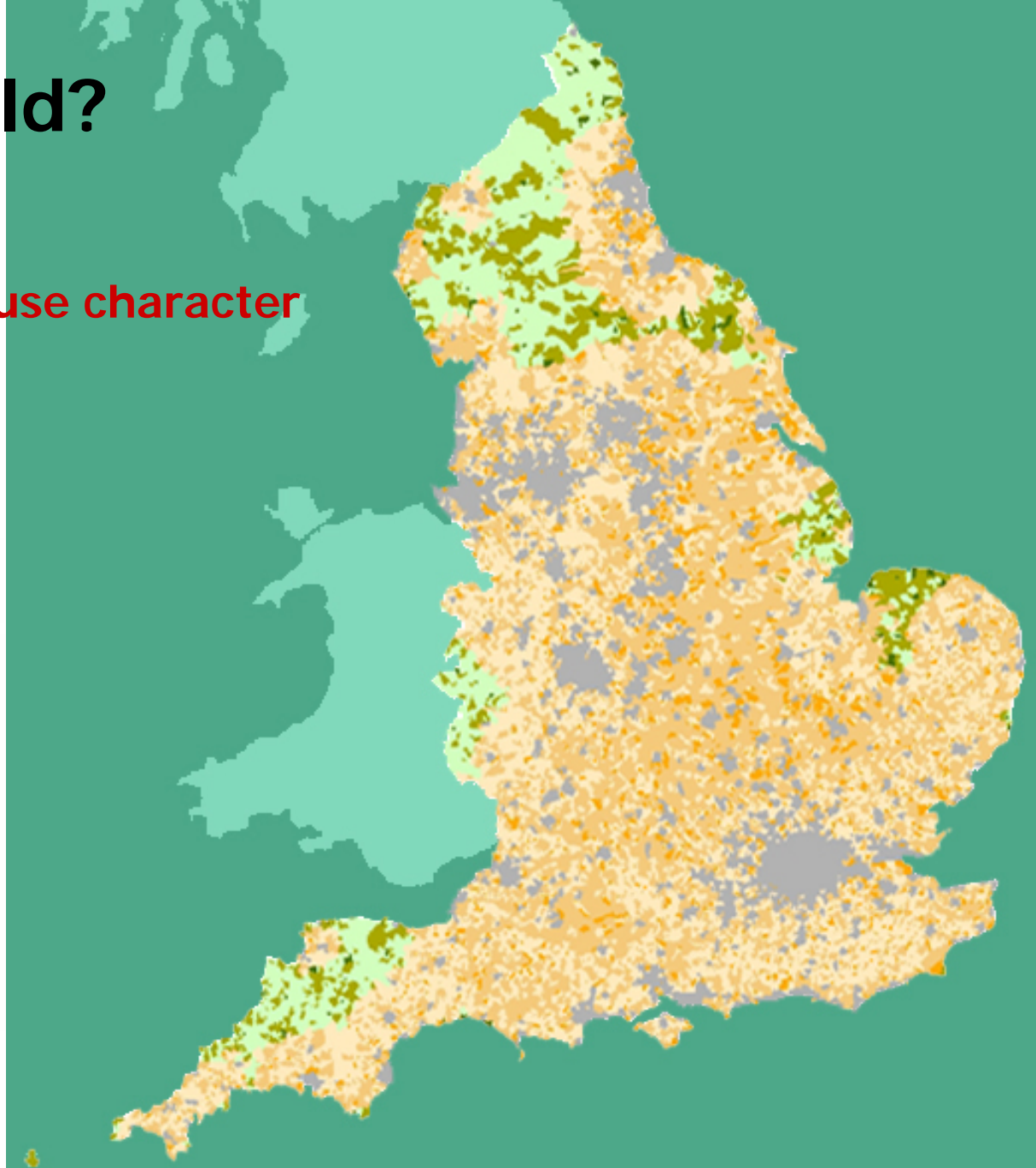
DEFRA defined land use character

[www.defra.gov.uk](http://www.defra.gov.uk)

## Definition 2004



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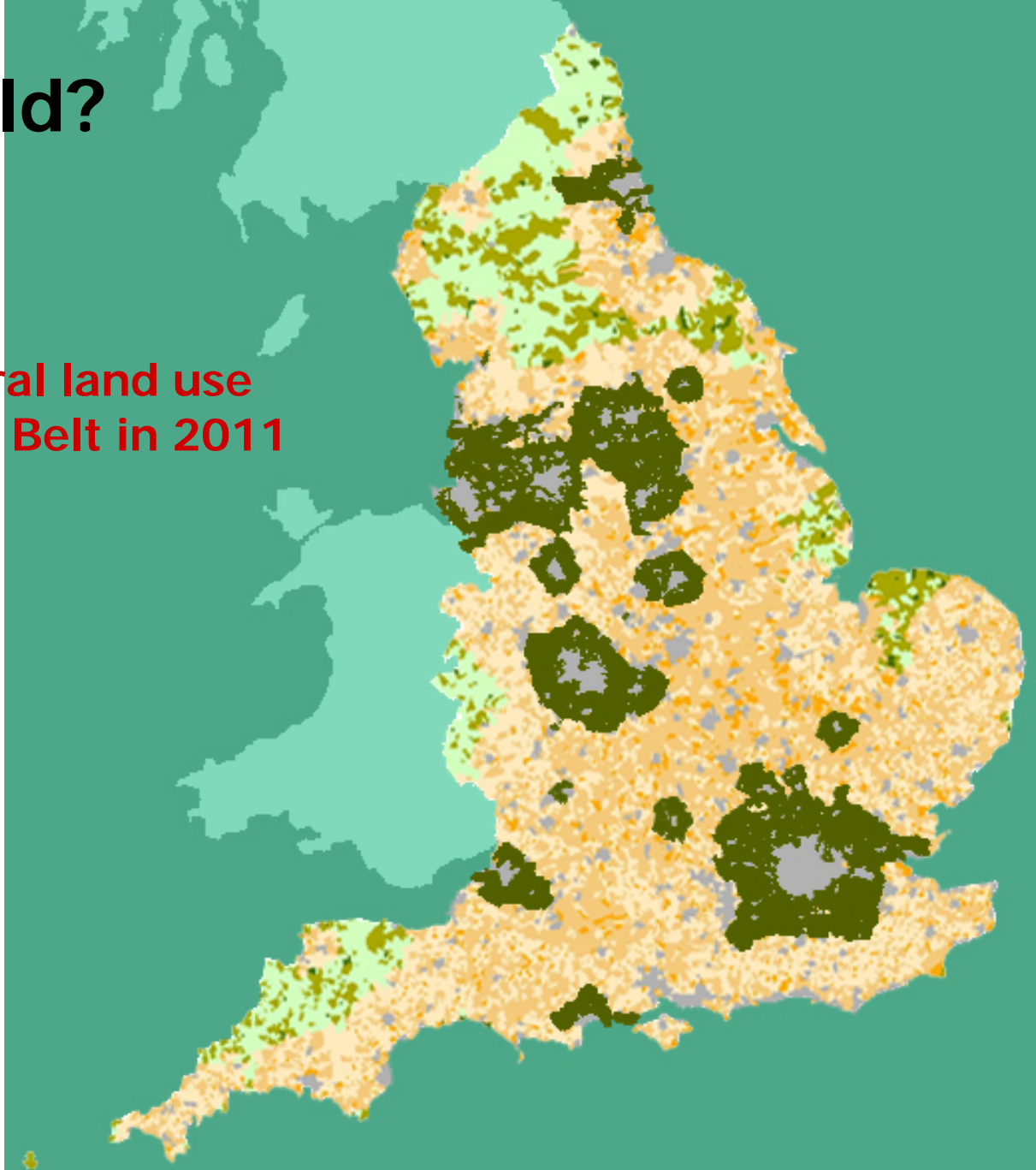


# Where to build?

DEFRA urban and rural land use  
with extent of Green Belt in 2011

[www.defra.gov.uk](http://www.defra.gov.uk)  
[www.magic.gov.uk](http://www.magic.gov.uk)

**audacity**



# Where to build?

Less than 10% of England is developed

More than 90% is not lived in

**audacity**



# Where to build?

The freedom to build on any redundant farmland without need for Environmental or Countryside Stewardship Schemes would provide plenty of land to build on for the growing population of Britain:

**240,000 for new households**

**260,000 for 1% replacement of stock**

**audacity**



# Where to build?

The freedom to build on any redundant farmland will easily accommodate the 500,000 homes required every year in Britain, while greatly reducing the Green Belt or Community Forests:

**240,000 for new households**

**260,000 for 1% replacement of stock**

**This is a minimum**

**audacity**



# Where to build?

240,000 for new households  
260,000 for 1% replacement of stock

This is a minimum

**audacity**



# Where to build?

500,000 homes required every year  
in Britain, but where to build them?

240,000 for new households

260,000 for 1% replacement of stock

This is a minimum

**audacity**





# Where to build?

Green Belt is large

240,000 for new households

260,000 for 1% replacement of stock

This is a minimum

**audacity**



# Where to build?

500,000 homes required every year  
in Britain, but where to build them?

240,000 for new households

260,000 for 1% replacement of stock

This is a minimum

**audacity**

