



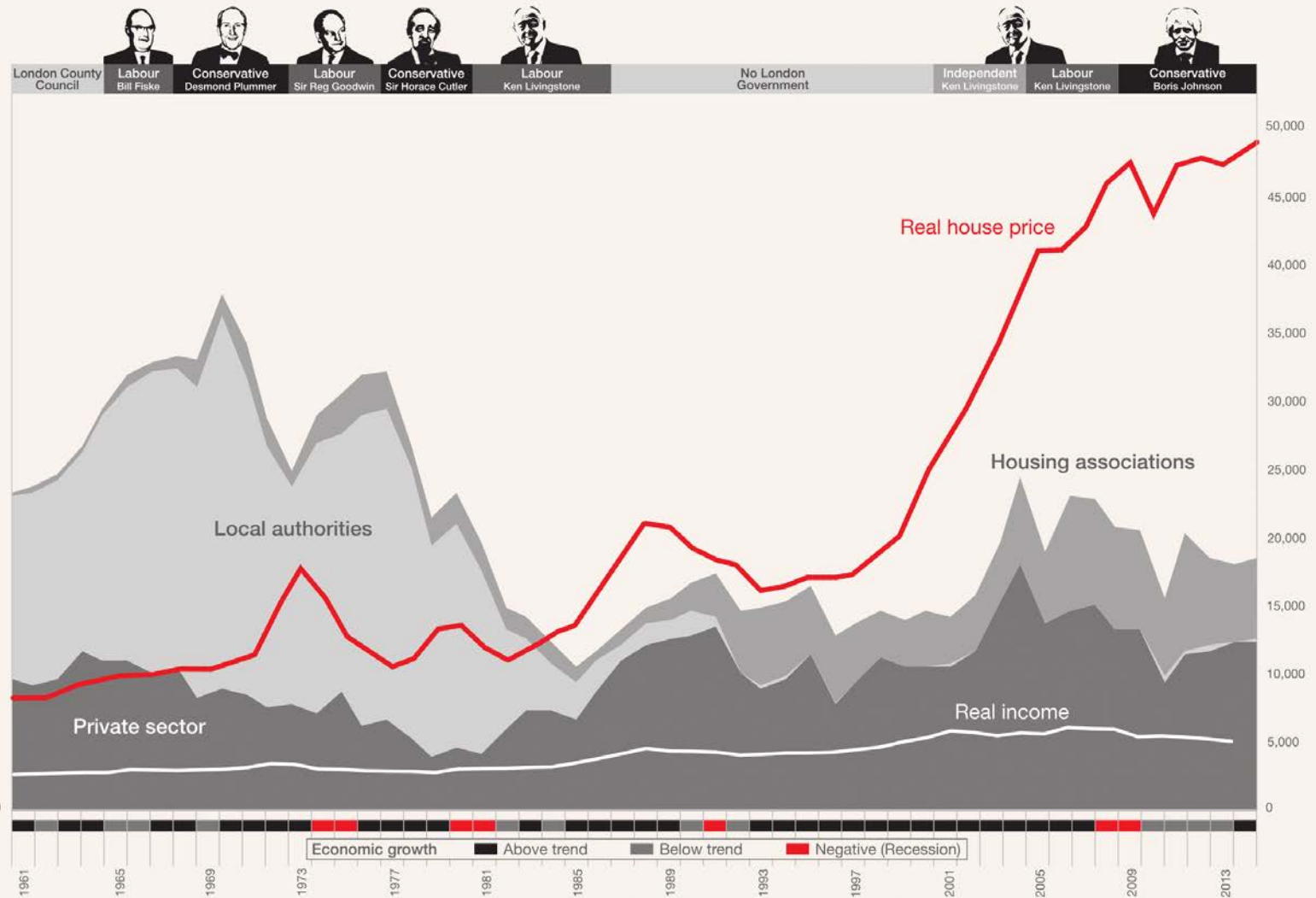
Shelter

Where should London build?

Priorities for the next Mayor

Quod

House building in London since 1961





Land Use Type

- Homes/Mixed
- Airports/Railways
- Other Developed Land
- Green Spaces
- Water





"Open" London

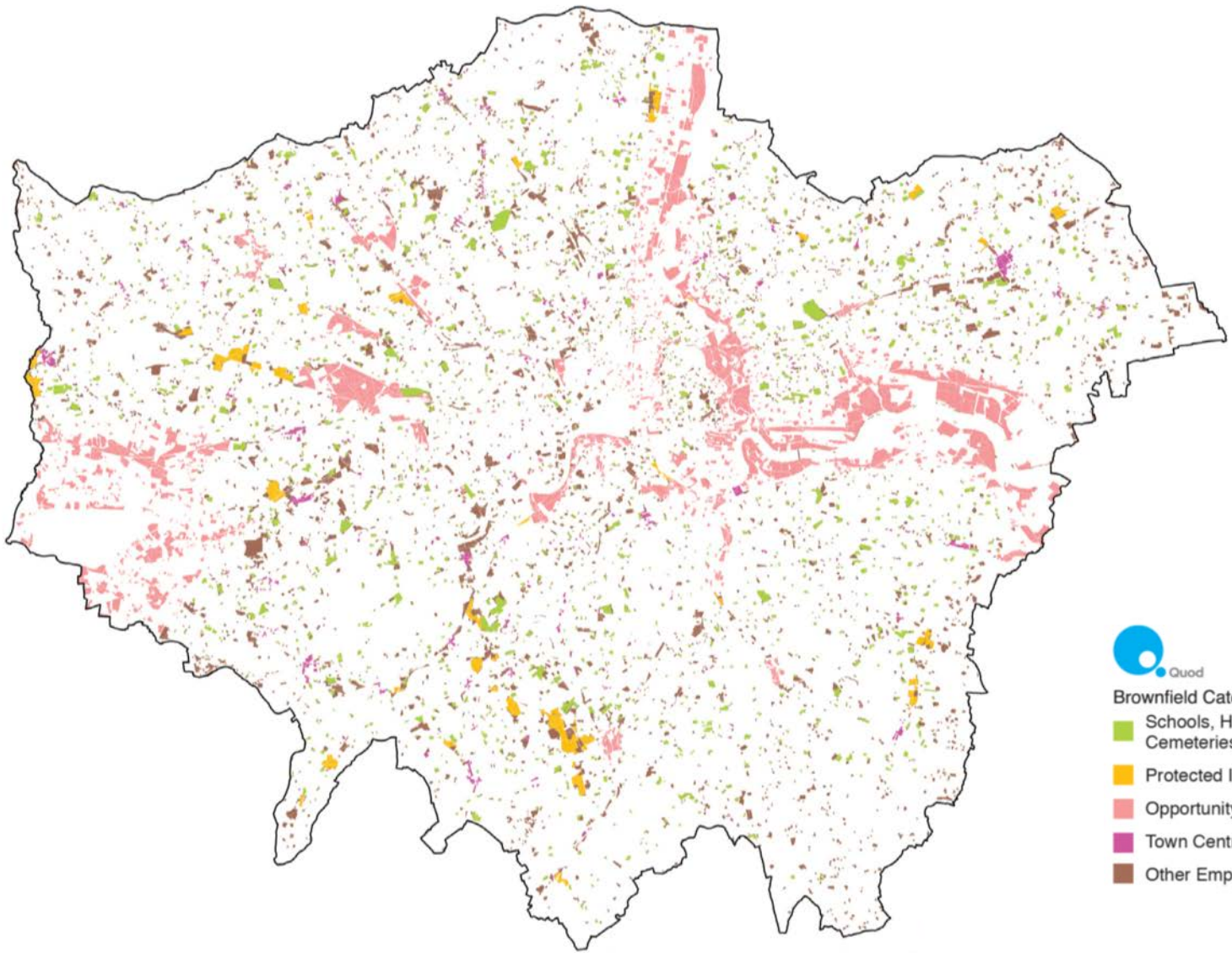
"Built" London (Brownfield)



- Water
- Green Space
- Homes and Gardens
- Transport
- Schools and hospitals
- Town centres
- Opportunity Areas
- Protected industrial
- Other employment land



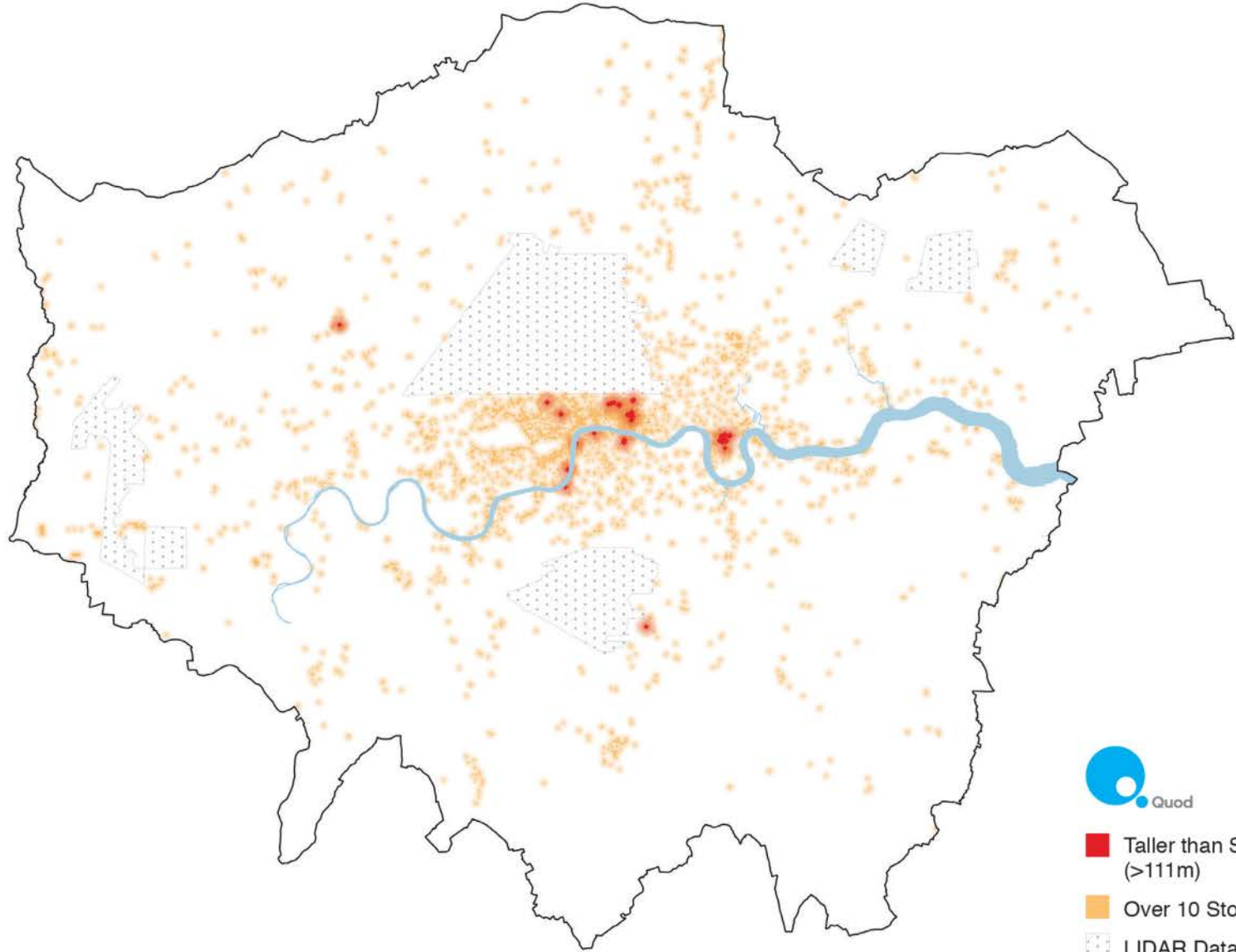
Employment Land



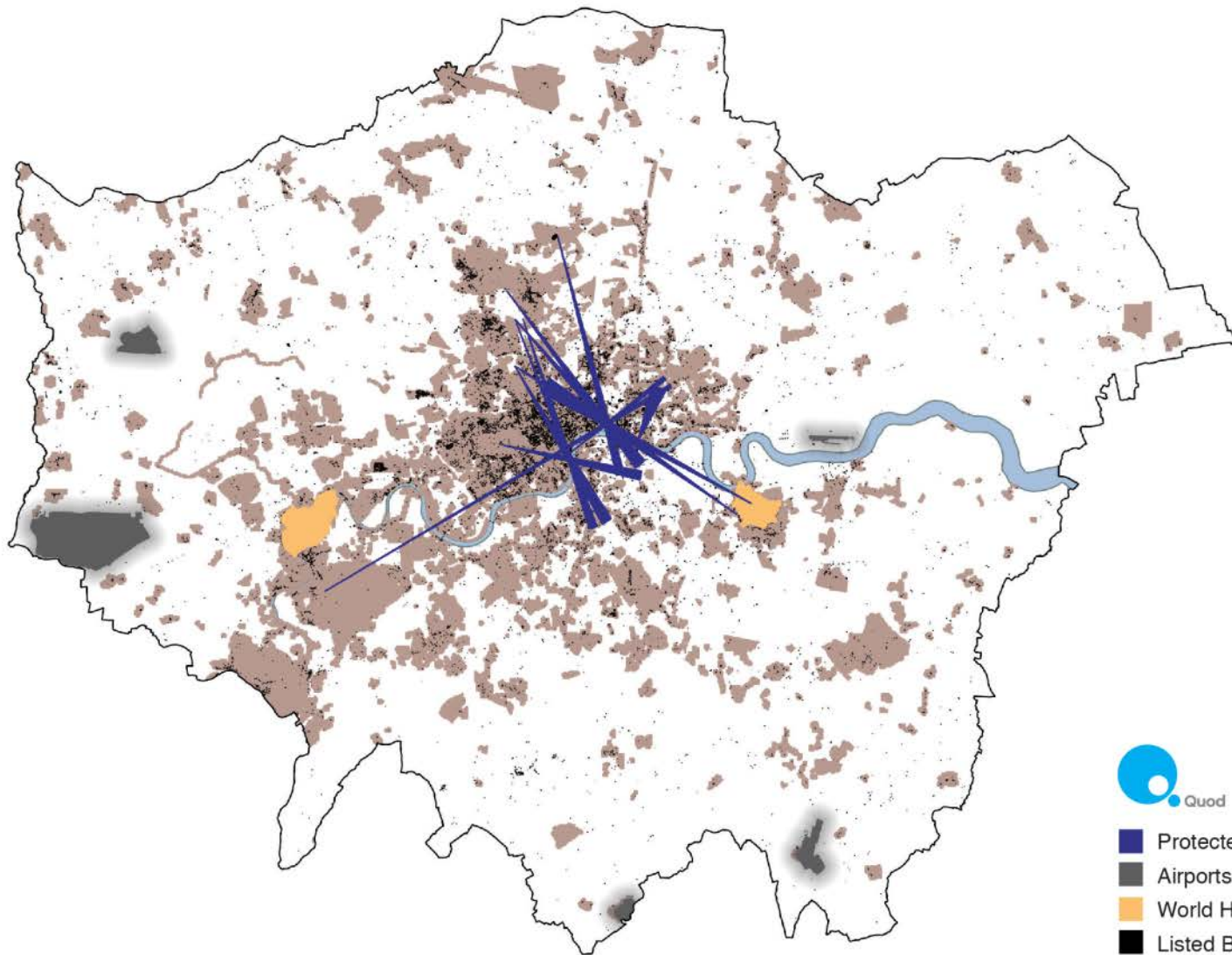
Quod

Brownfield Categories

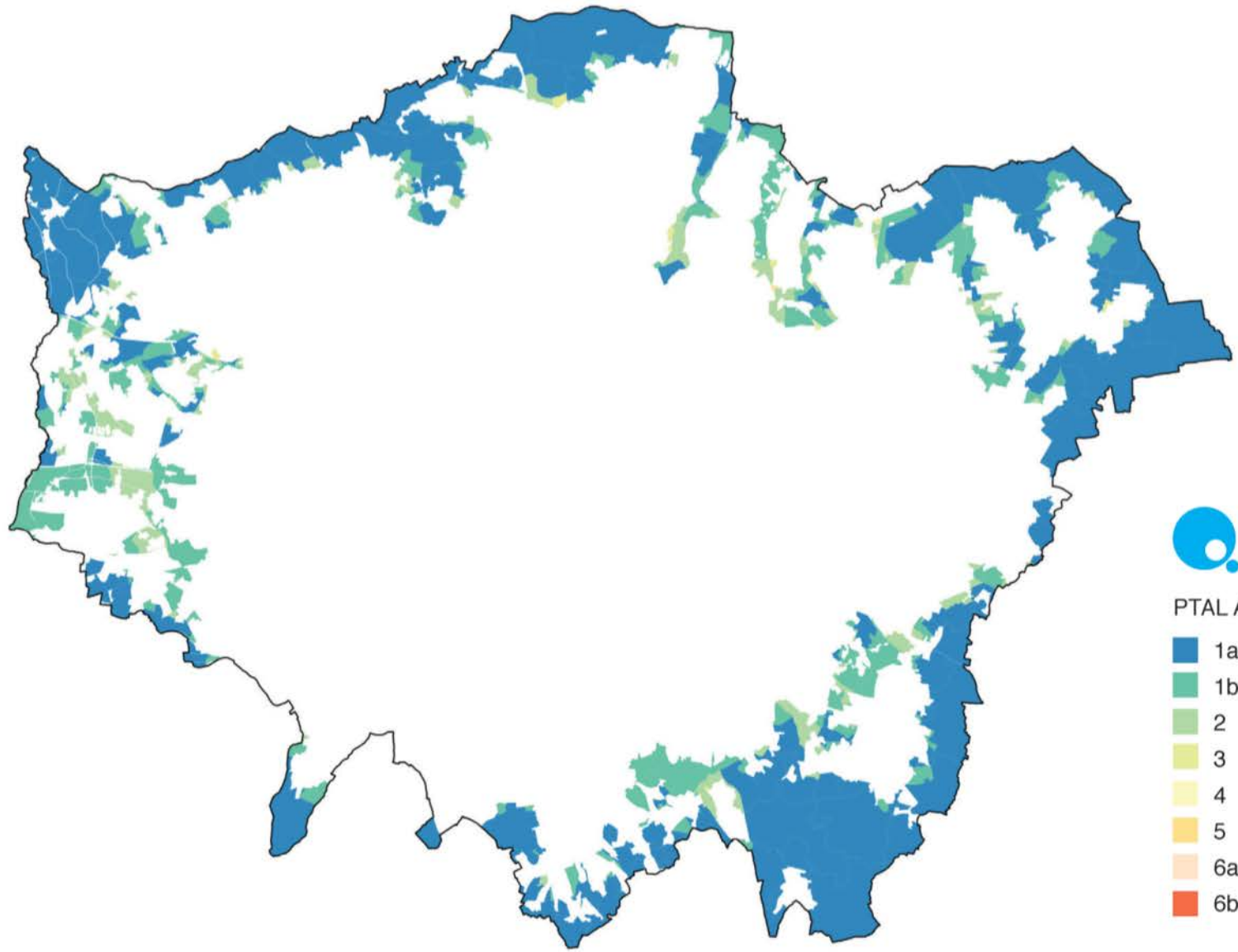
-  Schools, Hospitals & Cemeteries
-  Protected Industrial
-  Opportunity Area
-  Town Centre
-  Other Employment Land



-  Taller than St Paul's (>111m)
-  Over 10 Storeys (>30m)
-  LIDAR Data Not Available

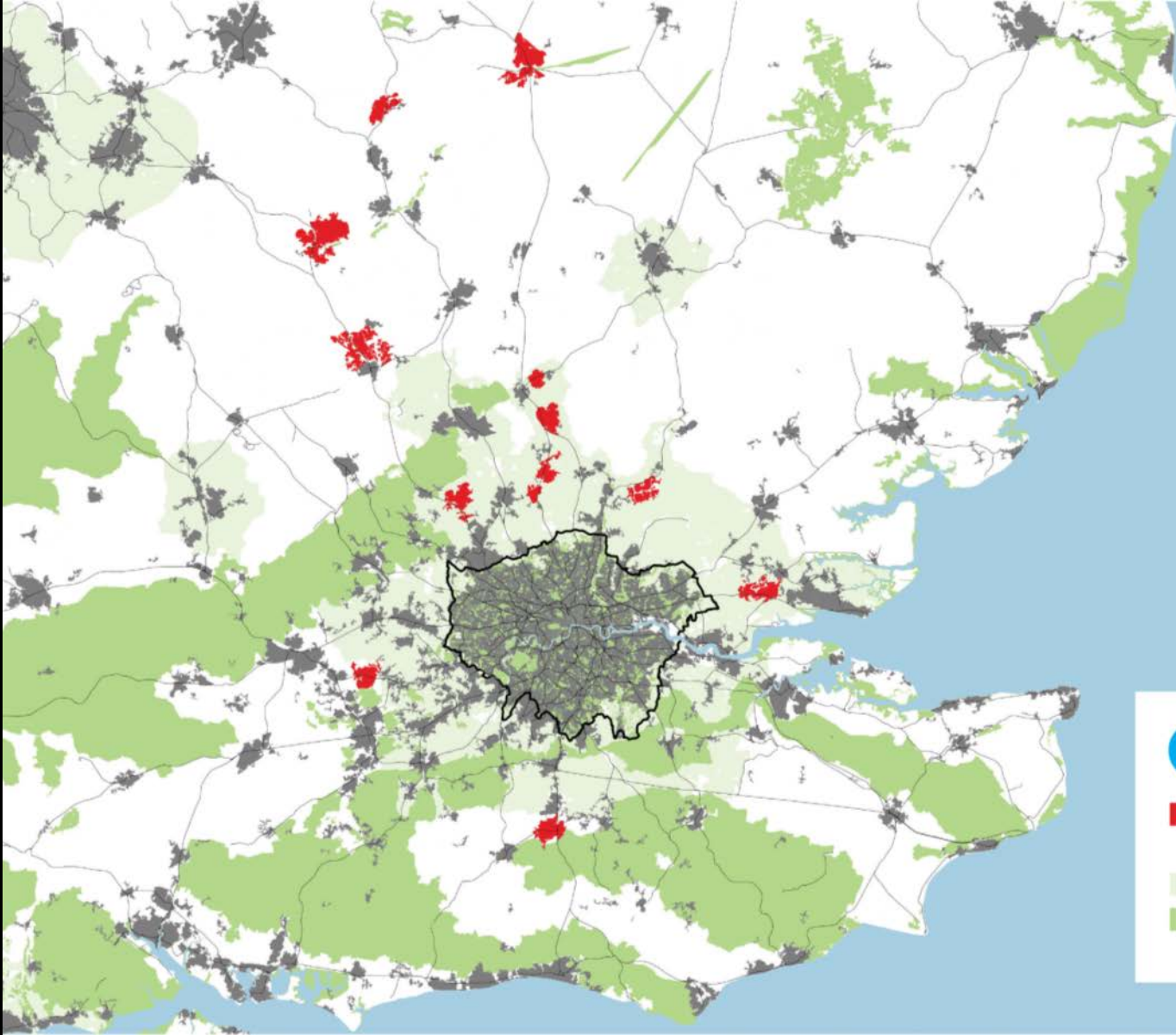


-  Protected Vistas
-  Airports
-  World Heritage Sites
-  Listed Buildings
-  Conservation Areas

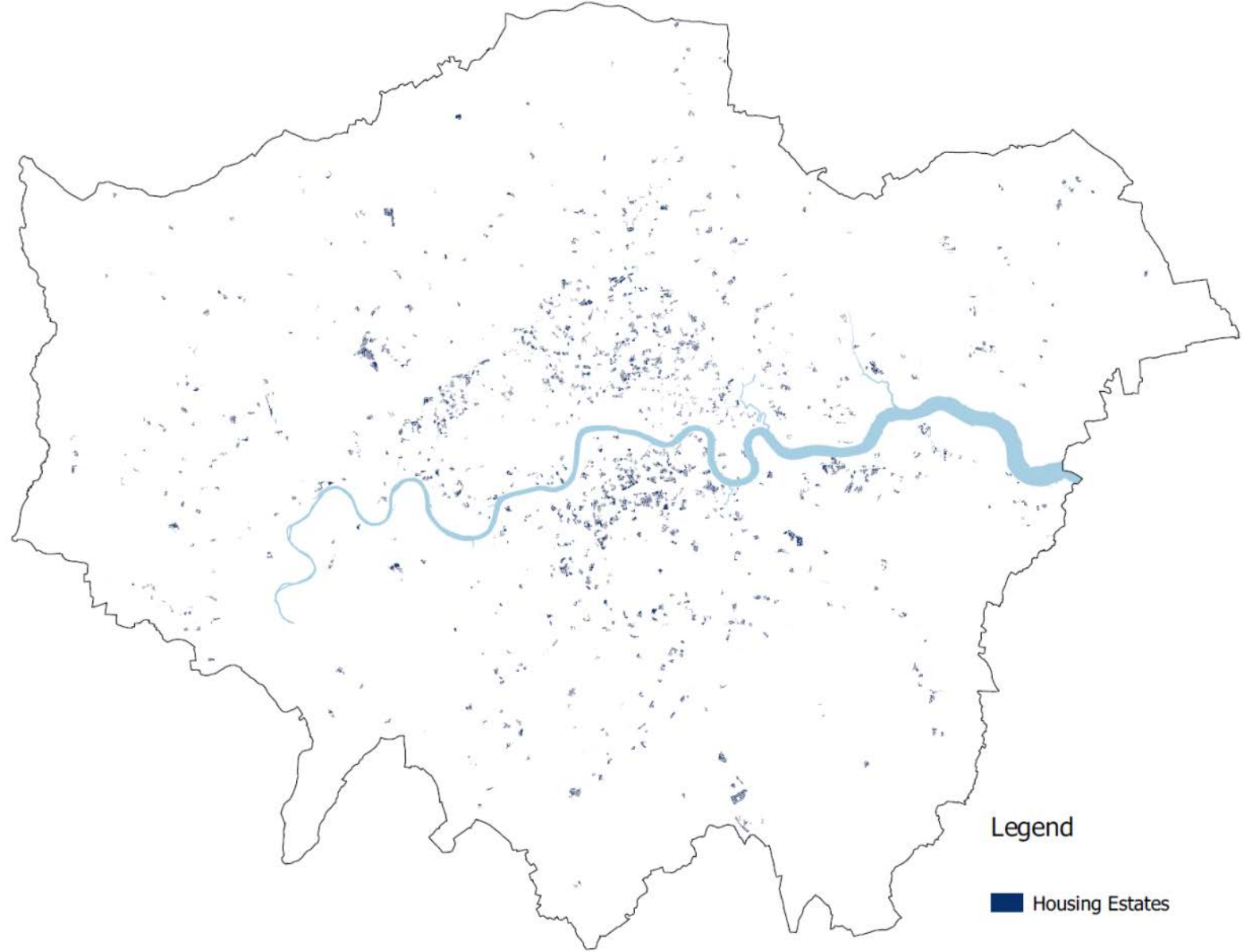


PTAL Accessibility

-  1a low
-  1b
-  2
-  3
-  4
-  5
-  6a
-  6b high

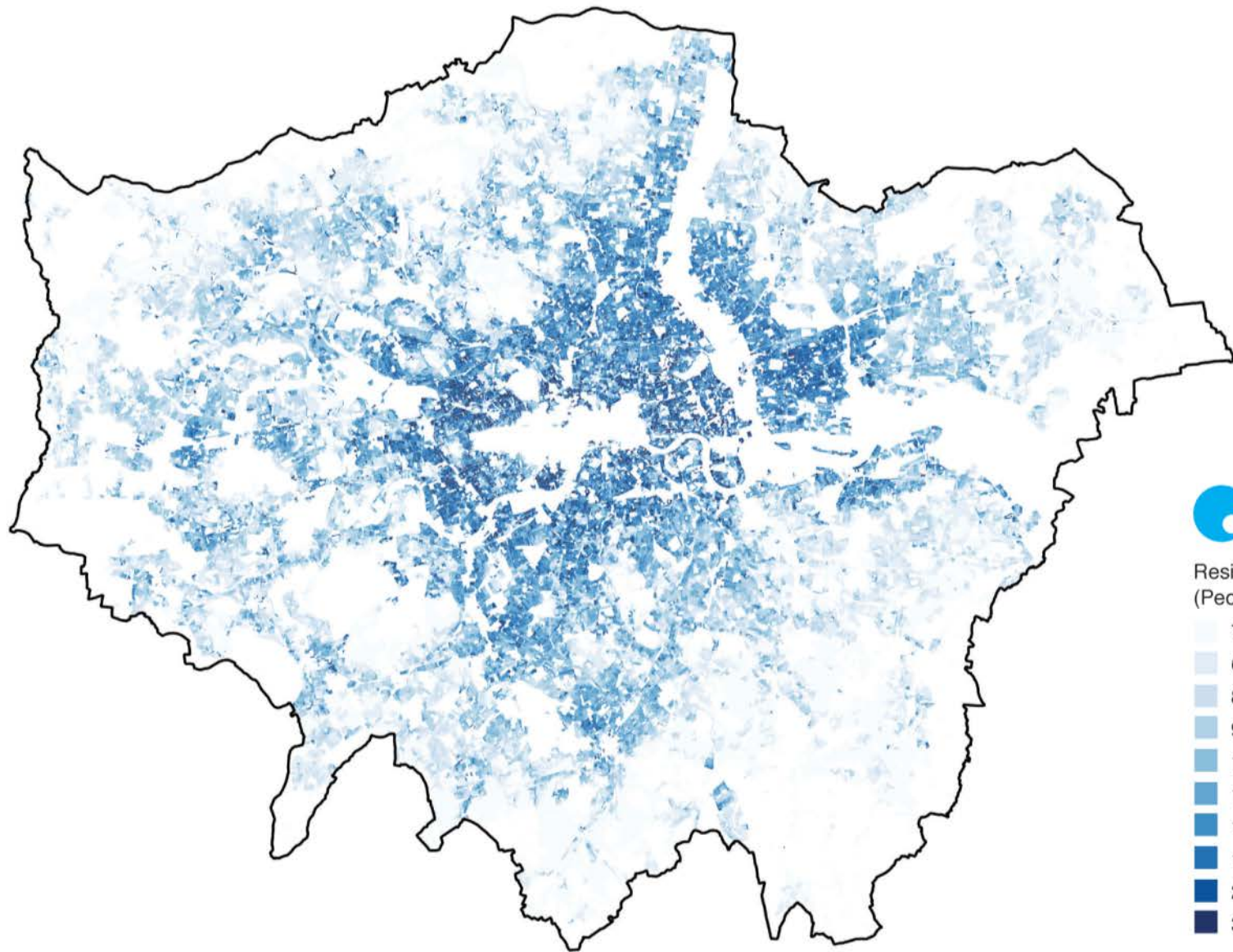


-  New Towns (Built Up Area)
-  Greenbelt
-  Environmental Designations



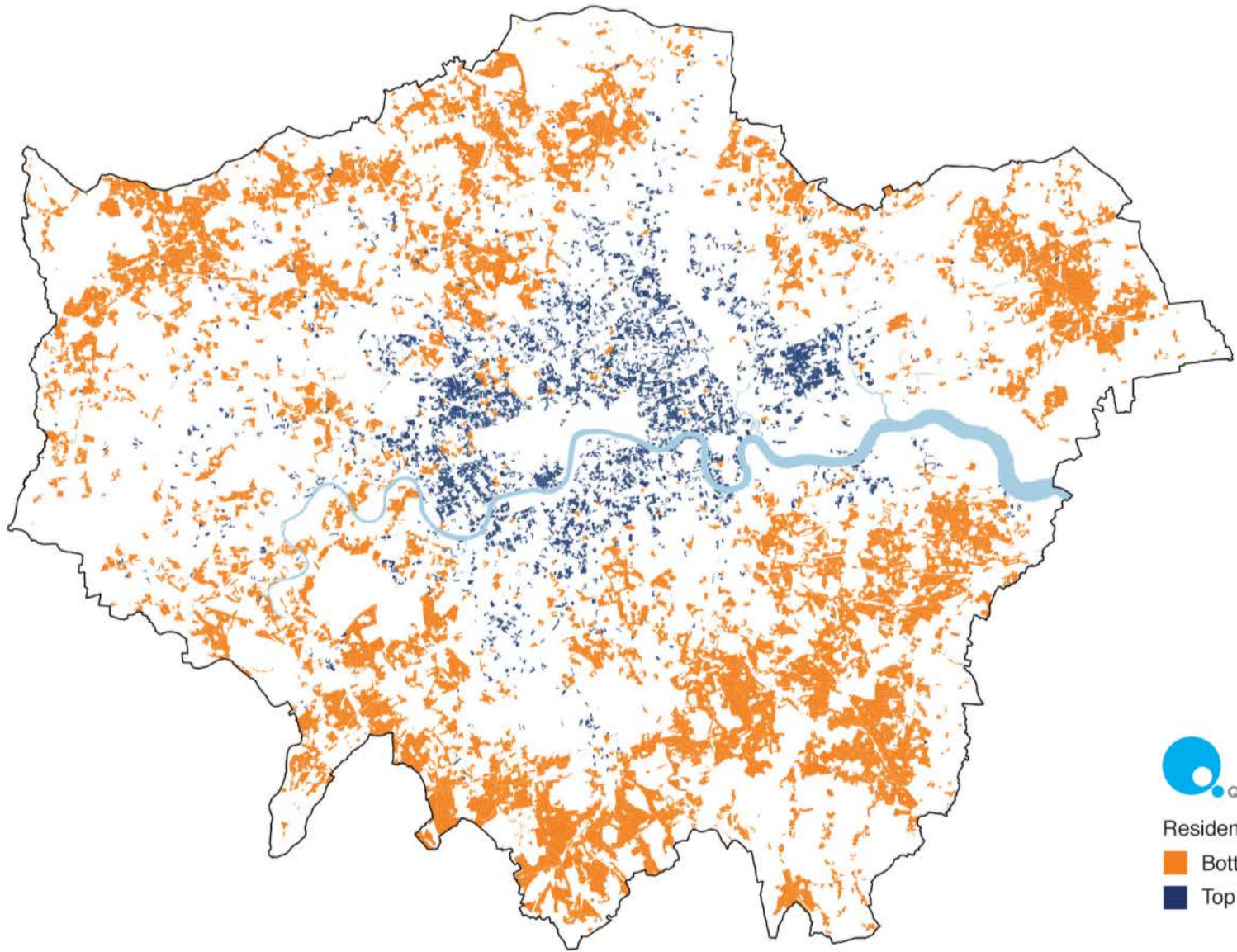
Legend

 Housing Estates

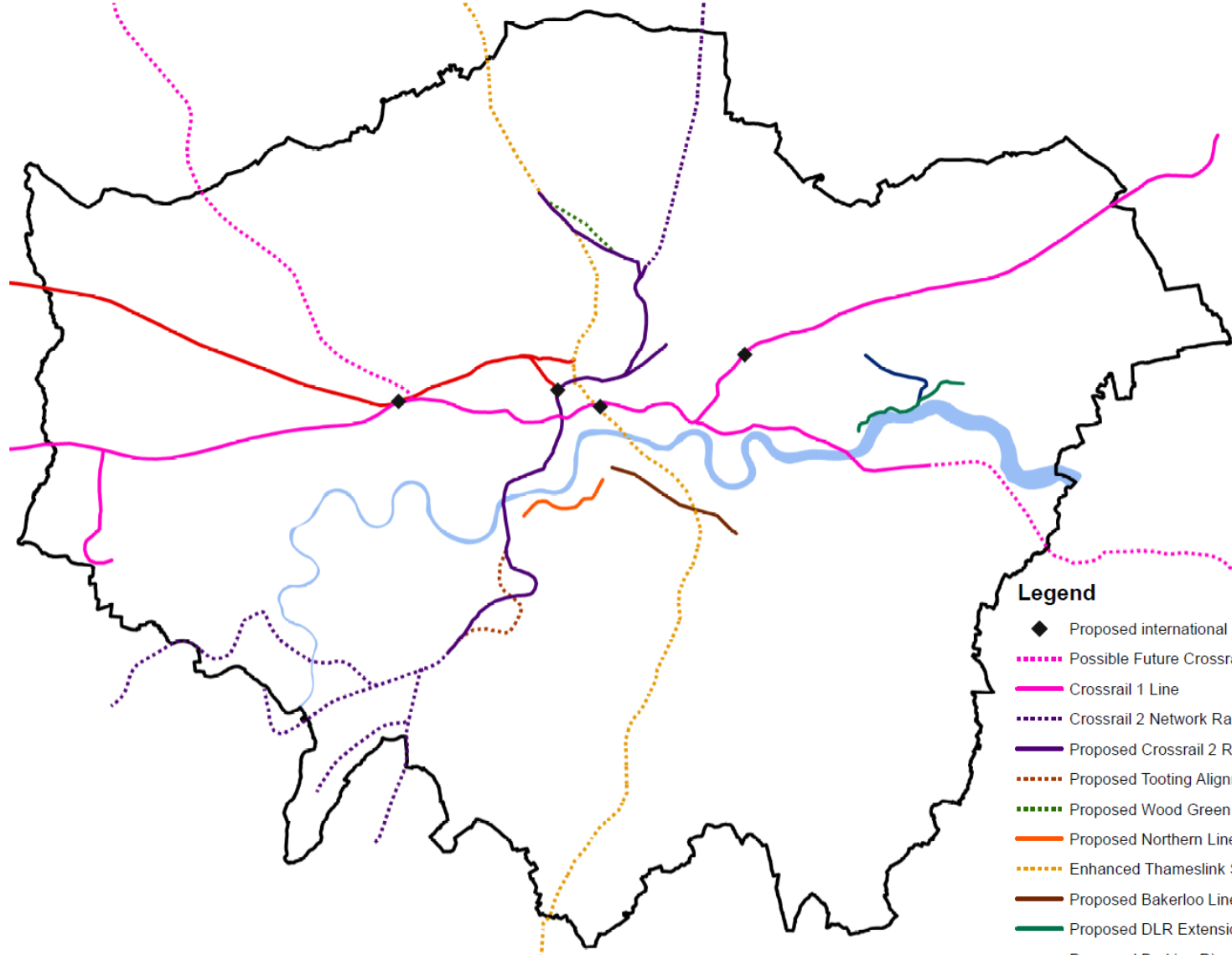


Residential Density
(People per HA)

- 7 - 65
- 65 - 84
- 84 - 99
- 99 - 115
- 115 - 134
- 134 - 156
- 156 - 185
- 185 - 225
- 225 - 303
- 303+

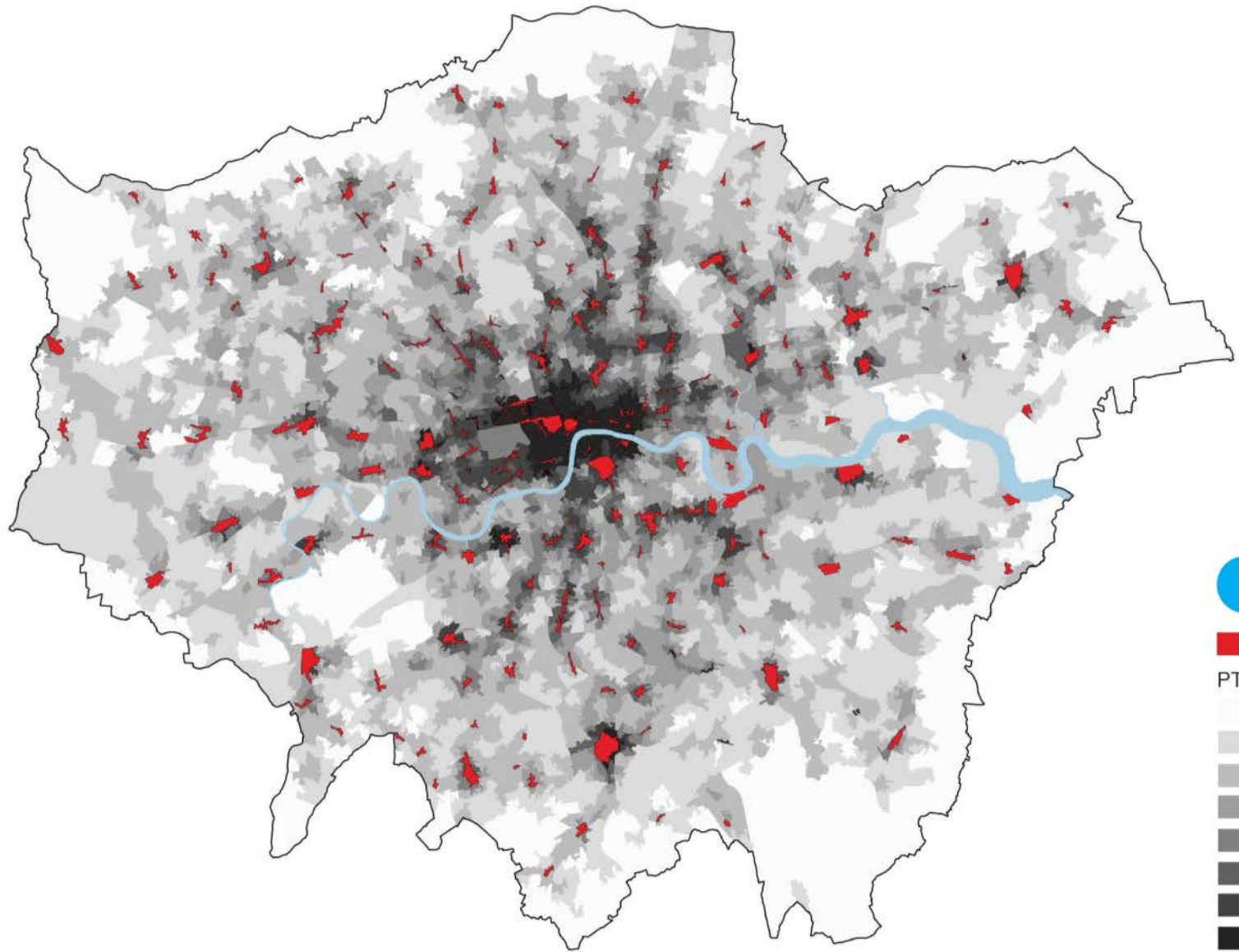











Residential Density
Bottom Quintile
Top Quintile



Legend

- ◆ Proposed international and regional interchange
- ⋯ Possible Future Crossrail 1 Extension
- Crossrail 1 Line
- ⋯ Crossrail 2 Network Rail Regional Branches
- Proposed Crossrail 2 Route
- ⋯ Proposed Tooting Alignment (CR2)
- ⋯ Proposed Wood Green Alignment (CR2)
- Proposed Northern Line Extension
- ⋯ Enhanced Thameslink Services
- Proposed Bakerloo Line Extension (Core Proposal)
- Proposed DLR Extension (Dagenham Dock)
- Proposed Barking Riverside Extension
- HS2



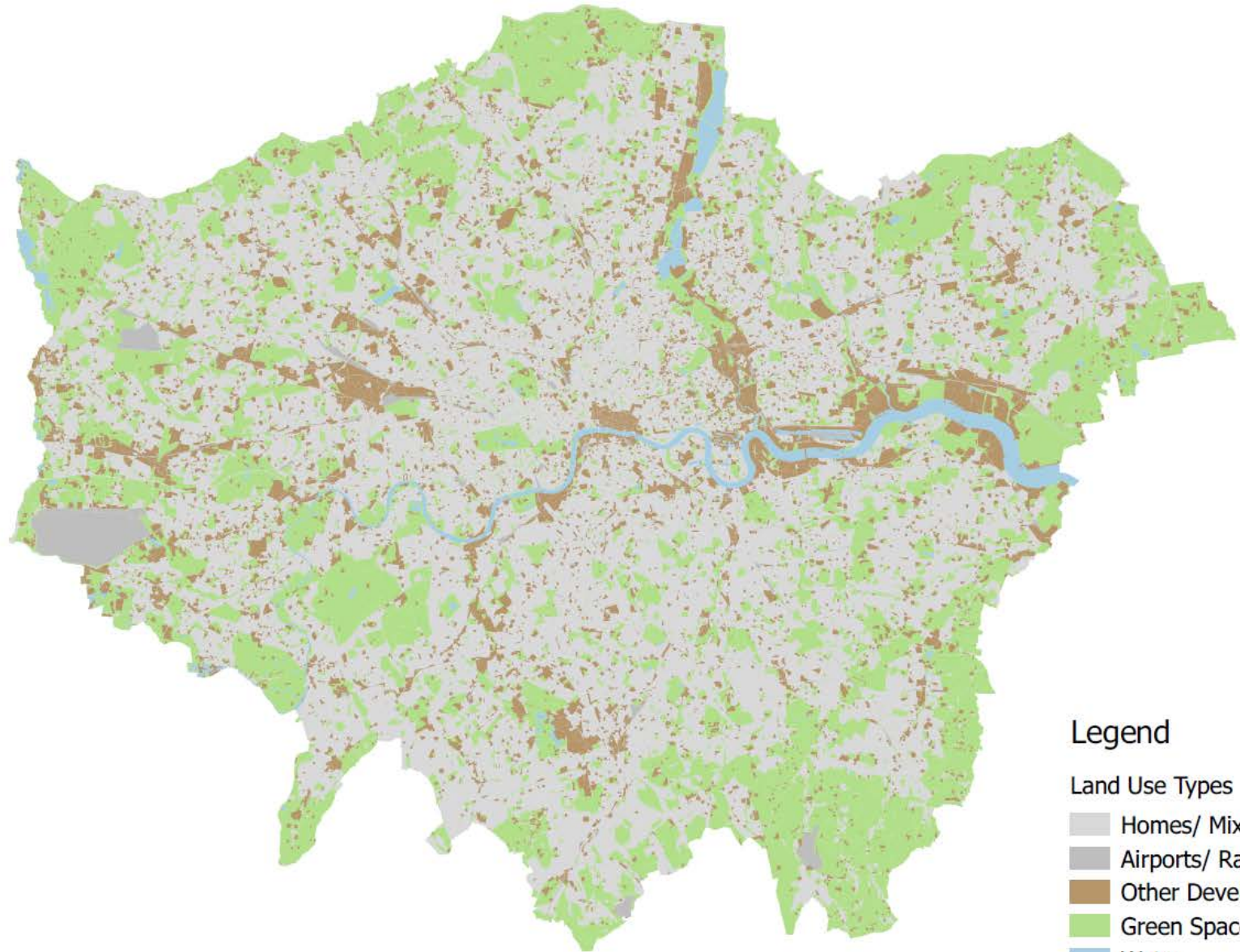
-  Town Centres
- PTAL Accessibility
 -  1a low
 -  1b
 -  2
 -  3
 -  4
 -  5
 -  6a
 -  6b high



Other Options?

- Public land?
- Land Banking?
- Empty homes?
- Prefabrication?
- Floating Homes?





Legend

Land Use Types

-  Homes/ Mixed
-  Airports/ Railway
-  Other Developed Land
-  Green Spaces
-  Water

London Evening Standard
 Monday 22 February 2016 FREE standard.co.uk
 Can Gunners lift the gloom? Six points from the next two games are a must after disastrous defeat against United's rookies. **Sport** Pages 62-64
WEST END FINAL

OSCAR BRAVO!
 THE SHOCKS, THE FROCKS AND A NIGHT OF SUCCESS FOR BRITS » PAGES 2&3, 20&21

HOUSING CRISIS: 'BUILD ON GREEN BELT NOW'
 LONDON'S NEW MAYOR MUST ACT TO HIT HOMES TARGET, WARNS REPORT
 Jonathan Pryor, *Commercial Business Editor*
 THE next Mayor of London must "think the unthinkable" and encourage building on green belt land to have any chance of hitting the 50,000 new homes a year target needed to solve the housing crisis, a major new report says today. It warns that incumbent "conservative" mayors cannot possibly deliver the house building explosion that all the main mayoral candidates have promised to deliver if elected on May 5.
 So far Labour's Sadiq Khan, Tory Zac Goldsmith, Lib-Dem Caroline Pidgeon as well as the Green Party's Alan Berry have explicitly ruled out allowing any building on undeveloped green land as part of their plans to fix the crisis. But analysts say it is a necessary part of any plan to meet the target.
 Continued on Page 4

FIFTH TIME LUCKY FOR LEO
 Titanic star Leonardo DiCaprio is congratulated by Kate Winslet as he goes up to collect his first ever Academy Award. He won the best actor going for his gritty performance in *The Revenant*.

Next Mayor of London 'should consider building on green belt'



Sadiq Khan and Zac Goldsmith have both vowed to protect the green belt PA

The next mayor of London should consider building on the green belt to address London's housing crisis, a Tory think tank said today.

The Centre for Policy Studies said rival candidates Zac Goldsmith and Sadiq Khan, who have both insisted they would protect the green belt, should review the rules.

Mayoral matrix



Candidate	Zac Goldsmith	Siân Berry	Sadiq Khan	Caroline Pidgeon	Peter Whittle
Total annual housebuilding target	50,000 a year by 2020	200,000 over a 4 year term	50,000	150,000 private units over 4 year term	
Affordable housing target		64,000 social and low cost rent, 400,000 low cost ownership	<ul style="list-style-type: none"> At least half of all new housing to be affordable Housing Associations to deliver 180,000 new homes over 10 years 	50,000 council homes over 4 year term	
Planning	<ul style="list-style-type: none"> Expert 'flying planners' team to support LA planning departments Standard viability assessments for affordable homes in developments Chief Architect for London London Plan to set aside more homes for Londoners on average salaries 	<ul style="list-style-type: none"> Reintroduce 50% affordable housing target for individual developments, require transparency on viability assessments Protect Zero Carbon definition Offer communities a Right to Regenerate – becoming partners in the planning of opportunity areas and housing zones 	<ul style="list-style-type: none"> Develop planning rules to tackle 'buy-to-leave' Improve planning and design to offer older Londoners more choice of suitable housing Greater transparency on viability assessments for affordable homes in developments 	<ul style="list-style-type: none"> Use powers more effectively to encourage home building, including benchmark that half of housing in new developments should be affordable for majority of Londoners 	Large development consents to be decided by local referendums
Green belt	Protect the Greenbelt	Protect the Greenbelt	Protect the Greenbelt	Protect the Greenbelt	Protect the Greenbelt