

New Housing Issues

Learning Objective:

- **Assess** the challenge of housing people



Learning Outcomes:

- **Compare** brownfield and greenfield sites
- **Explain** why green belt land is being used
- **Assess** the issues of urban sprawl



New housing for Newcastle

- The UK is a **small** country with a **growing** population.
- Households in the UK have **risen** by 30% since 1971 due to more people **living alone, immigration** & a higher **life expectancy**
- Housing shortages & high property prices.
- The government wanted to build +200,000 each year from 2006- 2016.

Where do you think of lot of these houses were built? Any problems?

Brownfield Vs Greenfield sites



Brownfield land:

old industrial or housing area that has become run-down or derelict.



Greenfield land:

undeveloped land in a city or rural area either used for farming or left to evolve naturally.

Greenfield sites Vs Brownfield sites

No restrictions of existing road network

Easier to get planning permission as councils want to see sites used

Near to facilities in town centres, e.g. shops, entertainment and work

Land cheaper on outskirts so plots can be larger

More space for gardens

Roads already exist

New sites do not need clearing so can be cheap to prepare

Sites in cities are not left derelict and/or empty

Cuts commuting

Some shops and business parks on outskirts provide local facilities

Pleasant countryside may appeal to potential home owners

Utilities such as water and electricity are already provided

New housing for Newcastle

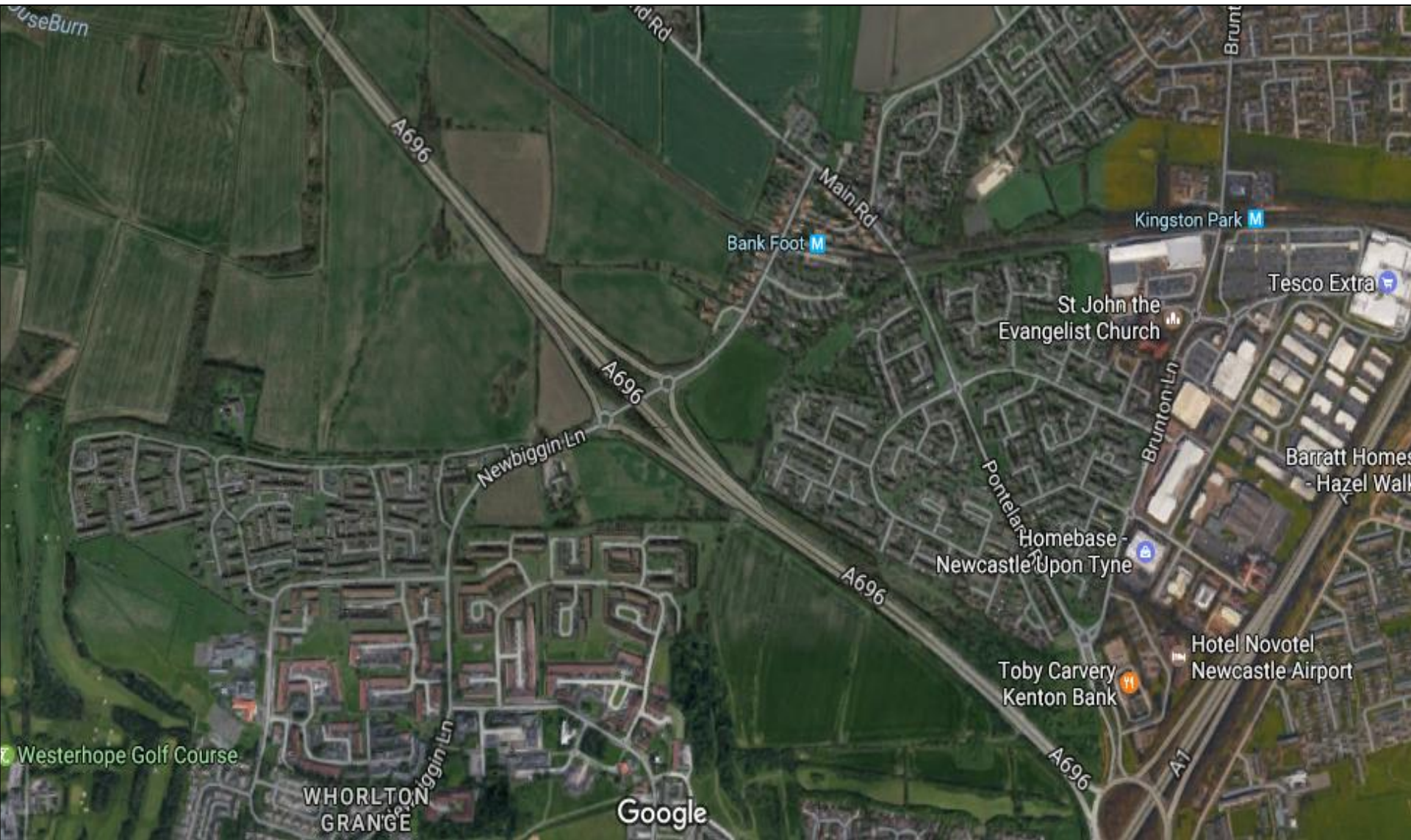
The rural–urban fringe (outskirts):

The *transition* zone where **urban** and **rural** uses mix and often clash.



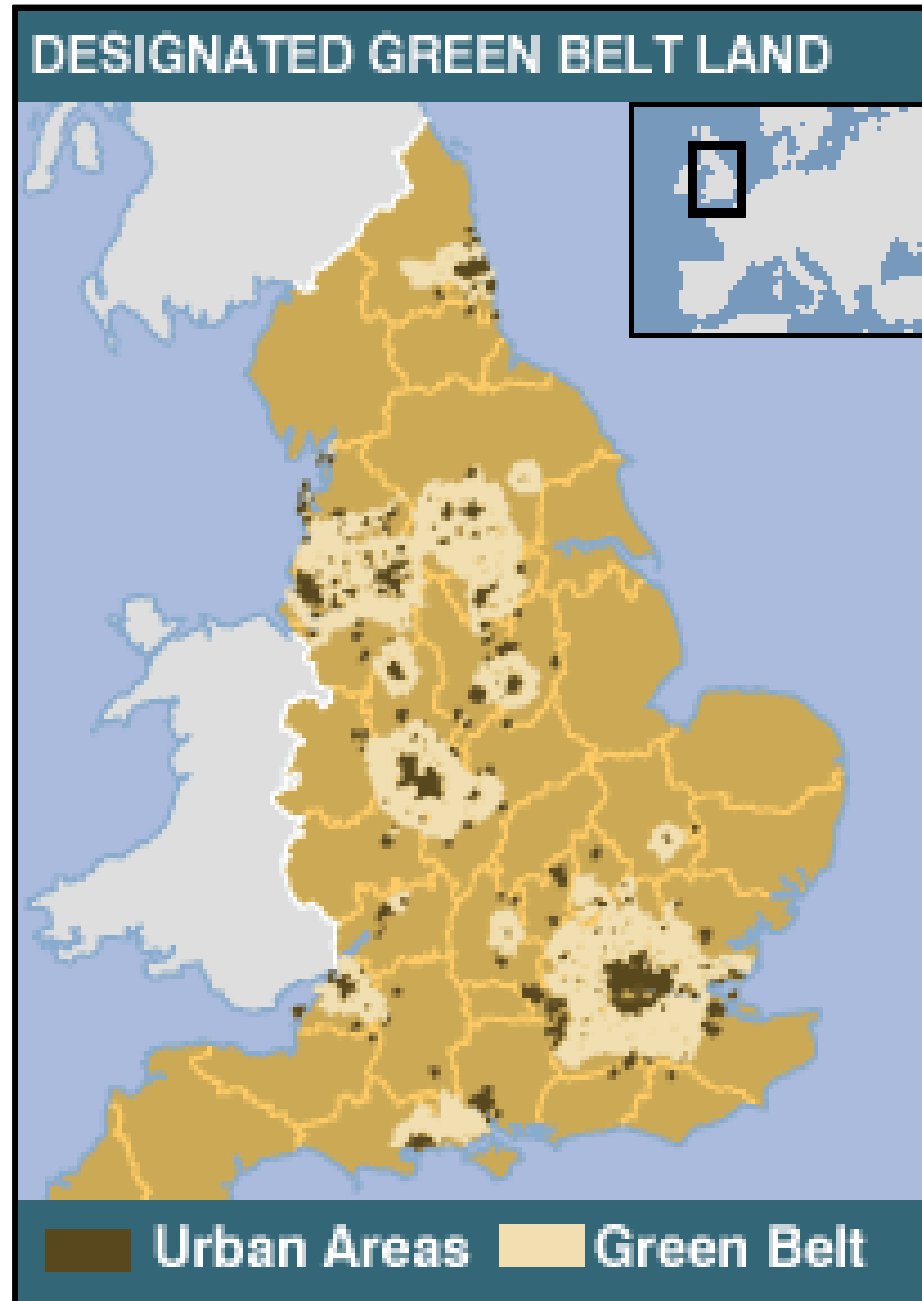
The rural-urban fringe (outskirts):

Key features on a map?



Greenbelt:

- Open land consisting of farmland, woodland, and open recreational areas surrounding urban areas.
- They are **protected by law**, unless the government decides it necessary to build there.



North West Green Belt:

1. **Chester:** Green Belt review resulting in up to 2,000 new dwellings
2. **Fylde:** new road
3. **Heysham:** Link road to M6
4. **Manchester:** Airport City
5. **Sefton:** 3,960 dwellings plus 25 hectares warehousing
6. **St Helens:** freight terminal
7. **West Lancashire:** 750 dwellings plus 20 hectares total warehousing and university expansion
8. **Widnes:** 3,870 dwellings
9. **Wigan:** 2,500 dwellings

West Midlands:

1. **Birmingham Airport:** expansion and new interchange station
2. **Bromsgrove:** 3,000 dwellings
3. **Coventry:** business and industrial parks around airport
4. **Warwick:** 2000 dwellings

South West:

1. **Avonmouth - Bridgwater:** New pylons
2. **Bath:** 1,120 park and ride spaces and 4,500 dwelling urban extension
3. **Bristol (south west):** link road
4. **Bristol (north) and South Gloucestershire:** two urban extensions to Bristol of 1,000 and 2,000 dwellings; 1,500 park and ride spaces
5. **Christchurch and East Dorset:** 3,000 dwellings

North East:

1. **Newcastle:** 3,000 dwellings
2. **Durham:** 3,550 dwellings plus 27 ha of business parks
3. **Whittonstall:** open cast coal mine

South and West Yorkshire:

1. **Barnsley:** 1,200 dwellings and 500 hectares of warehousing
2. **Bradford:** 1,800 dwellings
3. **Dewsbury:** 1,500 dwellings
4. **Doncaster:** 89 hectares for new major road
5. **Leeds:** 19,400 dwellings
6. **Wakefield:** 50 hectares of warehousing

Nottinghamshire:

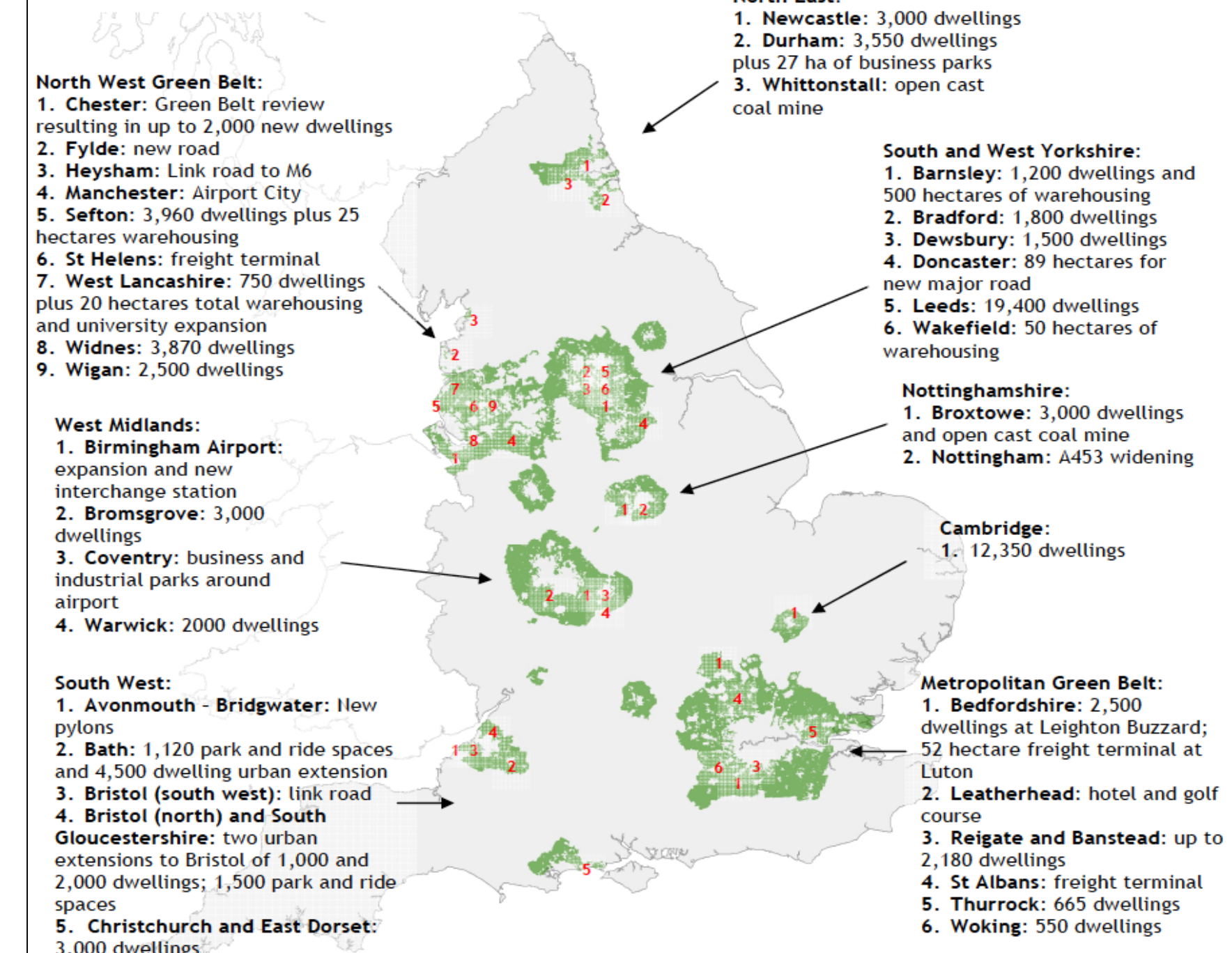
1. **Broxtowe:** 3,000 dwellings and open cast coal mine
2. **Nottingham:** A453 widening

Cambridge:

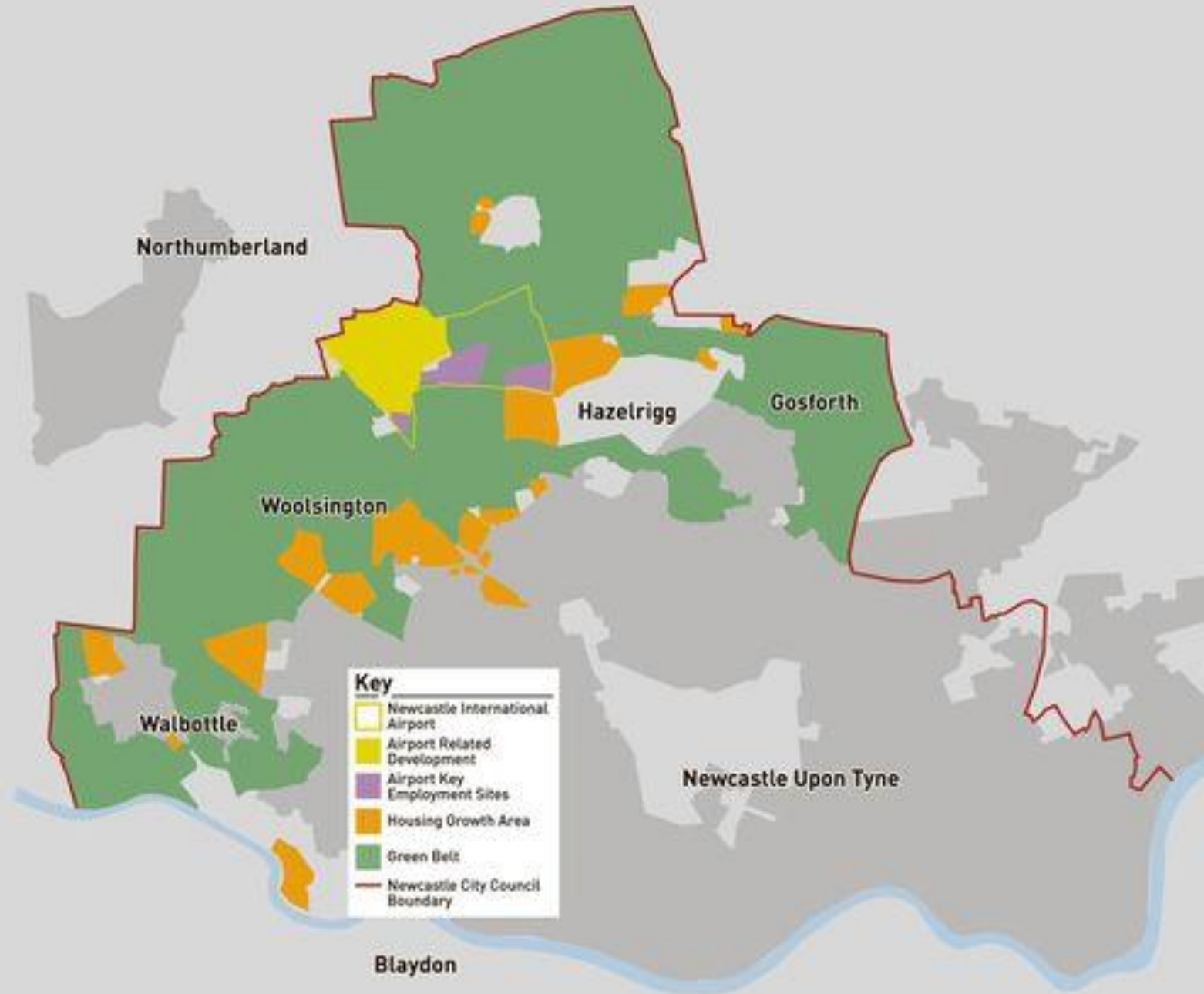
1. 12,350 dwellings

Metropolitan Green Belt:

1. **Bedfordshire:** 2,500 dwellings at Leighton Buzzard; 52 hectare freight terminal at Luton
2. **Leatherhead:** hotel and golf course
3. **Reigate and Banstead:** up to 2,180 dwellings
4. **St Albans:** freight terminal
5. **Thurrock:** 665 dwellings
6. **Woking:** 550 dwellings

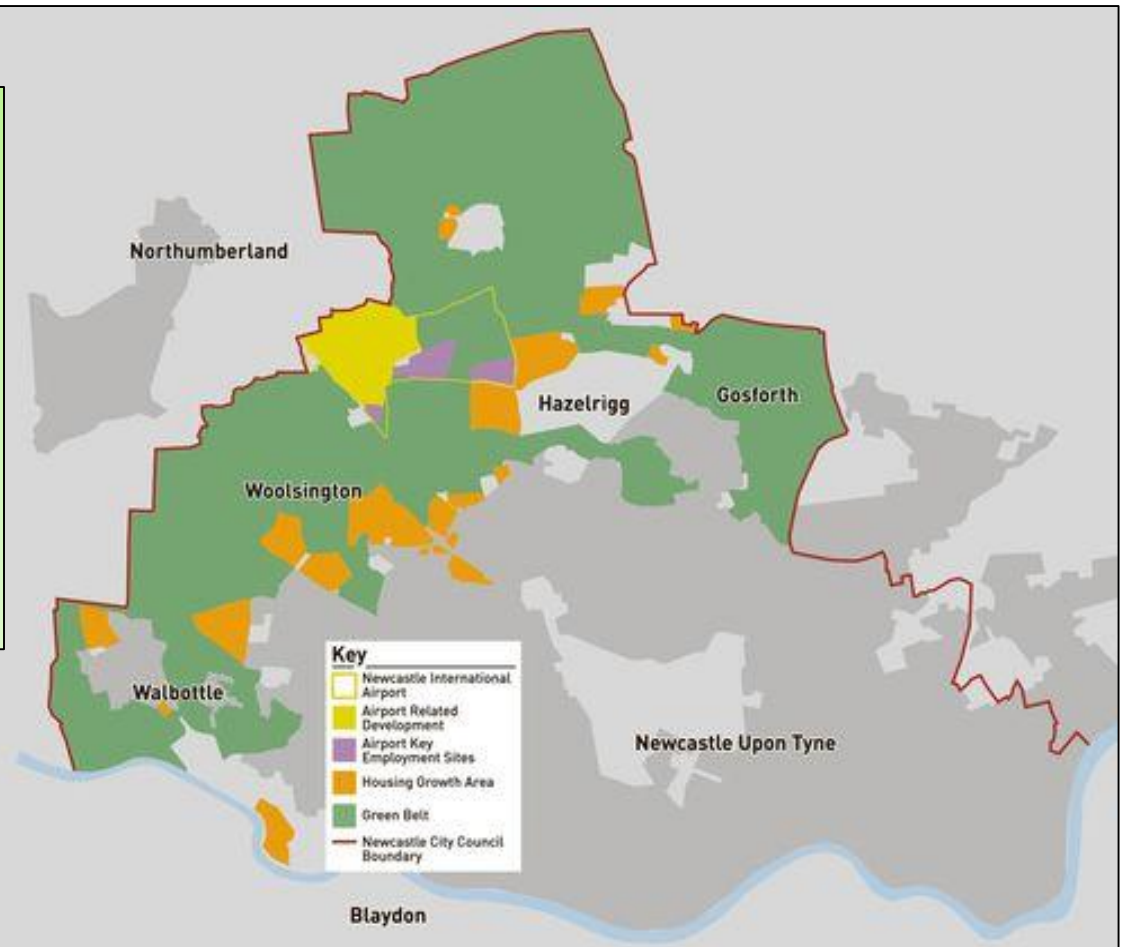


6,000 homes will be built on green belt land.



Explain why Newcastle City Council are ***having to*** build 6000 homes on green belt land.

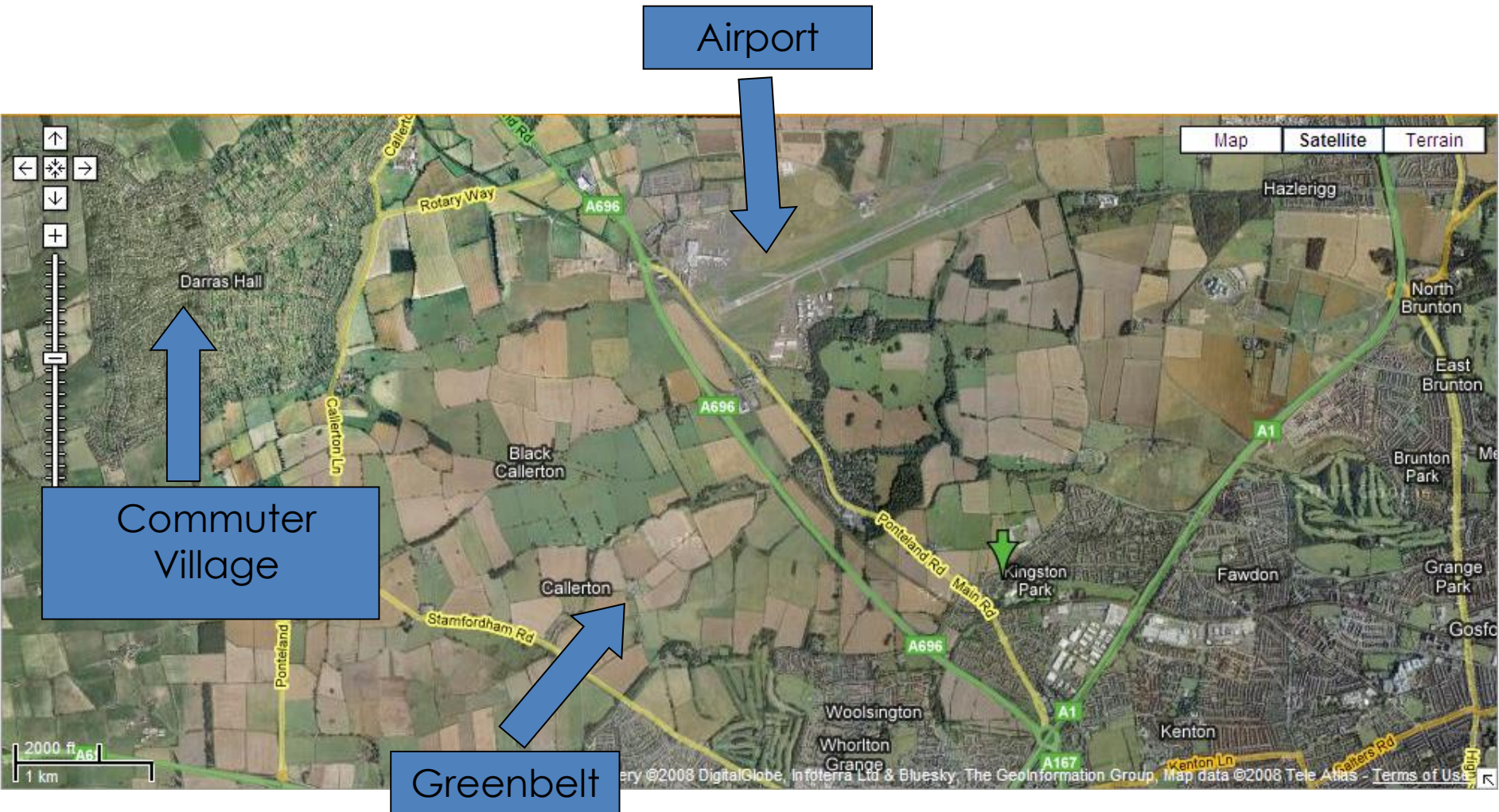
Think about the targets the government have set on building houses and why they *need* to build them.



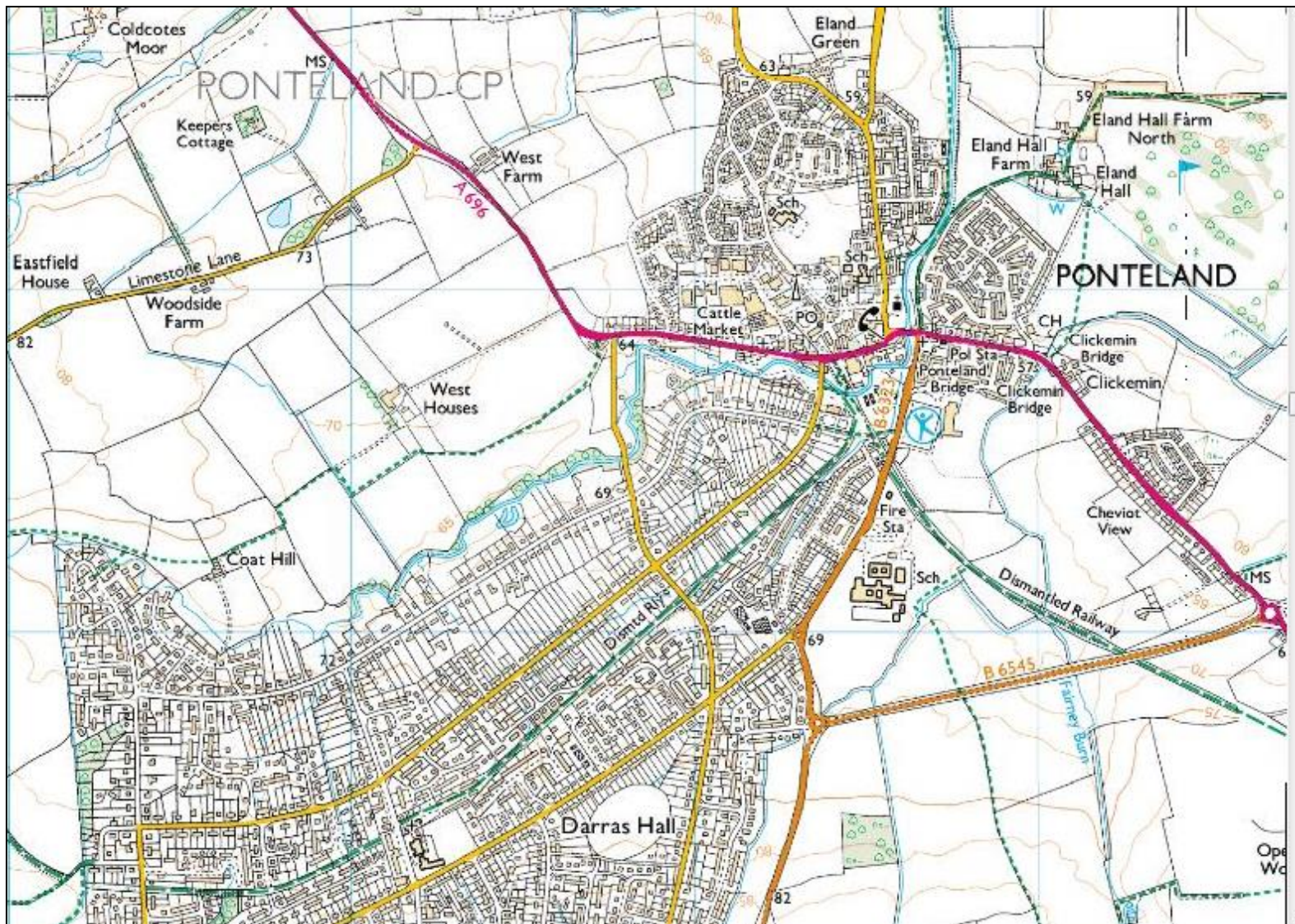
Case Study of a **Commuter Settlement:** Ponteland and Darras Hall.



Rural - Urban Fringe



Land use map of Ponteland



Key Facts about Ponteland:

- A commuter village, resulting from urban sprawl
- The population of Ponteland is now 12,000
- 8 miles from Newcastle and close to A1
- Good schools
- Low crime rates
- Large detached and Semi detached houses with gardens.

Pressures of *urban sprawl* on the rural-urban fringe: commuter settlement, Ponteland



Traffic Congestion
and Pollution eg. A1

- House prices rise - large houses cost £3m in Darras Hall!
- Commuter Villages become dormitory villages (empty during the day).
- Village Shops close down – where do commuters now shop?



| | | | | | | |
|--------------|-------------------------------|---------------------|------------------|------------------------|--------------------------|------------------|
| Young couple | Commuter to work in Newcastle | Happy new homeowner | Local councillor | Environment campaigner | Owner of new Tesco store | Local shop owner |
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“My business will have to close down, everyone will do their shopping driving home from work”.

“I can’t afford £3m for a new house in Darras Hall! We might have to move out of the area”.

“Building new houses here provides us with a pleasant environment to live in”.

“The amount of traffic congestion and pollution will increase on the A1 and driving into Newcastle”.

“Cheap land to build on and easy access for lots of people will make me rich!”.

“The amount of houses to be built would affect the character of the village. Also, open spaces will be lost and ecosystems will be damaged or destroyed”.

“It would not be possible to provide 20,000 new homes without building on some green belt land”.

Explain the issues that urban sprawl can cause.
(4 marks)

Tips:

- Use the term rural-urban fringe
- Think about Greenfield Vs Brownfield, and Green Belt land
- Issues can be positive and negative.
- Use CATT to link your answer

- Some people can benefit from development in the...
- On the other hand, it can create problems such as...