



Density the Answer to Housing Land Supply

This article is about density being the answer to how housing can be delivered without the sacrifice of Green Belt land. It would be helpful if you would investigate the proposed densities of developments in your Local Plans, to see where densities could be increased with a view to avoiding Green Belt development. We are indebted to Alice Roberts, CPRE London, for producing this article.

We could halve the amount of land needed for housing if we thought harder about density. The average density proposed on brownfield according to CPRE's new research is just 41 dwellings per hectare. But 80dph or 100dph is easily achievable and certainly doesn't mean building high or even mid-rise buildings and it has the potential to create vibrant neighbourhoods which can support shops and public transport – which low-density 40dph neighbourhoods cannot.

Two critical things about density:

1. Density is about building neighbourhoods that work. Unless you build high density upwards of 60dph, preferably upwards of 100dph, you cannot run public transport, shops etc are not viable, neighbourhoods become car dependent and young people, older people and those who can't afford a car are stuck.

2. High density living is - and should be promoted as - an attractive living option for most people including families - and actually is the preferred option for many. There are endless publications out there with examples of great high-density developments which do more than just deliver housing.

Here are some:

A. *Family Housing: The Power of Concentration* - CPRE London and CPRE Kent, October 2009

<http://www.cprelondon.org.uk/resources/item/2196-family-housing-the-power-of-concentration>

B. *Better neighbourhoods: making higher densities work* - CABE 2005

<https://webarchive.nationalarchives.gov.uk/20110118185903/http://www.cabe.org.uk/files/better-neighbourhoods-review.pdf>

C. *Building houses or creating communities?* - Sustainable Development Commission 2007

http://www.sd-commission.org.uk/data/files/publications/scp_leaflet.pdf

D. *Millennial Living in 2018: Insights for the UK Build-to-Rent Sector*

https://corporate.getliving.com/pdfs/get_living_millennial_living_in_2018_report_first_look.pdf

Apparently, people born between 1980 and 2000 make up 25% of the current population [No wonder the think tanks are targeting them!]. This report shows that they prefer renting in nice / cool places and don't like commuting.

E. *Here are the most popular neighborhoods among millennials* – Paul Katzeff, September 2018

<https://www.investors.com/etfs-and-funds/personal-finance/where-do-millennials-live-where-are-millennials-moving-to/>

Here are quotes from this article about millennials in the US. Are those in the UK so different?

Where do millennials live? Mostly in downtown neighborhoods of U.S. cities that are close to jobs and restaurants, where many millennial renters do not need cars to get to work or entertainment spots. As Balázs Székely, a member of the RENTCafe research team, puts it, millennials live in "hip, vibrant, walkable city neighborhoods where things are happening."

"Millennials are drawn to these areas by a certain lifestyle," Székely said. "They are much more willing than their parents to sacrifice big living space in the suburbs to live in walkable, central, buzzing neighborhoods, where workplaces are within easy reach as well as amenities, entertainment, groceries, public transportation. That's what they get in downtowns and central business districts."

F. Can Great Design Help Solve the Housing Crisis? – Brendon Harre, May 2018

<https://medium.com/land-buildings-identity-and-values/can-great-design-help-solve-the-housing-crisis-c70a078d409d>

What might 100 dwellings per hectare look like? Here is an illustration:

