



Mr David Smith
c/- Andrea Copsey
copseyandrea@gmail.com

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Dear Mr Smith

Redbridge Local Plan – Green Belt Development

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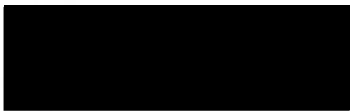
I refer to the proposed Local Plan of Redbridge, which claims in part to justify development on Green Belt land, on the basis of a shortage of land for development for housing.

The legal test for allowing development of green belt land requires that the circumstances are exceptional. The fact that Redbridge would like to have land available to develop for housing is not exceptional. Indeed, it applies in most or all Local Authorities areas in or neighbouring London. The fact that there is generally not enough land on which it is economically attractive to build in order to achieve the local authority's housing targets is the opposite of exceptional.

To equate a gradual increase in demand for housing with exceptional circumstances is to undermine the very purpose of the legal protections of green belt land from development. London and its surrounding areas have always had, and will always have, gradually increasing demand for housing. And that gradual increase has resulted in the loss of more and more open green space around London. The purpose of creating statutory protections for green belt land is to protect it from being appropriated for increasing demand for housing. If this were to be justification enough for development, it would render the statutory protections pointless.

I encourage you to reject the proposed incursions onto green belt land on the basis that the Local Authority's justification cannot logically amount to exceptional circumstances. If you were to find that the legal test is met in this case, it would set a precedent that it would be met in every case, and given the current wishes of Local Authorities to find economically-attractive land for housing, we would soon have no green belt land at all.

Yours sincerely



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