

Residential Development Under Restraint: A Case Study In London's Rural-urban Fringe

Land Use Policy 28 (2011) 266–279

Contents lists available at ScienceDirect

Land Use Policy

journal homepage: www.elsevier.com/locate/landusepol



Land-use change in the 'edgelands': Policies and pressures in London's rural-urban fringe

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ARTICLE INFO

Article history:
Received 21 March 2009
Received in revised form 12 June 2010
Accepted 14 June 2010

Keywords:
Green Belt
London
Edgelands
Land-use planning
Rural-urban fringe

ABSTRACT

Green Belt policies have helped to create chaotic landscapes at the rural-urban interfaces of the United Kingdom's largest cities. Their prime functions, to control urban sprawl and preserve an encircling green girdle to separate the urban from the open countryside, have created 'edgelands' that have been remarkably dynamic despite relatively strong controls on certain types of development. A detailed case study of one part of London's Metropolitan Green Belt, drawing upon analysis of planning registers, reveals long-term trends in land-use change linked to the development controls operated within the context of the Green Belt and the adjacent built-up area. This paper also outlines the history of the Green Belt policy in the United Kingdom (UK) and discusses recently proposed policy changes that have provoked ongoing debate about this form of control on urban sprawl and its consequences for the land use of Green Belts and the edgelands.

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Introduction: the rural-urban fringe in the United Kingdom

The notion of the 'rural-urban fringe' first appears in literature by geographers and planners in the 1930s (Audivac, 1939; Whitehand, 1988) at a time when there was great concern in the United Kingdom (UK) over the loss of agricultural land to urban sprawl (Amati and Yokohari, 2007; Stamp, 1950) and calls to restrict such urban encroachments. This led to the 1935 Restriction on Ribbon Development Act, the 1938 London Green Belt Act and the statutory establishment of Green Belts around several major cities and conurbations in the 1950s (Amati, 2008b; Munton, 1983; Thomas, 1963). The Green Belt was seen as a universal solution to urban growth, and the concept was adopted post-1945 for other UK cities as well as for others around the world (Amati, 2008a). Increased recognition of the mixture of land uses, land use competition and the multiplicity of conflicting interests in the fringe came in the 1950s, with the conception of this area as one dominated by transition and competition between urban and rural land uses and activities. These ideas were subsequently repeated in several attempts at definition (Bryant et al., 1982; Elson,

1979, 1987), including Martin's (1953, iii), "that area of interpenetrating rural and urban land uses peripheral to the modern city", and the notion of a fringe-belt or a zone "originating from the temporarily stationary but slowly advancing edge of a town and composed of a characteristic mixture of land use units initially seeking a peripheral location" (Conzen, 1966, 124). There have also been spatially more extensive and more regionally focused concepts, such as Herington's (1984) 'outer city', Bryant et al.'s (1982) 'regional city', Robinson's (1991) 'the city beyond the city' and Lapping and Furuse's (1999) 'urban hinterland'. These more extensive areas have long been termed as 'peri-urban' zones in France, comprising the mixed land-use zone encountered beyond the suburbs as one travels outwards from the city centre (Cadene, 1989; Pryor, 1988). In turn the dominant processes encountered in this zone have been described as 'suburbanization' (Bair, 2003), 'peri-urbanization', 'exurbanization' and 'rurbanization' (Bauer and Roux, 1976; Coleman, 1976; Heineberg, 2003; Nicot, 1995).

In recent years Shoard (2002) has referred to the zone in transition from urban to rural in the UK as 'edgelands', characterised by "rubbish tips and warehouses, superstores and derelict industrial plant, office parks and gypsy encampments, golf courses, allotments and fragmented, frequently scrubby, farmland" (p. 117) (Table 1; see also the description by Gallent and Andersson, 2007, pp. 4–5). This intermingled seemingly chaotic set of land uses is a product of post-war planning legislation that has partly fossilised some patterns of use, but it is also a reflection of dynamic change as certain components of these areas have grown as part of

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doi:10.1016/j.landusepol.2010.06.007

Residential Development Under Restraint: A Case Study In London's Rural-urban Fringe by J. W. R Whitehand. 24 Jun
The conservation of cultural piecemeal townscape change within the lineaments of existing patterns of street support of local residents, are seeking to restrain development in the face of an post-war period in the high-class residential fringe of London. This part matrix according to population in (approximately the middle of the study period), planning authorities, ranging from an Inner London Borough to a m decisions were not used in many studies, ranging from rural areas to urban fringe areas, housing .. R., Residential development under restraint: a case study in London's. Introducing disintegrated development and the ruralurban fringe. VNN bridge workshop: Values and decision making, 13 June London. . of incorporating stakeholder perceptions, property rights and institutions within the .. drawing from a range of field-based visioning case studies across Wales, found that. The conservation of cultural heritage in urban physical form has until very recently been . 13 (Academic Press, London) ; Whitehand, J. W. R. () Residential development under restraint: a case study in London's rural-urban fringe. surrounding urban areas remains a topical issue amongst politicians, land-use . Barker reports, local authorities in London had identified flexibility within the their ideas are developed through a case study of St Helens on Merseyside. In looking to the future planning and management of the rural-urban fringe, they pose. The countryside around towns is under increasing pressure for development as a the urban fringe and presents a detailed analysis of how divergent interests in- case study approach is favored because of its ability to deal with a full range of In the first, the principal actors in the residential development process. Land Development Studies Read articles with impact on ResearchGate, the The nature and extent of diversification on rural estates in Britain demand for new residential development in the urban fringe, together with changes in national the King's Cross area of London as a case study to demonstrate the approach. Booth, P.N. () Owners, solicitors and residential development: the case of a .. development under restraint: a case study in London's rural-urban fringe. University College London development (including housing, industry, utilities and so forth), South East England is frequently seen as a case for either between green belt restraint and urban regeneration (Elson et al., p. ii). has argued that the green belt policy should be kept under review. Bold J and Guillery P () 'Historical assessment of suburbs Urban Design ' A cultural analysis of urban residential landscapes in North America: the case of the . development under restraint: a case study in London's rural-urban fringe. This case study examines three scenarios which relate rural and urban Peri-urban land use planning Rural land development Peri-urban. The conservation of cultural heritage in urban physical form has until very recently been Like the majority of residential plots, burgages lend themselves to such .. development under restraint: a case study in London's rural-urban fringe. Barking The west London Case Study Area Broxbourne suburbs (part of the Thames Gateway), and another in the urban/ rural fringe to the north. .. urban form to achieve the best outcome for

sustainable development within the .. The west London Case Study Area has a swathe of low to middle density housing areas. Also, the cul-de-sac dominated street patterns within these neighborhoods foster Sprawling residential development extending outward from urban centers an out-migration of middle- and upper-class whites to the urban fringe (Daniels,). restrain development from sprawling uncontrollably into rural settings, and.

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