

## GCSE GEOGRAPHY

Resources for Paper 3 Geographical applications

June 2024

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### Pre-release resources booklet

To be issued to students on Friday 22 March 2024.

This booklet contains three resources as follows:

- Figure 1 – England's housing challenge: pages 2–3
- Figure 2 – The proposed Tudeley Village development: pages 4–5
- Figure 3 – Different perspectives on the Tudeley Village development: pages 6–7

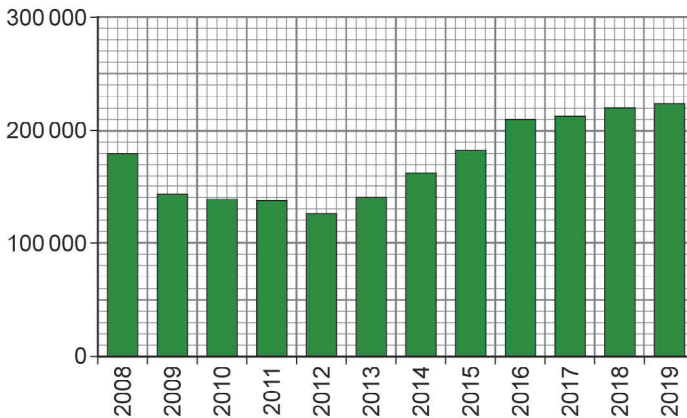
Figure 1

## England's housing challenge

### How much new housing does England need?

The National Housing Federation (NHF) estimates that the overall demand for new and improved homes is approximately 340 000 per year. The Government has a target to build 300 000 new homes a year by the mid-2020s. Based on current figures it was estimated that approximately 170 000 new homes were built in England in 2022. In addition to new homes, many existing homes need to be improved or replaced because they are unsuitable or of poor quality.

### New housing supply



### 1 in 7 people in England directly hit by housing crisis

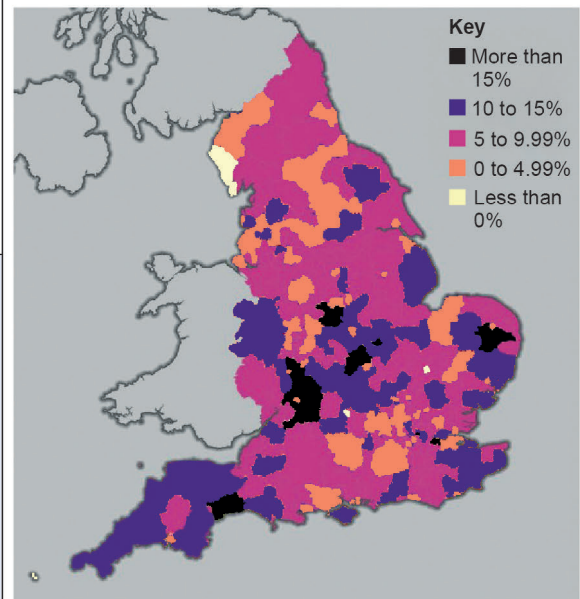
A report by the National Housing Federation suggested that 8 million people are living in unaffordable or unsuitable homes. The report identified a wide range of issues including homelessness, overcrowding and a lack of basic facilities. It suggests that these issues are leading to ill health and children missing out on a good start to life. The problems vary across the country. In some places low wages mean that people struggle to pay their rent, while in other places the high cost of housing leads to overcrowding. Regional housing problems are also affected by the amounts regions spend on housing and basic community amenities.

### Government spending on housing and community amenities in England (2021)

	£ per head
London	203
North East	183
West Midlands	138
Yorkshire / Humberside	138
East Midlands	126
East of England	110
North West	109
South East	96
South West	77

**Projected regional household growth in England** The total number of households in England is expected to rise from 23 million in 2018 to 26 million in 2040. However, there will be significant regional variations in rates of growth.

### Projected housing growth 2018-2028 (%)



### House prices and household income in England (2019)

Region	Average house price (£)	Average household income (£ per person)
London	477 813	30 256
South East	320 454	24 715
East of England	292 444	22 392
South West	258 602	21 222
West Midlands	199 802	18 350
East Midlands	194 798	18 635
Yorkshire / Humberside	167 181	17 959
North West	166 022	18 901
North East	127 466	17 096

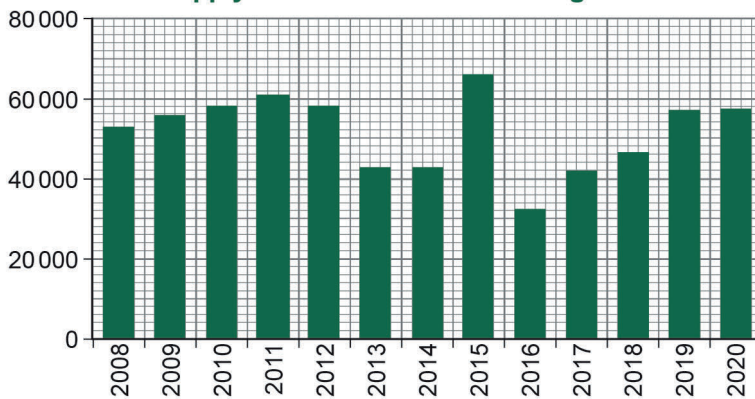
## Figure 1 continued

# England's housing challenge

### New affordable housing, 2008–2020

Affordable housing includes homes for sale or rent at what is considered an affordable price for the local area. The National Housing Federation suggests that 145 000 affordable homes need to be built each year to help deal with the current housing crisis.

**Total supply of new affordable housing**



### Research shows space for 1.3 million homes on brownfield land

A report by CPRE, the countryside charity, has suggested that brownfield land in England could be used to build over 1.3 million new homes. However, much of this land is not being used because developers prefer to use greenfield sites, even though protecting rural areas is seen as increasingly important. An example is Trafford, in Greater Manchester, where the council is proposing the development of 5000 new homes, warehouses and roads on Carrington Moss, an area of peatland, woods and agricultural land, despite there being plenty of brownfield land in the area.



**A brownfield development**

CPRE feels that the development of brownfield land would bring huge economic and social benefits and help to regenerate urban areas. The mayor of West Midlands told the CPRE, 'There is no excuse to destroy the countryside while there is brownfield land available for housing, shops and modern business. These places can become thriving, attractive places to live and work – with nature nearby to be enjoyed'.

### Where should new houses be built? The brownfield v greenfield debate

Housing developers are faced with decisions about whether to build on greenfield sites, which have not been previously developed, or brownfield sites which were previously developed areas usually found in urban areas. Greenfield sites are often cheaper to buy and develop, have more space and are attractive to house buyers and modern business, while brownfield sites already have road networks and infrastructure, although expensive upgrading may be required.

### Urban sprawl – England's countryside is gradually disappearing

There are growing concerns about the rate at which the countryside is being covered with new housing estates, shopping centres, industrial parks and road networks. Most of this urban sprawl is taking place in rural-urban fringe areas which were previously providing recreational space and stopping urban areas from merging together. It is estimated that approximately 4000 hectares of countryside is built on each year, removing woodland, draining wetlands and destroying farmland. However there is no easy answer. While rural areas need to be protected to avoid damage to wildlife and the countryside, there is not enough brownfield land to satisfy the demand for housing, so there will be a need for the sensitive development of the rural-urban fringe.

Turn over ►

Figure 2

## The proposed Tudeley Village development

**Tudeley Village** is a proposed new 'garden settlement' on land between Tonbridge and Paddock Wood in Kent, to the north of the B2017 road. The land is currently mostly agricultural within a rural landscape. To the south of the site is the High Weald, a designated Area of Outstanding Natural Beauty (AONB) which provides opportunities for a range of leisure and recreational activities. The London to Ashford railway line runs through the area with the nearest stations at Tonbridge and Paddock Wood.

Tudeley Village is planned as a 'self-contained' settlement of distinct neighbourhoods organised around a village centre. The neighbourhoods are connected by a network of pedestrian and cycle routes. The village is designed to be walkable, enabling residents to live more sustainably.

### Key features of Tudeley Village

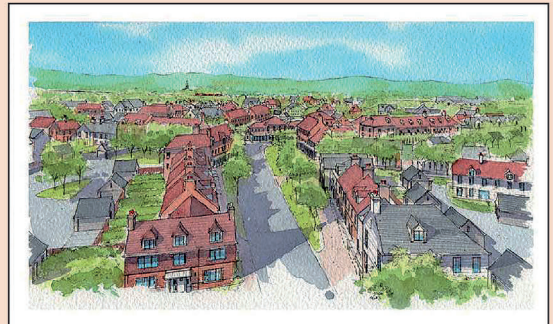
**Housing** – The plan includes 2800 new homes to be built over a period of 30 years. It includes homes of different sizes and styles with a proportion of affordable housing.

**Mixed use** – Tudeley Village will offer leisure and business opportunities, including offices, workshops, cafes and shops.

**Open space** – This will include allotments and orchards and a village green, as well as sporting facilities.

**Community** – Facilities will include a nursery, primary and secondary school, village hall, healthcare facilities and a sports centre.

**Movement** – An interconnected network of footpaths, cycle tracks and roads is planned throughout the village and will link to Tonbridge and Five Oak Green.



Adapted from The Tudeley Village proposal

### The Tudeley Village Plan

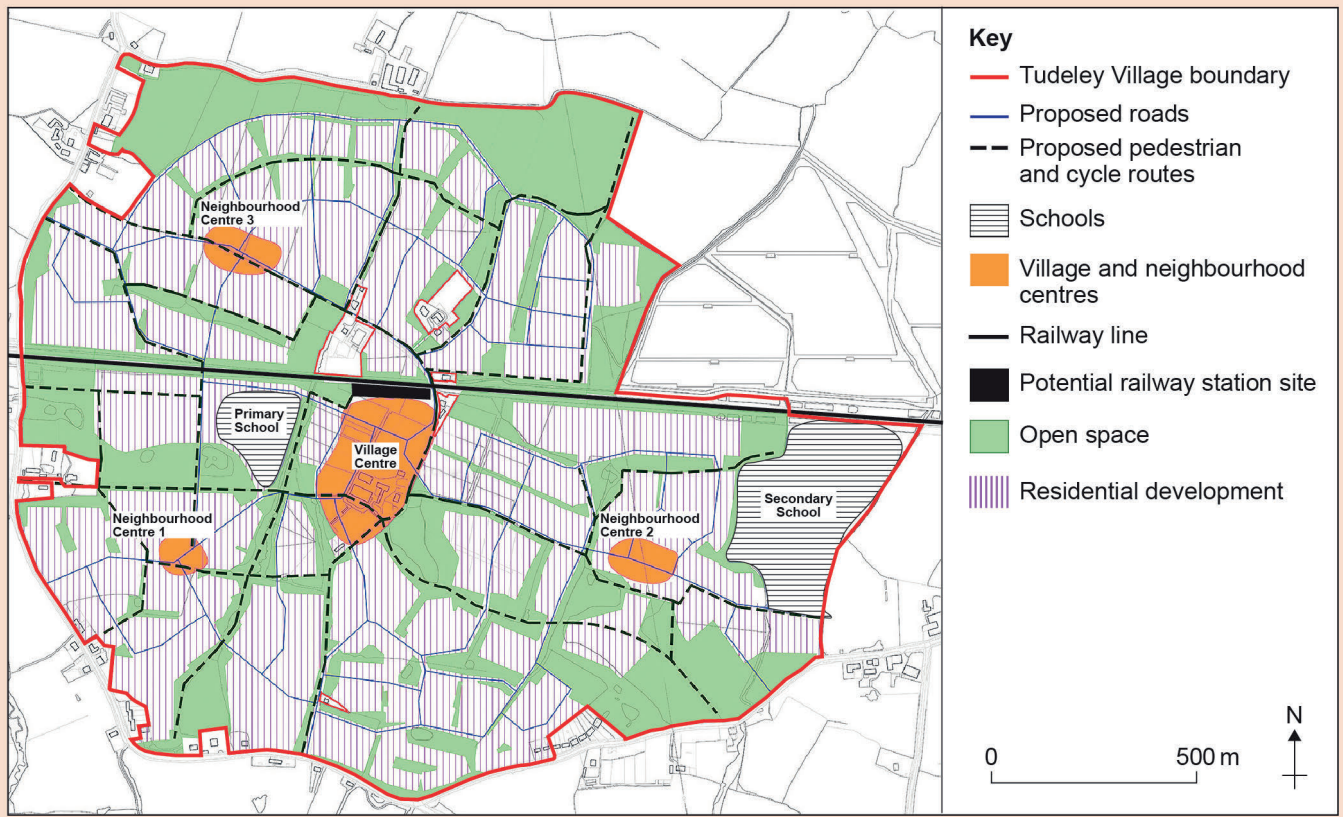
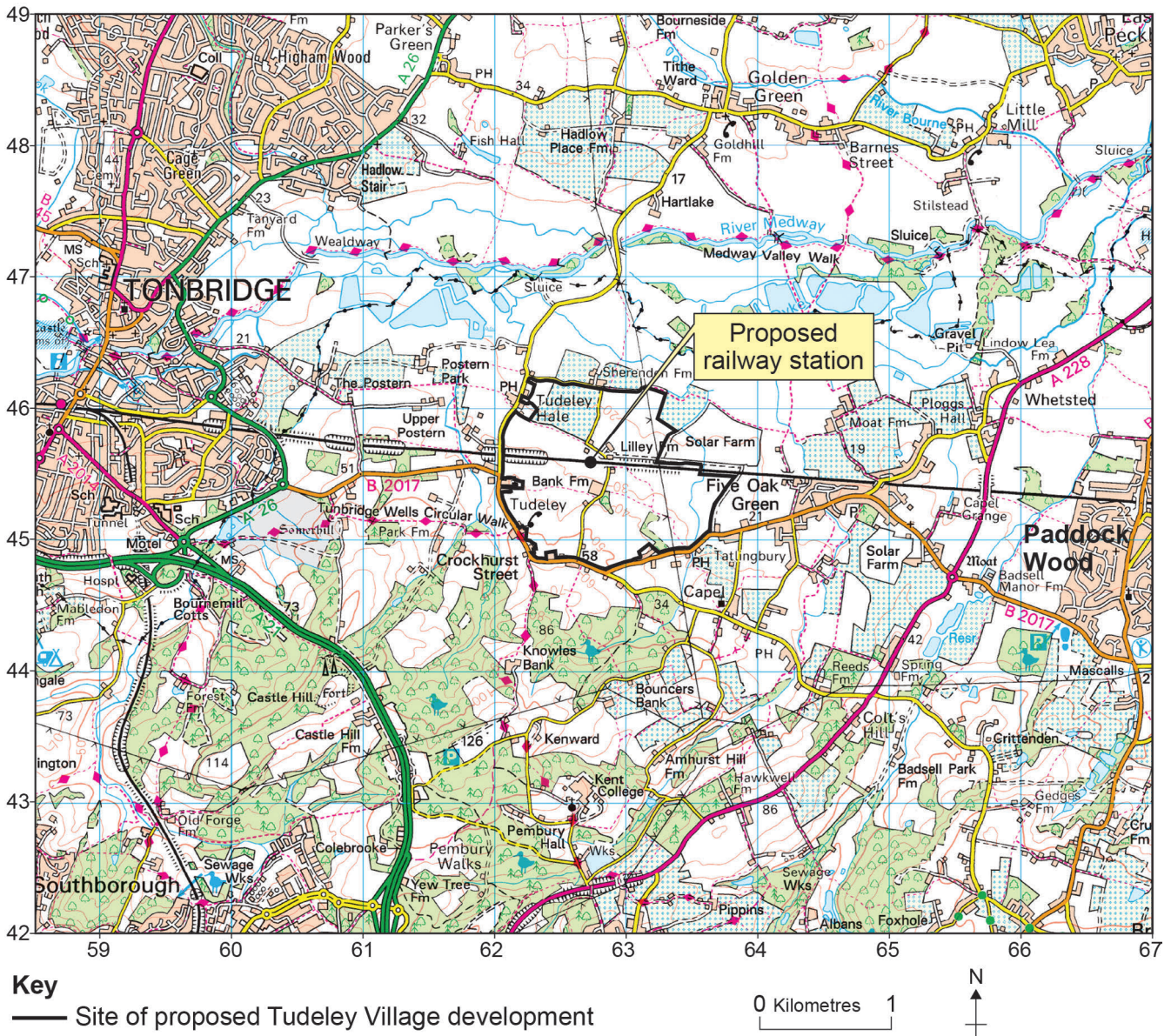


Figure 2 continued  
**The proposed Tudeley Village development**



**The High Weald – An Area of Outstanding Natural Beauty**

The High Weald is an area of ancient countryside made up of small mixed farms. Many of the fields are surrounded by hedges and areas of woodland, providing the opportunity for wildflowers and animal habitats to thrive. Extensive views of the countryside and villages can be seen from the ridge-top paths. Most of the buildings are constructed using traditional materials and have a distinctive local style.

The area was designated an Area of Outstanding Natural Beauty (AONB) in 1980 and over 10 000 hectares is protected land and seen as internationally important for nature conservation. The area has always been used locally for recreation and leisure and is attracting increasing numbers of visitors, adding to the challenge of ensuring that the area is managed sustainably.

(Adapted from 'The High Weald – the vision for 2024')



Turn over ►

Figure 3

## Different perspectives on the Tudeley Village development

### Tudeley Village – Key points

Sustainability is the main principle for the development of Tudeley Village and part of this is the creation of a pedestrian-friendly, walkable community. The main streets will connect neighbourhoods and be linked by footpaths and cycle routes. A bus route to nearby towns, electric-vehicle charging points and a cycle route to Tonbridge will support sustainable transport.

New railway station within a 10-minute walk from anywhere in the village

Cricket club

Solar farm will generate electricity and renewable energy technology will be used throughout the development

No development will be allowed on the floodplain

A new electricity sub-station will be built

Existing water supply infrastructure will be used and drainage systems upgraded



Ancient woodland and existing valuable habitats will be protected

Existing heritage buildings will be preserved and new buildings designed to fit in with local styles of building

A traditional village green will provide a meeting and recreational area

A mixture of commercial and community buildings

A range of housing sizes and styles will be built to attract people of different ages, and affordable housing will be included

Adapted from 'The Tudeley Village proposal'

### Part of the Local Authority Plan for Tudeley Village

Tudeley Village will provide the opportunity for a sustainable settlement with a new village community of mixed housing to suit a range of different family circumstances. The location will create the opportunity for residents to visit nearby towns, as well as the open countryside of the High Weald. The settlement will be supported by a village centre with shops, services and commercial/office space, which will provide local employment opportunities. Community facilities will also be built, including schools and a health centre. Recreational space is included in the plan, both around the village green and nearby playing fields. Road networks will be improved and a proposed bypass around Five Oak Green will help to manage the expected increase in traffic. The development provides for a new railway station, providing rail links to London, while footpaths and cycle-ways will be developed in order to reduce car use. The development has a 'low energy vision' and district heating and modern waste collection measures will be considered.

(Adapted from Tunbridge Wells – Pre-Submission Local Plan)

Figure 3 continued

## Different perspectives on the Tudeley Village development

### Tudeley Village will turn a rural area into an extension of Tonbridge (Summary of local objections)

The development of Tudeley Village will turn an area of open countryside into an urban landscape. The land is part of an ancient area of woodland and provides open space between existing urban areas and is used as a recreational space by local people. Many people who live in the Tonbridge area regularly commute to London for work, where they can earn far more, so it is likely that if Tudeley Village is built it will become another 'commuter settlement', with lots of additional traffic and parking problems. The development of shops and services will also take business away from existing commercial centres and increase traffic from other places.

### Tudeley development could be a disaster

A local campaign group is concerned that the development of large areas of housing will have a significant effect on the local area and create an area of urban sprawl between Tonbridge and Paddock Wood. The chairman of the group has suggested that development will create additional traffic on 'already congested roads' and that the development 'opens up sustainability issues as infrastructure and facilities will only be provided when a certain number of the houses have been built', and that may not be for a number of years since the development is planned to take 30 years. For example, the railway station will not be built until 1900 houses have been completed; until then there will be increasing traffic as a result of residents getting to Tonbridge station in order to commute to London. There are also concerns that the existing infrastructure will not cope with the scale of the development and the area of hard surfaces will increase flood risks.

The campaign group has identified the following factors that they feel make the proposed development 'unsuitable and unsustainable'.

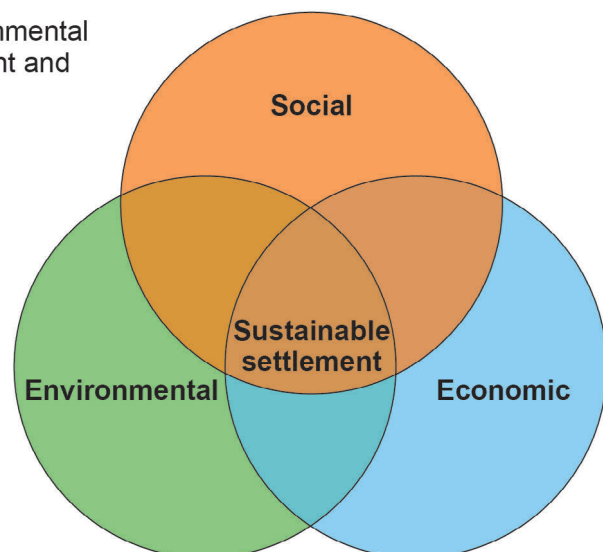
- The site includes hedges, woodland and footpaths regularly used by the local community.
- The existing electricity and sewage infrastructure will not support such a large development.
- The development will put pressure on local services, which already have high demand.
- The B2017 road already experiences congestion and long traffic tailbacks and the development will add to this.
- The development may take business away from nearby villages, making them less sustainable.
- The new housing will be too expensive for local people and the development will do little to supply the affordable housing that local people need.

(Adapted from the 'Save Capel' campaign group)

### What is a sustainable settlement?

A sustainable settlement manages its social, environmental and economic characteristics in order to meet current and future needs. These could include:

- access to quality, affordable housing and utilities (water/energy)
- community facilities
- environmental protection
- local employment opportunities
- all needs met locally
- minimum waste created
- recycling opportunities
- renewable energy opportunities
- sustainable transport systems.



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