METHODOLOGY

Research Analysis
- Understanding the stress that London is facing with from its higher quality of living and more sustainable way of production and consumption, being applied to today's urban context. By redeveloping the existing concept based on the inner London area, the Outer London area contains less attractive working opportunities. Additionally, the green infrastructure should also incorporate with blue infrastructure to provide a more balanced decision. For the development method, the study investigated into the current Green Belt area to re-examine their quality. The study looked into the current Green Belt area to re-examine their quality. The study looked into the current Green Belt area to re-examine their quality.

Design Proposal
- Categorizes the research on Ebenezer Howard’s tools for creating self-sufficient communities into the categories of environmental objectives and tools. The tool provides a method to accelerate the local economy. However, the continuous application of Howard’s objectives into the real world is a new topic. The tools should be applied to the real world. The designed self-sufficient city has the risk turning into the crowded central London to the outer areas that accommodating mass transportation system. The integration of public transport is essential to the customer's satisfaction, and ultimately lead to the float of the ridership of public transport. It benefits not only the customers, but also the operators, authorities and other public (European Commission, 2009). The weight selection results for each criterion is quite flexible and going through a weighting method to make more a balanced decision. For example, the integration of public transport is essential to the customer's satisfaction, and ultimately lead to the float of the ridership of public transport. It benefits not only the customers, but also the operators, authorities and other public (European Commission, 2009).

Critical Review
- The contamination of trades union congress, London workers face the longest travel time for daily work. Only forty percent of the overall jobs are provided here, and the cost for daily travel by public transport is increasing each year, and the accessibility to these public transport infrastructures is difficult, especially on the city edge, due to the lower density of development. The research into the current Green Belt area to re-examine their quality. The study looked into the current Green Belt area to re-examine their quality. The study looked into the current Green Belt area to re-examine their quality. Furthermore, the research into the current Green Belt area to re-examine their quality. The study looked into the current Green Belt area to re-examine their quality.

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THEORETICAL FRAMEWORK

1. MEDIUM-HIGH DENSITY*: Large-scale development will achieve both urban and rural elements. However, the level of density development is not high enough to meet the London housing density requirement to accommodate the population. The high-quality housing design could essentially improve the living quality of the residents, however, to fit into the current context, sustainable design strategies should be integrated into the planning process. It is necessary to provide convenient accessible public transportation to other transport modes within a reasonable distance, especially for public transportation and walking. Additionally, the green infrastructure should also incorporate with blue infrastructure to provide a more balanced decision. For example, the integration of public transport is essential to the customer's satisfaction, and ultimately lead to the float of the ridership of public transport. It benefits not only the customers, but also the operators, authorities and other public (European Commission, 2009).

2. PERMEABLE STREET PATTERN: dj. Mix and alternative routes should be provided within the area. Cut-de-sacs and cul-de-sacs should be avoided to ensure the permeability of the area.

3. MIXED LAND USE: Horizontal land use is a key to social and economic development. More compact urban form is a key to improving urban density. The mixed land use would help London to reduce travel time to destination, and help promote walking and cycling. The development of mixed land use would help London to improve the housing density requirement to meet the population. London needs more space for accommodating its future growth, and Outer London is significant to the future success of the Outer London. Hence, why not switch the development focus from the crowded central London to the outer areas that accommodating mass transportation system. The integration of public transport is essential to the customer's satisfaction, and ultimately lead to the float of the ridership of public transport. It benefits not only the customers, but also the operators, authorities and other public (European Commission, 2009).

4. CONVENIENT CONNECTIVITY WITH INTEGRATED TRANSPORTATION SYSTEM: Wider access connection should be noticed as well as the inner ones during the planning process. It is necessary to provide convenient accessible public transport to other transport modes within a reasonable distance, especially for public transportation and walking. Additionally, the green infrastructure should also incorporate with blue infrastructure to provide a more balanced decision. For example, the integration of public transport is essential to the customer's satisfaction, and ultimately lead to the float of the ridership of public transport. It benefits not only the customers, but also the operators, authorities and other public (European Commission, 2009).

5. COMMUNITY LAND OWNERSHIP: The community could largely reduce the building cost by purchasing the land directly from the government and make the homes more affordable to rent or buy. It will provide greater efficiency and also innovations during the planning process later. This will also ensure the housing affordability to some extent.

6. QUANTITATIVE AND QUALITATIVE LOCAL JOB CREATION: Provide a large number of local jobs within the neighborhood will largely help reduce the traffic pressure and the concentration of people within the neighborhood. Apart from providing jobs, the number of jobs in local job quantity, community training for job skills should also be included.

7. AFFORDABLE HOUSING PROVISION AND TENURE MIX: Generously provide affordable housing and encourage the mixed tenure type within the new neighborhood. It will help meet the needs of people with different income and family size, which will ensure social equity.

LITERATURE REVIEW

Summary and Review of Ebenezer Howard's Objectives and Tools

1. General Concept of Garden Infrastructure

2. Community Land Ownership

3. Local Job Provision within Easy Commuting Distance

4. Opportunities for Residents to Grow and Consume Local Food

5. Integrated and Accessible Public Transportation System

6. Population Density Control

7. Mixed-Tenure Homes and Mixed Housing Types

8. Encouraging High Quality and Innovative Designs

SITE SELECTION

To narrow down the selection from boroughs with green belt, the study is going through a weighting method to make more a balanced decision. For this research, affordability will be the primary challenge for the development. Therefore, the selection of the site will focus more on how to achieve the housing affordability from the preponderant stage whereas some places are located in the green belt, where will cost less for infrastructure construction. The selection stage contains two parts. One is going to identify the current vacant land available and the second is going to evaluate the green belt, socially, economically or environmentally. The other part is to investi- gate the cost for building new affordable neighbourhood development within the green belt. The criteria could be chosen and weighted based on different needs of the new developments. The weights for each criterion is quite feasible and could be adjusted within a reasonable range. Different selection results might occur under the situation of some criteria but affected with different weights.
SITE SELECTION

The London Borough of Bexley has shown a prime performance in the overall comparison of the six districts looking into the existing land use and major roads connection in and around Bexley’s Green Belt, the site is chosen on a piece of Greenfield land. It is greenfield at present. On its eastern side is a Garden Listed building hall Park Garden Heritage, and the surface car park. On its south is the Bhiatem Widcombe Park, and they are separated by the railway line. There is a neighbourhood allotment and a light industrial park on the east. The site contains a part of the River Cray, which is a tributary of the River Darent.

The research has chosen London’s undeveloped Green Belt area as the development site based on the argument that the Traditional Garden City Concept. The framework that demonstrated within the study is open-ended, which could be adjusted according to the different local conditions and characteristics, especially when coming to the housing typologies, land use and urban form. The possible difficulties for the further study could include the:

1. Inadequate understanding of the current state of affairs within the Green Belt, it is easy to find out that there are several other hectares of undeveloped Green Belt within the borough of similar size.
2. The possible time limitations due to the policy constraint on the release of greenfields in Green Belt
3. The proposed Community Land Ownership is not that universal in the UK context, and is to some extent against the current planning system, the delivery of the strategy will meet foreseeable difficulties.

The proposed strategies would help Bexley accommodate 2944 households, and offers 36,232 sqm for retail, 28,145 sqm for offices, 49% are residential units. The answer to the research question is ‘NO’. However, the research has formulated an innovative way for accommodating city’s growth. The reuse of the undeveloped land in Green Belt does not equal to the loss of the existing urban form, and Help with Outer London’s Intensification Development.

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