



Demographics, Development Impacts, Market Research & Urban Policy

Wendell Cox Consultancy

demographia.com • publicpurpose.com
PO Box 841 • Belleville, Illinois 62222 USA
+1.618.632.8507 • policy@publicpurpose.com

26 June 2003

Editor
The Guardian
London

Dear Editor:

The Mayor and Lord Rogers have got to be kidding (*Guardian*, 25 June). London's new housing construction (25 per hectare), at 1.5 times the density of Greater London is not enough?

They enviously point to Kowloon, and the cities of Paris and Barcelona, where densities are from 12 to 70 times the present London building density. But, in each of these places, virtually all growth is suburban --- outside these areas. Except for Kowloon (Hong Kong), new housing construction is at urban densities generally *lower* than *outside* the Green Belt. Both Kowloon and Paris are losing population and Barcelona may have lost a greater share of its residents over the last 30 years than any other of the world's major cities.

It is this type of "dense" thinking mutated into public policy that has made housing in Southeast England so unaffordable.

Sincerely,
Wendell Cox
Principal, Demographia (St. Louis, USA)
Visiting Professor, Conservatoire National des Arts et Metiers (Paris)