“From migration to urban sprawl in Flanders (Belgium)”

- Migration: major flows internal and external
- Suburbanization
- Policy response: spatial planning
- Case Belgium / Flanders
BELGIUM IN BRIEF

Flanders

Brussels Capital Region

Wallonia
BELGIUM IN BRIEF

– 3 regions: Flanders, Wallonia, and the Brussels Capital Region
– Spatial planning is a regional competence → focus on Flanders
EXTERNAL MIGRATION

Netto influx

12-14/9/2017
Vienna
EXTERNAL MIGRATION

Saldo of external migration in Belgium, in absolute numbers in 2015. Only numbers above 100 are displayed.
Source: Processed data from the Flanders Government - Research Centre Flanders (2016).

To major cities

12-14/9/2017
Vienna
INTERNAL MIGRATION

From city to suburbs
POPULATION FORECASTS

Growth and shrinkage
SPRAWL

From city centre to suburbs

Net internal migration flows to and from the Belgium agglomerations, numbers in 2015.
Source: Processed data from the Flanders Government - Research Centre Flanders (2016).
HOUSING PRESSURE

Local phenomenon

Legend
oversupply
-163% - -100%
-100% - 0%
shortage
0% - 24%
24% - 43%
43% - 67%
67% - 100%
100% - 217%
217% - 353%
353% - 1152%

Ghent
Antwerp
Veurne
Brussels Capital Region

12-14/9/2017
Vienna
HOUSING MARKET AREAS

Legend

Oversupply
-3.5% - 0%
0% - 25%
25% - 33%
33% - 43%
43% - 58%
58% - 100%

Shortage
100% - 126%

Veerne
Antwerp
Brussels Capital Region

Oversupply?
CULTURE VS. SPATIAL POLICY

– Oversupply on building plots
– Building culture in Belgium/Flanders: detached homes
– Policy: - restrict supply
  - TOD (transport oriented development)
  - a territorial policy is needed to differentiate spatial policy between rural and urban areas