

Nine Challenges for the New Mayor

The challenges. London's population is growing at a scarcely believable rate. Nearly five thousand new homes are needed every month. This puts pressure on open space, including the green belt and metropolitan open land. Transport suffers too, with record numbers of people crisscrossing the capital or commuting into it. Ever growing numbers of trucks deliver food and materials. The growth in diesel transport has led to increased air pollution, which is now estimated to lead to nearly 10,000 premature deaths a year in the capital. Ministers will soon decide on whether to expand Heathrow. Air pollution is the main barrier to the government backing a third runway. Sadiq Khan has to cope with a backlash against some cycling schemes, including the A40 superhighway. The support of TfL for the Silvertown Tunnel and Kahn's early decision to free up land to expand City Airport suggests that he will have a hard task in reducing toxic air across the capital.

Challenge 1: Housing

Population. London is growing at the rate of more than 200,000 people a year, according to new data from the Office of National Statistics. The capital's population is likely to grow from a current 8.8 million people to 11 million by 2039. Barking and Dagenham will see the fastest growth rate, expanding by more than a third by 2039 (32%). In contrast, Richmond on Thames will grow by just 8% ... In a debate on the Housing and Planning Bill, Lord True, leader of Richmond council, called for a debate on whether limits should be adopted for the capital's size. He asked: "Do Londoners actually support a surge to an international megalopolis with building on demand?"

Densification. The growth in population will lead to a considerable increase in density of population and of dwellings. The total area of London is 1,572 sq km and it currently has a population density of 5,619 people per sq km. This will rise to 6,982 people per sq km by 2039, an increase in population density of 20%. The Centre for London plans to publish a report on densification in the capita during the autumn

Housing numbers. In Sadiq Khan's first month in office alone, London's population is estimated to have grown by more than 11,000 . With an average household size in London of 2.47 persons [50], 4,500 new homes are needed every month. Kahn has not committed to a target for housebuilding. His focus has been on affordability. He has appointed James Murray, executive member for housing at the London Borough of Islington, as his deputy mayor for policy and planning. Mr Murray said: "It's always been the priority of the mayor to make sure we focus on what sort of homes are built within whatever numerical target is ultimately set"

Boris's record. Sadig Khan has not been slow to condemn the level of affordable housing built by his predecessor. Last year saw the lowest number of new affordable homes built in London since 1991, just 4,880. Just 13% of affordable homes currently coming forward through planning permissions will be affordable. Mr Khan also accused Boris Johnson of including in his register of public land sites that will never be built on, including 10 Downing Street, City Hall, and the British Museum 24 688. Boris Johnson replied the new mayor "isn't coming clean on his housing numbers". He continued: "Last year's completions were low for a reason – the start of a new government investment round – yet he fails to mention that the previous year saw a record 18,000 affordable homes completed" P. A BBC survey showed that only 8,550 affordable housing units were built in the capital in 2015-16. The London Plan target is 17,000 units [808].

The 50% affordability target. Sadiq Khan has said he wants more than 50% of homes "in some new housing developments" to be affordable. Answering Assembly questions, he attacked foreign investors for using homes in the capital as "gold bricks for investment" §. He said he was not "obsessed with the total number of units built" and the emphasis was on affordability . He told the Guardian that this did not mean 80% of market rent, as affordable is defined by the government, but far lower social rents or "London living rent", which is pitched at a third of average incomes. The British Housing Federation warned that affordable levels need to be realistic or sites would become unviable **g**. Housing association chiefs are generally supportive of the 50% target and many think it could be achieved ... James Murray said the discounted starter homes that the government plans to directly commission on brownfield sites would be "very tricky" to count as "genuinely affordable" **g**. He also indicated that the mayor's 50% target is a long-term strategic objective P.

Homes for Londoners. Sadiq Khan has reiterated his pledge to offer housing to Londoners first and may impose a condition that requires to "market them for the first six months in London" before being able to obtain planning permission. The Financial Times said: "City Hall said policy details were still to be worked out but Khan insisted he would be able to take action." He is also pressing for complete control of the awaited 2016/21 housing investment programme. Media reports suggest that Mr Khan has had opened discussions with the government on housing policy and might offer to support building of starter homes in exchange for concessions FT.

Challenge 2: Toxic Air

Death rates higher. Estimates suggest more than 9,400 people in London die prematurely from air pollution each year, a greater number than previously thought. Those living in London's most deprived boroughs are most likely to develop and suffer from respiratory diseases C marin even Reacting to the research, Sadiq Khan pledged to "tackle London's dangerously polluted air and make sure that breathing clean air is a right, not a privilege." He is planning a consultation on new policies, including bringing forward the Ultra-Low Emission Zone to earlier than 2020 and extending it to the North and South Circular road Karaman FT. Mr Khan has urged George Osborne to fund a national diesel scrappage scheme. He wants the chancellor to give London control over vehicle excise duty rates and greater powers to tackle emissions by non-road mobile machinery stand. The Local Government Association supports Khan's plans airq

Diesels higher. The number of diesels licenced in London rose from 601,456 in 2012 to 774,513 in 2015, an increase of nearly 29%. Labour AM Leonie Cooper accused Boris Johnson of not doing enough. Mr Johnson said he had implemented the "the most ambitious and comprehensive measures to address air pollution anywhere in world"

Legal moves. After intense lobbying from the UK, EU states are aiming to water down a proposed law aimed at halving the number of deaths from air pollution within 15 years . Sadiq Khan and Paris mayor Anne Hidalgo wrote to a joint letter to the president of the EU's Environment Council calling for strict emissions limits airg. The mayor is also backing environmental group ClientEarth in their high court challenge to the government's plans to tackle toxic pollution by coming an 'interested party' in the case. The court hearing has been brought forward to October

Challenge 3: Green Belt



Threats to the metropolitan green belt

New map. CPRE London has published an interactive map showing nearly 200 threatened sites within the metropolitan green belt. It is calling for campaigners to lobby their MPs, who should warn ministers that there is a clear mismatch between the government's commitment to protect the green belt and the impact of its policies on the ground REFET.

Sadiq Khan said he intends to fast-track scores of Transport for London sites for development He issued a statement restating his pledge to protect the green belt Son. Launching London Tree Week, he said:

It is vitally important we protect our city's precious green spaces and that must include opposing building on the green belt. I've now met with my team of planners to make absolutely clear that this must stay at the forefront of planning decisions. Ensuring everyone in our city, especially young people, has access to green spaces from parks and playing fields to community gardens is vitally important.

Challenge 4: The Garden Bridge

Support. Sadiq Khan restated his support to the Garden Bridge but demanded it is made more accessible to all Londoners. He said it would cost taxpayers twice as much to cancel the Garden Bridge as to complete it. He revealed that of the £60 million total of taxpayers money pledged, £37.7 million has already been spent by the Garden Bridge Trust of the Garden Bridge and the scheme but called for changes:

The Garden Bridge could rival New York's High Line. But it must be a genuinely public and open space for all Londoners, rather than a closed and private space.

Mr Khan wants the bridge to be closed less frequently for private fundraising events. He has asked for a guarantee that children at local schools will get to visit the Garden Bridge and be involved in planting and maintenance, with a rolling programme of events for local schoolchildren. The Garden Bridge Trust must build a strong working relationship with all of London's parks, so that seeds and plants grown on the bridge can then be replanted in parks across the capital [50]. **Reaction**. The trust welcomed the mayor's support and said it already worked with children . Liberal Democrat AM Caroline Pidgeon was unimpressed and said: "There are numerous transport projects in London that desperately need public funding and are a far higher priority than this vanity project from the previous mayor" . The Wharf said Khan's decision was bad politics . Labour MP Kate Hoey has asked the National Audit Office to investigate the use of public money on the project **g**. Architect Allies & Morrison has proposed a cut-price version of the Garden Bridge planting trees on Blackfriars road bridge bd **g**. Writing in the Guardian, Ian Jacks said **g**:

How thrilling it would have been... if Khan had denounced the bridge in every way: not only as an unnecessary claim on public funds, a folly that won't allow cycling, a thoroughfare that will shut its gates every midnight, an out-of-this-world oddity that will clutter a historic riverscape.

Challenge 5: Airports

Heathrow. Government sources briefed the media that the election of a new mayor would make no difference to its decision on where a new runway would be located standard. Sadiq Khan's spokesman reiterated the mayor's opposition to a third runway at Heathrow and his backing for expansion of Gatwick west. Heathrow has revealed a series of concessions, agreeing to cut back night flights and pledging to meet broader standards on noise and pollution. The airports chief executive, John Holland-Kaye, has written to Sadiq Khan requesting he extend the ultra-low emission zone to the M25. Heathrow itself is aiming to develop an ultra-low emissions zone for airside vehicles by 2025 [see get west. A letter organised by Twickenham MP Tania Mathias called on Mr Khan to stick to his commitment to oppose Heathrow expansion stan.

City Airport. Within days of coming into office, Sadiq Khan withdrew City Hall's objection to compulsory purchase of land to expand London City Airport. Sian Berry, Green Party AM said: 'This is a terrible start for the Mayor, already putting paid to his pledge to be the greenest Mayor London has ever had." Business lobby group London First said: "This shows there is a new mayor in town willing to take a more pragmatic view than Boris on strengthening London's international air links "I. Plans for expansion of the airport were rejected by Boris Johnson and have since been examined at an appeal hearing by the planning inspectorate. The inspector's decision is awaited ...

Challenge 6: Thames Crossings

Silvertown Tunnel. Transport for London has applied to the secretary of state for a development consent order – planning permission – for the twin bore road tunnel between Silvertown and north Greenwich . The plans have generated 47,000 responses, the biggest response to a road project consultation according to Highways England. Many respondents are concerned about increased air pollution . Mr Khan said a review of the merits of the scheme would take place in parallel with the examination of the application. He said:

Silvertown Tunnel has the potential to meet current and future demand to cross the river and, importantly, could transform cross river public transport connections. However, I am still considering the merits of the tunnel and will review this as part of the six-month public examination that is due to take place following the development consent order.

Critics said that Sadiq Khan had missed a critical opportunity to block the plans by withdrawing the application from the planning inspectorate with the application from the tunnel had fallen from 83% to 58% by last March withdraws the Silvertown demanding Sadiq Khan withdraws the Silvertown Tunnel from the planning system ahead of his promised review of TfL's river crossing schemes has reached 200 signatures with the silvertown and the planning system and the planning system and the planning system and of his promised review of TfL's river crossing schemes has reached 200 signatures with the planning system and the planning system an

Other crossings. Sadiq Khan has given his full backing to plans for a cycle and walking bridge linking Rotherhithe and Canary Wharf Wall. Infrastructure Intelligence looked at the proposals and feasibility of crossings along the Thames II.



Plans for the Rotherhithe Bridge

Challenge 7: Planning

Pledges. During the election campaign, Sadiq Khan called for greater transparency for viability assessments. He talked of "appropriate design principles" and said he wanted tall buildings to respect existing neighbourhoods. He pledged to improve public spaces and create more liveable streets. He promised to make "effective use" of his call in powers.

Planning for culture. Sadiq Khan announced a cultural infrastructure plan bd:

For too long culture has been a nice-to-have. We've got to change that. Culture will be at the heart of my administration in a way no world city has ever seen before. I've made culture one of the big things I want to define my time as mayor. I am putting it at the heart of my administration, a core priority right up there with housing, the environment and transport in a way no world city has ever seen before.

What will this mean in practice? Firstly, it will mean embedding culture in our planning system. We are creating London's first cultural infrastructure plan so we can make sure culture is integral to the city's development and future

Office space. Sadiq Khan announced that he would put new measures in place to help protect and expand office space for small businesses, start-ups and entrepreneurs. This follows new figures showing that since 2013, over 1.47 million square metres of London office space has already been converted into residential units under permitted development rights. Areas that are currently exempt from the rights in London will cease to have protection from 2019. Mr Khan is aiming to change the London Plan and negotiate with the government on restricting the rights by bd P

Tall buildings. A petition initiated by the Skyline Campaign has reached more than 1,300 signatures changed in the mayor to block skyscrapers until he has reviewed planning policies on tall buildings:

On behalf of many, many Londoners, outraged by the huge number of poor quality skyscrapers littering the London skyline, we would like to ask you to consider granting a moratorium on planning consents for buildings 20 storeys or more - for the next six months, in order to allow a city-wide debate to occur on this subject.

Challenge 8: Rail and Buses

Fares. Sadiq Khan has frozen TfL fares for four years but rail travelcard costs are to rise. This caused some to claim he has broken his election pledge, a charge Mr Khan denied \mathfrak{L} The sadiant \mathfrak{L} TfL commissioner Mike Brown said the cost would be £680 million, lower that the estimate during the mayoral election of £1.9 billion. He said he was "absolutely confident" Khan's fare freeze can be delivered \mathfrak{L} Nr Khan has introduced a one-hour bus 'hopper' fare. Critics say it does not match up to his manifesto promise \mathfrak{L} .

Services. Sadiq Khan has warned that more underground stations may need to close at peak times to avoid dangerous overcrowding caused by the capital's soaring population H. He asked Transport Secretary Patrick McLoughlin to speed up handling over control of the suburban routes, including the troubled Southern Rail

High Speed 2. Two weeks after his election, Sadiq Khan called for a review of plans for extension and rebuild of Euston Station for HS2 II bd bd ②. He suggested the planned HS2 and Crossrail station at Old Oak Common would make a better temporary terminus while Euston is rebuilt . He told LBC:

The disruption during the building works will cause huge inconvenience due to the numbers of homes being destroyed during the construction works. Euston station doesn't have links to Crossrail, so one of the things that I'm looking at is whether Old Oak Common could be a temporary terminus for HS2.

Having met HS2 chairman David Higgins to discuss the Euston plans, Mr Khan agreed that terminating HS2 trains from Birmingham at Old Oak Common would exceed the capacity of Crossrail. There will be a review of how Phase 1 work at Euston can be remodelled to reduce disruption for local residents and address concerns over loss of green spaces in the area for the duration of the construction works \blacksquare .

Crossrail 2. Sadiq Khan has pledged to continue planning for the new north-south rail link. More than 5,000 people have signed a petition against bringing the line to the centre of Wimbledon, claiming it would lead to demolition of important buildings and up to a decade of disruption of important buildings ar

Trams. Sadiq Khan said he is in favour of the Croydon to Sutton tram extension. "I have seen the benefits made to that part of Croydon, New Addington, where the tram has been fantastic. What I don't want to do is promise it will take 10 years to happen. You'd be holding your breath for 10 years or more, and I don't want you to die" Gü.

Challenge 9: Cycling

Cycling. Launching a business discount on cycle hire Sadiq Khan said: I want to make London a byword for cycling by making it an easier and safer choice for more Londoners. We need to increase the pace of change and make cycling to work the obvious, affordable and safe choice for thousands more Londoners"

Cycling... Road safety campaigners held a 'die-in' outside City Hall for killed cyclists and pedestrians after 11 cyclists and pedestrians died on London's roads in the first five weeks after Sadiq Khan was elected Quietway 1 (Q1), a back-street cycle route between Waterloo and Greenwich, has opened. Announcing the opening of Q1, Sadiq Khan said

I am already looking at what works best from the existing cycle schemes to ensure we deliver the best and safest road cycling network possible. Cycling leads to a healthier lifestyle, it helps to cut pollution and is a key part of my vision of the type of greener, more modern and affordable transport network we need in our city.

The Quietway 1 project was around a year behind schedule. The Guardian looked at why the schemes are proving so difficult to deliver **g**.

Superhighways. Confusion surrounded the future of the A40 superhighway, which has been met heavy opposition from some motorists and retail outlets. The scheme was reported to have been scrapped. Then the mayor's office denied that a decision had been made set with the mayor's Sadiq Khan said: "I've got an inbox full of cycling schemes to consider and I am determined to learn the lessons from previous projects as I increase TfL's spend on cycling safety, triple the current superhighway provision, roll out new town-centre cycling improvement plans, and promote safer, cleaner lorries"

Oxford Street. Sadiq Khan has pledged to pedestrianise Oxford Street, thought he has yet to provide details of his plans bd.

The New Teams in City Hall

Sadiq Khan has announced his central team Som E was a mounced his central team Som E was a many of the new deputy mayor for housing is James Murray. He is currently the lead councillor for housing and development at Islington council . He has vocally opposed the Mount Pleasant development, demanding more affordable housing on the site of . Sadiq Khan will chair the TfL Board. Val Shawcross is deputy mayor for transport and deputy chair of TfL. Her record includes eight years as chair and deputy chair of the London Assembly transport committee . Lord Andrew Adonis has been appointed chair of the Crossrail 2 Board. He will continue his role as chair of the National Infrastructure Commission .

The London Assembly has announced new committee chairs:

Assembly. Chair: Tony Arbour (Con). Deputy Chair: Jennette Arnold (Lab).

Economy Committee. Chair: Fiona Twycross (Lab). Deputy Chair: Kemi Badenoch (Con).

Environment Committee. Chair: Leonie Cooper (Lab). Deputy Chair: Caroline Russell (Green).

Housing Committee. Chair: Andrew Boff (Con). Chair: Tom Copley (Lab).

Planning Committee. Chair: Tony Devenish (Con). Deputy Chair: Nicky Gavron (Lab).

Regeneration Committee. Chair: Navin Shah (Lab). **Transport Committee**. Chair: Caroline Pidgeon (Lib Dem). Deputy Chairman: Keith Prince (Con).

News: Open Space

Health. A report commissioned by the National Gardens Scheme calls on policymakers, the NHS, clinicians and local government to do more to promote the importance of gardens and gardening in improving health outcomes. It says the formal use of gardens in England's health and social care system remains very limited, despite the promising results from a range of projects 15.

Croydon council is planning to "implement the parks transformation programme into community-led cultural hubs starting with the parks big conversation over the summer of 2016." The council's Community Strategy 2016-21 says: "Parks will increasingly be used for sports, community events, entertainment, and be run by community groups"

Greenwich council is consulting on how residents currently access parks and open spaces, reasons for visiting, barriers for usage, service satisfaction levels and priorities for the future. Closes 3 July

Local Green Space. The newly recognised Spitalfields Neighbourhood Forum is searching for green space in one of London's most tightly packed neighbourhoods to create a breathing space and help tackle air pollution. The forum's secretary said: "Spitalfields is so densely populated that most people don't have the luxury of a garden – so we're commissioning searches to find where there is open space"

Sports space lost in Greenwich. A planning inspector has approved 136 homes on a former football ground in New Eltham. Development of the site had been opposed by residents and Greenwich council. At one point, the scheme was rejected by the then secretary of state. Now, a planning inspector has said the borough does not have a five-year land supply, making all policies that restrict housing, including open space and sports provision, out of date. He accepted the site was locally designated as common open space and was not excess to local sports requirements. But, given the lack of land supply, he approved the housing scheme to the site was locally designated as common open space and was not excess to local sports requirements. But, given the lack of land supply, he approved the housing scheme to the site was locally designated as common open space.

Trees. The Elephant and Castle's Guerrilla Gardener, Richard Reynolds, has criticised Transport for London for breaking promises to plant 60 trees at The Bend's new piazza. TfL responded that there are already 30 trees in the area Ne. A Peckham councillor has urged residents to "pull their fingers out" and make demands from Southwark Council to plant more trees in their neighbourhoods. Councillor Mohammed said he was delighted that nine new trees have been planted around Rye Lane after he requested funding Ne.

Biodiversity. The London Pollinator Project run by Queen Mary University of London is breading ten thousand bees for release across the capital ". Six beehives have been installed at the Southwark recycling and waste facility on Old Kent Road to increase biodiversity at the site and in the local environment.

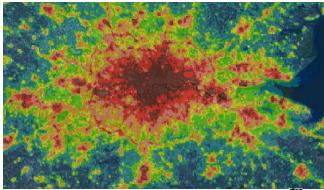
Biodiversity... Horticultural Week reports that London's green roof space has more than doubled over the past three years to 500,000 sq metres. Audits of the capital's Business Improvement Districts identified future scope for 300 rain gardens, 200 green walls and more than 100 hectares of green roofs, as well as smaller features such as planters and window boxes smaller features such as planters and window boxes of herbicide sprays in parks and open spaces. It is pioneering trials of chemical-free weedkillers for the Natural History Museum's grounds in London could cause the destruction of the Museum's 21-year old wildlife garden, which will be replaced with the more formal 'Western Grounds'



Natural History Museum plans

News: Light and Light Pollution

CPRE has published new maps showing the extent of light pollution around Britain **E**.



Light pollution in and around London

The **LSE Configuring Light** team said light pollution is part of the growing social inequality in our towns and cities. Bright lighting in housing estates has a negative impact on the wellbeing of the people whose bedrooms are illuminated by "prison yard lighting". Mona Sloane said: "Lighting can help build social inclusion and civic life across urban spaces and create places that are engaging, accessible and comfortable for everyone who shares them" **E**.

Illuminated bridges. Seventeen Thames bridges are to be lit up at night as a permanent light art installation, Sadiq Khan announced. Funds for the £20m project will be raised largely from private sources by a new charity the Illuminated River Foundation, which is backed by the Rothschild Foundation. A design team is being sought for the project the bd.

News: Festivals and Parks

The Wireless Festival will go ahead after a high court judge threw out a judicial review brought by Friends of Finsbury Park (FoFP) local campaigners aimed at banning it. FoFP said: "This decision has set a terrible precedent for the nation's parks. The council told the court that it can essentially do what it likes with the park. It could in theory exclude the public from as much of the park and for as many days as it saw fit. Should such a council be the guardian of such an important and necessary public open space?" The festival will take up more than a quarter of the park area for 14 days. FoFP argued the council's action to grant the festival permission was unlawful under the Greater London Parks and Open Space Act 1967. It said over 27% of the park would be off-limits to the public when the maximum permitted by the legislation was 10% 🚟 🚾 The group is to challenge the high court ruling in the appeal court Trib.

Battersea Park. Formula E has agreed to withdraw plans to race in Battersea Park after this season's events. A crowdfunded judicial review led by Battersea Park Action Group had been due to challenge the council's rights to rent out the park for racing. Wandsworth council, which would have received £1 million over five years from Formula E, said: "Park maintenance won't suffer without this extra income. But it but means we won't have as much money to do some of the bigger improvement schemes we might have hoped for" Em. The council had already run into considerable opposition for permitting commercial climbing company GoApe to take over an area of the park. The GoApe play area is inaccessible to anyone who cannot pay a £25 or more admission fee or does not book in advance 🚟 🦀 🖁

Sales. Bexley council is to sell four of its open spaces for housing, including Old Park Farm. The council argued it had a choice between the sales or neglecting grounds maintenance and playgrounds

Restrictions. In Building Design, Eleanor Jolliffe said too much public space is governed by constraints **bd**. Rules often make spaces too clean, too tidy and too orderly. Many of these places are tidy to the point of being barren and unusable. If Londoners' access to gardens is increasingly through access to public or semi-public spaces then the same level of thought and design that has gone into the space must be given to its access regulations and management. All of London's green space is only as useful as it is habitable.

Smells. The Save Highbury Fields Campaign Group made national news by trying to get barbecues banned from Highbury Fields. It complained of invasive smells wafting from the 29-acre green space **C**. A petition to Islington council has gained 250 signatures **C**. The council has issued barbeque guidance on its website **I.

Southwark council is consulting the public as it prepares to draw up a new masterplan for Geraldine Mary Harmsworth Park, one of the largest open spaces in the borough. The council wants better use of space. It plans to make circulation around the park easier and create visual links across the park using a coherent palette of planting and materials. The council has allocated nearly £1 million to create a network of high quality parks and open spaces across the borough **Ne**.

Festivals call. Massachusetts Amherst academic Jonathan Wynn argues that major cities should stop building museums and arts centres, which he says are unaffordable, and concentrate on hosting festivals \bigcirc .

News: Around the Capital

Bishops Goodsyard. Among Sadiq Khan's early challenges will be a decision on the Bishops Goodsyard scheme. This was due to be decided by Boris Johnson, who approved every other planning application he called in. However, the developer withdrew the plans to make changes in response to community objections and the recommendation from GLA planning officers that the scheme was refused. Hammerson and Ballymore will need also to find an accommodation over Sadiq Khan over his aim to deliver 50% affordable housing on most developments bd.

Croydon council has published its Community
Strategy 2016-21 . The council is aiming for:
50% of all new homes as affordable housing on all housing development sites across the borough and prevent them from flooding our housing market with tiny, poorly designed and sub-standard homes converted from old offices under permitted development rights.

The strategy contains little information on how the council will protect and enhance green space and the public realm.

Croydon council's development company Brick by Brick has plans to build 1,000 new "affordable" homes on 50 sites in the borough by 2018 bd. The borough, which has a £5 billion development pipeline, is aiming to create a team of architecture, conservation and urban design experts to conduct place reviews on major regeneration projects proposed for the borough bd. Plans for twin towers of 69 and 39-stories have been refused by Croydon council. It cited a lack of affordable housing and the damage to heritage that would be caused by the scheme at One Lansdowne ...



Rejected plans for One Lansdowne, Croydon

Ealing. The Guardian profiled Ealing council's decision to give away 61 acres of public land – known as Warren Farm and worth £31.5m – to Queens Park Rangers football club. The site is metropolitan open land **E**. Ealing council has approved 308 new homes as part of a wider regeneration project on the South Acton Estate. Phase 6 of the Acton Gardens scheme will replace 1,800 properties with more than 2,500 new homes

Enfield. Joan Ryan, MP for Enfield North backed demands for campaigners to be allowed to carry out a biodiversity survey on fields off Enfield Road and Cotswold Way. Her request to allow Enfield Road Watch access to the green belt site was dismissed by Fairview New Homes . Enfield council said 10,000 homes are to be built on the brownfield Meridian Water at Lee Valley. The borough hopes 30% of dwellings will be affordable and that the scheme will create about 6,000 permanent jobs [10]. Residents are considering launching a second judicial review after the Enfield council gave the go ahead for a house to be built in a garden in Enfield Town Conservation Area. The residents' judicial review against a previous scheme was successful but the council has since approved revised plans 🎹.

North London Heat and Power Project. Plans for the Edmonton EcoPark have been submitted to the planning inspectorate by the North London Waste Authority. The 16-hectare waste management complex will have an energy recovery facility, or incinerator, which will be capable of an electrical output of around 70 MW, It will also be capable of producing low carbon heat. The NLWA is requesting a development consent order – planning permission – from the secretary of state

Greenwich council has so far spent over £76,000 on legal costs defending its decision to approve the controversial Enderby Wharf Cruise Liner Terminal Sadiq Khan has promised to work with the council and residents to try to find a resolution to the dispute over the facility. Residents want a pollution-free terminal with liners powered by onshore electricity, not by their engines 100.

Hackney. Plans to close the roads around London Fields to through-traffic to create a Quietway may be scrapped by Hackney council following strong opposition with Local Government Ombudsman has found a backlog of 1,500 planning enforcement cases at Hackney council of M.

Haringey council has launched a search for a partner to deliver 1,400 homes next to Tottenham Hotspur's new stadium bd.

Kensington and Chelsea council will use an Article 4 direction to remove permitted development rights for basement expansion from next April . Architects have been appointed to design a new arts district at Cromwell Place bd.

Kingston council has given the go ahead for the mixed-use regeneration of the Eden Walk Shopping Centre in central Kingston, with 380 homes, office space, a new shopping centre, cinema, car parking and public spaces



Plans for Eden Walk

Merton. Wimbledon residents are opposing plans for a metal-clad hotel, which they say does not fit with the Victorian character of the area . A businessman is to put forward alternative plans to redevelop the former Wimbledon Football Club as a greyhound stadium, according to the Irish Independent. The bid will include 250 homes, of which at least 40% will be affordable . Earlier, plans for a 20,000-seater stadium, leisure centre and 602 flats had been approved unanimously by Merton council. They were called in by Boris Johnson, a move he later admitted might have been a mistake . AFC Wimbledon are hoping that Sadiq Khan will approve now its plans .



Plans for Wimbledon Football Club

Old Oak Common. Development chief Victoria Hills said she wants a world-class architect "like Santiago Calatrava" to design the development's rail station bd. Cargiant has appointed a design panel for its 19-hectare redevelopment project at Old Oak Park. The panel is chaired by Paul Finch, who led the London Olympics Design Review Panel . Cargiant has also published the results of its third round of consultation. The company welcomed the positive response from the public. It says it is examining opportunities to retain some of the Rolls Royce Building. It is also looking at bringing the Grand Union Canal to the site, rather than running along its edge. Cargiant will be shortly conducting a final round of consultation.

Redbridge. Campaigners wrote to Sadiq Khan imploring him to keep his pre-election campaign promise to protect green belt land and prevent Oakfield Playing Fields being developed into 800 homes. A City Hall statement said the decision rested with the council and it would not be "legally appropriate" for the mayor to comment before the Redbridge local plan was officially submitted to him later this year "Gu". An attempt to get the playing fields designated as local open space in the consultation draft of the Redbridge local plan was defeated in a council meeting Re.

Southwark. Developers have submitted plans for 155 homes on the grounds of Dulwich Football Club. The proposals would involve moving the football pitch onto Green Dale Playing Fields, owned by Southwark council 🌃 🌃. Southwark council has announced plans for Spare Street, a refurbishment of 'low line' railway arches to will create workspace for between 80 and 100 are being explored to revitalise the Old Kent Road, including public realm for pedestrians, urban greening, protection for cyclists and improved bus infrastructure Ne. Consultation continues on redevelopment of the Elephant and Castle. Current plans include high street and independent retailers, restaurant and leisure opportunities and a new university campus for UAL's London College of Communication, along with 1,000 new homes for rent ...

Thamesmead. Housing association Peabody has submitted plans for 1,500 new homes, a new civic quarter, and retail and leisure space. Peabody plans to "remedy earlier random interventions to create a coherent community" bd to the community to t



Plans for Thamesmead Phase 1

Tower Hamlets planners have recommended rejection of a 56-storey residential tower in the Isle of Docks, describing it as overdevelopment bd.

Waltham Forest council's planning committee approved 300 homes in blocks of five to 18 storeys, despite a minimum of separation between the blocks and strong local opposition **Gu**.

Westminster. Two architectural teams have jointly won an unofficial design competition to find an alternative to Renzo Piano's Paddington Pole. The planning application for the Pole was withdrawn after public protests bd. A public consultation on revised official plans for the site will be launched later this month bd.



John Thompson & Partners Paddington entry

News: Planning

Office conversions. After the government won an appeal court case, it has reinstated vacant building credit, which allows developers to reduce the level objecting affordable housing due from conversion of an empty office building P.

Outer London Commission. The Outer London Commission has published three reports to inform revision to the London Plan. They cover removing barriers to housing delivery; coordinating strategic policy and infrastructure across the wider South East; and accommodating London's growth

Brownfield. A report on soil health by the Commons environmental audit committee said Defra's plan to withdraw decontamination grants threatened the development of brownfield land in poorer areas because remediation would be dependent on planning conditions ...

Flooding. The Parliamentary Office of Technology has published a briefing note summing up current legislation on urban flooding, insurance and mitigation, including SuDS **M**.

Awards. Bridget Joyce Square, formed as part of the regeneration of Australia Road, has won a community impact award from the Institution of Civil Engineers for sustainable urban drainage landscaping Mr. The Frances Crick Institute and Walthamstow's mini-Holland project are among the shortlisted designs for the New London Awards, which seek out the capitals most innovative and inspiring schemes Mr.

News: Housing

Commons London debate. MPs debated affordable housing in London on 14 June. Closing the debate, under-secretary for communities Marcus Jones said the government had a track good record and more homes must be delivered through the open market. He told MPs: "It is clear that the new Mayor has a significant task ahead of him to meet the needs of the growing population in such an important world city. A number of hon. Members asked whether we would work with him, and we certainly look forward to doing so" the debate, the House of Commons Library published two useful briefings on affordable housing in the capital. They examine the level of housing need and delivery of affordable housing meed.

Over in Berlin, the growing housing shortage has led city authorities to ban short term letting of properties through Airbnb \bigcirc .

News: Heritage

Foyles war. Westminster Council has resolved to give permission for the demolition of the original Foyles store in Soho and replace it with a new development. Historic England had advised the scheme be refused. The heritage body asked Sadiq Khan to call in the scheme and refuse it chief Executive of Historic England, Duncan Wilson, said:

We are sorely disappointed by Westminster Council's decision. The height, bulk and corporate character of the design for this building to replace the much-loved original Foyles store on Charing Cross Road is completely out of keeping with the historic grain of Soho. There is only so much of the fabric you can tear away before a special place starts to lose its meaning.

The Victorian Society and SAVE also asked the mayor to call in the plans with Sadiq Khan refused the request saying he is "happy" with Westminster council's decision **6**7. SAVE has now called on secretary of state Greg Clark to halt the demolition **2**7.



Plans for the Foyles site

Norton Folgate. The Spitalfields Trust has lost a high court case aimed at getting Boris Johnson's approval of the controversial scheme overturned. The court dismissed the Trust's challenge on all grounds and ruled that the former mayor's decision was lawful the Spitalfields Trust is considering an appeal.

The **Museum of London** has published the shortlisted designs for its move to Smithfield Market . The museum has also announced it is interested in creating the capital's highest viewing gallery in Eric Parry's City skyscraper at Number 1, Undershaft bd.



A shortlisted design for the Museum of London

Enforcement. A Belsize Park resident has been told to apply for planning permission after she painted her conservation area house a darker shade of pink Manti. Wandsworth council has ordered the owners of a pizza house to repaint it, after it was decorated in the colours of the Italian national flag Manti. A public inquiry has been held into the demands by Westminster council for the Carlton Tavern in Maida Vale to be rebuilt brick by brick, after it was demolished without planning permission before it could be listed Manting Manting Demonstrates of the council for the listed Manting Demonstrates of the council for the Carlton Tavern in Maida Vale to be rebuilt brick by brick, after it was demolished without planning permission before it could be listed Manting Demonstrates of the council for the Carlton Tavern in Maida Vale to be rebuilt brick by brick, after it was demolished without planning permission before it could be listed Manting Demonstrates of the council for the Carlton Tavern in Maida Vale to be rebuilt brick by brick, after it was demolished without planning permission before it could be listed Manting Demonstrates of the council for the Carlton Tavern in Maida Vale to be rebuilt brick by brick, after it was demolished without planning permission before it could be listed Manting Demonstrates of the council for the Carlton Tavern in Maida Vale to be rebuilt brick by brick, after it was demolished without planning permission before it could be listed Manting Demonstrates of the council for the carlton Tavern in Maida Vale to be rebuilt brick by brick, after it was demonstrated in the colours of the council for the carlton Tavern in Maida Vale to be rebuilt brick by brick, after it was demonstrated in the colours of the carlton Tavern in Maida Vale to be rebuilt brick by brick, after it was demonstrated in the colours of the carlton Tavern in Maida Vale to be rebuilt brick by brick, after it was demonstrated in the colours of the carlton Tavern in Maida Vale to be rebuilt brick by brick, and the col

Waterloo. The Twentieth Century Society has called for Grimshaw's Waterloo International Terminal to be listed at Grade II*. It says the building, under threat from redevelopment as a shopping centre, is a high-tech Gesamtkunstwerk, where almost every detail of the interior was architect designed right down to handrails, uplighters and bathroom sinks significantly like interior was architect designed right down to handrails, uplighters and bathroom sinks

Roundup. The capital's first flat-slab concrete construction is to be demolished. Sainsbury's sausage factory, behind Stamford Street in Southwark, was the first structure in England built of poured-in-place concrete bd. The secretary of state for communities, Greg Clark, has called in a scheme to redevelop of an entire block of an Ealing conservation area. The Victorian Society was among those requested the call in The Victorian Society is seeking nominations for its top ten endangered Victorian and Edwardian buildings in England and Wales for 2016 . English Heritage has launched a new Blue Plaque app . Fulham Palace is planning a multi-million pound restoration project supported by the Heritage Lottery Fund .

News: Campaigning

In **CPRE London**'s annual newsletter, Chair John Croxen talks about CPRE's new Urban Network :: CPRE nationally needs to recognise that it is very difficult to protect the countryside without getting involved in how our growing towns and cities are planned. We need to escape the NIMBY label and deliver urban messages which are positive contributions to the big debates about housing and growth; where it should go and how it should feel.

The CPRE London eBulletin

Editorial. The CPRE London eBulletin is issued most months. Any views expressed are those of the editor and contributors, not of any part of CPRE. Andy Boddington, Editor, *cprenews@andybodders.co.uk*.

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