



High Speed 2

Assent. On 23 February, The High Speed Rail (London – West Midlands) Bill received royal assent . The bill is essentially the outline planning application for Phase 1 of HS2 and gives the go ahead for construction from Euston to Curzon Street in Birmingham. Earlier, the Commons voted 399 to 42 in favour of the bill, the Lords voting 386 to 26.

Construction. The line is expected to cost around £56 billion. The Taxpayers Alliance disagrees with the government's estimates and suggests project line will cost £90 billion . Stop HS2 says the line could cost £200 billion . The line and stations will take nine years to build. Major construction will begin in 2018, following a period of surveys, ground investigations, land clearance, archaeological works and new habitat creation – as well as engaging with communities. HS2 has set aside £3million to protect the environment in the Colne Valley region, including relocation of nature reserves, creating new visitor attractions and alternative woodland routes .

Camden council is currently constructing six apartment blocks on the Regent's Park estate to replace homes lost to the construction of HS2 . The council said .

"Our priority now is to hold HS2 Ltd to account on its commitments and make sure it does everything possible to further reduce impacts on Camden. We will also continue to push for the comprehensive redevelopment of Euston station, key to securing the best possible long term outcome for the area, including over 2,000 homes and around 15,000 jobs."

Residents and campaigners reacted angrily to the granting of royal assent. They said construction of the line will lead to up to 800 HGVs entering Camden daily and will disrupt Superhighway CS11. They are calling for Old Oak Common to become a temporary terminal to allow for more time to redevelop Euston Station . Camden Civic Society is protesting over the loss of trees in St James Gardens and over 50 trees in Euston Square Gardens .

Euston. MP Keir Starmer and AM Andrew Dismore said millions of people travelling into Euston Station over the next 20 years will face a completely unacceptable degree of disruption. They also want a temporary terminus at Old Oak Common until Crossrail 2 is built. They said more constructional materials and waste should be transported by train .

Reaction. Stop HS2 said:

"HS2 getting the go-ahead is a triumph of spin over evidence-based policy... It is a sad indictment on modern day politics that we have won all the arguments on HS2, every poll has shown increasing public opposition to this white elephant, and all the independent reports from experts have labelled HS2 a boondoggle, but we are stuck with it" .

Caroline Russell, AM and Green Party transport spokesperson said:

"Today is a sad day for campaigners who have worked tirelessly to stop this wasteful project going ahead, but we'll keep on fighting to protect the local communities and environment from the damage threatened by HS2. The risks far outweigh any potential benefits and it's staggering so much money will be poured into HS2 when better transport projects improving local rail networks desperately need investment" .

Heathrow Expansion

Carbon Neutral Heathrow

Heathrow 2.0. The airport has launched Heathrow 2.0, a strategy to ensure that expansion and the third runway are carbon neutral and that by 2050 Heathrow is zero carbon . The 260,000 extra flights a year anticipated from the third runway will make the airport the UK's largest source of carbon emissions. To reduce or eliminate the impact of expansion, Heathrow 2.0 sets out more than 200 targets across a range of social, environmental and economic issues. The aim is that by 2020, all growth from the airport's new runway will be carbon-neutral. The last 5% of flights made by the most polluting aircraft will have been removed. NO2 emissions from airport-related traffic will have been reduced by at least 40% from a 2013 baseline. Heathrow will create a new Centre of Excellence for sustainable aviation. An ultra-low emissions zone for airside vehicles will be in place by 2025. By 2030, more than half of all airport passengers will use public and sustainable transport. By 2050, Heathrow aims to be zero-carbon and zero-waste. All water consumed by the airport will come from sustainable sources. Becoming carbon neutral and subsequently zero carbon will require extensive use of carbon offsets. This might include restoring degraded peat bogs across the UK to enable them to absorb carbon.

Reaction. The Aviation Environment Federation said: "The plan aspires to a cleaner and quieter future but its detail is largely concerned with short-term, incremental improvements that are not up to the challenges that would come with runway expansion" .

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@andybodderson.co.uk.

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Heathrow Expansion News


“Black hole” Heathrow. A report from the Commons environmental audit committee warned of the negative environmental impact of the airport expansion, warning that it could create a “black hole” in future carbon budgets        . Mary Creagh, chair of the committee, said:


“Worryingly, the government looks set to water down the limits on aviation emissions recommended by its own climate change advisors. That would mean other sectors of the economy, like energy and industry, having to cut their carbon emissions even deeper and faster.”

“Mitigating the air quality, carbon and noise impacts of a new runway cannot be an afterthought. Ministers must work harder to show that Heathrow expansion can be done within the UK’s legally binding environmental commitments.”

The MPs said they had no confidence in the government’s reliance on people switching to electric cars to reduce pollution around the airport. They are concerned that the government is watering down the powers it intends to give to the new independent noise oversight body and that ministers lack ambition on mitigating noise. The committee said the government must publish a comprehensive re-analysis of the air quality impacts of Heathrow expansion alongside the final draft of the Airports National Policy Statement. Lord True, leader of Richmond council, said:





“Expanding Heathrow would not only be damaging to the environment, but it would damage the health of tens of thousands of Londoners. And, the government has no realistic plan to combat this” .

London Assembly. The environment committee has written to Heathrow asking whether expansion is legally possible in the light of [recent high court rulings](#) on air quality law. It also wants to know how increased surface transport will be handled, and how noise and carbon emissions will be minimised .

Construction. The airport wants to make extensive use of off-site construction on its £17.6bn expansion programme to reduce the workforce it needs by almost a third to under 10,000 a day .




Source: Heathrow



Community. A new anti-airport expansion group, Brentford and Hounslow Stop Heathrow Expansion (BASHR3), has been set up by residents of Hounslow and Brentford  . Wandsworth council and Stop Heathrow Expansion complained that a DfT leaflet advertising a consultation was biased for not mentioning the adverse impacts of expansion and exaggerating the benefits of the scheme  .


Noise. The House of Commons Library has published a briefing paper on aviation noise . The government has published an interactive map on noise from the proposed northwest runway .









Planning News




Green Belt and Open Space






Green belt. Professor Dieter Helm, the chair of the Natural Capital Committee, said the green belt should be preserved and treated as a key part of the country’s natural capital asset register. At the same event, Janet Askew from the University of the West of England said: “If nothing else, we should leave this room today knowing that London has been influential around the world at defining what a compact city is. The green belt is a sustainable policy and it works” . Barnet council has been criticised after its planning committee voted in favour of a 6-hectare green belt development for Hasmore school .

Metropolitan open land. Hanwell Community Forum has lost its high court battle to block construction of a training centre for QPR football club on metropolitan open land at Warren Farm. Mr Justice Dove said that while “the land at the Warren Farm site might have some characteristics of protected open space, the key point is that it was not designated as such.” He also rejected claims that noise and lighting would affect nearby residents  .






Lee Valley Park. Boroughs south of the river are protesting that they are forced to contribute to the £10 million annual bill for running the 26-mile-long Lee Valley Park. A 1966 Act of Parliament requires all 32 London boroughs, along with Essex and Hertfordshire county councils, to pay a share of the park’s costs. James Berry, the Tory MP for Kingston and Surbiton, has introduced a ten-minute rule bill into the Commons to overturn the legislation .




Parks report. The Commons communities and local government committee said the contribution that parks make to public health, community integration and mitigation of climate change needs more recognition. The committee calls on councils to publish strategic plans that recognise the value of parks beyond leisure and recreation. The plans should set out how parks will be managed to maximise their contribution to wider local authority agendas, such as promoting healthy lifestyles and managing flood risk. The government should issue guidance to councils to work with health and wellbeing boards and other relevant bodies to publish these joint plans. It should consider making production of a strategy a legal requirement if the guidance proves ineffective        .


Parks report... The Parks Alliance said public parks face a period of serious decline unless their role in areas such as public health, community integration, and climate change mitigation is recognised. Parks management budgets are down by up to 97%. The Alliance echoed the select committee's call for greater leadership to ensure public parks and open spaces thrive   .

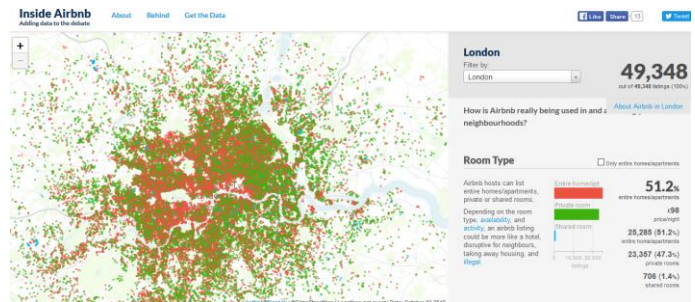
Healthy space. Newcastle city council is preparing to transfer its 33 parks to a trust. Unlike the [Parks Trust in Milton Keynes](#), Newcastle's trust will not be endowed and will rely on grants and earned income. The council has allocated £1m a year of anti-obesity funds from its public health budget for the parks  . Birdwatching can help stave off depression, anxiety and stress, according to a study by the University of Exeter, the British Trust for Ornithology and the University of Queensland. After conducting surveys in Milton Keynes, Bedford and Luton, the researchers concluded that people living in neighbourhoods with more birds, shrubs and trees are less likely to suffer from anxiety, depression and stress   .

Planning




Arts. The cultural sector in London is at growing risk from the surge in regeneration projects across the city, according to the Assembly regeneration committee. In a report, Creative Tensions, the committee urges the mayor to make Hackney Wick in east London a pilot "Creative Enterprise Zone"   . The mayor wants the Thames Estuary transformed into a global centre of excellence for the creative industries, with several large-scale developments proposed. The plan has been developed with local councils and the South East Local Enterprise Partnership (SELEP)  .




One in three homes not built. More than one in three homes with planning permission in London (36%) are never built, according to analysis from the Fifty Thousand Homes campaign. The campaign, which is tracking housing development across the capital, says for those houses that are being built, it takes three years from grant of permission to being ready for occupation. Developments of 100-149 homes are most likely to be built, with 88% either under construction or successfully completed within three years. On average, around 30% of new homes being built in London are 'affordable' homes: including social housing, affordable rent, shared rent and shared ownership. Shelter said: "It seems clear that the Mayor needs to start getting tough with organisations who have planning permission but simply don't get on with building"   .

Airbnb. The growth of short-term letting through Airbnb and similar operations is reducing the availability of residential lets in some areas of the capital. In 2014, the government changed planning rules to allow letting of houses and apartments for up to 90 days without planning permission. In December last year, Airbnb announced it would block landlords from exceeding the 90-day limit  . Westminster, which has nearly 3,000 Airbnb properties listed, has now taken on three extra planners to monitor and enforce short-term lettings .



Airbnb lets in London, October 2016
(source [Inside Airbnb](#))

Permitted development rights. Depressed residential values, marked shortages of office space and refusal of prior approvals are reducing the rate of office to residential conversions in London. Permissions for office conversions reached 93,000 square metres in 2014, but fell to 38,000 square metres in 2015 and 16,000 square metres in 2016  . During the passage of the Neighbourhood Planning Bill in the Lords, ministers promised they would consider giving councils more power to prevent office-to-residential conversions "where an area is meeting its housing need, tied to housing targets." A Labour amendment seeking to remove permitted development rights for conversion or demolition of pubs was passed but may be reversed in the Commons .

Call ins. Sadiq Khan has used his call in powers to overturn decisions by Haringey and Harrow councils. Haringey council had rejected an application for 505 homes in Tottenham, including a 21-storey tower at [Hale Wharf](#), over concerns that it would be too tall and would adversely impact green belt land. Mr Khan said his negotiations had ensured protection of the green belt and 41% affordable housing. An application for 186 homes in Palmerston Road in Wealdstone was rejected by Harrow council which said the 17-storey development was too high. The approved scheme will have 31% affordable housing. Sadiq Khan said: "These high-density developments will deliver hundreds of the much-needed, genuinely affordable homes Londoners need in areas of the capital ripe for further development"   . London Assembly member Tony Devenish said "Ti:

"This is a huge slap in the face for local democracy and the people of Harrow and Haringey. These decisions not only contradict Sadiq Khan's commitment to respect London boroughs' democratic autonomy in planning decisions, they also categorically break his pledge for 50 per cent affordable housing."



Plans for Hale Wharf

Regeneration. Green AM Sian Berry described Sadiq Khan's draft guidance on estate regeneration as "worse than useless". She said: "The guidance needs to be rewritten from scratch, working with Londoners to get it right" ^{Venue News}. Between 2010 and 2015, 106 hectares of industrial land was released every year for other uses, mostly housing ^P. A new campaign group, Think Deep, has been formed to support subterranean urban development ^{Land scope Instit}.

TfL housebuilding. The mayor wants to government to relax rules that require TfL to maximise profit from development of its land for housing. This will allow more affordable housing to be built ^{Venue News}. TfL is aiming to deliver to 3,000 a year by 2018 ^{bd}. It is planning to build approximately 350 new homes on a 1.8 acre site located on Forest Road, opposite the London Overground's Blackhorse Road station, "with the aim of making 50 per cent of them affordable" ^{FT}. TfL is also to redevelop a four-acre brownfield site in Kidbrooke, Greenwich, which will provide 400 new homes, half of which will be affordable ^{FT} ^T ^{FT}.



Kidbrooke redevelopment

Around the Capital

Brent council has approved plans for 226 homes as part of a mixed-use redevelopment of a 1.44-hectare site within the South Kilburn Estate. Under 19% of the housing will be affordable ^P.



South Kilburn Estate

Croydon. Taberner House is to be regenerated. Around 500 homes will be built on the former council headquarters. The plans include a new play area and two public squares. Queens Park will be remodelled to bring out the its Victorian heritage, restoring walls and a sunken garden ^{Land scope Instit}.

Croydon council approved plans for a seven-hectare mixed use cultural quarter in the town centre. The College Green development includes more than 2000 new homes, new "high-quality public spaces", a new college, a 2000 sq metre art gallery and retails and office space. Just 15% of the homes will be affordable. Controversially, the Fairfield Halls will be refurbished. Campaigners also say the development will impact on nearly conservation areas ^{CROYDON} ^P ^{SWL} ^{GU} ^{TUR}. The government has given £14 million towards the cultural quarter ^{CROYDON}.



Croydon cultural quarter

Hackney council is consulting on implementing the **Dalston Area Action Plan**. The AAP designates a new Public Open Space, known as the 'Eastern Curve Public Realm', the gateway to which is currently occupied by the Eastern Curve Garden, a popular community garden established seven years ago. The plans will mean that the garden will become an open thoroughfare to a shopping centre. Open Dalston blogger Bill Parry-Davies said: "The presently secure and intimate environment of the existing Eastern Curve Garden, and its economic self-sufficiency, would be lost forever" ^{OPEN DALSTON} ^{Ga}.

Hammersmith and Fulham. Sadiq Khan has approved plans for a new football stadium for Chelsea at Stamford Bridge. He said it would be a "a jewel in London's sporting crown" ^T ^{FT} ^{CITY} ^{AM}.

Haringey council is planning to build 5,000 homes and a new town centre at Wood Green. Controversially, the Labour controlled authority plans to redevelop its public land and estates, including Northumberland Park, in partnership with the Australian property developer, Lendlease. After a five-hour debate, the council's scrutiny committee sent the £2 billion proposal back to cabinet for reconsideration ^{EVERY} ^{SCOTT} ^{HARI} ^{HARI} ^{LOON} ^{LOON} ^{HAM} ^{AM}.



Northumberland Park Regeneration Area

Hounslow. Residents are opposing redevelopment of the Morrisons site for a replacement supermarket and housing. They say the plans are over-bearing, out-of-scale and out-of-character BREN TORD TORD TORD.

Greenwich. The Twentieth Century Society is calling for the North Greenwich Interchange to be listed de 853. It is threatened by a £1 billion redevelopment of the area for housing retail, offices and hotels. The 20-year old Interchange tube station would be demolished and rebuilt below a scheme of towers de.



Plans for North Greenwich

Mount Pleasant. The post office has put most of the former sorting office site up for sale. The site was controversially awarded planning permission for 600 homes by Boris Johnson against strong local opposition. The Mount Pleasant Association, which has put forward an alternative scheme, is hoping to buy the site. The association has also applied to Camden council for a Community Right to Build Order bd.

Southwark. Southwark council has removed permitted development rights for the conversion of all 188 pubs in the borough with immediate effect P. ITV is to redevelop its 1970s production centre on the South Bank lond set. Plans for 25-storey twin towers on the site of a petrol filling station on Albert Embankment have been approved by members of Lambeth's planning committee. The scheme's architects said: "We've generated a building form which responds to the character and grain of the conservation area by breaking down the building mass into a series of vertical elements which cluster into two forms. The Victorian engineering heritage of the 19th century which allowed the Albert Embankment to flourish has been reflected in the building design" lond set AJ.



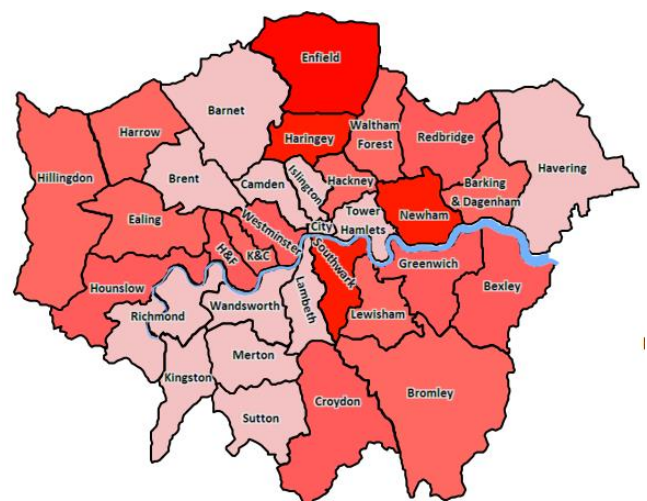
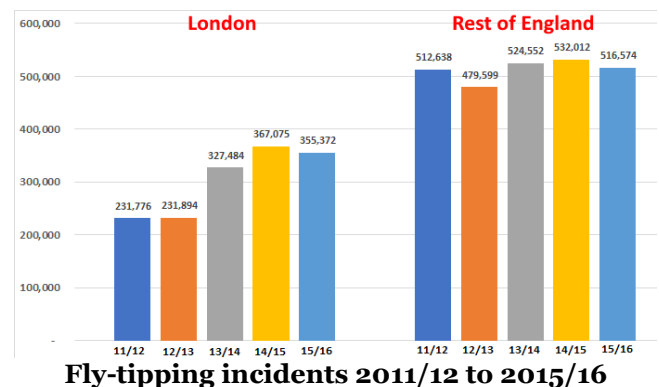
Twin towers for Albert Embankment

Wandsworth council is again working on plans to build a footbridge across the Thames between Nine Elms and Pimlico. There was strong opposition to the original plans, which would have landed in Westminster at Pimlico Gardens. The council says that the location of the bridge has not yet been fixed AJ.

Westminster council is asking for votes on its inaugural People's Choice Awards for design excellence de. From January 2017, an Article 4 direction will ensure that conversions of shops to services such as estate agents, employment agencies and bureau de change in Westminster will require planning permission de.

Waste and Recycling

Fly-tipping. More than 355,000 fly-tipping incidents occurred in Greater London in 2015/16, costing more than £14 million to clean up de. The fly-tipping rate in the capital was 38 reported incidents per 1,000 people, three times the national rate of 13 per 1,000. Boroughs acted against perpetrators on 140,200 occasions. Fines totalled £677,000, less than 5% of the boroughs' costs. The most common locations for fly-tipping were the highway (63%) and footpaths and bridleways (23%). The borough most affected by fly-tipping is Enfield, with 70,930 incidents reported, 218 per 1,000 people. Haringey follows with 130 and Newham with 101 incidents per 1,000 people. Lambeth, Sutton, Kingston upon Thames and Wandsworth all have fewer than 10 incidents per 1,000 people.



Darker shaded boroughs have more fly-tipping

Edmonton approval. Plans for the North London Heat and Power Project, which will replace an existing energy-from-waste plant at the Edmonton EcoPark, have been approved by business secretary Greg Clark Natio Infra Plan. He concluded that the scheme would have "no significant socio-economic impacts" despite a net loss of jobs. The facility will incinerate 700,000 tonnes of non-recyclable waste from north London households and businesses each year, generating 70MW of heat.



The North London Heat and Power Project

Litter. Environmental officers will wear body cameras in Wandsworth to help tackle littering as part of a new pilot project [reso](#) [litter](#).

Drinks packaging. The Commons environmental audit committee has launched an inquiry into the environmental damage caused by disposable drinks packaging, especially plastic bottles and coffee cups [Mail Online](#) [edie](#). The City of London is working with Network Rail, coffee chains and employers to introduce dedicated coffee cup recycling facilities across the Square Mile [reso](#) [litter](#) [g](#). Costa Coffee is recycling disposable coffee cups from any retailer [g](#). In January, it was reported that the government was likely to reject proposals for a deposit scheme for plastic bottles. Defra's first draft of the national litter strategy contained no mention of a scheme [Mail Online](#) [T](#). Ministers are now reported to be reconsidering after Coca Cola withdrew its earlier opposition to a deposit scheme being introduced in Scotland [Mail Online](#) [g](#) [sky](#) [New](#). Research is underway to develop 100% plant-based bottles [LE](#).

Thames Tideway Tunnel. The National Audit Office said that alternative schemes to that under construction were not fully costed by Thames Water or independently scrutinised. Defra was working to a target of four spills a year. This exceeds compliance with the EU Water Directive, future-proofing the project against climate change and population growth. But, the NAO said, a lower capacity tunnel could still have achieved the four spills threshold, delivering an estimated £646 million of savings. Defra countered that the costs of rectifying an inadequate tunnel would be prohibitive [NAO](#).

Heritage

Protected views. Two residential towers proposed for the Olympicopolis in Stratford are being reduced in height. The redesign follows the row over Manhattan Loft Gardens damaging protected views of St Paul's Cathedral. The reduction in height means that the scheme, which includes an outpost for the V&A, will need to be redesigned to deliver more housing at lower levels. Other skyline projects in Stratford may be affected by Sadiq Khan's plans to tighten rules on London's protected views [AJ](#) [P](#).

Unprotected views. Historic England has criticised the plans for new skyscrapers on Blackfriars Road and Stamford Street, saying they will harm the view from St James's Park. It also said the proposals would seriously harm the setting of the small scale listed buildings in Roupell Street and Aquinas Street and the surrounding conservation area "through the enormous contrast in scale" [lond](#) [set](#) [img](#).

Heritage roundup. Communities secretary Sajid Javid has halted the planning application for Renzo Piano's contentious Paddington Cube as he considers whether to call for a public inquiry. Historic England, the Skyline Campaign and SAVE are among those that have objected to the proposals [g](#) [e](#). The former War Office, a grand Edwardian building on Whitehall, has gained planning permission to be converted into a hotel. Despite local objections, Historic England did not oppose the scheme [T](#) [Even](#) [Star](#) [img](#) [img](#). The Spitalfields Trust has applied to Tower Hamlets council to have Whitechapel Bell Foundry, which will close in May, designated as an Asset of Community Value [img](#). The Commons public accounts committee has urged Parliament to proceed with the £4 billion revamp of the Grade I listed Palace of Westminster, warning any delay will only add to the cost and risks [bd](#) [img](#).

Toxic Air

Initiatives. Sadiq Khan has opened the capital's first Low Emission Bus Zone in Putney High Street [LON](#) [img](#). He called for cars to be banned from roads near schools to reduce air pollution and to force parents to walk their children to school [img](#) [The](#) [Times](#) [E](#). Mr Khan also wants to the government to introduce a diesel scrappage scheme [edie](#). Islington council called on the mayor to join Paris, Madrid and Mexico City in getting rid of the most polluting vehicles from Greater London within a decade [Even](#) [Star](#) [img](#). The T-charge, a £10 penalty for diesels entering the congestion zone that do not meet Euro 4 standards, will commence on 23 October [LON](#) [trans](#) [road](#) [g](#).

Warning. The European Commission has given the UK government a final warning for failing to address repeated breaches of legal limits for toxic air pollution, including in London [trans](#).

Planning. Closing city centre car parks and replacing them with open space, housing or retail units could reduce air pollution. This is one of many ideas and recommendations in a report from think tank ResPublica [img](#) [The](#) [Times](#).

Terminal. Campaigners failed in their latest attempt to overturn the planning permission for a cruise terminal at Enderby Wharf in Greenwich. East Greenwich Residents Association wants the cruise ships to be powered by electricity supplied from onshore, rather than by running engines throughout their stay at the wharf. The residents are considering petitioning the European Parliament [W](#) [cro](#). The BBC reports that cruise ships contribute up to 23% of air pollution in Southampton [img](#).

World view. The World Health Organisation reported that 570,000 children under 5 years around the world die from respiratory infections, such as pneumonia, attributable to indoor and outdoor air pollution, and second-hand smoke [img](#) [g](#). A US study suggests that urban trees only cut air pollution by 1%, though this can still be beneficial to health [img](#). The designers of the **Bosco Verticale** in Milan are drawing up designs for forest cities to cut pollution in China [g](#).

Campaigning

CPRE London is seeking new trustees [CP](#) [RE](#).