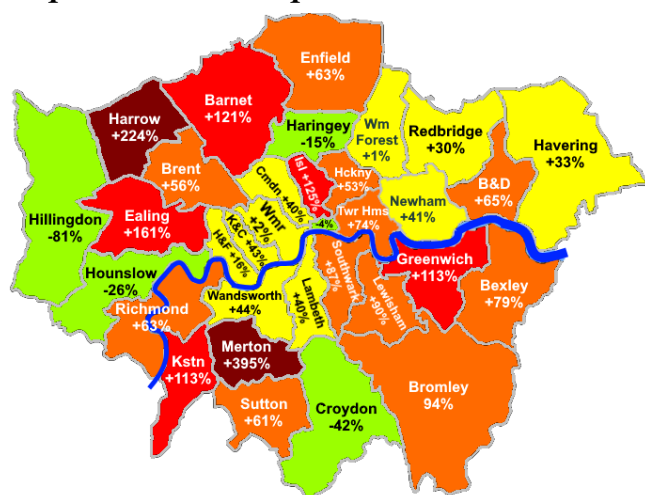




Building Homes in the Wrong Places?

The government abandoned local housing targets in 2013 when it scrapped regional spatial strategies. The capital, however, retained the current London Plan. That contains [advisory targets](#) for the 32 boroughs and the City. Each borough has produced its own local plan, some of which contain surprisingly low housing ambitions. Merton, for example, plans for just 320 new dwellings a year, a contrast to neighbouring Sutton which aims for 1,100 new homes a year. Both boroughs are set to get a huge hike in their housing targets if the government gets its way.

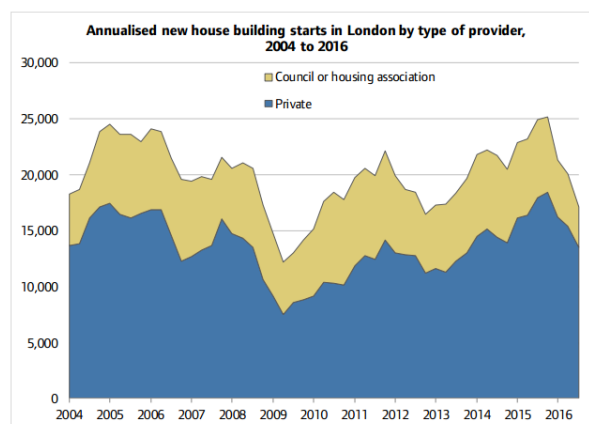
The government wants a new way of calculating housing need. [Planning for the right homes in the right places](#) aims to end protracted disputes at planning and local plan inquiries on the arcane topic of objectively assessed housing need. The new method is simple. Take the projected increase in households to 2026, divide it by ten and apply a multiplier to reflect the affordability of homes in the area. **Simple – but so simple it could be stupid.**



Indicative changes in housing targets

London is set to get the biggest increase in housing need of any region in the UK. The boroughs say they need 41,621 new homes a year. The London Plan target is marginally higher at 42,389 homes, though this is expected to be revised upwards in the revised plan due later this year. Sadiq Khan's election manifesto spoke of 50,000 homes a year. But the government's new target for the capital is 72,407 new homes every year. **This 74% increase is unlikely to be deliverable.**

In 2016, [building started](#) on 17,322 units in the capital. Building has been higher in the past but never above 25,000 dwellings a year. Not one London borough is completing enough housing to meet the government's indicative targets. One third of London boroughs will need to build an extra 2,000 homes a year.



Source: [Housing in London 2017](#)

The construction industry in London is [reliant on migrant labour](#). Just 55% of workers come from the UK and 27% are non-UK EU citizens. There are already [concerns about a skilled labour shortage](#) after Brexit. This situation will be exacerbated in London by HS2, a third Heathrow runway and Crossrail 2, if those go ahead. Housebuilders will be reluctant to flood the market, especially at a time when house prices in the capital [may be falling](#).

Ministers say the new numbers for housing need are not targets. But if a borough does not plan for enough homes, it will not have a five-year land supply. At that point, the presumption in favour of sustainable development will kick in, leading to a free-for-all in housebuilding. Boroughs not getting enough housing built will be penalised under the [housing delivery test](#), now due to come [into force next year](#). The new numbers, if they are adopted after [the government's consultation](#), will be targets in all but name.

This debate is not just about London. The crudity of the proposed methodology means that areas in the north of England, many desperate for regeneration, will get lower targets. That could stifle ambition. It could result in the north becoming a brownfield dust belt, while London expands beyond its capacity to provide a clean, green and healthy environment for its citizens.

Communities secretary Sajid Javid [told the Conservative conference](#): "For decades, our planning system has failed to plan for the homes we need."

There is little argument that we need more housing but the government's proposals will build homes in the wrong places. They will put pressure on open space, metropolitan open land and the green belt. It's not just houses, it's the schools, jobs and all the social and transport infrastructure needed for an expanding population. Many boroughs, unable to build out, will build up. They face an impossible task.

The new formula could bring local planning for housing to an end. Everything will be driven by numbers not local ambitions. **This looks to be a policy for building homes in the wrong places.**

New Housing 'Targets'

Consultation. The government is consulting on mechanisms to deliver policies in last February's white paper, *Fixing our broken housing market*. The consultation on *Planning for the right homes in the right places* closes on 9 November. The government is putting forward several proposals, including improving how adjacent authorities work together and a standard method for calculating local housing need.

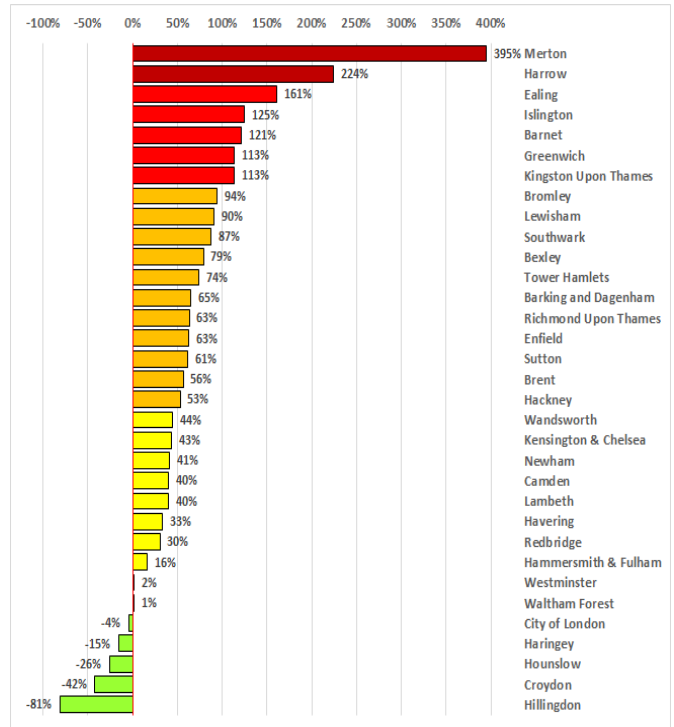
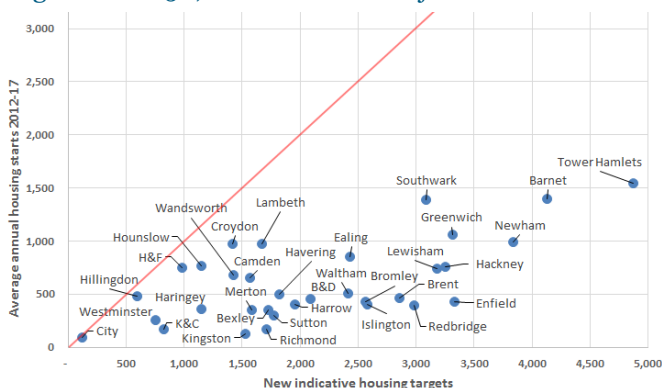
Household growth projections will be used as the demographic baseline for every local authority area. The government's indicative estimates are based on the mid-2014 based household projections, published in 2016. These estimate that London will grow by 523,000 households by 2026. The consultation says: "Household projections should be regarded as the minimum local housing need figure."

Market signals. Taking the thesis that high prices directly correlate with housing need, the new methodology will apply a multiplier based on affordability. In areas where median house prices are more than four times the median earnings, the multiplier would increase the housing need figure by 0.25% for each one per cent the affordability ratio rises above 4.0. Affordability ratios in London range from 8.8 in Barking and Dagenham to 38.5 in Kensington and Chelsea.

Indicative targets. The government's estimates of housing need are described as "indicative". Final numbers will be based on the latest available statistics next spring.

Further details of the proposals can be found in a special edition of the CPRE South East eBulletin.

London housebuilding. Current and historic housebuilding rates are much lower than those the government is proposing. In the five years from 2012/13 to 2016/17, the average number of new housing starts in London was 20,132 a year. Completion rates average 20,430 homes a year. None of the London boroughs are building enough housing to meet the government's proposed targets, though the City, Hillingdon, Hammersmith and Fulham and Hounslow are close to the new demands (see graph below and table on page 8). Tower Hamlets, which has been building homes at a higher rate than any other borough, gets the highest increase in housing need. Hounslow and Hillingdon get lower targets despite the backers of Heathrow's expansion saying a third runway might deliver 50,000 or more local jobs.



Indicative changes to local plan housing targets

Enfield, facing an increase of nearly 1,300 homes a year, told *Inside Housing*:

"The council is still assessing the government's suggested basis for calculating housing need; however, an annual housing target exceeding 3,000 homes is far greater than the council's own assessment... and it is not a target that can be achieved unless the government urgently brings forward investment in rail and road infrastructure."

Barnet. The government wants the borough to build more than 4,100 homes a year. The council said it is committed to building new homes to meet housing need and improve the borough:

"We are well underway with delivery of 27,000 new homes, including 7,500 and Brent Cross and 10,000 at Colindale. This is more than any other outer London borough, and means that most of our large brownfield sites are already identified for development. We struggle to see how the government's proposed target could be delivered in practice."

Tower Hamlets council, which could be asked to up its delivery from 2,800 to 4,900 dwellings a year, said it was about to start consultation on its local plan:

"The [new] plan uses the current planning practice guidance methodology to calculate strategic housing need and results in a need of 3,100 homes. Our London Plan target is 3,931 homes a year which is the number of homes we try to deliver. In the last year (2016/17) we actually delivered 4,260 homes – over the London Plan target for our borough."

Southwark council, which could face demands for an extra 1,450 homes a year, reacted angrily:

"To get the homes built that our country so desperately needs the government needs to take a long, hard look at its own actions – or rather lack of action – rather than pointing the finger at councils like Southwark."

London Housing Strategy

Draft strategy. Solving the capital's housing crisis will be a marathon not a sprint, according to the mayor's new housing strategy. To deliver the level of housing required, Sadiq Khan is calling for more powers over housing to be devolved to London from Whitehall. The proposals are set out in the draft *London Housing Strategy*, which has been issued for consultation until 7 December ^{LON}_{DON}. The strategy has five key areas.

1. Building more homes for Londoners. The aims are to bring more land forward for development, increase public investment and diversify the construction industry away from reliance on the biggest construction companies:

"It is likely that land will be required to build significantly more than 50,000 new homes each year, for at least the next 25 years. The mayor will strongly promote the development of well-designed, environmentally sustainable, and high density housing on suitable brownfield land."

2. Delivering affordable homes. The mayor will work towards half of new homes being "genuinely affordable".

3. Quality homes and inclusive neighbourhoods. There must be more focus on the quality, safety, and sustainability of homes and neighbourhoods. Homebuilding will become a more open process. The mayor will address concerns about empty homes, overseas buyers and the impacts of estate regeneration.

4. A fairer deal for private renters and leaseholders. The aim is to enforce decent homes standards and ensure a more secure, stable and affordable private rented sector. The mayor will press for a fundamental reform of leasehold.

5. Tackling homelessness and helping rough sleepers. "The mayor's aim is to ensure there is a way off the streets for every single rough sleeper in London."

Housing numbers. No housing targets are set out but the mayor is clear that housing targets are going up: "New City Hall analysis, set to be published in the autumn, will show that we need many more homes than are currently planned for, and that of these new homes around 50% will need to be affordable."

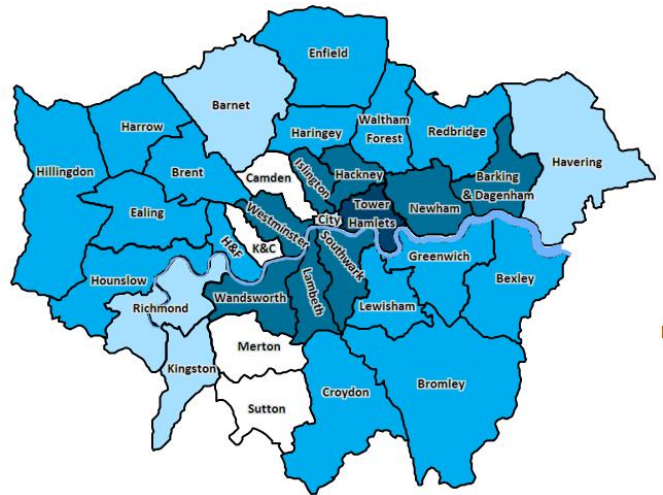
Housing growth in recent years has been concentrated in inner London (see map right). The strategy makes clear that outer London boroughs must make a greater commitment to building housing:

To meet our housing needs while protecting the green belt and open spaces, London must build at higher densities and ensure that all parts of the city take their fair share of new homes.

Green belt. If the green belt and open space are to be protected, housing developments must be denser and higher.

"Delivering significantly more new homes will require higher densities in many locations, as well as a move towards greater co-location of different types of buildings and land uses."

This will require "a new approach to design-led density" in the forthcoming revision of the London Plan.



Additions to London's housing stock by borough 2001-16. Darker colours indicate higher growth (source).



Green belt in London (source)

Affordable Housing

Affordable housing. Sadiq Khan has earmarked an initial £250m to buy and prepare land for new and affordable homes ^{LON}_{DON}. He also issued a supplementary planning document (SPD) designed to increase affordable housing in new developments. Developers that commit to 35% of homes being affordable will bypass protracted viability negotiations. Developments on public land must deliver 50% affordable housing. The SPD has gained support from the build to rent sector ^{LON}_{DON} ^{Pro}. The difficulties of securing affordable housing are revealed by recent approval of two schemes in Greenwich. Of the 545 homes, just 12% will be affordable ⁸⁵³. In Lambeth, developers not meeting its 40% affordable homes target will be required to make their viability assessment public ^P.

New modes of construction. Mr Khan announced a £25 million investment to ensure that 1,059 prefabricated 'pocket homes' are built on public land by March 2021 ^{LON}_{DON}. The assembly also gave its support to prefabricated homes ^{LON}_{DON}. Architects say modular construction will allow for flexible design ^{AJ}. Another recent innovation is "naked homes", where the first residents need to install their own floors, walls and finishes ^{FT}.

London Landscapes

Valued landscapes. Contrary to much popular opinion, it's healthier to live in the inner city. University research shows that in 22 British cities, people living in built-up residential areas had lower levels of obesity and exercised more than those that lived in suburban homes [g](#). A good quality public realm will deliver a return on investment for developers, according to a report by property advisor CBRE and Gehl Architects. The public realm at King's Cross is cited as an exemplar of good practice [cbr](#). Research by Fields in Trust shows a positive association and statistically significant link between green space exposure and health and wellbeing [x](#). The 606, Chicago's signature rails-to-trails project, is having unexpected consequences. Rising rents and a wave of development threaten to force out some of the people to whom the elevated park was supposed to deliver much-needed open space [Ch](#).

Access. The assembly has passed a motion calling for the London Plan to ensure the public have access to privately owned open space in new developments [LON BON](#). Nicky Gavron AM said:

"Increasingly, London's public space is in private hands and there is very little transparency around which individuals and groups can have access. These are Londoners' outdoor living rooms and it is appalling that access can be restricted."

Funding. The assembly environment committee said London's parks and green spaces face an uncertain future due to limited funds. Acknowledging that the capital's green spaces provide environmental, physical, mental, social and economic benefits for Londoners, the committee chair, said:

"It is no longer the case that we can rely on local councils alone to maintain our parks and other green spaces. The money is simply not available. They will still play a central role, but need support."

The committee wants a citywide website to provide key information on all London's green spaces [LON BON](#).

National park city. The campaign for London to become the world's first national park city is gathering pace. It has launched the London National Park City Foundation. Working with social enterprise Urban Good, the project has also produced a limited edition map of London's green spaces [LON BON](#) [urb](#) [Ge](#) [urb](#).



The End of the Garden Bridge

Project scrapped. Amid bitter recriminations, plans to build a garden bridge between Waterloo and Westminster have been abandoned. Around £47 million of public money has been spent on the £200 million project, designed by Thomas Heatherwick and approved by former mayor, Boris Johnson. In May, Sadiq Khan refused to underwrite the annual running costs of the bridge, estimated at £3 million a year [LON BON](#). On 14 August, the Garden Bridge Trust announced that the project had failed [CITY A.M.](#) [g](#) [LON BON](#). In a scathing letter to the mayor, the trust said: "We have now reached the point where the Trustees have no choice but to wind up both the project and the Trust, and we have consequently resolved to do so" [Evening Standard](#).

Reaction. Boris Johnson said: "The Garden Bridge was a beautiful project and could have been easily financed. The mayor claimed to support it but killed it out of spite because it was not initiated in his period of office" [LON BON](#). The Evening Standard, edited by George Osborne who as chancellor committed £30 million of public funds to project, said the project "was a brilliant and imaginative plan" [Evening Standard](#). In the Telegraph, Tim Richardson praised the [Camden Highline](#) project as an alternative to the garden bridge [LON BON](#). LBC reviewed some of the controversies that have accompanied the ill-fated project [LON BON](#). Manchester University lecturer Ian Mell summarised the lessons from the failed project [LON BON](#):

"The garden bridge was an example of what not to do. There are many projects in London... that have worked with various partners to design, develop and manage parks and open spaces successfully. They have managed to grasp the needs of local communities, work with complex design and funding issues, and negotiate ownership and access rights."

Planning

Neighbourhoods. Sadiq Khan launched his Good Growth by Design programme to enhance the design of buildings and neighbourhoods [LON BON](#). He has allocated £86 million to the Liveable Neighbourhoods programme, which will fund long-term schemes that encourage walking, cycling and the use of public transport [LON BON](#).

Regeneration. Jeremy Corbyn has proposed that councils ballot residents before carrying out regeneration of estates. Haringey council opposes the move [g](#).

Tall buildings. Sadiq Khan said he would not automatically approve tall buildings [LON BON](#).

"I am not against new tall buildings in London. They can be very attractive and we need them if we are to cope with the growing population. But every design must be judged on its merits. The skyline ultimately belongs to Londoners and future generations."

Brownfield Register. The London Land Commission is compiling a database of brownfield land in the capital [LON BON](#). It is work in progress and the LLC stresses that being on the database does not mean that a site is available or suitable for redevelopment. Lambeth residents may be surprised to find valued open spaces such as the [Cleaver Square Open Space](#) and Kennington Green listed as brownfield.

Around the Capital

Barking and Dagenham council has succeeded in limiting the number of new high street takeaways after introducing planning restrictions in 2010. Health outcomes have not, however, improved [g](#).

Barnet. Sadiq Khan has directed Barnet council to overturn its decision to approve an expansion of Hasmonean High School. Mr Khan said the plans would damage the green belt and transport facilities will be inadequate [TI](#) [Barnet Council](#) [LONDON](#) [JC](#).

Bromley. CPRE London has criticised the council for “largely failing” to seek out alternatives to building on green belt and metropolitan open land. Alice Roberts said: “There are alternatives such as redeveloping derelict buildings to save space and create schools. We would encourage them to develop within the existing sites, rather than looking elsewhere” [BBC](#).

Camden. Plans have been submitted to redevelop a supermarket and petrol station to provide 573 homes, 184 affordable, and a replacement retail unit [P](#). A new conservation statement for Hatton Garden identifies problems with the public realm, particularly paving and road surfaces [E](#).

City. The City Corporation has revealed plans to create a “culture mile” between Farringdon and Moorgate. The initiative will take 10 to 15 years to bring to fruition, and will centre on a new concert hall, the Museum of London and a transformation of the tunnel running beneath the Barbican [CITY](#) [A.M.](#) [g](#). Plans to overhaul No 3 Broadgate have been criticised by the Twentieth Century Society. It said it was shocked by a proposal to create a marketing suite and coffee shop in the structure: “No 3 Broadgate is, in a way, a Postmodern folly building, object-like and mysterious” [AJ](#).

Enfield. Plans have been approved for the redevelopment of a former university campus at Trent Park into a 262-home residential-led scheme. Council planners concluded that the benefits of the development would outweigh any harm to the green belt. The developer Berkley says it plans to open up the setting of the green belt and historic Mansion House by removing c. 255,000 sq ft of 1960s/70s former university buildings [E](#) [P](#) [Berk Group](#).



Plans for Trent Park, Enfield

Greenwich. The Land Trust awarded Site of the Year to the Greenwich Peninsula Ecology Park [CWEA](#). The council and Royal Greenwich Heritage Trust have launched a heritage trail as art of the borough's bid to become London Borough of Culture [ROYAL GREENWICH](#). Landlords wishing to convert properties into Houses in Multiple Occupation will now need planning permission [ROYAL GREENWICH](#).

Harrow. A petition has been launched to prevent Byron Park in Wealdstone becoming a site for 820 homes and extended leisure facilities. Campaigner Irene Wears said: “Part of the Byron Recreation Ground is to be lost. This is the only decent sized public green space for the growing population of Wealdstone. What we really need is a bigger park, not a smaller one.” Councillor Keith Ferry, cabinet member for planning and regeneration at Harrow Council, said: “We treasure Harrow's parks and greens spaces and a beautiful and enhanced Byron Rec is at the heart of our Byron quarter plans” [TI](#) [Ha](#).



Plans for Byron Park

Havering. Policies in the local plan which identified several local parks as suitable for wind farms have been dropped [Re](#).

Hillingdon council has given planning permission for the biggest underground space in the UK. The plan is to create a new park at Rectory Farm and excavate gravel below it. Once work is complete on the green belt site, the subterranean space will become a warehouse [g](#) [P](#). The borough was awarded 47 Green Flags for its parks, making it the local authority with the highest number of flags in the UK for the fifth year running [E](#).



A new park for Hillingdon

Islington council has consulted on draft planning guidance for redevelopment of Holloway Prison. Among the objectives are to provide of publicly accessible open green space, including play space as part of a design that protects and enhances biodiversity, retains existing trees and provides high quality landscaping [E](#).

Kingston on Thames, which recycles or composts 48% of its household waste, has launched a recycling rewards scheme with the aim of reducing non-recyclable waste in the borough **BK**. The secretary of state has rejected plans for more than 700 homes saying they did not guarantee affordable housing and the works to the Tolworth roundabout **BN**.

Lambeth council is to allow events on Clapham Common for 110 days a year. The Open Spaces Society described the council's action as "driving a coach and horses through legislation designed to protect open spaces" **Wri Week**.

Lewisham council is planning a makeover of the south circular in Clapham to provide safer spaces for cyclists and pedestrians, and more public spaces **News Shop**.

Newham. Developer Mount Anvil is planning to build 1,000 apartments at the Royal Docks site **BN** **Eng** **W**. East Ham Old Fire Station in Newham is to be converted into flats **W**.

Redbridge council granted an extension of operations at Aldborough Hatch Farm gravel works for a further nine years. Sadiq Khan refused to intervene in the decision **Re**. After saving Oakfield Playing Fields and Ford Sports Ground, campaigners fear the council will target other areas of the green belt **Gu**.

Richmond council has been conducting further consultation on redevelopment of Twickenham Riverside **Ric**.



Indicative plans for Twickenham Riverside

Southwark. Nearly 100 affordable homes, two thirds on site, will be built after approval of a 53-storey tower on Blackfriars Road **P**. Historic England has rejected a listing application for Southwark Tube station, paving the way for its demolition and construction of an 11-storey residential tower above **Buil ding**. A campaign has been launched to protect and restore metal fences on estates in South London which were constructed from stretchers during World War II **T**.

Tower Hamlets. John Outram's "pioneering masterpiece", the Isle of Dogs Pumping Station, has been given Grade II* listing **EN**. The council has ordered that three houses in Coldharbour Conservation Area, illegally demolished in June 2016, be re-built by their owner exactly as they were **newsp**.

Wandsworth. Residents have applied to the council to convert part of Wandsworth Park into private gardens. The council wants to lease out this area of the park and residents say it is a focus for antisocial behaviour. The land is also the start of a planned extension of the Thames Path **SWIS** **COM**.

Westminster. Sadiq Khan refused a revised application for the New Scotland Yard site saying it would have reduced the affordable housing. The existing planning permission, granted by Boris Johnson, allows for 4% affordable housing **FT** **P** **LON** **BON**.

Transport Strategy

"Car use is still too high for a growing city. People remain dependent on their cars because street environments are not designed to promote walking and cycling, because overcrowded or unreliable services make public transport unattractive, or because parts of London have been planned around car use to the extent that few alternatives are available."

Strategy. The mayor has published a draft transport strategy **LON** **BON**. Its main ambition of the strategy is that 80% of all trips in the capital will be made on foot, by cycle or by public transport by 2041, up from 64% now. The strategy is based on the Healthy Streets approach. The aim is, by 2041, for all Londoners to do at least the 20 minutes of active travel they need to stay healthy each day. Deaths and serious injuries from road collisions will be eliminated by 2041. London's streets will have clean air, the Bakerloo line will be expanded and Crossrail 2 will be constructed. Sadiq Khan said:

"We have to make not using your car the affordable, safest and most convenient option for Londoners going about their daily lives. This is not only essential for dealing with congestion as London grows, but crucial for reducing our toxic air pollution and improving the health of all Londoners."

Reaction. Charity *Living Streets* welcomed the strategy saying: "London is facing an inactivity crisis. Creating safe and inviting streets where people feel happy to walk is essential" **LIVING STREETS**. Transport charity *Sustrans* also welcomed the plan and said: "London's continued success as a great city depends on our ability to move around without... excessive car use. It's now imperative that London's boroughs – who own 95% of London's streets – get on with improvements that will make a real difference for walking and cycling" **g**.

Toxic Air

Exposure. Research for City Hall revealed that everyone in London is exposed to a level of PM2.5 pollution that exceeds WHO guidelines **g** **LON** **BON** **trans**.

Guidance. NICE and Public Health England has published guidance to help local councils to improve air quality. It suggests that bylaws could be introduced to enforce 'no vehicle idling' outside schools, hospitals and care homes. It also proposes promoting smooth driving by removing speed bumps and setting more 20mph speed limits **BK** **N**.

Tackling the problem. The Port of London Authority is working with the mayor and Transport for London on research on an Air Quality Strategy for the tidal Thames **airq news**. Sadiq Khan announced funding worth up to £4.5 million for 1,500 new electric vehicle charging points to be installed across London **airq news**. Sadiq Khan has called on the government to grant him additional powers so that he can effectively tackle non-road pollution sources in the capital. On-road vehicles cause only half of the capital's air pollution. The mayor wants more powers to combat pollution from the Thames, emissions from construction machinery and pollution from the domestic wood burning stoves **LON** **BON**.

Sustainable Transport

Funding. Sadiq Khan has hit back at claims that London receives more than its fair share of investment on transport schemes compared to the rest of the country ^{LON DON}.

Crossrail 2. Chris Grayling said Crossrail 2 was likely to go ahead, provided the capital pays for half the £30 million cost of the project up front ^{FT} ^g ^{AM}. Plans for a station at Kings Road, Chelsea have been scrapped. The route will go via Wood Green, not Turnpike Lane, and via Tooting Broadway, not Balham ^{CITY} ^{AM}.

High Speed 2. The contractors for the first phase of HS2 have been announced ^{transp} ^{II}. HS2's first phase between London and Birmingham is now expected to cost almost £48bn. The first 6.6 miles from Euston to Old Oak Common will cost £8.25bn, or £1.25bn a mile ^{Even} ^{Stam}. More than 1,300 homes around Camden Town and Euston have been identified as lying within areas where noise levels will exceed acceptable limits during the construction of HS2. A resident said: "We are looking at 17 years living next to the biggest building site in Europe" ^{Cam} ^{New} ^{Jour}.

Buses. The City has banned all vehicles except buses and cyclists from the Bank Junction ^{map}. The mayor is piloting identifying bus routes by colour, in a similar way to the tube, to make them easier to identify ^{LON DON}.

Cycling. London's Walking and Cycling Commissioner, Will Norman has identified 25 corridors across London for priority for cycling investment. He said Cycle Superhighways and Quietways have increased cycling by up to 56% ^{LON DON}. The mayor announced Superhighway 4, which will link Tower Bridge to Greenwich with 4km of segregated track ^{LON DON} ^{transp}. He also opened a consultation on the 6km Superhighway 9 linking Olympia to Brentford ^{LON DON} ^{transp}. Work has begun on the first phase of the Wheatfield Way Go Cycle scheme in Kingston ^g. Residents in Greenwich are being offered incentives, including shopping vouchers or charity donations, to switch from using cars to walking or cycling ^{airq} ^{news}.



Artist's impression of Superhighway 9

Roads. After this year's terrorist events, barriers on London's bridges look set to become a permanent fixture but the current concrete barriers will be temporary. The BBC suggests that steel bollards might be a longer-term solution ^{lond} ^{se1}. TfL has ruled out a toll to reduce traffic in the Rotherhithe tunnel once the Silvertown Tunnel has opened ^W.

Streets make up 80% of London's public space. Hackney council is trialling a 'school streets' initiative. Timed street closures outside schools will offer a safe space for children to play and parents to socialise at drop off and pick up hours ^{transp} ^g.



School street in Hackney (credit: Sustrans)

Heathrow. An All Party Parliamentary Group has been set up to bring together politicians opposing a third runway and scrutinise the issues related to proposed expansion. The group is chaired by Zac Goldsmith, MP for Richmond Park, and Ruth Cadbury, MP for Brentford and Isleworth. Vince Cable MP for Twickenham is treasurer ^{get} ^{west}. Heathrow Airport will begin the consultation process for its expansion and third runway flight paths later this year ^{get} ^{west}. Transport secretary Chris Grayling confirmed the government's support for a third runway at Heathrow and said he will shortly publish a new aviation strategy ^g. The government received over 70,000 responses to the draft national policy statement on airports. Ministers expected to lay the final NPS before parliament in the first half of 2018 ^g.

Aviation noise. The government has published new rules to encourage the use of quieter aircraft at Heathrow, Gatwick and Stansted. The rules reduce the amount of noise the airports are legally allowed to make and aim to give residents a 5-year guarantee about the level of noise that they will be exposed to. Campaign group Hacan, said: "Essentially they are proposing business as usual." ^g ^{news} ^{AM} ^g.

Waste and Recycling

Circular economy. A report from the assembly's environment committee said that if the capital adopted a circular economy model for its waste, it could reduce 60% of its waste by 2041 and put London on track to become carbon neutral. It would also create 12,000 new jobs by 2030 and provide £7 billion net benefit to London's economy ^{LON DON}.

The CPRE London eBulletin

Editorial. The CPRE London eBulletin is issued several times a year. Any views expressed are those of the editor and contributors, not of any part of CPRE. Andy Boddington, Editor, cprenews@andybodders.co.uk. **CPRE London.** 020 7253 0300, office@cprelondon.org.uk, cprelondon.org.uk.

Key Statistics for London Boroughs

Borough	Inland Area (ha)	% Protected Land	% Green Belt	Current Annual Housing Target	Indicative Annual Housing Target	Indicative Change in Housing Need	% Indicative Change in Housing Need	Annual Housing Starts 2012/13-2016/17	Affordable ratio
Barking & Dagenham	3,611	15%	15%	1,264	2,089	825	65%	454	8.81
Barnet	8,675	28%	27%	1,867	4,126	2,259	121%	1,400	14.40
Bexley	6,058	18%	18%	963	1,723	760	79%	352	11.03
Brent	4,323	1%	0%	1,826	2,855	1,029	56%	466	14.80
Bromley	15,013	51%	51%	1,319	2,564	1,245	94%	428	13.40
Camden	2,179	1%	0%	1,117	1,568	451	40%	650	19.64
City of London	290	0%	0%	125	120	-5	-4%	94	14.44
Croydon	8,650	27%	27%	2,440	1,414	-1,026	-42%	970	10.66
Ealing	5,554	6%	6%	933	2,432	1,499	161%	856	15.79
Enfield	8,083	38%	38%	2,048	3,330	1,283	63%	426	12.96
Greenwich	4,733	2%	0%	1,557	3,317	1,760	113%	1,062	12.74
Hackney	1,905	0%	0%	2,126	3,251	1,125	53%	756	16.38
Hammersmith & Fulham	1,640	0%	0%	844	980	136	16%	746	20.92
Haringey	2,960	2%	2%	1,357	1,148	-209	-15%	356	15.63
Harrow	5,046	21%	22%	605	1,959	1,354	224%	406	14.77
Havering	11,235	56%	53%	1,366	1,821	455	33%	494	11.84
Hillingdon	11,570	43%	43%	3,081	595	-2,486	-81%	480	11.71
Hounslow	5,598	22%	22%	1,556	1,151	-405	-26%	762	10.73
Islington	1,486	0%	0%	1,150	2,583	1,433	125%	400	15.00
Kensington & Chelsea	1,212	0%	0%	575	824	249	43%	168	38.50
Kingston Upon Thames	3,726	17%	17%	717	1,527	810	113%	122	14.81
Lambeth	2,681	0%	0%	1,195	1,673	478	40%	974	14.42
Lewisham	3,515	0%	0%	1,670	3,181	1,511	90%	744	11.95
Merton	3,762	7%	0%	320	1,585	1,265	395%	354	16.23
Newham	3,620	2%	2%	2,723	3,840	1,117	41%	990	11.12
Redbridge	5,642	37%	37%	2,286	2,981	695	30%	392	13.23
Richmond Upon Thames	5,741	27%	2%	1,047	1,709	662	63%	166	18.32
Southwark	2,886	0%	0%	1,648	3,089	1,441	87%	1,392	13.45
Sutton	4,385	14%	14%	1,100	1,774	674	61%	300	12.19
Tower Hamlets	1,978	0%	0%	2,796	4,873	2,077	74%	1,540	9.87
Waltham Forest	3,881	23%	22%	2,385	2,416	31	1%	504	14.65
Wandsworth	3,426	3%	0%	988	1,426	438	44%	676	18.55
Westminster	2,149	0%	0%	740	755	15	2%	252	24.00

Inland Area: Excludes water bodies ([Source: London Datastore](#)).

% Protected Land: Proportion of local authority land area covered by green belt, national parks, areas of outstanding natural beauty or sites of special scientific interest ([Source: DCLG](#)). Does not include metropolitan open land.

% Green Belt: Proportion of local authority land area covered by green belt ([Source: DCLG](#)). Does not include metropolitan open land.

Current Annual Housing Target: Dwellings per annum from most recently available borough planning document ([Source: DCLG](#) and London Boroughs). The London Legacy Development Corporation has an annual target of 1,471 homes in the host boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest. In the table above, 368 dwellings per annum have been added to the current targets for each of the four boroughs.

Indicative Annual Housing Target: Dwellings per annum under the government's proposed formula ([Source: DCLG](#)).

Affordable Ratio: Affordability ratio of median house price to median gross annual workplace-based earnings ([Source: ONS](#)).