

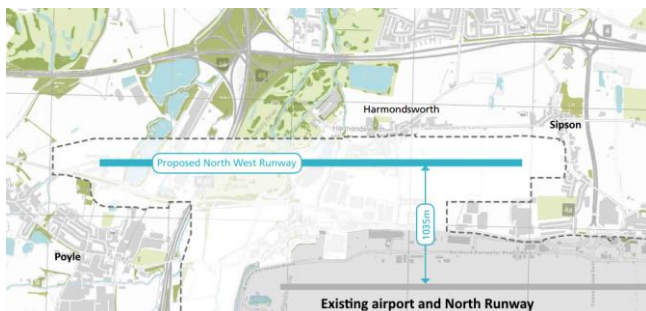


Heathrow Consultation

Heathrow is consulting until 28 March on its plans for a third runway ^{Heat Heat}_{How How}. It wants views on infrastructure options including:

- Alternatives for the new north-west runway with lengths varying from 3,200 to 3,500 metres;
- Locations for a new terminal;
- Realignment of the M25;
- Changes to local roads, including the A4 and 3044;
- Arrangements for freight, trucks and fuel, car parks and supporting facilities;
- Water and flood management;
- Changes to use of airspace in the South East.

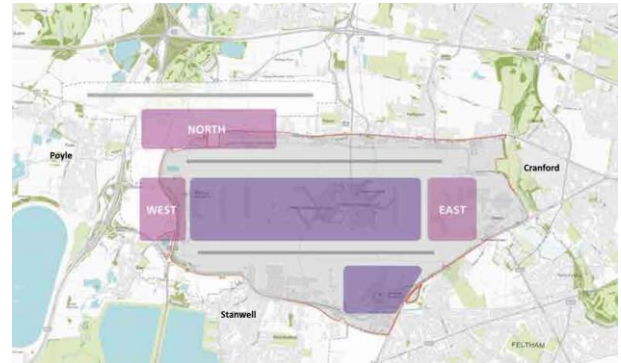
Consultation Proposals



Infrastructure. Heathrow's preferred location would place the eastern end of the runway to the west of the village of Sipson. The length of the runway could vary from 2,800m to 3,500m option, which is effectively the same scheme as that proposed by the Airports Commission. The west boundary of the airport will be between 180m and 480m east of Colnbrook depending on the length of runway. Heathrow's preferred location includes taxiways in the green belt between Terminal 5 and the M25. Three options, two taking extra green belt land, are put forward for a new terminal and its aprons.

Airspace changes and noise. The airport is asking whether to concentrate the impact on fewer people or spread it more widely with reduced impact. It is also asking whether flights should be concentrated over urban areas, which are already noisier, or rural areas where fewer people live. Within urban areas, Heathrow wants to know whether routes should be maximised over parks and open spaces, which may be valued for their tranquillity, or residential areas. Should reduction in emissions or noise be the main priority? ^{Heat Heat}_{How How}

Water. Several rivers will be diverted to flow through a tunnel under the new runway. The new runway would be built partly in the Colne Valley flood plain. Heathrow is considering flood storage areas, mostly to the north of the airport. A new waste water treatment plant may be needed, either between J15 and Harmondsworth or east of Stanwell.



Options for location of terminals and aprons


Roads. Heathrow wants to move the M25 around 150m to the west, lower it by approximately 7m into a tunnel and raise the runway height by 3m to 5m to pass over the motorway between J14a and J15. Both junctions will be modified. The airport plans to realign the A4 between Colnbrook and Sipson. The A3044 will be severed between Harmondsworth and Stanwell Moor and will be replaced west of the M25.

Freight. The airport is considering options for increasing freight capacity within the airport boundaries. It is also examining the case for a modal hub to consolidate freight. This could be within the airport replacing Terminal 4 or north of Cranbrook. A third option is a site east of the M25 between the Wraysbury and King George VI reservoirs. A truck park might be developed near one of these three sites or between Stanwell and the South Perimeter Road. Heathrow favours a location south of Poyle, between the Wraysbury Reservoir and the M25.

Car parks and construction. Many of the airport's car parks will be lost when the third runway is built. It is looking for space for 40,000 cars, with most of the options lying in the green belt outside the airport.



Car park options

Facilities. Sites around the airport are being identified for facilities to support the airport, including hotels. Current fuel storage facilities will need to be replaced. Heathrow prefers an on-site option. Heathrow is also proposing several sites for gravel extraction, stockpiling and construction compounds ^{Heat Heat}_{How How} .

Reaction to Heathrow Consultation

Surface transport. TfL said Heathrow expansion is expected to result in an extra 170,000 daily passenger and staff trips. TfL says the airport's pledge that there will be no new airport traffic on the roads would mean around 65-70% of trips would need to be on public transport compared to 39% today. This could be a 210% increase on journeys, leading to significant crowding on rail and tube links ^{city} ^{AM} ^e.

Green belt. One option to build a car park on Little Harlington Playing Fields in the green belt has been described as "ironic". Robert Barnstone, co-ordinator of Stop Heathrow Expansion, said: "There is a great irony in pledging to have no additional cars... then wanting to build a huge new car park on green belt land. The pledge is simply laughable" ^{get} ^{west} ^{the times} ^{west}.

Residents of Harmondsworth say they will fight to the very end. **HACAN** said ^{get} ^{west}:

"Countless residents will be dismayed and distraught by this decision. But real doubts must remain whether this new runway will ever see the light of day. The hurdles it faces remain: costs, noise, air pollution and widespread opposition including an expected legal challenge from the local authorities."

The **No 3rd Runway Coalition** called the consultation a charade, noting that new flightpaths will not be decided until after MPs have approved the Airports National Policy Statement permitting the expansion ^{FT}.

Councils. Ray Puddifoot, leader of Hillingdon Council, said: "Gatwick is a more sustainable option and one which can be delivered at a much reduced cost to the taxpayer, with far less damage to the environment and wellbeing of people" ^{get} ^{west}. Hillingdon, Maidenhead, Richmond and Wandsworth councils said Heathrow had "jumped the gun" with the latest consultation which lacked critical detail on how the expansion will impact on the area ^{the times}. The councils also said the plans were illegal due to ministers' bias ^{the times} ^{the times}.

Airlines UK, the aviation trade body, said the proposed ban on night flights will damage the economy by blocking lucrative arrivals from the Far East and United States ^{the times}. IAG, owners of British Airways, also criticised the proposed ban ^{SW15} ^{COM}.

Transport committee. Gatwick's chief financial officer told the Commons transport select committee that both airports should expand, a proposal rubbished by Heathrow, which said that expansion of Stansted or regional airports might be a better choice for any future extra runway ^{city} ^{AM}. Heathrow denied vetoing a rival plan that involved extending the current north runway ^{New}. Deputy mayor for transport Val Shawcross said:

"An expanded Heathrow will undermine London's ability to meet legal air quality limits, have dire consequences on the roads, continue to cause significant noise harm to Londoners and all for fewer economic benefits than a second runway at Gatwick."

She described the lack of significant plans for investment in public transport access to the airport as "a disastrous failing." She added "it's vital that the government acknowledges these insurmountable flaws and changes course now" ^{city} ^{AM}.

Green Space

CPRE London launched **Our Space!** The project will support Friends of Parks Groups and encourage more people to join the movement ^{CPRE}.

Parks. A petition to save Roehampton Playing Fields from privatisation by Wandsworth council gained 1,300 signatures. The council has paused the transfer to TFC Leisure Ltd while a community bid to run the playing fields is developed ^{chan} ^{ge.org} ^{SW15} ^{COM}. An inspector has rejected Croydon council's bid to designate 31 Local Green Spaces in its local plan ^{CROY} ^{CROY} ^{IZE} ^{IZE}. Clive Aslet praised London's communal garden squares as a model for estate building ^{the times}. The Royal Parks has passed the first hurdle in obtaining a grant of £4.8m through the Lottery Parks for People scheme. It wants to improve Greenwich Park, including the 17th century Giant Steps but some want the park left as it is ^{the times} ⁸⁵³. A petition to save Bethnal Green Gardens from neglect has gained more than 400 signatures ^{chan} ^{ge.org} ^{SW15} ^{COM}. Approval has been given for a new community hub at **Slade Gardens Adventure Playground** in Stockwell. The scheme aims to make the playground financially self-sufficient ^{bd}.

Plans for Slade Gardens Adventure Playground



Wellbeing. Researchers from King's College used a mobile app to demonstrate that mental wellbeing can be improved for several hours by being outdoors, seeing trees, hearing birds singing, seeing the sky and feeling in contact with nature. The impact was greater for people at risk of developing mental health issues. Being able to see or hear water was less effective at improving mental wellbeing ^{New} ^{the times}. Housebuilder Redrow says that public green space is critical to the success of its London developments ^{city} ^{AM}.

National Park City. Campaigners are aiming to declare London a **national park city** in 2019. The campaign has been backed by several councils across London, including Newham, Hackney and Lewisham ^{SW15} ^{Re}. Councillors in more than half of wards across the city have declared in favour of the proposal ^{the times}. Architects also gave their backing to the project ^{FUJ}.

Initiatives. Sadiq Khan launched a £9 million **Greener City Fund** for London to create and improve green spaces ^{LON} ^{DON}. He also announced that green spaces would benefit from a share of an additional £6 million for environmental improvements across the capital ^{LON} ^{DON}. Mr Khan approved £1.1 million to community projects improve and create new local green spaces across the capital ^{LON} ^{DON}. Hackney council has approved *The Connecting Green Spaces* programme. It aims to improve park entrances and boundaries, promote better connections between green spaces, and connect green spaces together ^H.

Green Belt

CPRE London has objected to Hounslow council's proposals to allocate 110 hectares of green space, including 101 hectares of green belt for development. It also objects to redesignation of areas of green belt to metropolitan open land. In its submission on Hounslow's draft West of Borough Local Plan, it said there are clear alternatives to building on green belt including intensifying nearby industrial and retail sites, redeveloping huge surface car parks and regenerating town centres further away from the airport noise and pollution. CPRE London also wants planned housing to be at a higher density ^{CPRE}.

Around the capital. Residents and councillors are campaigning against plans to build homes on a wildlife-rich plot of green belt land at Harold Hill in Havering ^{Re}. Cray Wanderers Football Club has submitted new plans for a stadium and football pitches in the green belt at Flamingo Park, Chislehurst in Bromley ^{LOI FL}. Camden council has ordered the demolition of a chalet style property built without planning permission on metropolitan open land in Hampstead ^{Cam New Jour}.

Opponents. A thinktank established by former prime minister Tony Blair has attacked green belt policy ^{THE TIMES}. In a report called *Home Truths* it says:

"Green belts cover 150% more land in England than all of cities and towns put together. In many cases, green belt land deserves these protections: the land is fertile, scenic, and easily categorised as part of the national heritage. Yet in many others, the green belt protects low-quality land from a more efficient use. In the case of the Metropolitan Green Belt surrounding London, protections against development have actually expanded, despite the increasing pressure on the city's housing market — a form of 'Green Sprawl.' There is broad recognition that this must change."

LSE academic Alan Mace said "The green belt is a planning policy that often stops us from making sensible planning decisions" ^{LSE}. In the Times, LSE's Paul Cheshire renewed his attack on the green belt ^{THE TIMES}.

"Green for Blue". In its response to the draft New London Plan, the London Chamber of Commerce and Industry said it's time to recognise that some of the green belt is "derelict and underdeveloped land" which could be put to better use. It says it has identified derelict land equivalent to 500 football pitches with the potential to provide around 20,000 homes for emergency service blue-collar workers ^{Evening Stan.}

Decisions. Sadiq Khan has rejected plans by Harrow School to build sports facilities on metropolitan open land saying alternative land is available ^{LON DON}. A planning inspector has rejected plans for 14 self-build homes in the green belt land in Enfield despite a local housing supply of only 2.1 years. He said the existing permission to build glasshouses on the site dating from 1949 was not viable. The site need not meet the NPPF criteria for being previously developed land. The scheme would also damage the openness of the green belt and would harm the character and appearance of the area ^{Apple Casey Report}.

Around the Capital

Barnet. Sadiq Khan has blocked plans to regenerate the Grahame Park estate citing a "wholly unacceptable" loss of 257 social homes ^{INS LON DON}.

Camden. Residents are protesting about the lack of affordable housing in a scheme to demolish council homes as part of the regeneration of Luton Street ^{Cam New Jour}. A planning inspector has rejected plans to build 46 flats at Bangor Wharf, saying that the shared ownership housing would not be genuinely affordable. He also said the scheme did not reflect local character or reinforce local distinctiveness and would be detrimental to the conservation area ^{Apple Casey Report}.

City. Thirteen new towers are set to transform the east city skyline ^{ITV blas}.

Croydon. Sadiq Khan has approved the revamp of the Whitgift shopping centre, despite only 20% of the housing being affordable ^{AJ bd LON DON}. Community groups are planning a launch event on 4 March for a "Green Mile" along the London Road ^{A2 CROY}. Plans have been published for the expansion of Crystal Palace Football's stadium. They have drawn concerns from Croydon council ^{South London Press AJ}.

Ealing. Plans have been approved for 283 homes around a "market square" in Hanwell ^{bd}.



Plans for Hanwell

Greenwich. Protesters presented at 1,400 signature petition against plans for a 27-storey tower block in front of Woolwich Tesco. Part of the scheme will be on green space. They also demanded more affordable housing in the scheme ^{853 853 853}. There are fears that a new Thames Clippers pier could disrupt wildlife on the Greenwich Peninsula ⁸⁵³. Planning committee councillors were jeered as they approved a strongly opposed scheme for 330 homes, 35% affordable, in Charlton ^{CH 853}. Plans have been submitted for more than 700 homes, a cinema and a new town square in Spray Street, Woolwich ^{News Shop SPRAY 853}.

Hammersmith and Fulham. Approval has been given for Sands End Arts and Community Centre to be built in and around the currently disused Clancarty Lodge in South Park ^{hscf}. Yet another set of plans has been submitted to redevelop Fulham's Craven Cottage riverside football stadium ^{bd SWE COM}. The Friends of Bishops Park said the proposed walkway "will be a cliff-like structure which will block wind, threaten use of the river for sailing and be a safety hazard" ^{Evening Stan.}

Haringey. Controversy over the council's partnership with developer Lendlease, the Haringey Development Vehicle, led to the resignation of the council leader. A high court challenge to the HDV was rejected ^{Local Govt Lawyer}.

Harrow council rejected plans to increase the density of a brownfield housing development on the former Kodak site, despite officers recommending approval ^P. A new park and 'green link' pedestrian and cycle routes are central to the first 405-home phase of development which now has planning approval ^{Multi Media bd HARROW}.



Havering. Residents of the Dovers Farm Estate have lost their battle to get the estate's green space registered as at town green ^{diver Re}.

Hillingdon. Plans have been approved for nearly 1,400 homes, commercial floorspace and green infrastructure on the former Nestlé site ^{P NESTLE}.



Hounslow. Plans for a 550-home development, with three towers – 18, 19 and 20 storeys tall have been rejected by the council. Planners said the scheme was too tall and bulky, would damage heritage assets and lacks affordable housing ^{get west}. Planners have approved a footbridge under Barnes Bridge linking the Thames Path to Dukes Meadows ^{W4}. FA Parklife has withdrawn from investing £3.5m in Dukes Meadows, threatening redevelopment plans ^{W4}.

Islington council said half the homes on the former Holloway Prison site must be genuinely affordable ^{press}.

Lambeth. Plans to redevelop ITV's London Television Centre on the South Bank with a taller tower and replacement headquarters building have won planning permission. The scheme has been opposed by the Twentieth Century Society ^{bd bd lond set}. Work to transform the streetscape around Waterloo station, including a new public square, will begin in 2020 ^{Lamb}. Greening projects and improved streetscapes and public transport are among the top priorities in the new Norwood community plan ^{Lamb}. A controversial new bus station at Vauxhall has been approved as part of plans to improve the public realm in Vauxhall ^{P Ad}.

Lewisham. Campaigners and politicians have condemned housing association plans to build more than 200 flats on Old Tidemill Wildlife Garden ^{South London Press}.

Merton. AFC Wimbledon are returning to the borough with a new stadium and more than 600 homes ^{press}.

Old Oak. The development corporation is looking at innovative power solutions, including making permanent the power unit to be used to power HS2 boring machines. This will draw heat from sewers ^{New}. TfL says it has received overwhelming support for new London Overground stations at Hythe Road and Old Oak Common Lane ^{City A.M.}.

Olympic park. The mayor of Tower Hamlets has joined Save Hackney Wick campaigners to protest against a new bridge that will lead to the demolition of Vittoria Wharf. Nearly 11,000 people have signed a petition against the proposal ^{bd chan georg}. Permission has been granted for 152 new homes surrounding a pocket park in Bromley-by-Bow ^{bd}.

Southwark councillors agreed to throw out plans for redevelopment at Elephant and Castle. However, they delayed a final decision after the developer offered increased affordable housing to 35% and space for independent traders ^{lond set even steam N Ad P}.

Tower Hamlets council has approved plans for 785 homes at Ailsa Wharf, 35% affordable ^{P son Eng}. The East End Preservation Society is fighting plans to fell the ancient Bethnal Green Mulberry at the former London Chest Hospital to make way for housing ^{South}. Plans for redevelopment of a Sainsbury's supermarket to provide a new retail area and 559 homes will be determined at a public inquiry ^{bd}.







Waltham Forest. Residents are opposing approved plans for redevelopment in Walthamstow, which will see loss of public open space and deliver just 20% affordable housing ^{G Gu Gu UEGH}. The council has announced the first round of winning projects for its £1m Making Places project, which aims to reinvigorate 20 forgotten spaces across the borough ^U.











Wandsworth. Twenty-five architects have written an open letter to Wandsworth council questioning plans to demolish part of the Alton Estate in Roehampton. They say the buildings "would greatly benefit from love and care, not least better landscaping" instead of demolition ^{bd Ad}. Plans for the first phase of redevelopment of the Winstanley and York Road estates have been published ^{bd}. The plans for demolition and rebuilding of the entire area were published last October and show extensive open and green space ^{press}.




Westminster council has approved 117 homes as part of the Church Street redevelopment ^{bd}. Revised plans for the Whiteleys shopping centre redevelopment in west London have been submitted to the council ^{bd}.

Planning and Housing

Going up. Housing secretary Sajid Javid announced plans to relax planning rules to make it easier to build upwards on city rooftops. He said: “The answer to building new homes isn’t always an empty plot or developing on a derelict site. We need to be more creative and make more effective use of the space we already have available.” The changes are expected to be detailed in the revised NPPF, to be published for consultation in the Spring. It is suggested that up to two levels could be added to a property – provided it was in keeping with the roofline of other buildings in the area . Plan to add five storeys of apartments to the brutalist Maydew House in Southwark have been approved   . The owners of the 1930s Dolphin Square mansions in Pimlico plan to extend the flats upwards by a single storey and add mews houses . New plans for two towers in Vauxhall would add 10 and 12 storeys to the approved scheme .




Brownfield. Opposition AMs have criticised slow progress on building homes on brownfield land owned by TfL. Just 3,000 dwellings will be built by 2022 . Sajid Khan announced plans to redevelop the Elizabeth Line tunnelling site on the [Limmo Peninsular](#) into a new neighbourhood with 1,500 homes, 40% affordable . He also launched a pilot scheme to bring forward small publicly owned sites to boost the capital’s small homebuilders and community land trust sector . Council garage sites are to be redeveloped to provide 12 affordable homes in Westminster . CPRE said the new brownfield registers identify land for 1m new homes across the country .


Regeneration. Sajid Khan published a best practice guide to estate regeneration in London. Where demolition is proposed, the mayor wants an increase in affordable homes and no loss of social housing; full rights to remain or return for tenants; and a fair deal for leaseholders and freeholders. The mayor is also consulting until 3 April on the requirement for a resident ballot for estate regeneration schemes seeking GLA funding that involve the demolition of homes . Councils are planning to ballot residents amid growing activism over estate regeneration . Westminster council has abandoned estate ballots .





Affordable housing. In its formal response to Sajid Khan’s draft housing strategy, the Assembly Housing Committee said it was concerned that the strategy would neither deliver enough housing or housing that its genuinely affordable . The mayor has released 10 small sites for affordable housing, including on the north side of Cable Street in Tower Hamlets . No affordable houses have been built with city hall’s support in ten London boroughs, including Haringey, Hackney and Kensington & Chelsea, during the current financial year .





First dibs. Members of the Home Builders Federation and the g15, which represents London’s largest housing associations, have offered to restrict sales of all their new-build homes in the capital costing £350,000 or less to UK buyers for three months before any overseas marketing can take place   .


Pocket living. Sajid Khan has praised plans for a 21-storey tower of affordable flats in Croydon, which will be prefabricated off-site  . Twitter users questioned whether the micro-flats will be genuinely affordable . A company is offering sheds in empty warehouses at low rent in exchange for the residents keeping the property secure .

Office conversions. Nationally, almost one in ten new homes created in the last two years have been in former officers converted under permitted development rights. These conversions do not have to provide affordable housing, leading to a loss of 8,000 affordable homes. More than half of new housing in Hounslow has been through office conversions . Office space equivalent to the size of the Shard is being lost from Westminster each year as workspace is converted into housing, threatening the area’s status as a centre of international business . Westminster council is consulting on an Article 4 direction to require office-resi conversions to seek planning permission .

Housebuilding. Nearly half of new homes (46%) given planning permission in the capital are not being built, according to analysis from London First and Grant Thornton. In 2014, 54,941 homes were given planning permission but three years later only 29,701 were under construction or completed .

New London Plan. A viability study for the draft New London Plan concluded that the mayor’s ambitions for affordable housing were largely viable . Havering council has agreed to oppose the proposed increase in its housing target under the plan “in the strongest possible terms” . A political row has broken out in Richmond. The Conservatives say the proposed housing targets “are simply unrealistic without doing long term damage to our borough.” A Labour councillor accused the council of a “dereliction of duty” . The leader of Bexley council said there is a risk the new plan could become an obstacle to growth in Bexley because “it fails to recognise the significant differences between inner and outer London and the views of residents” .

Heritage. Historic England warned that the Palace of Westminster could be placed on Britain’s “at risk” register for heritage sites if they further delay plans for restoration . At the end of January, MPs agreed to move out of the building, along with the Lords, from 2025 while it is refurbished . The high court has refused to intervene in the granting of planning permission for the Paddington Cube. Save Britain’s Heritage has submitted legal papers seeking permission to take its case to the court of appeal . Greenwich council has delayed giving permission for the demolition of the historic East Greenwich gasholder ⁸⁵³. Three former gasholders in King’s Cross have been converted into luxury flats ^{de}. The Victorian Society has criticised plans to demolish two gasholders at the Oval cricket ground .

Advertising. The LGA said telephone boxes are being increasingly used as advertising boards, not for calls. In Westminster alone, 180 boxes were installed in 2017, up from 13 in 2015. The LGA is calling for the permitted development rights for their installation to be withdrawn .

