



Open and Green

Biodiversity. Sadiq Khan announced 40,000 new trees for local parks, estates and community spaces in 21 boroughs, a £1.5m City Hall fund for boroughs and charities to create new woodland and a National Park City mass tree planting weekend in December ^{LON get} ^{don west} ^{the} ^{Re} ^{live}. Thousands of people marched to Whitehall to demand the government invests in wildlife-friendly policies and swiftly reverses the decline of British ecosystems ^g.

National Park City. Oxford academic Paul Jepson said: "London doesn't meet the criteria to be designated a national park under UK law. But it could meet the criteria of a Biosphere Reserve" ^O.

Community gardens across Hackney have issued a manifesto for action to promote and protect gardens ^{THE} ^{ONE} ^{ONE}. Cordwainers Grow, Dalston Curve and Daubeney Fields Forever are all gardens that could be lost to new housing (see also page 3). Kate Poland of Cordwainers Grow said:

"The gardens are a huge asset to the whole community. They have been shown to improve people's physical and mental health. They provide informal and safe places for outdoor learning and playing. They reduce social isolation by bringing communities together as well as improving the environment through providing habitats and food. They provide much needed shared space at a time of shrinking private space and we need to protect them for the future wellbeing of all Hackney's residents."

Air quality. Dan Johnson of the West End Company said: "The impact of planting trees and plant life, alongside reducing vehicular and buildings emissions, can make a difference, especially if we think big" ^G. The government's Air Quality Expert Group and the Office for National Statistics (ONS) said natural vegetation can play a small part in cleaning up air pollution but would need to be considered alongside other pollution reduction measures ^{airq} ^{news}. The ONS has produced an interactive tool to look at how much pollution is reduced by vegetation across the country. It includes a quantification of the health benefits. For example, CPRE London's office is in an area so urban that no pollution is removed. But across Haringey and Islington vegetation saves £13 per person in healthcare costs. In Islington's largest open space, Highbury Fields less than 10% of pollution is removed compared to the national average ^C.



Litter. CPRE London worked with local volunteers to clean up litter hotspots around the Bow Back and Lea Rivers near the Queen Elizabeth Olympic Park. The event was part of a nationwide Green Clean initiative which aimed to highlight the volume of bottles and cans that litter green spaces ^{RE}. A campaign against cigarette butt litter has been launched by Keep Britain Tidy ^{reso} ^{live}.



Highline. The Daily Telegraph featured plans for the **Camden Highline** linear park. With architects appointed and the support of Sadiq Khan, fundraising remains the major barrier to completing the project ^T.

Public realm. Camden council has revealed new designs for three "new and improved" green spaces in London's West End ^{land} ^{West} ^{West}. Parts of the River Brent are to be transformed into a picturesque and ecologically rich greenway by Ealing council ^{get} ^{west}. Seven new public spaces are to be built along the River Thames as part of the Thames Tideway Tunnel project ^{II}.

Commercialisation of Parks. Andrew Smith of the University of Westminster said that more than ever before, London parks are being rented out to private companies as councils seek to boost revenue to fund key services, creating disruption and restrictions to access for residents ^g. There are examples of this in Gunnersbury Park. The park has just had a £50 million makeover ^{get} ^{west}. Residents complained about the disruption and noise from festivals in the park ^{BREN} ^{TIFORD} ^{W4} ^{THE} ^{COM}. Approval has been given by the councils for Go Ape, a company that offers high wire treetop activities, to set up in the park ^{BREN} ^{TIFORD} ^{get} ^{west}. Work has started on a new Parklife Football Hub, again in Gunnersbury Park ^{BREN} ^{TIFORD} ^{get} ^{west}.

An architectural rendering of a modern school building with a large, landscaped courtyard. The courtyard features a paved path, green lawns, and numerous trees. People are shown walking and playing in the courtyard, and a car is parked near the building entrance.

Green Belt

Area of Green Belt and MOL per borough

Produced by Greenspace Information for Greater London CIC on behalf of CPRE London, July 2018


Green Belt and MOL, per borough

0 4,250 8,500

Area of MOL (sq)

Area of Green Belt (sq)

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Ordnance Survey 100046223 GLA

Brent council has issued an Article 4 Direction that means developers will need to apply for planning permission to convert office and light industrial space into homes . The Design Council featured Brent's use of design to make development more acceptable . Residents are concerned that regeneration schemes in Northwick Park and South Kilburn could damage green space . Plans for a 2,900-home scheme up to 25-storeys high on Northfields Industrial Estate have been approved by the council but need final approval by Sadiq Khan .



An architectural rendering of a modern multi-story residential building. The building features a prominent yellow facade and glass balconies. It is surrounded by lush green trees and a street scene with a car and a person on a bicycle. The rendering is presented in a perspective view.

City councillors approved “Cheesegrater 2”, which will be the third highest building in the city, despite concerns from St Paul’s over its impact on heritage views ^{BBC}.

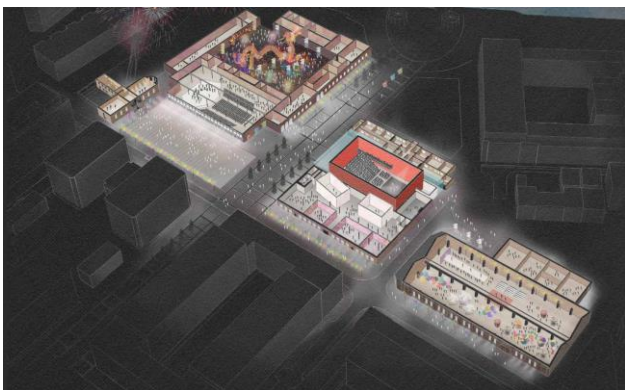
Croydon council has published a supplementary planning document setting out guidance on suburban development, including increased housing densities ^{CROYDON}.

Ealing. Twelve high rise blocks are planned as part of a 2,000-home scheme. The regeneration of a former margarine factory will feature a 1-acre park ^{Con Eng Asset}.



Plans for Ealing

Greenwich. Housing association Peabody has appointed a design consortium to develop the landscape and green infrastructure strategy for regeneration of Thamesmead ^{bd}. Sadiq Khan has called in two housing schemes for his determination after they were refused councillors as overdevelopment ^{HO News Shop}. Council leader Danny Thorpe said he will look again at how the controversial Spray Street redevelopment will affect black and minority ethnic communities. The development aims to build 740 homes, a cinema, shops and a nursery and a new town square. A 1930s market and small independent shops will be flattened ^{853 South London News Shop}. Consent was granted for conversion of three grade II listed former Royal Arsenal munitions buildings for use as performance and creative spaces ^{P ROYAL GREEN}.



Plans for Woolwich Arsenal

Hackney. Controversial 46-storey towers have been dropped from the Bishopsgate Goodyard scheme ^{bd}. Faced with growing opposition, Hackney council has pledged to protect and improve Ridley Road Market, champion existing businesses and culture, secure the future of the Dalston Eastern Curve garden, open affordable spaces for local firms and promote diverse shops, restaurants and nightlife. It is consulting on a different approach to developing the area ^{HAZARD}.

Haringey. Tottenham Hotspur has appealed to the planning inspectorate over the failure of the council to determine its application for housing on the Goods Yard ^T. Plans have been submitted for six buildings containing 1,036 new homes alongside 15 new retail spaces, co-working and office space, and a health centre in Tottenham Hale. The hard and soft landscaped public realm will include extensive green space ^{Con Eng Herti Week}.



Plans for Ferry Square in Tottenham Hale

Harrow. Harrow School is appealing against the Mayor of London’s decision to block its plans for a new sports complex largely on metropolitan open land ^{get West}. TfL is to build 400 homes, 100% affordable, on three car parks at Canons Park, Rayners Lane and Stanmore tube stations ^E.

Havering. Sadiq Khan is set to approve plans for a 3,000-home development in Rainham and Dagenham, despite Havering Council initially rejecting the scheme over the height of proposed tower blocks ^{Re}.

Hounslow. Sadiq Khan approved plans for 441 new homes, 50% affordable, on the site of a former Citroen car dealership in Brentford after Hounslow planning officers rejected the scheme, in part because of its impact on Kew Gardens ^{get West HO LON BREN TFORD}. New plans are to be submitted to Hounslow Council for the Capital Interchange Way site in Brentford. Previous plans had been rejected due to harm to heritage assets including Kew Gardens ^{BREN TFORD THE COY}.

Kensington & Chelsea council is considering a judicial review after Sadiq Khan approved a major housing, shopping and office development, including a 17-storey tower. He negotiated 35% affordable housing compared to the original offer of 17% ^{THIS IS LON BREN TFORD}. Plans for the final phase of the Chelsea Barracks redevelopment have been submitted ^{Con Eng}.

Lewisham. Residents of Knapsdale Estate in Forest Hill are protesting about loss of green space for a car park ^{South London}. Lewisham council has a target of 50% affordable housing on all developments but it approved a 23-apartment scheme in Bell Lane with no affordable housing ^{LOI}.

Newham. Plans for Albert Island include London’s first new shipyard for 300 years. The charity Thames 21 will create an educational facility on the island ^{bd Re}.

Queen Elizabeth Olympic Park. Sadiq Khan announced 3,000 new homes, 50% affordable, on the remaining three legacy sites ^{LON DON}. Plans for a multi-storey timber pavilion have been approved ^{Re}.

Redbridge council is ranked second worst in the country for falling short of its government target for building new homes, with just 477 homes built on average each year over the last 10 years **Re**.

Richmond. The new Lib Dem council leadership has requested that the approved application for Twickenham Riverside is withdrawn **Ric**.

Southwark. Plans for a second entrance to Southwark tube station include a planted roof **bd** **e**. The Tooley Street Triangle, a busy traffic island opposite the main entrance to London Bridge station, is to be improved as part of the London Festival of Architecture **LFA**. Historic England said the tall buildings proposed in the Canada Water masterplan would have “a profound and far-reaching impact on the London skyline” and would harm the setting of Tower Bridge and St Paul’s **lond lond sei sei**. More flats are to be squeezed into Shard Place. The developer will pay Southwark council more in affordable housing contributions but not provide affordable units on the site **lond sei**.

Tower Hamlets. Crest Nicholson gained permission to knock down most of the former London Chest Hospital in Bethnal Green and move a centuries old mulberry tree to build 291 homes. The scheme includes 35% affordable housing, which the property company had threatened to withdraw if it did not get planning approval **Ad bd**. The Bromley-by-Bow gasholders were featured in the Victorian Society’s top 10 endangered buildings list **SE10 SE10**. A full planning application has been submitted for the former Westferry Printworks site on the Isle of Dogs to deliver over 1,500 new homes, shops, restaurants, workspaces, several public open spaces and two new parks **bd** **image**.



Plans for Westferry Print works

Wandsworth. Thessaly Road Railway Bridge is to have a colourful makeover as part of the London Festival of Architecture **LFA** **SW18 COM**. The market area of Battersea High Street is also to be improved **SW18 COM**. Residents living in three riverside boroughs near the London Heliport in Battersea are being subjected to noise levels that could pose a risk to their health **SW18 COM**. A 20-storey-high tower called Heliport Heights is set to be built above an existing building adjacent to the heliport **ge**. The Queens Arms pub in the Park Town Conservation Area will be brought back into use when the site is redeveloped for apartments **bd**.



Plans for Heliport Heights in Battersea




Westminster council said its new leader, Nickie Aiken, had launched “a major overhaul of the planning process to ensure it is transparent and seen to be transparent.” It is one of only three councils in the country that does not allow the public to address its planning committees **g**. A green courtyard and climbing plants feature in a 26-home scheme of affordable housing being built as part of the Church Street regeneration programme **bd**. The council has approved 49 council flats set around a communal garden in the Lisson Grove conservation area **bd**.



Plans for Lisson Grove

Westminster continued. Councillors have refused planning permission for the demolition of a mews house in Mayfair to build a three-storey home because of its impact on Mayfair Conservation Area **bd**. A proposal to move a statue of suffragette Emmeline Pankhurst from Victoria Tower Gardens has been withdrawn **g** **T**. More than 8,000 people have signed a petition against building a Holocaust memorial and education centre in Victoria Tower Gardens **image**. Westminster council is considering taking legal action against the property company that demolished the Carlton Tavern in Kilburn after it failed to rebuild it brick by brick by a July deadline **Ham High** **Don't B.C.** **Ti**. A referendum will be held in October on the Knightsbridge neighbourhood plan. The plan aims to ensure new development “should be less polluting than existing development that it will replace”. The examiner has made several changes to the plan, including removing a policy to protect the view northwards along Montpelier Street **image**. Westminster has joined the growing number of councils seeking legal action to halt the spread of telephone boxes. It says it has received 300 applications in just two years **image**.


The London Plan


Criticism. Communities and housing secretary James Brokenshire threatened to use his powers to intervene if the plan is not changed to reflect the new NPPF . He instructs Sadiq Khan to remove the policy allowing development on residential gardens. Brokenshire also criticised “the detail and complexity” of the policies, saying they “have the potential to limit accessibility to the planning system and development” but said there was not enough detail on how its increased housing targets will be delivered. City Hall said: “Rather than criticising the mayor’s ambitious plan and plucking new numbers out of thin air, ministers should meet with him to discuss the powers and investment London urgently needs.” Despite some media reports, the new NPPF only requires the local plan to conform with the previous version, a position later confirmed by James Brokenshire  .

Changes. The GLA has published a series of “minor” modifications to the draft plan before its examination by a planning inspector . Among them are:

- Major development proposals must now show how carbon emissions can be curbed over their entire lifetimes and “must be at least air quality neutral and be submitted with an air quality assessment.”
- There is a stronger emphasis on net biodiversity gains, and on protecting trees and Sites of Importance for Nature Conservation (SINCs). The habitat value of waterways is also acknowledged.
- If metropolitan open land is built on, the overall area of MOL should not be reduced and the value of MOL should be improved.
- “All types of open space, regardless of their function are valuable in their ability to connect Londoners to open spaces.”
- Boroughs must recognise that some green infrastructure extends into neighbouring boroughs and acknowledge the multiple benefits of this.
- Design “should be thoroughly scrutinised by borough planning, urban design, and conservation officers.”
- The presumption in favour of small developments of up to 25 homes would apply in areas up to 800 metres from the edge of town centre boundaries but not in conservation areas, the green belt and metropolitan open land.
- Affordable housing requirements for residential schemes on industrial land could be relaxed if replacement industrial space is provided.


Planning




NPPF. The government published a revised version of the National Planning Policy Framework. Housing is now the priority for planning policy, the economy and town centres running a poor second. Councils and communities will be penalised if developers fail to build approved homes, as well as for not identifying enough land supply. The new NPPF has a greater emphasis on well-designed development and a wider definition of affordable housing. CPRE South East has published a detailed briefing .



Growth. New projections for household growth released by the Office of National Statistics suggest the demand for new housing in London will not be as high as previously thought. In 2016, ONS estimated that 4,285,000 new households would be created by 2028. It has now revised downwards its household projections for all London boroughs, cutting the overall total by 423,000 to 3,862,000, a 10% reduction . The government is expected to adjust its standard method for calculating housing need to ensure the new projections do not lead to a fall in housebuilding.

Borough	2016	2018	Change
City of London	6	3	-2
Barking and Dagenham	96	90	-6
Barnet	186	168	-19
Bexley	113	109	-4
Brent	146	124	-22
Bromley	161	155	-6
Camden	131	121	-9
Croydon	187	168	-19
Ealing	153	131	-22
Enfield	159	144	-16
Greenwich	139	125	-14
Hackney	143	134	-9
Hammersmith & Fulham	91	81	-10
Haringey	139	122	-18
Harrow	108	92	-16
Havering	118	116	-2
Hillingdon	135	121	-14
Hounslow	129	109	-20
Islington	127	116	-11
Kensington and Chelsea	82	77	-6
Kingston upon Thames	83	76	-7
Lambeth	166	147	-18
Lewisham	157	145	-12
Merton	97	85	-12
Newham	151	128	-23
Redbridge	135	122	-13
Richmond upon Thames	100	90	-9
Southwark	160	144	-16
Sutton	100	90	-10
Tower Hamlets	166	151	-15
Waltham Forest	127	113	-14
Wandsworth	155	140	-14
Westminster	140	125	-15
London	4,285	3,862	-423

2016 and 2018 ONS household projections for 2028 (thousands)



Design. Sadiq Khan announced the membership of the new London Development Panel. The panel’s aim is to speed up housebuilding on public land .





Heritage. The Twentieth Century Society is objecting to plans for a restaurant on the roof of the Royal Festival Hall . The India Club has been saved from the wrecking ball after Westminster city council threw out a planning application because of its cultural and historical importance . An inspector has refused plans to convert a red telephone box outside London’s Victoria and Albert museum into a refreshment kiosk saying it would cause unacceptable harm to the area’s heritage assets .



Town centres. The commons housing, communities and local government select committee is conducting an inquiry into the health of town centres . In a report on struggling city centres, the Centre for Cities said :

“In the weakest city centres, repurposing vacant or poor quality retail for improved public realm such as playgrounds and parkland may be the best option.”






Housing





Housebuilding. In the Financial Times, property agent Charlie Ellingworth argued that central London is heading for an oversupply of housing . A report from the Centre for London said that 22 London boroughs are set to deliver 23,600 homes over the next five years through direct delivery or wholly owned companies .





“Missing” affordable homes. A report by Green Party AM Sian Berry argued that London was being short changed on affordable housing. The 153,232 homes that have gained planning permission since January 2016 would have included 61,293 affordable homes if the 40% target was met. Instead, just 27,869 affordable homes have been secured, resulting in 33,424 “missing” affordable homes across London in just over two years    .

Estate regeneration. More than 100 housing estates in London have been earmarked for redevelopment, affecting more than 31,000 residents. Campaigners fear nearly 8,000 social homes could be lost over the next decade . Rules have come into force that require estate regeneration plans in London to be approved through resident ballots before receiving funding from the Greater London Authority .








Transport






Crossrail. The opening of the £15bn scheme has been delayed by nearly a year. Sadiq Khan says he doesn't know when the Elizabeth Line will open   . Just weeks before that announcement, the scheme received an extra £590 million of government money to ensure it opened on time . The Guardian's architecture critic examined the architecture of the line .








Rail. Network Rail has sold most of its railway arches to a property company. Independent businesses fear they will be priced out and replaced by national chains  . Campaigners are lobbying for a direct connection between HS2 and the West London Line at Old Oak Common. They also want HS2 to be extended through east London to join HS1 at Ebbsfleet in Kent . Transport for London has published revised plans for the Bakerloo line extension. It has rejected ideas for an additional station at the Bricklayers Arms  .

Air quality. Speed limits on main roads across central and suburban London will be cut to 20mph to improve safety, Sadiq Khan announced  . Sadiq Khan is one of 17 mayors and civic leaders to sign a letter calling for urgent implementation of a national action plan to clean up the nation's air . The Clean Air Mini Neighbourhood project in Southwark aims to encourage pedestrians in the Bankside area to use walking routes that have cleaner air .


Walking. TfL has launched a Walking Action Plan with the vision of making London the most walkable city in the world, with a million extra walking trips taking place each day by 2024. Walking or cycling to school could take 254,000 cars off London's roads each day. TfL also said it intends to lobby Whitehall to remove permitted development rights for telephone kiosks, which it describes as “street clutter” .





Cycling. A 2.5km extension to Cycle Superhighway 6 between Farringdon and King's Cross has been opened  . Westminster council won a legal action to halt City Hall's current plans for Cycle Superhighway 11  . New superhighways are planned between Camden and Tottenham Hale and between Hackney and the Isle of Dogs . Quietway 2 connecting Bloomsbury and Walthamstow has opened  .

Heathrow. HACAN has welcomed plans by Heathrow to change its flight paths to spread noise from aircraft over a wider area of London . Support for expansion of Heathrow in nearby constituencies has increased overall by 6%, while opposition has fallen by 1%. However, residents of Richmond and Twickenham remain firmly opposed   . Heathrow is investing in a peatland restoration project near Salford with the aim of increasing the airport's carbon-neutrality .

Heathrow in court. Six legal challenges have been launched. The boroughs of Hammersmith & Fulham, Hillingdon, Richmond and Wandsworth have joined Windsor and Maidenhead council, the Mayor of London and Greenpeace to challenge the expansion on grounds of air quality, inadequate environmental assessment, climate change, surface access, breach of the habitats directive and a flawed consultation . Rival runway promoter Heathrow Hub has also launched a judicial review on grounds of unfair process  . Friends of the Earth is going to the courts on grounds of climate change, as is environmental charity Plan B  . Two individuals are also bringing judicial reviews  .

Energy and Recycling

Solar. UK Power Networks is to create a virtual solar power station using PV panels on the rooftops of London homes. Power will be stored in batteries and released in periods of high demand .

Recycling and waste. One in five Londoners admits to fly-tipping . Sadiq Khan has signed an agreement with other city leaders from around the world to reduce the waste sent to landfill by 50% by 2030  . London is lagging on food waste recycling. Just 30% of the capital's households recycle their food waste compared to 60% in Manchester. Household interest in all forms of recycling is lower in London than elsewhere .

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.

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