



## Open and Green

**A National Park City.** Sadiq Khan hosted a summit to launch London as the world's first National Park City and sign the **National Park City Foundation** charter. The event was part of the nine-day festival celebrating the launch of the National Park City. Paul de Zylva of the National Park City Foundation said: "Our job is to help raise the profile of work being done to protect and preserve green areas. We wondered what the conversation would be like if we applied the principles of national parks to London"

**South London Downs.** A 417-hectare site in south Croydon has been designated a National Nature Reserve. The designation was announced during South London Down's Discovery Day, part of the National Park City Festival. It will be the second largest NNR in London after Richmond Park, and includes the flower-rich chalk downland of Riddlesdown, Farthing Downs and Happy Valley

SOUTH LONDON DOWNS NATIONAL NATURE RESERVE



**Quiet Areas.** Defra has invited councils to designate quiet areas. The councils will be required to take measures to preserve the quietness, including by refusing or imposing conditions on development. Quiet areas must have a population of more than 100,000 and a density of at least 500 people per km<sup>2</sup>. Only areas within local green spaces, identified in local or neighbourhood plans, or that lie metropolitan open land can be designated as quiet areas CPRE London is promoting the designation of quiet areas as part of its Tranquil London campaign.

**Parks.** CPRE London and the London Friends of Greenspaces Network ran the #GoParksLondon 2019 challenge during July The 96-hectare Beckenham Place Park in Lewisham has been relaunched following a £6.8 million refurbishment The Tide, London's first elevated walkway, has opened on the Greenwich Peninsula. Designed by the creators of New York's High Line, the linear park will be more than three miles long when finished (see also page 4). The Royal Parks is developing a Movement Strategy. The charity wants to prioritise walking and other active modes of transport, while reducing the impact of vehicle-based traffic A new play space was opened in Kidbrooke Village A survey of 2,000 people for Keep Britain Tidy found only 32% are getting 20 minutes a day or two hours a week in green space – the **minimum level recommended** by medical researchers needed to help improve mental wellbeing Caroline Russell, chair of the Assembly environment committee, said the mayor should do more to help boroughs find ways of funding parks and should encourage volunteers to help preserve and maintain green spaces

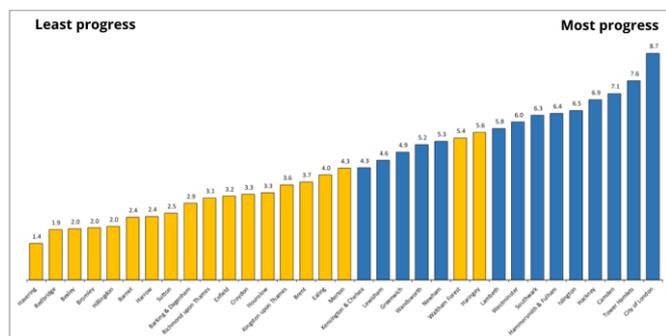
**Gardens.** North Beckton Primary School has unveiled an edible garden to encourage children to get outdoors and eat healthy A sensory garden designed to give children of all abilities the chance to enjoy nature was unveiled during the RHS Hampton Court Palace Garden Festival as part of the government's Year of Green Action A former wasteland, Stockwell's Secret Garden, Spurgeon Garden on Teversham Walk, was opened as part of the National Park City festival

**Biodiversity.** Dan Raven-Ellison, originator of London National Park City, called for one million trees to be planted in London to create an urban forest Kingston council approved the removal of trees from Seething Wells, a Victorian water treatment works on the south bank of the Thames London blogger Dave Hill reviewed the battle to save Old Tidemill Wildlife Garden in Lewisham A beautifully illustrated story from across the Atlantic highlights actions that can promote biodiversity in cities

**Tackling dirty air.** Millions of parking spaces should be removed and replaced with trees and cycle lanes to reduce air pollution and tackle climate change, the C40 Cities group said The Guardian reviewed the growing use of living walls to tackle air pollution The Smart Pillar, an invention by the Scotscape Group and Greenwich University, has been installed on six lamp posts in Belgravia. Vegetative panels fitted around existing lamp posts promote biodiversity, reduce noise pollution and improve air quality Residents around Hounslow's Boston Manor Park have been warned not to go jogging after a spike in pollution gave it the worst air quality in London Claire Fletcher, headteacher at St Paul's, told the story of how the grounds went from grey to green after the school was named as the second most polluted in London Sadiq Khan has opened a 120-metre long green wall known as the 'Chiswick Oasis' at St Mary's Primary School, Hounslow

## Healthy Streets

**Scorecard.** CPRE London, London Living Streets, London Cycling Campaign, RoadPeace, Sustrans and Campaign for Better Transport London have published a scorecard which shows the progress of boroughs towards the Mayor’s Transport Strategy healthy streets targets. Some boroughs such as the Tower Hamlets and Camden in Inner London, and Waltham Forest in Outer London, are rapidly introducing schemes to cut car use and road danger, boost air quality and walking and cycling rates. Others such as Kensington & Chelsea and Havering have yet to take measures that begin to put people, not cars, first. The aim is to publish the scorecard annually to show boroughs’ progress year on year .



Progress towards Healthy Streets

## Around the Capital

**Barking and Dagenham** council has given planning permission for regeneration of Abbey Retail Park into a 6-acre riverside urban village at a cost of £350 million. Abbey Quays, as it will be known, will provide over 1,000 homes of mixed tenure . Plans for floodlit astro pitches and stands on metropolitan open land at Parsloes Park have been passed by the council .

**Barnet.** Sadiq Khan approved plans for the disused Pentavia Retail Park in Mill Hill, after they were rejected By Barnet council last year. The council said the scheme was overdevelopment of the site and would not provide enough affordable housing. Of the 844 homes to be built 41% will now be affordable .



Plans for Mill Hill

**Bexley** council granted itself permission for strongly opposed plans to build nearly 60 homes, 36% affordable, on Old Farm Park in Sidcup. Officers claimed the scheme would improve the biodiversity of the open space .

**Brent.** Harlesden neighbourhood plan was approved by more than 89% of almost 1,300 voters at a referendum. Among the aims are to increase affordable housing, increase open space, improve the streetscape and the attractiveness of the town centre .

**Bromley** council is under threat of being placed in special measures, allowing developers to apply directly to the planning inspectorate, because it had more than 10% of refusals of applications for major developments overturned on appeal. Eleven of 75 appeals were lost during a two year period . An appeal has been allowed for 151 homes on a former factory site in Sydenham. The inspector said a shortage of planned affordable homes in the borough, the high architectural quality of the scheme and its environmental and recreational benefits outweighed the harm to metropolitan open land, which is 38% brownfield .



Plans for Sydenham

**Camden** council plans to close the high street to traffic during festive and summer periods and on other days as part of its Low Emission Neighbourhood . Docomomo UK and the Twentieth Century Society have warned that council refurbishment of Alexandra Road is destroying important original fabric of the grade II\* listed estate . A 1980s Sainsbury’s store in north London designed by Nick Grimshaw has become the first supermarket to be listed along with the Grand Union Walk. James Brokenshire refused planning permission for redevelopment in June . Plans for an extra care home on the former Gondar underground reservoir were rejected by at appeal. The inspector said building on the entire reservoir would cause significant encroachment into open and green space designations and disrupt long distance views. It would also reduce the perception of green space, as well as damaging a slowworm habitat .



Rejected plans for the Gondar Reservoir

## Planning and Environmental News from CPRE London

**City.** The controversial Tulip tourist tower has been denied planning consent by Sadiq Khan, overturning the permission given by the City of London in April. He said: “The proposal would compromise the ability to appreciate the outstanding universal value of the Tower of London World Heritage Site and would cause harm to the historic environment, the wider skyline and image of London, strategic views as well as the public space surrounding the site.” Historic England and Historic Royal Palaces said the refusal of consent for the 305 metre tower was the correct choice for the capital. **bd** **bd**   A 10 metre tall advertising plinth incorporating a green wall on the pavement of Leman Street was rejected by a planning inspector who said it would obstruct pedestrians and harm openness   The Museum of London has revealed the designs for its new home at Smithfield Market, a scheme that will now cost £332 million  .



**Museum of London public realm plans**

**Croydon.** A petition for a brownfield first building policy was rejected by Croydon council, which said there is not enough previously developed site available in the borough  . The architect behind a proposed twelve home scheme on disused garages has rebuked residents who object “by default” to new developments **bd**. A letter was sent to residents living near the Love Lane community gardens telling them to move off the site. The owners want to fence off part of the gardens to allow TfL to conduct works on nearby tram lines .

**Ealing.** Residents are preparing a legal challenge to the redevelopment of a former gasworks in Southall claiming a petrol-like odour from the site is making them ill and putting children’s lives at risk .

**Enfield.** TfL is proposing around 550 homes at tube stations in the borough .

**Greenwich.** The new owner of Enderby Wharf has announced plans to build “low-cost” rental housing on the site, saying: “We are mindful of the site’s complex planning history... We are pleased to announce that we will be scrapping the cruise terminal plans” . There are fears a planned tower on Greenwich Peninsular will overshadow Southern Park . Plans to build a new free school on a sports ground in Lee were thrown out by councillors because it would be on metropolitan open land  . They also refused plans for 619 homes at Kidbrooke Station Square, 50% affordable, contrary to advice from planners citing concerns about the height, density and impact on air quality  .



**Rejected plans for Kidbrooke Station**

**Bishopsgate Goodsyard.** Newly submitted plans propose to increase the level of affordable housing from 35% to 50%. The scheme will include over six acres of public realm, 25% more than originally proposed and covering over 50% of the whole site, including a public park on top of the restored railway arches. A local campaign supported by CPRE London is calling for this to be the start of a Great Eastern Parks route stretching to the Lea Valley . New pedestrian streets lined with retail, residential and workspace will connect Brick Lane, Shoreditch High Street and Sclater Street. The listed Braithwaite Viaduct arches will be opened up to the public and the Oriel Gate restored **bd**.



**Plans for Bishopsgate Goodsyard**

**Hackney** council is planning to build up to 169 homes on the De Beauvoir Estate. It also wants to build 66 homes on the Frampton Park Estate, a scheme which would involve knocking down a community hall **Ga**.

**Hammersmith and Fulham.** Hammersmith Bridge, which is currently closed, should become a permanent walking and cycling hub to help improve local air quality, campaigners said after TfL suggested that was an option . An application has been submitted to convert the listed Fulham Town Hall into a hotel .

**Haringey.** Tottenham Hotspur has won planning permission to redevelop a former goods yard near its new stadium with a mixed-use scheme featuring 316 homes. The inspector said the scheme, which includes two towers, would result in less than substantial harm to the setting and significance of the neighbouring North Tottenham conservation area and would benefit White Hart Lane **bd**  .

**Havering.** Three councillors have joined the campaign to protect Upminster Pitch & Putt, Gooshays Green and Dover’s Farm Green from housing development **En**.

## Planning and Environmental News from CPRE London

**Hounslow.** Plans have been submitted for 226 coliving units on Gunnersbury Avenue <sup>W4</sup>. A planning inspector has turned down an appeal against refusal for permission to moor houseboats at Steam Packet Steps because it would harm metropolitan open land, detract from the open vista along and across the river, and fail to preserve the character and appearance of the Strand on the Green Conservation Area <sup>W4</sup> . Former housing secretary James Brokenshire threw out plans for a 327-home tower development at Chiswick Curve. Going against a planning inspector's recommendation for approval, he said the proposal's impact on the Kew Gardens World Heritage Site, and the Strand-on-the-Green, Kew Green and Gunnersbury Park conservation areas needed to be given great weight. He added that he "does not find the proposal to be of such high quality as to be a brilliant response to its immediate context." Historic England praised the decision    <sup>W4</sup>.



**Rejected plans for Chiswick Curve**

**Kensington & Chelsea.** After a ten year battle by residents, Clarion Housing Group has now promised to save most of the homes on the Sutton estate instead of demolishing them <sup>MvL</sup>. Designs have been drawn up to refurbish South Kensington Tube station and add a mixed use building <sup>LOND</sup> . Work to turn Sloane Street into a green boulevard at a cost of £40 million will begin in the autumn <sup>bd</sup>.



**Proposals for Sloane Street**

**Kingston.** In its response to the council's local plan consultation, CPRE London said it was concerned that the plan could allocate green belt and metropolitan open land for development despite there being many brownfield sites in the borough that could be used for new residential and commercial development. It calls for the council to prioritise links to transport, reduce car parking provision, encourage car-free development and intensify housing in district and town centres .

**Lambeth.** Two 25-storey residential towers on London's Albert Embankment are to be redesigned as a hotel after limited interest was shown in the flats .

**Old Oak** and Park Royal Development Corporation (OPDC) and Cargiant continued to clash in the closing stages the public inquiry into the local plan. Cargiant called for a three month halt of the plan process while mediation takes place, a move rejected by OPDC <sup>Ti</sup>.

**Queen Elizabeth Olympic Park.** Plans for the £1.1bn East Bank cultural and education development on Stratford Waterfront gained final permission  .

**Redbridge.** A legal challenge failed against the council's decision to build homes for homeless families on a park on Woodman Road, Hainault <sup>Re</sup>. Community groups are to ask Sadiq Khan to overturn Redbridge Council's decision to approve a 42-storey tower. They are concerned about the density of the housing and the provision of just 27% affordable housing <sup>Re</sup> <sup>Re</sup>.

**Richmond** councillors threw out a proposal to redevelop a Homebase site calling it an urban development out of context with the local suburban character and saying it would give a looming impression in the surrounding area and local views <sup>P</sup>.

**Southwark.** A planning application has been submitted to redevelop Dulwich Hamlet Football (Champion Hill) Stadium and take up metropolitan open land has received 225 expressions of support and 22 objections . An international design contest has been launched to find a multi-disciplinary team to develop a strategy for the Low Line <sup>bd</sup>  <sup>Low Line</sup>.

**Sutton** council has revised its Air Quality Action Plan. It sets out proposed air quality improvements in the borough between 2019 and 2023 <sup>airQ</sup>  .

**Wandsworth.** Proposals have been lodged to regenerate part of the Alton Estate. The scheme to deliver 1,103 new homes would require the demolition of an "important gateway" to the unlisted post-war development <sup>bd</sup>.



**Plans for the Alton Estate**

**Westminster** council has completed its consultation on its local plan to 2040. The plan aims for 1,495 homes every year for 10 years, plus 1,850 affordable homes by 2023. It also wants to create space for 63,000 new jobs. Richard Beddoe, the council's cabinet member for planning said: "The council wants to rule out high-rises — with Paddington and Victoria the possible exceptions as their skyline is already taller" . Historic England is seeking a reduction in the height of a proposed 18-storey tower in Paddington to reduce the impact on the Grade I listed Kensington Gardens and Hyde Park .

## Planning and Housing

**Rebuilding trust.** A survey for property giant Grosvenor Britain & Ireland of more than 2,000 people found that only 2% of the public trust developers and 7% trust local authority planners. Threequarters of respondents said developers “only care about making or saving money” and more than half that developers “do not care about the needs of the local community”. Half of respondents said councils only cared about making or saving money, and 43% believing that councils are not held to account on their promises. Almost 40% said councils don’t care what their local community needs and 38% that councils don’t understand what communities need  **bd**.

**Car dependency.** Oxford University Professor of Economic Geography Danny Dorling called for denser development around the capital’s transport hubs: “We need to build the equivalents of new towns in London that are not dependent on the car”  **BE**.

**Green belt.** Richard Brown of the Centre for London looked at options for selective building in the metropolitan green belt  **LONDON**.

**Affordable housing.** Communities Secretary James Brokenshire announced that planning guidance will be toughened to create more inclusive developments and put an end to poor doors. He cited the [Baylis Old School site](#) in Lambeth, where social tenants were initially separated from a play area by a brick wall. He said a new design manual will promote best practice in inclusive design   **bd**  **Greater London Authority**. London needs £4.9bn a year in affordable housing grant, seven times more than it currently receives, according to a report by City Hall and social landlords  **Housing Options Review**.

**Tall buildings.** Responding to a request by assembly member Nicky Gavron, Sadiq Khan said he would “look into” whether London could follow New York’s lead in banning glass skyscrapers in a bid to increase building efficiency and decrease carbon use  **New**.

**Fairer housing.** Dealing with the country’s housing crisis should be “much more than just a numbers game” the Town and Country Planning Association said. Its report, *Housing for a fairer society*, made ten recommendations that would lead to “increasing the delivery and retention of high-quality genuinely affordable housing and ensuring the multiple wider benefits of affordable housing delivery and development processes are realised”. The TCPA said permitted development rights have led to “poor design, quality of development and location of housing... which are a potential threat to people’s health and wellbeing, with the most vulnerable people in society being more at risk”  **tcpa**  **bd**.

**Town centres.** A consortium, led by The Institute of Place Management and including Civic Voice, has been awarded £8.6 million to lead the High Streets Task Force and support local authorities and communities in transforming high streets  **IPM**.

**Heritage.** The Twentieth Century Society has named Richmond House in Whitehall as its most-at-risk building of 2019. Also on the list of threatened buildings are: the British Library Centre for Conservation, threatened by Crossrail 2; the BFI IMAX Cinema, which is allocated for tall buildings in the Lambeth local plan; the Homebase Superstore in Brentford, which is to close and is allocated for housing; and the Alton Estate in Roehampton   **C20**.

## Environment and Resources

**Incineration.** As the public inquiry got underway, Sadiq Khan urged the government to block the proposed waste incinerator in Belvedere, Bexley. He said: “London’s air is a toxic air health crisis and the last thing we need, in our modern green global city is another harmful waste-burning incinerator polluting our city”  **airq news**. Wildlife and environmental campaigners and residents also voiced their opposition to the scheme which is near Crossness Nature Reserve  **TWRK**. Climate campaigners are raising £10,000 to launch a court challenge against the £650m Edmonton incinerator. Stop the Edmonton Incinerator Rebuild said the air pollution and greenhouse gas emissions generated by the energy from waste plant would be unacceptable  **Ga**.

**Pollution.** The new Breathe London network of air pollution sensors has detected illegal levels of nitrogen dioxide (NO2) at 40% of its locations  **airq news**. More than 300 pollutants are being washed into London’s rivers as a result of road run-off, doing lasting damage to aquatic habitats. Around 30 river courses in London are failing the EU Water Framework Directive according to a TfL Environment Agency funded study   **transit TfL**.

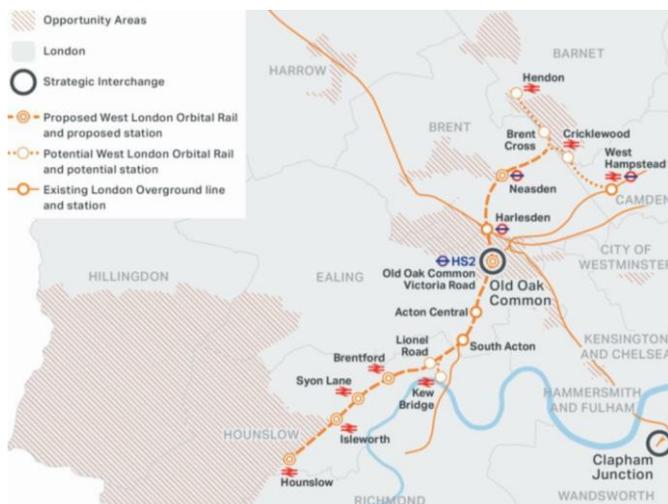
**Climate change emergency.** At a City Hall event to launch the capital’s first London Climate Action Week, Sadiq Khan said delaying action on climate change poses just as much of a threat as climate denial  **Greater London Authority**. Britain’s first climate Citizen’s Assembly was convened by Camden council. More than 50 residents and a team of climate experts came up with 17 proposals including installing solar panels on all available roofs and cutting fossil fuels out of local government developments   **G**. Extinction Rebellion said Greenwich council’s declaration of a climate emergency was “business as usual with a few tweaks”   **ER**. A team of London architects and scientists is developing “bio-curtains”, an alternative to urban trees using algae to absorb carbon dioxide from the air  **PAA**. London will have a similar climate in 2050 to that of Barcelona today, researchers who predict a 5.9C rise in temperatures say  **G**.

**Water.** The locations of the first 50 public drinking water fountains under a £5m programme have been announced  **G**. A report by Labour AM Leonie Cooper said the city’s loss of green space, growing population and ageing water pipes are putting the capital at an increased risk of flooding and drought   **Greater London Authority**. A report from the Environment Agency said Thames Water has failed to demonstrate is has sufficiently robust plans to maintain secure water supplies  **TfL**.

Transport

**High Speed 2.** The Financial Times reported that the line could cost an additional £30 billion [FT](#) [pba](#). The architects for Old Oak Common station said it is capable of handling people from terminating HS2 trains, should the Euston Station section of the line be cancelled in the upcoming Spending Review, [New](#). A Cranfield University lecturer told New Civil Engineer that failing to connect the rail project with Heathrow, the UK’s busiest airport, was “typical” of the country’s disjointed infrastructure planning [New](#).

**Rail.** Prizes are being showered on London Bridge Station which was declared AJ100 Building of the Year 2019 [AJ](#) and won three RIBA London awards [RIBA](#). The station has also been shortlisted for the Stirling Prize for architecture [G](#) [pba](#) [OIA](#) [LOND](#) [THE TIMES](#). TfL has published the strategic outline business case for the West London Orbital overground line. It would link Hounslow, Old Oak Common and Cricklewood, with potential links to West Hampstead and Hendon [E](#) [BREN](#) [TFORD](#) [MML](#).



Route for the West London Orbital

**Walking and cycling.** Cycling in the capital grew by nearly 5% in 2018/19 to its highest recorded level – more than four million kilometres. The increase was greatest in central London [G](#) [Evening Stan.](#) TfL announced improved walking and cycling routes between Brentford and Kensington Olympia and between Lea Bridge and Dalston [E](#) [HACKS](#) [CHIZ](#). TfL announced £2.5m to meet growing demand for cycle parking at ten stations. It will also create 1,400 spaces in residential areas [E](#). In a letter to the former transport secretary, Chris Grayling, the UK’s cycling commissioners described painted cycle lanes as a “gesture” and said they do nothing to make people feel safer on a bike [G](#). Kensington & Chelsea council said it will not support a cycle superhighway between Wood Lane and Notting Hill Gate citing congestion and air quality concerns [pba](#) [G](#) [Evening Stan.](#) TfL has reduced its ambitions for Cycleway 9 along Chiswick High Street in Hounslow after meeting strong local opposition [W4](#) [W4](#).

**Buses.** A review of outer London bus routes will take five years to complete [E](#). TfL is considering launching an on-demand bus trial in Ealing. It follows a similar trial in Sutton [E](#).

**Thames crossings.** TfL has halted plans for a new crossing from Canary Wharf to Rotherhithe due to the “sheer scale and complexity of the engineering solution that would be required” and the cost rising to £600 million. TfL told the Assembly the project should reassess strategic alternatives such as a ferry service [Ad](#) [New](#) [road](#) [.cc](#). One company claimed a ferry service would cost just £30 million and would be zero emission [New](#) [THE TIMES](#). The Stop Silvertown campaign has raised concerns over the background business case for the Silvertown Tunnel [transp](#). A crowdfunding campaign is underway to raise money for a legal challenge which will attempt to recover part of the £43 million of public money that was spent on the failed Garden Bridge project [crowd justice](#) [AJ](#). Architects have proposed a cycling and pedestrian bridge next to the Thames Barrier, with lifting spans to allow shipping to pass [SHAR](#).



Concept for Thames Barrier Bridge

**Roads.** TfL wants to bring in 20mph limits for all 5.5 miles of “red route” roads it manages within the congestion zone, including the Embankment, Tower Hill, Blackfriars Road and Millbank, along with the Aldgate Gyratory [E](#). Sadiq Khan announced plans London’s biggest car-free day to date, closing 20km of roads in the centre of the capital on 22 September [G](#).

**Air quality.** Tony Arbour, Assembly Conservative environment spokesman, called on Sadiq Khan and TfL to remove dirty diesel buses from routes that pass outside schools where legal standards for pollution are breached [T](#). Dust from car brakes and tyres will still pollute city air even when the vehicle fleet has gone all-electric, the government’s Air Quality Group warned [pba](#). Westminster council said tourist coaches could be banned from parking in central London because of concerns that drivers leave engines idling [THE TIMES](#).

**Aviation.** Campaigners against the expansion of Heathrow have gained permission for an appeal of the rejection their challenge to plans for a third runway by the high court [B](#) [BREN](#) [TFORD](#) [MML](#). Expert evidence to be submitted to the third runway consultation by the Friends of Richmond Park said noise from low flying aircraft directly over the park for the first time would be damaging to mental health [G](#). London City Airport is consulting on its draft master plan for 2020-2035 [CA](#).

The CPRE London eBulletin

**Editorial.** Views expressed are those of the editor Andy Boddington at [cprenews@andybodderson.co.uk](mailto:cprenews@andybodderson.co.uk), not CPRE. **CPRE London:** 020 7253 0300, [office@cprelondon.org.uk](mailto:office@cprelondon.org.uk), [cprelondon.org.uk](http://cprelondon.org.uk).