



A Great Thames Park?

Position paper. In June, the independent Thames Estuary Growth Commission produced a report which set out a vision for new development which could regenerate run down areas and improve the environment. The budget included an announcement that the government will “consult the local area on a Great Thames Park” ^{the Guardian}. CPRE London, CPRE Kent and CPRE Essex and CPRE’s national team have since issued a position paper setting out key principles to guide the sustainable development of the Thames Estuary, “a precious yet undervalued landscape” ^{CPRE}.

Regional park. CPRE says it believes that the estuary would benefit from the creation of a regional Park along similar lines and with similar powers to the Lee Valley Regional Park Authority. It also calls for protection of the green belt, and strong priorities for brownfield, affordable housing and sustainable transport.

London’s Parks



Campaign. The Mail on Sunday launched a campaign to halt the decline of parks and play areas and to stop them being sold off ^{the Mail Online}. The article featured Old Farm Park in Sidcup, half of which was sold for housing in 2016 despite local protests ^{the News}. It also referred to Brent council’s decision to let areas of its parks grow wild, saving £450,000 but leading to complaints that the parks were becoming “no-go areas” ^{the News} ^{the Mail Online}. The online petition has gained more than 6,000 signatures ^{the Mail Online}. Reacting to the campaign, housing and communities secretary James Brokenshire said: “Local authorities must not use the need to manage their finances prudently as an excuse to sell off green spaces” ^{the Mail Online}.

Victoria Gardens. Eight Jewish peers have called for the £50 million holocaust memorial to be dropped. They said: “The design evokes neither the Holocaust nor Jewish history, and the risk is that its purpose will not be obvious to passers-by and it will not be treated with appropriate respect” ^{the Guardian} ^{the News}.



Proposed holocaust memorial

National roundup. The Heritage Lottery Fund and the National Trust have launched a £10 million fund aimed at helping council parks services become self-sufficient ^{the News}. Gardener Alan Titchmarsh voiced his support for horticulture ^{the News}:

“We must urgently stop the demise of the UK’s gardens and landscapes for the sake of the economy and, equally importantly, for the sake of our health and well-being and that of the environment and wildlife. The health-giving properties of green spaces are well documented and their provision helps to relieve pressure on our troubled National Health Service.”

Historic England has devoted its latest Heritage Online Debate to public parks ^{the News}.

London roundup. Crime levels in London’s parks are falling ^{the Evening Standard}. The Royal Parks charity is urging people not to forage for fungi and chestnuts. It is concerned about the impact on wildlife and last year issued 35 warnings and made one prosecution ^{the News}. The charity has also applied to increase audience numbers at events in Hyde Park ^{the News}. Brent council has opened the borough’s first dementia garden ^{the News}. The council wants to reduce park maintenance to a ‘reactive’ service ^{the News}. The City of London Corporation, which owns Finsbury Circus Gardens, has voted to bring in a voluntary smoking ban in the circular park ^{the News}. Queen’s Gardens in Croydon, formerly Town Hall Gardens, is being revamped. Designs for a new café have now been published ^{the News}.



Plans for Queen’s Gardens

Open and Green

Green belt. The area of green belt in England fell by 5,070 hectares in 2017/18. The biggest losses were in the West Midlands. In London, Croydon lost 100 hectares and Sutton 10 hectares .

Urban cooling. In its response to a report from the commons environmental audit committee on planning for climate change, the government rejected the committee's recommendation on sustainable drainage systems . Ministers committed look at strengthening planning policy to boost the provision of green infrastructure. They said Natural England is leading on a national framework of green infrastructure standards which will be published in 2019: "We agree with the committee's view that shaded spaces are important and we will ensure that the project considers evidence on provision of shaded spaces in urban areas."

Trees. TfL has cut funding for creating a green estate and on planting trees along the capital's roads .

Thames. The London Festival of Architecture has launched a competition to encourage greater public interaction with the River Thames. The winning design will be installed in 2019  **LFA**.

Around the Capital

Barking & Dagenham. London deputy mayor for planning Jules Pipe has approved the redevelopment of the former Ford assembly site at Beam Park in South Dagenham. Half of the homes will be "genuinely affordable" and half the site green space .



Plans for Beam Park

Brent council has announced plans to rid Wembley town centre of all plastic shopping bags and plastic cups, in a bid to become 'plastic free' . The council is planning to end litter picking on residential streets and remove litter bins .

Camden. Sadiq Khan has donated £6,000 to the **Calthorpe Project**, a community garden in King's Cross which aim to improve the physical and emotional wellbeing of those who live nearby .

City. The Corporation is supporting a new conservation area for its Barbican and Golden Lane estates **bd**. It has developed a long-term Transport Strategy, which aims to tackle air quality, congestion and road danger within the Square Mile   . A draft version of the City Plan 2036 will be issued for public consultation on 12 November. The plans feature the expansion of the tall buildings cluster. A policy on urban greening would require developments and refurbishments to include environmentally friendly measures to boost biodiversity, rainwater run-off, temperature regulation and minimise the impact of pollution. More open space will be created between Blackfriars and the Pool of London **bd** .

Croydon. An inspector has rejected Croydon Conservative Federation's bid to subdivide the rear garden at its headquarters to build two dwellings. She said "the development would cause significant harm to the character and appearance of the area" .

Ealing. The supreme court rejected an attempt to overturn planning permission for a QPR training ground at Warren Farm on metropolitan open land  . Ealing council's modular homes for the homeless scheme has won an award **EAL**.

Greenwich. CPRE London is encouraging residents to object to plans to **expand the International Academy of Greenwich** on metropolitan open land . A petition asking Greenwich council to install low-level directed lighting around Charlton Park's outdoor gym and skatepark has been launched by park users  . After a campaign by the 20th Century Society, Historic England gave Woolwich Public Market Grade II listed status because of its Lamella roof structure, the earliest of its kind known to survive in England. The listing threatens current plans for redevelopment of the Spray Street Quarter **bd**  **853**. Approved plans for the Enderby Wharf Cruise Terminal are being reviewed amid continuing protests from residents over pollution from diesel engines **g**.

Hackney. New plans for redevelopment of Bishopsgate Goodsyard will be made available for public consultation on 6 November. The troubled scheme is expected to feature lower towers **GOODS bd**. CPRE London has encouraged objections to plans to redevelop the Britannia Leisure Centre in Shoreditch Park saying it will lead to a loss of valued open space .

Hammersmith and Fulham council has agreed to spend £326,000 installing ivy screens, planters and cycle hub beneath the Hammersmith Flyover **W12.COM**. Work has also begun creating the new five-acre Exhibition Park in the White City development **W12.COM hscf**.



Exhibition Park

Haringey council's regulatory committee voted to drop the Pinkham Way waste disposal site from the North London Waste Plan. The decision must be confirmed by the cabinet .

Harrow. A planning inspector has rejected plans for a block of flats as being out of keeping with the residential area and taking up garden land .

Havering council has appointed architects to develop designs for a 1,000-home regeneration project. The scheme will include a path along the River Rom **AJ** . It is consulting over plans to regenerate 12 council estates to provide 3,000 homes . The council is also seeking members for a new Quality Review Panel .

Planning and Environmental News from CPRE London

Hounslow. A planning application has been lodged for a five-storey education and visitor centre on brownfield land at the Gunnersbury Triangle, which is run by London Wildlife Trust **W4**.

Kensington & Chelsea. The council has written to housing minister Kit Malthouse calling for a change in legislation to allow the council to take over empty homes owned by overseas investors **City T**. Developers in the borough will be required to reveal profits from development under plans to boost social housing **Z**.

Kingston. Campaigners and residents have expressed concern about the state of Seething Wells waterworks following tree clearance. The site is a site of importance for nature conservation and metropolitan open land **Gu**.

Lambeth. The Southbank Centre has withdrawn proposals to build a pop-up bar on the roof of the Royal Festival Hall after objections **AJ** **STAGE**. The landmark BFI IMAX may have to close because Lambeth council's new area plan allocates the site for tall buildings **lond sei** **Cam**.

Lewisham residents are campaigning against plans for fell 50 trees in Hillcrest Woods to make space for affordable housing. The London Wildlife Trust said: "The woodland at Hillcrest Estate represents one of the last surviving fragments of ancient woodland in this part of London" **South London Press**. Campaigners occupying Old Tidemill Wildlife Garden were evicted by Lewisham council which wants the space included in a tower block planned by Peabody. A high court judge rejected an application by campaigners for a judicial review into the permission for development **THIS IS LOI** **News Shop** **News Shop** **f**.

Merton council is consulting on its vision for redevelopment of Wimbledon town centre. The Future Wimbledon Masterplan emphasises greening the town, taller buildings and more cultural spaces **News Shop** **Gu**.

Old Oak Common. The mayor has submitted a revised plan for the redevelopment of Old Oak Common which will result in 2,250 fewer homes being built **City**. Shaun Bailey AM said: "This is devastating news for Londoners. More than ever, the capital is in desperate need of more housing" **LOI**.

Richmond. SS Philip and James Church is to transform the open green space around the church to create a communal green space **THIS IS LOI**.

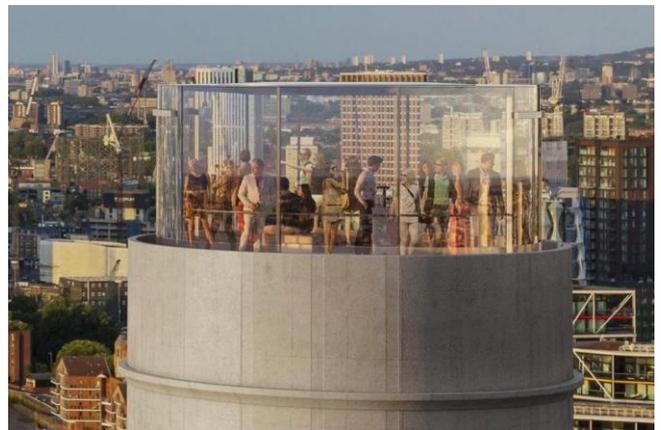
Southwark. Traders and local campaigners have taken the first step in a legal challenge to Southwark Council's approval of the Elephant and Castle shopping centre planning application **News Shop**. Arguments continue over the relocation of Dulwich Hamlet Football Club to allow use of its ground for housing **South London Press** **News Shop** **News Shop** **g**. The first planning application for the Old Kent Road opportunity area includes 1,165 homes, 41% affordable **INS** **HO**. Residents and businesses are crowdfunding a communal space where people can come together to 'demystify' planning and regeneration on Old Kent Road **News Shop** **News Shop** **YouTube**. Southwark council has approved a scheme of 1,150-homes, 40% affordable, in towers up to 48-stories on Old Kent Road **AJ**. It defended another decision to permit a 122-home Peckham development with just six affordable homes **News Shop** **News Shop**. The council is suggesting it might reject a 1,343-flats scheme on the site of a former biscuit factory in Bermondsey for not including enough affordable and social housing. The scheme includes 20,000 sq metres of open space **News Shop** **News Shop**.

Tower Hamlets. When the borough council moves out of the current town hall in four years' time, the building will be converted into apartments under permitted development rights **bd**. An architect is criticising the designs for an extension to the V&A Museum of Childhood in Bethnal Green **AJ**. The new South Dock footbridge in Canary Wharf has gained funding **Ad**. The Canary Wharf Group has announced plans for Wood Wharf. It will have 3,600 homes, one quarter affordable. The nine-hectare development will include parks, a GP practice and a school **News Shop** **News Shop**.



Plans for Wood Wharf

Waltham Forest council rejected an attempt by the civic society to protect Walthamstow Town Square. The society had applied to get it listed as an asset of community value but the council said it already had planning permission **Gu**.



Proposed glass chimney

Wandsworth. Designs have been published for a glass elevator and viewpoint inside one of the Battersea Power Station chimneys **99c** **Evening Standard**. A consultation is underway on the location for the Nine Elms Pimlico footbridge **News Shop**. The proposal is still facing opposition from Westminster councillors who describe it as a "vanity project" **AJ**.



The Nine Elms Pimlico footbridge

Planning and Environmental News from CPRE London

Westminster council is to allow greater public participation in its planning meetings and pay greater regard to place shaping ^{BD}. The court of appeal ruled that Sajid Javid should have given reasons when he declined to call in the controversial Paddington Cube application for his own determination ^{bd}. Plans for a temporary debating chamber for MPs in the Grade II* listed Richmond House have been criticised. Alternative plans include housing MPs on the defunct Woolwich Ferry ^{bd} ^{bd} ^{bd}. Westminster council's cabinet has approved the draft Oxford Street District Strategy for public consultation from 6 November. The new plans follow the council's rejection of Sadiq Khan's proposals for full pedestrianisation of the street. The new plans would retain two-way traffic along the length of the Oxford Street ^{Evening Standard} ^{BBC} ^{City A.M.} ^{BD} ^{BD} ^{BD}.



New plans for Oxford Circus

Planning and Housing

Housing. Sadiq Khan announced a £1 billion fund to build council housing but said the capital needs an estimated £2.7 billion per year to build all the council, social rented, and other genuinely affordable homes needed ^{LON}. Wandsworth council was disappointed with its allocation ^{SWS}. Mr Khan also launched a £10 million fund to strengthen borough housing and planning teams with the aim of delivering more housing ^{LON}. The City has cut its affordable home target, largely to be delivered in inner London boroughs, by 3,700 ^{Evening Standard}. Mr Khan has awarded the **Rural Urban Synthesis Society** – a Lewisham-based Community Land Trust – £1 million to self-build 33 social affordable homes ^{LON}.

Design. Putting good design at the heart of all urban development could provide cities in the UK with a £15bn boost while improving the mental health of millions of people, according to property company British Land ^{Land}. James Brokenshire announced a 'Building Better, Building Beautiful' Commission ^{BD} ^{BD}. The commission will be chaired by **Sir Roger Scruton** and have three aims:

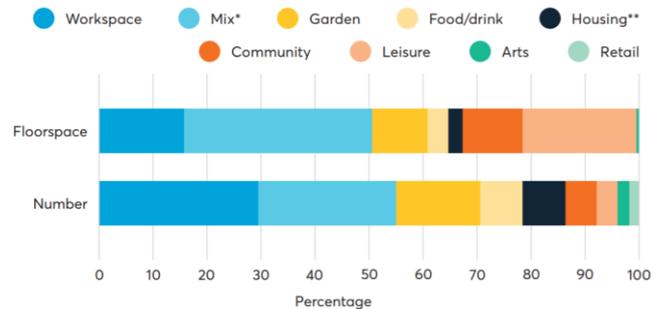
- To promote better design and style of homes, villages, towns and high streets, to reflect what communities want, building on the knowledge and tradition of what they know works for their area.
- To explore how new settlements can be developed with greater community consent.
- To make the planning system work in support of better design and style, not against it.

Over the top. James Brokenshire is to consult on a new permitted development right for upward extensions ^{OP}.

Under the arches. The BBC profiled the independent businesses that occupy the arches of London's railways. Many of the independent traders are threatened after Network Rail sold 5,200 units around the country to investment companies ^{BBC}.

Meanwhile spaces. The Centre for London studied the temporary uses of empty buildings and developer sites, including gardens and community spaces. Among its recommendations are that the mayor should set up a meanwhile use competition for empty sites ^{Centre for London}.

Figure 4: Meanwhile activity in our knowledge base (51 sites), by use type, August 2018



Town centres. In the budget, Philip Hammond announced a one third discount to high street retailers with a rateable value between £12,000 and £51,000 for the next two years. Businesses with a rateable value of £12,000 or under already qualify for 100% relief. In addition, ministers are to establish a £675 million Future High Streets fund ^{BD}. James Brokenshire is set to launch an "Open Doors" project. The scheme will match landlords of vacant commercial units with community groups offering vital services to younger and older people. The aim is to reduce loneliness among vulnerable members of the community and increase footfall in town centres ^{Sun} ^E.

Growth. Labour AM Unmesh Desai launched a pamphlet *London Moving East* ^{LON}. He said: "East London has such a rich heritage and we want to ensure that any progress doesn't erase that but rather adds to it. We don't want any individual or any community left behind."

Mark Kleinman, Professor of Public Policy at King's College asked whether "peak London" had been reached and growth was coming to an end ^O.

The London Plan

Examination. The examination of the London Plan by the planning inspectorate is underway. Currently the three inspectors are consulting on what matters should be discussed and who will present evidence. Public hearings will begin in mid-January. The inspectors' report is expected in July 2019 ^{LON} ^{BON}.

Boroughs. The inspectors have asked whether boroughs agree with the draft plan. The mayor has responded that the London Plan forms part of the borough's plans so agreement is not needed. He added: "It is important that the does not simply set out this framework as a series of abstract ideals but puts in place concrete policies for how they should be achieved." However, Sadiq Khan has agreed to a change to the plan to allow boroughs more flexibility to take account of local circumstances when implementing the plans policies in their local plans.

Planning and Environmental News from CPRE London

NPPF. When the new National Planning Policy Framework was published in July, James Brokenshire wrote to Sadiq Khan threatened to intervene if the draft London Plan was not changed to reflect changes in government policy. Sadiq Khan has now responded that the revised NPPF has no direct implications for the London Plan and the examination because it will be examined under the 2012 rules. This is correct but there will still be conflicts as examiners try to nudge the plan towards the new NPPF. They must also consider the written ministerial statements (WMS) that underpin some of the new NPPF's more controversial policies on housing and fracking:

- **Affordable housing.** Mr Kahn acknowledged that the draft plan conflicts with the WMS that dictates that housing developments of ten or fewer homes or office to residential conversions would not have to pay for affordable housing. This would curtail borough's ability to deliver enough affordable homes.
- **Green belt.** Sadiq Khan defended the plan's policy against any attempts by boroughs from removing land from the green belt.
- **Fracking.** Mr Kahn said the balance of planning and environmental policies justifies the plan's ban on hydraulic fracturing.
- **Cooperation.** In a technical argument, the mayor says he is not obliged to consult with South East planning authorities or London boroughs in preparation of the new plan under the duty to cooperate.

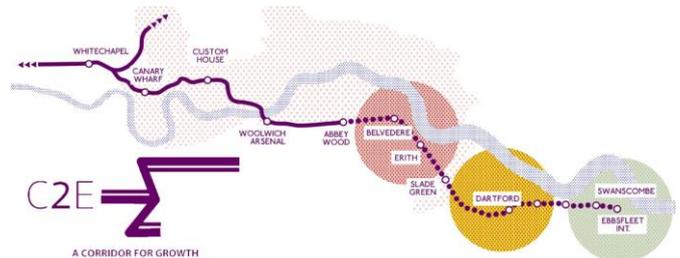
Participants. CPRE will speak on twelve topics including: spatial development strategy; housing targets and affordability; design; green infrastructure, open space and urban greening; green belt and metropolitan open land; and biodiversity. Among the other green participants are: London Wildlife Trust; Friends of the Earth; Community Food Growers Network; London Green Belt Council; and several local associations and civic groups. The London Green Party will be the only political group represented.

Transport and Resources

High Speed 2. Archaeologists have begun to excavate the graveyard of St Martin's Gardens, Euston. The Euston tunnel portal site has been cleared ahead of the start of construction works. Network Rail has removed redevelopment of the existing Euston Station from its financial plans up to 2024. Amid concerns over costs and flagging political and public support Chris Grayling told railway chiefs that the extension of the line north of Birmingham was not "in the bag". Following a freedom of information request, the government has published the feasibility study for a national cycleway along the length of HS2. No funding is available for the cycleway and it will be down to local highways authorities to find any funding for the project. Campaigners says HS2 Ltd is failing to allow for walkers and cyclists on bridges and on tunnels.

Docklands Light Railway. The budget confirmed £291 million to improve the DLR, including a new station at Thames Wharf, with the aim of linking new housing developments to major employment areas.

Crossrail. Recriminations over the delay to the opening of Crossrail continue. The project is £1 billion over budget and the chief executive is to step down. In the budget, the chancellor said the government would consider the case for Crossrail 2 in the next spending round. City Airport has rejoined the campaign to extend Crossrail 1 to Ebbsfleet in north Kent.



Proposals for Crossrail extension to Ebbsfleet

Walking. In July, ministers banned shared space road schemes until their safety is reviewed. Now it says the ban does not apply to housing developments or schemes in progress.

Cycling. Three new Quietway routes have opened. TfL has applied to appeal a high court decision that it had failed to provide enough information about Superhighway CS11 to Westminster Council.

Heathrow in court. The five judicial reviews of the national policy statement for Heathrow are to be heard in a rolled-up hearing in March 2019.

Gatwick airport is consulting on increasing the capacity of its existing runway and on bringing its standby airstrip into routine use as a second runway. Sadiq Khan, who has launched a legal challenge against Heathrow's third runway with local councils, said:

"This could be delivered quicker and more cheaply at Gatwick, without the same impact a new runway at Heathrow would have. These new and innovative proposals from Gatwick in their masterplan could make a substantial contribution creating the runway capacity so desperately needed in and around London."

Pollution. The World Health Organisation Europe is recommending lower noise limits for transport including aviation. The most polluted roads in central and east London include Marylebone Road, Oxford Street and Park Lane.

Energy and recycling. Caroline Russell AM called on the mayor to urgently develop a 12-year emergency carbon reduction plan for London. The assembly environment committee called on the mayor to sign up to the **Plastics Pact**, a WRAP initiative that sets tough recycling targets. Thames21 collected a record number of plastic bottles from the Thames – nearly 3,300 bottles in just two hours.

The CPRE London eBulletin

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