



The countryside charity
London

Working for a greener city

Green London Bulletin

December 2019

CPRE London's AGM: 21 May 2020
Save the Date!

Open and Green



Wild swimming in Waltham Forest?

New Park call for the Lea Valley. Save Lea Marshes and CPRE London have joined forces to campaign for the historic filter beds on Lea Bridge Road, once owned by Thames Water, to be transformed into a venue for wild swimming  . Resident Peter Mudge said: 'Retaining and enhancing the site's historic structures, including the unusual octagonal sluice building, gives us an opportunity to showcase the area's industrial heritage.' CPRE London's Alice Roberts said:

'We call on Waltham Forest Council to work with the Education and Skills Funding Agency and Lee Valley Regional Park Authority to take full advantage of this once-in-a-lifetime opportunity to create a unique park uniting Waltham Forest and Hackney.'

The petition to Waltham Forest council has gained more than 1,200 signatures .

Low Line. Five proposals for the ground level walking route through Victorian railway viaducts in Southwark have been shortlisted  .

Poor spaces. Council tenants have won a fight to use an open space at Westbourne Place in Westminster which had been reserved for flat owners .

Victoria Tower Gardens. The Architects Journal reports that Robert Jenrick has called in the application to build a Holocaust Memorial in the Grade II* listed park . Jenrick has been reported as leading the efforts to make the plans a reality, saying the scheme is 'essential' in the battle against anti-Semitism .



One of the Shortlisted High Line proposals

Parks. A new café in Crystal Palace Park that references the park's listed dinosaur statues has been completed . Christchurch Gardens, a run-down green space in the heart of Westminster, is being improved in a £2.5m scheme  . The BBC looked at the growth of public parks that incorporate features such as exercise machines to help elderly residents stay fit. Studies found that location, design and amenities are the biggest factors in encouraging elderly residents to use facilities. London's Hyde Park Senior Playground, for example, is near to public transport and includes machines aimed at the needs of older users .

Public spaces. A report by the Centre for London recommends that the forthcoming Public London Charter sets out a presumption that public spaces must be open, permissive and welcoming to all. Landowners should ensure any enforcement is considerate and reasonable and create opportunities for informal stewardship. Boroughs should have greater oversight of public spaces in new developments. The charter should welcome events in public spaces but ensure that private events do not unreasonably compromise the accessibility and enjoyment of the space for other users  . The topics of a Public London Charter and an urban right to roam were discussed at the CPRE London AGM earlier this year .

Trees. More than 1,200 students from Latymer Upper School in Hammersmith have planted 6,000 trees across west London  . Six London Plane trees have been moved from the Queen Elizabeth Olympic Park to Barking Riverside to make way for the UCL East campus . Sadiq Khan urged Londoners to plant 100,000 trees this winter to contribute towards increasing the capital's tree canopy by 10 per cent by 2050 . The London Urban Tree Festival will be held on 16-24 May 2020 .

Public support. A survey by CPRE ahead of the general election, found that 60 per cent of respondents would be more likely to vote for a political party that want to protect and enhance the countryside, including the Green Belt . Neil Sinden CPRE London said:

'These results show just how important green spaces and the Green Belt are to Londoners. They indicate support for the Mayor of London's draft London Plan which seeks to uphold strong protections for the Green Belt in the face of controversial recommendations by government inspectors which would weaken those policies.'

The London Plan

Report. The three inspectors examining the draft local plan have issued a 125-page report with 55 changes recommended  PLAN PLAN PLAN PLAN PLAN. The inspectors have focused on aligning the plan with the NPPF, thereby weakening the Mayor's commitment to protecting the Green Belt and Metropolitan Open Land. They also want housing targets lowered, reducing pressure on green spaces. Many other policies are weakened, allowing more wriggle room for developers to get their schemes through. The inspectors say the report will be found sound if their recommendations are taken on board. CPRE London has written a robust letter to the Mayor calling on him to defend his principled stance to keeping the world's first National Park City green. The Mayor's response to the inspectors is due shortly.

Good growth objectives. The inspectors say that the policy which aims to deliver strong and inclusive communities should become a specific objective. The same recommendation is made for the broad ranging policy on resilience, which covers climate change, emergencies such as terrorism and a community approach to infrastructure. The inspectors add:

The Mayor should do more to ensure that the homes Londoners need are delivered; additional monitoring is required especially data on overcrowding; there is an over-emphasis on housing numbers which will not provide the right sort of homes for people in neighbourhood communities; there is a need for more affordable housing and social rented housing.

Green Belt. The inspectors say the Mayor should lead a strategic and comprehensive review of the Green Belt as part of the next review of the London Plan. They also want a modification which would allow boroughs and the Mayor to review Green Belt boundaries to accommodate new industrial capacity if needed. The draft plan states: 'Development proposals that would harm the Green Belt should be refused.' To bring this in line with the NPPF, the inspectors want to add 'except where very special circumstances exist' to the policy. The plan should also recognise that Green Belt boundaries could be reviewed through borough plans. The Mayor's statement that Green Belt 'de-designation will not be supported' should be deleted from the draft.

Metropolitan Open Land. The draft plan states: 'Development proposals that would harm MOL should be refused.' The inspectors want this deleted along with statements that the area of MOL should not be reduced and the quality of MOL improved. The draft plan says that the Thames should not be designated as MOL but the inspectors want this left open as an option.

Housing. The inspectors call for a cut in the ten-year housing target of nearly 20 per cent from 649,350 to 522,850, including targets for small sites. Kingston and Merton should have their targets cut by around 400 homes a year. Bromley gets a cut of 250 homes a year. In contrast the proposed cut for Tower Hamlets is just 38 dwellings a year.

Sustainability. The draft plan allows for off-site compensation of biodiversity providing there is net gain. The inspectors want this weakened to 'equivalent or better biodiversity value where possible.' They also want the definition of sustainable development deleted – meaning the NPPF definition will apply.

Air quality. Continuing the theme of weakening policies, the inspectors set a lower threshold for developments in Air Quality Focus Areas, removing the Mayor's proposal that schemes that do not adequately address air quality should be refused.

Energy. The inspectors insist the policy banning fracking should be deleted in its entirety.

Transport. The inspectors also insist the entire draft London Plan aviation policy should be deleted. They say any decisions relating to the third runway should be made in line with the airports national policy statement which gave parliamentary approval for the scheme.

Water. The policy to reject planning applications that do not have permeable surfaces should be weakened to 'resisting' such proposals.

CPRE London Reaction

CPRE London reacted by writing to Sadiq Khan expressing its 'deep concern about elements of the inspectors report' and urging him to stand firm on protection of the Green Belt and Metropolitan Open Land . It said the draft plan contains a sensible set of policies to improve the efficiency of land use within the capital. There is plenty of previously developed land which can be used to provide new housing while at the same time improving the environment.

Green Belt. CPRE strongly objects to the panel's recommendations to weaken Green Belt protection, including the proposal to allow industrial development in the Green Belt. Building on the Green Belt causes a significant increase in traffic and does not deliver affordable housing. The inspectors' proposed comprehensive review of London's Green Belt is not justified. That would be a serious mistake which would tie the hands of a future Mayor and send the wrong signals to developers. 'In the face of the unprecedented climate and nature emergencies, the role of Green Belt in managing urban growth will only become more important.'

Metropolitan Open Land. CPRE London says it is deeply disturbed at the dismissive approach taken by the inspectors to the proposed policies to protect MOL. This would weaken the designation. MOL has a critical role in providing access to green space for people across every Inner London borough. CPRE supports the inspector's recommendation to allow the River Thames to be designated as MOL.

The Mayor's Reaction

Sadiq Khan looks set to reject many of the proposed changes, including those on Heathrow, the Green Belt and air quality . If he does so, ministers will have six weeks to launch legal action to impose the changes.

Around the Capital

Barking and Dagenham council has approved plans for more than 200 affordable homes in the first phase of regeneration of the Gascoigne West estate **bd**.

Barnet. Theresa Villiers MP is opposing TfL plans to build 1,000 flats on a tube station car park close to Finchley Central, saying they will destroy the suburban feel of the borough **ea**.

Camden. Camden Town Urban Design Improvement Society has proposed that a planned 80-room hotel becomes the 'hanging gardens of Camden' **News Jour**.



Plans for Holborn Viaduct

City. Plans have been submitted for a 382-room hotel with a 3,700 sqm living wall façade on Holborn Viaduct SH. A 'bulky' office scheme has been approved on Liverpool Street despite objections from Historic England that it would harm the Bishopsgate conservation area, **bd**. The City of London School for Girls will not go ahead with a controversial plan to expand within the Barbican estate. The Twentieth Century Society said it would cause substantial harm to the listed estate **(124)**. Permission has been given for the Aviva Tower to be demolished and replaced by a 73-story tower. The two upper storeys will incorporate a public viewing gallery and the building will have 1,800 parking spaces for cycles **bd**. Plans have been drawn up to replace the Clothworkers livery hall at 50 Fenchurch Street with a 36-storey office building, featuring a green wall, a public roof garden, a winter garden and a public space around a restored Tower of All Hallows Staining and Lambe's Chapel Crypt **bd**.



City of London schemes
Tower of All Hallows Staining circled

Bexley. Community group Erith Think Tank has launched a campaign to save a local green space. The borough council wants to build 30 homes on the space. None of the homes will be affordable **South London Press**.

Croydon. Residents fear for planned 13-storey block of flats overlooking an Upper Norwood park would overshadow a children's playground **MVL**.

Ealing. Permission was given for 990 homes, 45 per cent affordable, on Friary Park Estate in Acton **bd PLAN**.



Plans for Acton

Greenwich. An application has been submitted for a mixed-use, 1,300-home scheme, 50 per cent affordable, in the Charlton Riverside Opportunity Area **PLAN**. A public inquiry has been held into controversial plans for 771 homes off Anchor and Hope Lane in Charlton **PLAN**. In Charlton again, plans for 1,200 homes on the Stone Foundries site have been unveiled **PLAN**. Sadiq Khan has approved 619 homes, half affordable, on a 1.7-hectare site at Kidbrooke station **PLAN** **PLAN**.

Hackney council lost a high court battle to prevent residents' windows in flats at Dalston being obscured behind giant advertising hoardings **PLAN**. The Hackney Gazette reviewed the council's initiatives for achieving a zero carbon council and borough **Ga**.

Hammersmith and Fulham. The West Kensington and Gibbs Green estates have been saved from demolition after the council bought back the estates. They have been under threat for 12 years **INS HOI PSE MVL**. Sixteen sustainable urban drainage systems are being installed across the borough as part of future proofing against flash flooding **SW6 W12 COM COM**.

Haringey. Plans to convert Alexandra House in Wood Green into 219 flats under permitted development rights have been submitted to the council. Some of the flats will be as small as 13 square metres **G**.

Harrow. Housing secretary Robert Jenrick overturned a decision by Sadiq Khan and approved new sports and science facilities at Harrow School, much of which would be on Metropolitan Open Land **PLAN MVL**.

Hounslow council is consulting on a review of the borough's conservation areas **W4**. Plans for a Tesco store and flats at Gillette Corner will include a one acre roof garden. A public park, public square and water features water features are planned for the nearby Osterley site **BREN TFORD**. Chiswick Park Footbridge has been named best infrastructure project in the annual Architects Journal Awards **W4**.

Green London Bulletin from CPRE London



Hounslow... Plans for two housing blocks of 22 and 10 storeys with a sky garden are planned for South Acton. Nearby allotment holders said: 'The impact on the allotment site would be devastating, since it would block out sunlight from a large area from approximately midday to the end of the day' **W4**.

Islington. Architects have been appointed to design a £6.5m rescue of the grade II* listed deconsecrated Holy Trinity Church designed by Charles Barry in 1829 **bd**.

Kingston council approved plans for 297 homes in New Malden despite concerns about loud noise from an adjacent industrial estate **THIS IS LOI MYL**.

Lewisham council voted to introduce an Article 4 Direction to ban Houses in Multiple Occupation (HMOs) from the borough's conservation areas without planning permission **THIS IS LOI**. An office-to-residential conversion in Sydenham that would have 'unacceptable living conditions' has been approved by a planning inspector because an earlier scheme was even worse **ea**.

Merton council has approved plans for 179 homes, 50 per cent affordable, along with a community centre in Mitcham **bd**. The latest phase of the regeneration of the High Path estate has also been approved, with 85 per cent of homes being affordable **MYL SW19 COM**.

Old Oak and Park Royal Development Corporation has abandoned its regeneration plans for Old Oak North, which included 5,900 homes and 51,600 square metres of employment space on land owned by Cargiant. In doing so, the corporation loses £250m in government funding **PLAN THIS MYL**.

Richmond. A design panel has recommended a new scheme for the Twickenham Riverside scheme, the first plans having been withdrawn in 2017 **bd**.



Scheme for Twickenham Riverside

Southwark council has for the third time given planning permission for a scheme at Elizabeth House near Waterloo. The plans include a public garden connected to Waterloo Station and a new pedestrianised street, the Waterloo Curve. The development does not include housing, a conflict with the current London Plan **land set CN** **PLAN**. The council is to recruit small, innovative designers for its plans to deliver 11,000 low carbon council homes by 2043 **AU**. Sadiq Khan rejected suggestions that the Canada Water Masterplan will lead to transport overcrowding in SE16 **N**. Four Ledbury Estate tower blocks which were due for refurbishment may now face demolition after engineers found serious structural faults **INS HOI**.

Tower Hamlets. A planning inspector has found the draft local plan, which includes restrictions on the locations of tall buildings, sound subject to modifications **PLAN**. Campaigners are considering a judicial review after controversial plans to redevelop the historic Whitechapel Bell Foundry as a hotel were approved by the council's planning committee on the chair's casting vote **Evening Star** **ea** **T**. However, Robert Jenrick has now issued a holding direction to give him time to consider whether to call in the application **PLAN** **ea**. The council approved demolition of railway arches which are the only surviving part of the 1853 Heydon Square branch of the London & Blackwall Railway **PLAN**. Planning permission has been given for a 2,800-home mixed-use development on the site of the former Poplar Gasworks **ea**. The council's planning committee has viewed plans to build homes 563 homes, 35 per cent affordable, within the Bethnal Green gasholders which date to the 1860s **bd**.



Plans for Bethnal Green gasholders

Wandsworth. Sadiq Khan approved a 14-storey tower of 168 apartments which had earlier been rejected by the council for being too big **INS HOI**. Wandsworth's Huguenot Burial site, Mount Nod, will open to the public after a £300,000 renovation **SW18 COM**.

Westminster. Plan have been submitted for the temporary Commons chamber at Richmond House **PLAN**. SAVE Britain's Heritage has written to MPs challenging the financial and environmental cost of the temporary chamber **SAVE**. Five 1950s neo-Georgian homes in Knightsbridge are to be replaced with a modern interpretation of a London terrace **bd**. Plans have been submitted for a £100m subterranean mixed-use scheme below Cavendish Square in the West End. The square currently has an underground car park **bd T News**.



Plans for Cavendish Square

Planning, Housing and Environment

Local Plans

Barking and Dagenham is consulting on its draft plan, which proposes delivering more than 33,765 homes between 2019 and 2034, 2,251 a year. The planning inspectors examining the draft London Plan have proposed 1,944 homes year (see above). The borough is aiming for 50 per cent affordable housing [PLAN](#).

Croydon council is considering removing three sites from the Green Belt in New Addington (3,300 homes), Sanderstead (780) and Selsdon (1,500) [PLAN](#). The London Plan inspectors have proposed reducing Croydon's ten year target by 8,700 homes.

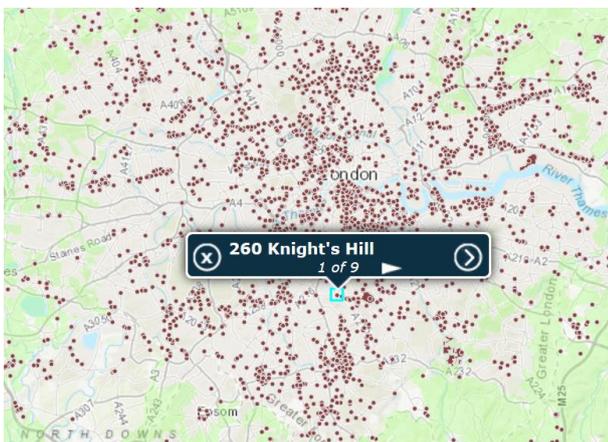
Westminster. The council has voted to submit its draft city plan to the planning inspectorate for examination. The plan aims to deliver 22,222 homes by 2040, 1,495 a year for the next ten years, at least 35 per cent affordable. The London Plan inspectors are recommending a target of 985 homes a year. Office developments of more than 1,000 square metres will be expected to provide between 15 and 35 per cent of their floorspace as affordable housing. Hotels will be required to make a 15 per cent contribution. Tall buildings are ruled out across most of the city [PLAN](#).

Planning

Planning. The assembly planning committee called for greater clarity on the Mayor's call-in decisions and for the names of those requesting a call-in to be published [CH PLAN](#). NPPF policies on light pollution and air quality have been strengthened. Councils can consider 'whether the proposed lighting is purely for decorative purposes as opposed to being needed for functional reasons such as security' [Crown](#). Consideration of air quality during plan-making should 'help secure net improvements in overall air quality where possible' [Crown](#).

Green Belt. The Centre for Cities and the London Chamber of Commerce and Industry called for release of 329 hectares of disused or underutilised land within the metropolitan Green Belt for 10,000 new homes [A.M.](#)

Brownfield. The National Housing Federation has updated its interactive map of brownfield land sites [National Housing Federation](#).



National Housing Federation brownfield map

Resources

Plastic. The new water fountains across the capital have dispensed more than 77,000 litres of water in the last 12 months, saving over 155,000 single-use 500ml plastic water bottles [Evening Standard](#).

Waste & recycling. Bromley and Waltham Forest councils have begun new waste collection contracts which include kerbside collection of waste electrical and electronic equipment [EPCO](#). After the high court rejected a judicial review against the new Edmonton EcoPark incinerator, the North London Waste Authority said plans were 'crucial to tackling the climate emergency' [BBC](#) [recycle](#). Campaign group [Stop the Edmonton Incinerator](#) called for a halt to plans for the incinerator after the costs almost doubled from £650m to £1.2bn [Ga](#). Lewisham council has unveiled a £1.4 million recycling and reduction plan, as part of efforts to raise its 28 per cent recycling rate to the 50 per cent by 2025 [Newspaper](#).

High Speed 2

Leak. A draft of the Oakervee report into whether HS2 should go ahead has been leaked. To the fury of campaigners and the deputy chair of the review, it recommends that the line is built even though it is likely to cost much more than £88bn. The report also recommends reducing the number of trains from 18 an hour each way to 14. The London terminus should be at Euston [A.M.](#) [g](#) [T](#) [FT](#). Lord Berkeley, the deputy chair said the review had been a whitewash. He intends to publish his own report [Cam New Jour](#).

Costs. The lobby group Cross City Connect argued that £7bn could be saved by ending the high speed line at Old Oak Common [T](#). Boris Johnson received a private briefing by Oxford University academics who told him that High Speed 2 was expected to cost up to £110bn [Newspaper](#).

London. Sadiq Khan said HS2 must end at Euston not Old Oak Common to prevent pressure on Crossrail [Wa](#). The cost of the Euston terminus has risen from £1.8bn to more than £2bn [Newspaper](#). Camden residents voiced concerns about safety, noise and pollution after HS2 submitted a planning application for construction access which will lead to 200 trucks a day travelling through the Park Village East [Cam New Jour](#). The housing and transport secretaries have approved a called-in application that will allow lorry movements to a HS2 construction site in Uxbridge [Crown](#).

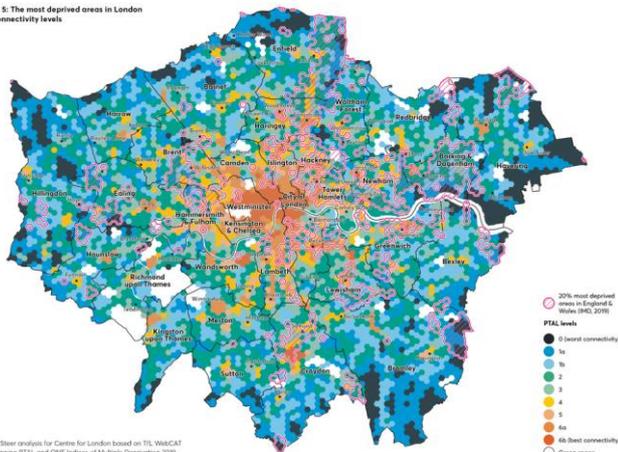
High speed rail leaders published an upbeat report that said HS2 is essential to Britain achieving the government's target for net zero by 2050. Report author Ralph Smythe said: 'Only HS2 can deliver the capacity and journey time savings to shift many more people out of cars and planes by the 2030s, without causing a decade of disruption to our existing train services. Failing to deliver HS2 and maximise its carbon benefits could jeopardise achieving climate-friendly transport for another generation.' [BBC](#). Mark Thurston, chief executive of HS2 Ltd admitted the environmental benefits promised might take 100 years to materialise [EN](#).

Transport

Aviation. Sadiq Khan attacked London City Airport's plans for expansion warned that 'unfettered growth is not an option' [BBC](#). London boroughs, along with Windsor & Maidenhead council, Greenpeace and other green groups took their battle against the third runway at Heathrow to the appeal court in October. A judgement is expected in the new year [SW15.COM](#) [ea](#) [g](#) [Leigh](#).

Transport for everyone. A report by the Centre for London called for a fairer transport system across the capital. It proposes a review of zone boundaries and of concessions, and for a greater emphasis on the travel needs of disadvantaged Londoners [CITY A.M.](#)

Figure 5: The most deprived areas in London and connectivity levels



Source: Steer analysis for Centre for London based on TfL WebCAT tool mapping PTAL and ONS Index of Multiple Deprivation 2019.

Connectivity and deprivation

Rail. The opening of Crossrail will be delayed until 2021. The scheme is set to go another £650m over budget, losing TfL as much as £2 billion in revenue [BBC](#). However, Elizabeth Line trains are now running from Reading to Paddington [CITY A.M.](#). TfL's Barking Riverside rail extension is under pressure to meet its December 2021 opening date due to encountering uncharted utilities [New](#).

Silvertown Tunnel. The leader of Greenwich Council asked Sadiq Khan to pause plans to build the Silvertown tunnel and review other options. The leader refused, however, to commit to a judicial review of the scheme [News Shop](#) [BBC](#) [g](#) [CITY A.M.](#)

Roads. Can we create a car free city? Leeds University academic Paul Chatterton looks at the options in the wake of the Extinction Rebellion protests in central London [O](#). Engineers have put forward a proposal for a temporary Hammersmith Bridge [HAMM](#). Westminster council has consulted on introducing a 20mph speed limit across the city [BBC](#). Hackney council is considering installing 2,000 electric vehicle charging points on residential streets [HACK](#).

Waterways. The new Woolwich ferries have been plagued by technical difficulties [BBC](#) [BBC](#) [BBC](#). TfL is to build new piers along the Thames to increase public transport journeys [CITY A.M.](#)

Freight. A company, [Magway](#), has been awarded a government grant to investigate delivering freight by tunnel from Milton Keynes to Park Royal [FT](#).

Active travel. After a consultation that drew 5,000 responses, TfL has redesigned its proposed cycleway between Wood Lane and Notting Hill to save 20 of the 25 trees it planned to fell [W12.COM](#).



Wood Lane and Notting Hill cycleway

Air quality. A Private Member's Bill has received its first reading in the Commons. The aim of the Emissions Reduction (Local Authorities in London) Bill is to give the City and boroughs powers to limit emissions from boilers, including solid fuel boilers, and other plant [BBC](#). Kings College said primary aged children are five times more exposed to air pollution when they are travelling to school [South London Press](#). The City of London Corporation will restrict Beech Street, much of which runs under the Barbican Estate, to zero emission vehicles, cyclists and pedestrians by spring 2020. The ban will apply 24 hours, seven days a week for an 18 month experimental period [South London Press](#) [BBC](#). Fine particulate matter (PM2.5) pollution is on average four times worse in the underground than on busy roads above ground, a study by King's College found [airq news](#). A US study showed that plants and trees are cheaper and more efficient than technology at removing air pollution [airq news](#).

The CPRE London eBulletin

Editorial. Views expressed are those of the editor Andy Boddington at cprenews@andybodders.co.uk, not CPRE. **CPRE London:** 020 7253 0300, office@cprelondon.org.uk, cprelondon.org.uk.