



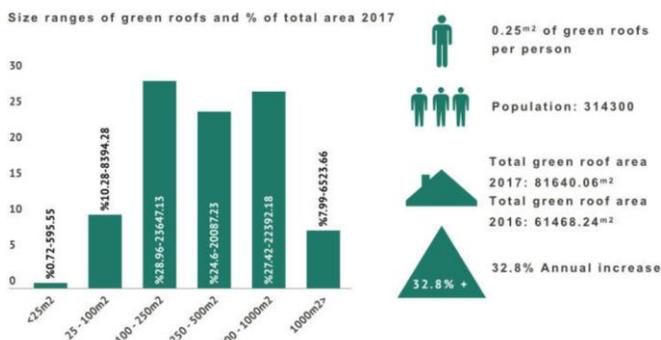
Open and Green

Land for the Many. In a letter to the Guardian, CPRE London director Neil Sinden welcomed calls to increase provision of parks and public spaces in urban areas :

“There is growing evidence that access to green space is an important determinant of health and wellbeing, and that many urban communities suffer from a deficiency of green spaces near to where they live. As London and other cities grow, it is essential that all new development includes adequate provision for genuinely public green space.”

The letter followed publication of “Land for the Many”, a report for Labour by George Monbiot and others . The Open Spaces Society said it was “delighted” by the report which it hoped would generate debate .

Greening. Researcher Heather Alberro looked at the social, psychological, and health benefits of green spaces and their contribution to social cohesion . Campaigners have teamed up with London National Park City to lobby for a ‘Great West Hedge’ along a two kilometre stretch of the A4 in Chiswick to reduce air pollution . A report for the GLA maps the growth of green roofs and walls in London from 2008 to 2018, including a breakdown by borough .



Green roof data for Southwark

Biodiversity. A seven-mile long bee corridor is being planted as a wildflower meadow in 22 of Brent Council’s parks with the aim of boosting pollinating insects . The Times looked at the greening of London for wildlife, including **Wild West End**. The London Wildlife Trust said: “People recognise they can’t escape the city as easily as they could. They have got to change the city” . Environment secretary Michael Gove has committed £10 million to planting 130,000 trees in England’s urban areas .

Big Green London Map. CPRE London will lead a consortium in a three year project to launch a web-based Big Green London Map. The map will bring together and promote listings and information for London’s 3,000 public parks and green spaces, as well as the many thousands of other valuable green sites across the capital. Alice Roberts of CPRE London said: *“This will allow us to, literally, put London’s green spaces on the map. Unlike other popular online maps, it will show all our parks, however small, and will let you find out what’s going on in a park, whether it’s something for the kids, or a ‘dementia walk’, a community fun day, a Park Run, organised or informal sports, a café, whatever.”*

The consortium also includes London Friends of Green Spaces Network, Greenspace Information for Greater London, Revolution Consultancy and Design; and the campaign to declare London a National Park City. The project is funded by City Bridge Trust .

Green Space Index. Islington residents have less than a tenth the green space available to residents across the UK, Fields in Trust said . The trust also said 2.5 million UK residents live more than ten minutes from a park or green space . This analysis comes from the trust’s new Green Space Index, which shows that just 10,579 Londoners lack a park within a ten-minute walk of where they live. However, Londoners have only 20.1 square metres of green space per person, almost half the national average and below the trust’s minimum standard of provision .



Green Space Index. Brown: above the minimum standard. Yellow: lower than minimum standard.

CPRE London hosted a debate on an urban right to roam following its AGM. Issues discussed included opening up private garden squares; landownership; growing commercialisation of parks for running, football and other sports; local democratic control over use of green spaces; and creating a linear forest garden from Shoreditch to Newham along railway lines. CPRE London will be participating in the **National Park City Fair** on 29 June. On 7 July, it will host the Olympic Park Tranquillity Mapping walk with @tranquil city app. Further details of the debate and events from office@cprelondon.org.uk.

MOL. Southwark council has pledged to protect metropolitan open land at Burgess Park. A scheme for a six-story residential block scheme is being opposed by Southwark News and Friends of Burgess Park .

Around the Capital

Barking and Dagenham. Plans for a 29-storey development on a former retail park have been approved. Abbey Quays will provide 1,089 new homes, 32% affordable. The public realm will include artwork and landscaping, along with a riverside walkway and plaza .



Plans for Abbey Quays

City. The City Cluster Vision aims to make the Square Mile greener and more pedestrian-friendly, with wider pavements and more restrictions on traffic as the number of tall buildings increase **bd**.

Croydon. After the planning application was quashed in the high court, a new public inquiry will be held to re-examine plans for 17-storey tower in Purley .

Greenwich. TfL has published plans for a new cycle route from the Greenwich Foot Tunnel to Canary Wharf and Hackney .

Hackney council is to object to plans for a revamp of the public realm at Old Street Station. It says the proposed seating would be in an area with low air quality and would attract antisocial behaviour **bd**.

Hammersmith and Fulham. Chelsea Football Club is reportedly looking to cut the costs of the approved redevelopment of Stamford Bridge by half, possibly by finding a different site .

Havering has appointed a Quality Review Panel to advise on planning applications **bd** . Plans have been submitted for the first phase of a major regeneration project in Rainham **Re**

Kensington & Chelsea. A sixth set of plans for redevelopment of Kensington tube station aim to retain the Victorian arcade **bd**. A proposal to build eight blocks, one of 22-stories, in West Cromwell Road was unanimously rejected by councillors . The redevelopment of Newcombe House in Notting Hill Gate has been called in by the government. Kensington & Chelsea council said the scheme would not be of high design quality and would cause substantial harm to nearby listed buildings . The council refused a planning application for 427 homes, 34% affordable, next to a Tesco store at West Cromwell Road. Planners said more affordable housing should be provided and criticised the height and design on the scheme .

Lambeth. The Vauxhall Society has succeeded in persuading ministers to call in plans for two towers, 53-stories and 42-stories high, at Vauxhall Cross .

Lewisham. Planning permission has been given for an 11-home Community Land Trust development on an infill site in Sydenham **bd**. TfL's plans for Cycle Superhighway 4 through Deptford have been approved by Lewisham's mayor and cabinet .

Merton. Plans have been submitted for 284 homes, two-thirds affordable, as part of housing estate regeneration **bd**.



Plans for Merton

Newham. An 89-home "deck living" scheme on Marshall Lane has received planning approval. The narrow site will have a central linear park   .



Deck living in Newham

Queen Elizabeth Olympic Park. The masterplan for the regeneration of Stratford Waterfront as a cultural and residential quarter has been approved by the London Legacy Development Corporation **bd**.

Southwark. New plans have been submitted for offices on the Elizabeth House site next to Waterloo Station **bd**.



Plans for Elizabeth House

Planning and Environmental News from CPRE London

Southwark. Sadiq Khan will decide whether the £500m Old Biscuit Factory build-to-rent scheme should proceed after Southwark council turned it down for not providing enough affordable housing **bd** **N**. The judicial review into the Elephant and Castle redevelopment will be heard in July **lond** **se1**. Transport for London said that new houses in the Old Kent Road area should be capped at 9,000 – under half of that proposed – until the extension of the Bakerloo underground line can be delivered **lond** **se1** **P**. Southwark council has extended the Glengall Road conservation area to protect a former mineral water and ginger beer bottling works **SE1**. Approval has been given for seven mixed used buildings including a 48-storey tower on Old Kent Road **bd** **P** **SE1**.



Plans for the Old Kent Road

Tower Hamlets council served a building preservation notice blocking demolition of a rare weaver’s house in the Redchurch Street Conservation Area **tw** **Sp17** **OLA** **Sp17**. Historic England has since listed the building as Grade II **Sp17**. The council has turned down plans for a 189-home development, 40% affordable, in Bethnal Green over concerns with the affordable housing mix and design quality **bd**. Outline consent has been given for the masterplan for 2,800 homes at the former Poplar Gas Works. The London Wildlife Trust had objected to the plans citing concerns about the environmental impact. The scheme includes a riverside park and walk **Ad** **P** **SE16**. James Brokenshire has refused permission for demolition of a Sainsbury’s in Whitechapel for housing, against the recommendation of a planning inspector **tw** **P**. The council has resolved to oppose the five-tower Westferry Printworks scheme, which would deliver 1,524 new homes on the Isle of Dogs. The plans are currently at appeal **bd**.



Westferry Printworks scheme

Wandsworth council approved 1,000 build-to-rent homes, 35% affordable **bd**.



Build to rent homes in Wandsworth

Westminster. proposals to add 230 new homes to Pimlico’s Dolphin Square development have been unanimously rejected by councillors who said the scheme provided too much temporary lettable accommodation at the expense of permanent housing and that does not justify the harm to the conservation area **bd** **P**. Plans for redevelopment of Richmond House to house the temporary House of Commons have been published. Consultation is underway until 28 June and planning permission is expected by the end of the year **bd** **Buil ding** **g** **Rich**. SAVE Britain’s Heritage condemned the proposals as “wanton destruction” and “state sponsored vandalism” of a Grade II*-listed building. It said the building should instead be refurbished as offices to high energy efficiency standards **SAVE** **SAVE** **SAVE**.

Design

Commission. Sir Roger Scruton has been dismissed as chair of the government’s Building Better, Building Beautiful Commission for making “unacceptable comments” **INS** **g**. He is replaced by Nicholas Boys Smith, founding director of Create Streets **INS** **de** **HO** **zee**.

Public realm. Civic Voice said 86% of its members think the visual appeal of a development matters. The group calls for more cooperation and less confrontation in planning **CV** **CV**. *Of Streets and Squares*, a report from Create Streets, looked at the types of streets and squares that people enjoy and dislike. Based on a survey of 2,000 people, one of conclusions is: “When it comes to greenery, little and often is normally best.” London is one of the international case studies **CREATE** **STREETS**.



Fitzroy Square

65%

E more attractive



Leonard Street

23%

F more attractive

From Of Streets and Squares

Planning and Housing

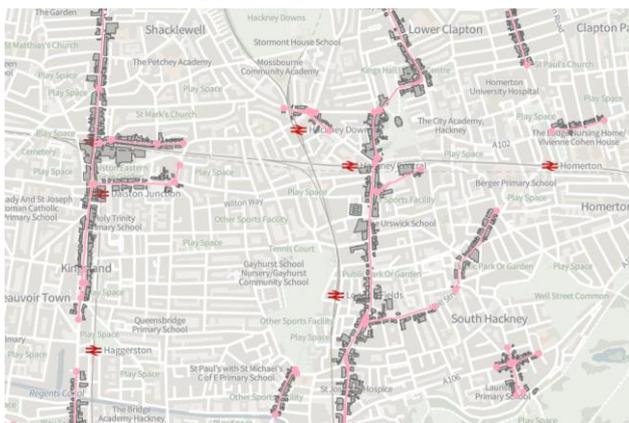
Green belt. Treasury minister Liz Truss said, “we need to build a million homes on the London green belt near railway stations and around other growing cities” to help young people own a home ^{City Hall} ^{FT}. The Policy Exchange called for five growth corridors from London through the green belt. Each corridor would include three towns of at least 30,000 homes. The project would be overseen by a new Department for Growth ^{FT}.

Affordable housing. The GLA said that 14,544 affordable homes were started in 2018/19, exceeding the target of 14,000 agreed with ministers ^{CPRE LONDON}. Modular-buildings specialist Extraspace Solutions has won a £40m contract to erect temporary housing for homeless families on meanwhile sites ^{bd}.

Tall buildings. London’s skyline could be dominated by a forest of derelict residential towers in 100 years’ time if apartment owners are unable to fund essential refurbishment work, Peter Rees, former chief planner for the City, warned ^{bd}.

Permitted development. After James Brokenshire committed the government to an extension of permitted rights to convert shops to housing and offices, CPRE said the move risks undermining local community and authority influence ^{CPRE} ^{FT} ^P. Brokenshire also announced that temporary rights for larger extensions to homes will be made permanent ^{FT}. Of the 15,929 homes in London built under permitted rights since 2013, only 71 were affordable – just 0.4% – Labour AM Tom Copley said in a report, *Slums of the Future*. He is calling for the mayor to lobby ministers to scrap the rights and, if they refuse to do so, for more support for Article 4 directions to restrict use of the rights ^{CPRE LONDON} ^{FT} ^P.

Town centres. The Office of National Statistics has produced draft new maps of the extent of high streets with the aim of supporting policy decisions ^{FT}.



Hackney high streets

Communities. The National Audit Office criticised the sale of railway arches across the country by Network Rail saying that the sale ignored the interests of tenants. Many now face eviction ^{NAC} ^{FT} ^G. Airbnb listings in London have risen from 20,000 to 80,000 since 2015. One of the big concentrations is in Shoreditch. There are fears that the growth of lettings is hollowing out inner city life ^{FT}. As gentrification spreads, Londoners are losing their taste for pie and mash shops ^{FT}.

Heritage. Historic England is consulting on guidelines for evaluating and recording England’s former gasworks and redundant gasholders ^{FT}. It had earlier consulted on guidelines for documenting the significance of heritage assets ^{FT}. The government has allocated £44 million to Historic England to create Heritage Action Zones that champion and revive historic high streets ^{FT}.

Flooding. The Environment Agency has completed the final outline design of the £450m River Thames flood defence scheme. It aims to reduce flood risk to 15,000 homes and 2,400 businesses along the Thames between Datchet and Teddington ^{FT}.

The New London Plan

Examination in public. Three months of public hearings have concluded after debating 65 topics ^{CPRE LONDON}.

Government conflict. There were several clashes during the EiP between MHCLG and City Hall. The housing target is 66,000 homes a year but the plan says there are sites for only 64,935 homes a year. MHCLG demanded to know where the shortfall will be built. The mayor says outside London but talks with neighbouring authorities have not taken place. The panel suggested an early review of housing provision but City Hall rejected this saying it would distract from housing delivery. The government also objected to policies that would lead to building on gardens and would force small sites to contribute to affordable housing, both in conflict with the NPPF.

Green belt. Developers and lobbyists argued that the plan’s tough stance against development in the green belt was not compliant with the NPPF. The plan’s approach was defended by City Hall, CPRE London and others but the inspectors asked if the mayor would review green belt policy and when he would do it. The mayor responded that the initial focus should be on available sites. If those fall short, sites outside the capital should be sought. Only if these cannot be found should green belt boundaries be reviewed. CPRE London said this was idea was “simply wrongheaded”.

Next steps. City Hall will compile a revised draft of the plan incorporating modifications agreed during EiP discussions by the end of June. The panel will then reach its conclusions and send its report to the secretary of state and Sadiq Khan in September. If the plan is found sound, the assembly will adopt the plan before the end of the year.

The NPPF conundrum. Some boroughs have recently adopted local plans or are well advanced in preparing one. But 22 boroughs have plans which are due for review now or by 2020 under the recent NPPF rule that requires plans to be reviewed at least every five years. These reviews must be compliant with both the latest edition of the NPPF and the government’s new standard methodology for calculating housing targets. But the new London Plan does not use the standard methodology and must only comply with an older version of the NPPF. This is may well lead to complex debates at future enquiries into borough local plans.

Environment and Resources

Climate change emergency. MPs have endorsed a Labour motion to declare a formal climate and environment emergency . More than 100 MPs have signed an early day motion calling for a similar declaration . In London, eight councils have declared a climate emergency with a view to making their operations carbon neutral by 2030 . The declarations are likely to lead to changes in local plan policies .

Incinerators. Sadiq Khan said he opposed plans to build a second incinerator facility at Belvedere and called on the government to “stop permitting the building of archaic polluting waste incinerators.” The capital currently has three incinerators with two more approved at Enfield and Sutton. He wants the focus to shift to London’s low recycling rate. London has the highest incineration rate of local authority waste (54%), yet the lowest recycling rate (30%)  . The energy from waste industry reacted angrily to the mayor’s statement  . Local mothers from Chingford and Walthamstow who are worried about the level of air pollution their children are exposed have founded the Stop the Edmonton Incinerator Now campaign  . Croydon councillors are objecting to proposals by Sutton Council to route HGV traffic from the Beddington incinerator through Croydon  .

Fly-tipping incidents have increased by 40% in six years. The Local Government Association wants tougher sentences imposed by the courts  .

Water. The head of the Environment Agency warned that England will not have enough water to meet demand within 25 years unless action is taken now to reduce demand and increase supply . London’s new water fountains dispensed more than 69,000 litres in 12 months .

Noise. As cities become denser, how do you deal with the growing levels of noise? Thomas McMullan looks at the issues in the Guardian .

Transport

High Speed 2. Former Treasury mandarin Lord Macpherson, who signed off funding for HS2, said the economic benefits of the £56 billion project were now unlikely to match its rising costs  . The New Economics Foundation said the strategic case underpinning HS2 is unconvincing and leaves the scheme looking like an expensive answer in search of a question  . The Lords economic affairs committee said the government had failed to consider whether improved regional rail links in the north would be a better investment than HS2. The redevelopment of Euston station should be postponed in favour of building the northern section of HS2  . Extinction Rebellion protestors temporarily prevented trees being felled in the Colne Valley  . The Woodland Trust called for tree felling in ancient woodland to be halted until the future of the scheme is reviewed . HS2 Ltd has published environmental management guides for each local authority district .

Rail. Plans for a rail freight exchange at Slade Green in Bexley and Dartford have been rejected by James Brokenshire who said the scheme would cause substantial harm to the green belt. He also said the proposal would cause “considerable harm to the convenience of highway users in Dartford” and the landscape and visual impacts would be “substantial and adverse” . The National Audit Office published an analysis of the problems that have faced Crossrail .

Walking and cycling. TfL is consulting on walking and cycling improvements between Wood Lane and Notting Hill Gate  .

Buses. GoSutton, a pilot on-demand bus service, aims to improve knowledge of how to achieve a switch to public transport in areas of high car use . Hydrogen powered buses will be introduced on three London bus routes next year   .

Roads. A report by the Centre for London called for the capital to move towards a road user charging scheme that charges drivers on a per-mile basis. Costs would vary by vehicle emissions, local levels of congestion and pollution and the availability of public transport alternatives   . TfL is consulting until 10 July on proposals to limit all roads within the Congestion Charge Zone to 20mph next year with the aim of reducing road deaths and injuries  . The City is planning to introduce a 15mph speed limit  .

TfL goes slow. TfL has delayed nearly half a billion pounds in capital spending during 2018-19, while its debts climbed to over £11bn . The consultation for the new Rotherhithe Crossing has been delayed while the costs of the pedestrian and cycle bridge are reviewed  . The extension of the Croydon tram service north of Sutton is also threatened .

Thames. The Port of London Authority has installed a network of air pollution monitors to record emissions from cruise ships docking in Greenwich .

Air quality. 1,076 new residential EV charging points have been installed across London as part of the Go Ultra Low City Scheme . Camden council has launched its Clean Air Action Plan which it hopes will move the borough towards World Health Organization compliance for NO₂, PM_{2.5} and PM₁₀ emissions by 2030 . Research into the impact of the ULEZ in its first month found that 74% of vehicles driving into the zone were compliant with the new standards . Parents claim lack of pollution regulation at the old gasworks redevelopment in Southall is putting children’s health at risk . The Times has been campaigning for ministers to take stronger action on air pollution. The newspaper wants a new Clean Air Act, pollution monitors in every postcode and a ban on sales of new petrol and diesel cars from 2030  .

The CPRE London eBulletin

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