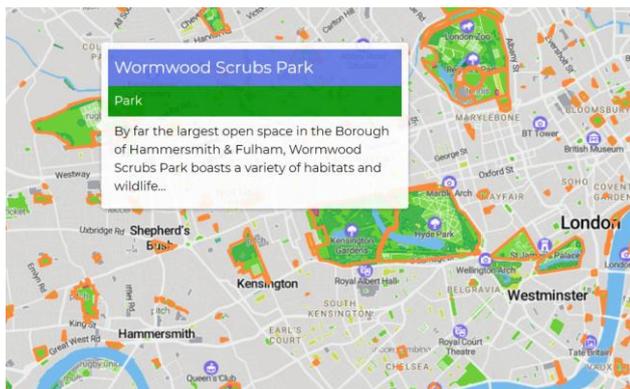




CPRE London



The #GoParksLondon Map [#Go](#)

Supporting parks. Over 70 park friends groups have joined the CPRE London's *GoParksLondon* site. Their listings on the interactive GoParks map records the enormous contribution they are making to getting people outdoors. The #GoParksLondon project promotes London's huge diversity of parks, particularly those less well visited. It aims to encourage residents and visitors to get out and discover our parks. The project is also raising awareness of the crucial role that friends play in maintaining parks across the capital. #GoParksLondon will promote their activities and events. It will encourage people to get involved, especially people less likely to use green spaces [#Go](#).

CPRE London is seeking a Communications and Promotions Officer for the GoParksLondon project [CPRE](#).

CPRE and CPRE London invite you to save the date for a Christmas Celebration on 18 December 2019 at St John's Church, Hyde Park from 6pm to 8pm. If you would like to attend please email events@cpre.org.uk.

Mayoral elections 2020. CPRE London would like to hear your environmental priorities for the new mayor: email office@cprelondon.org.uk.

The CPRE London eBulletin

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

Open and Green

Healthy parks. Researchers found a strong link between proximity to urban green spaces and mental wellbeing of London residents [The Guardian](#) [The Mail Online](#). The study surveyed more than 25,000 people and found:

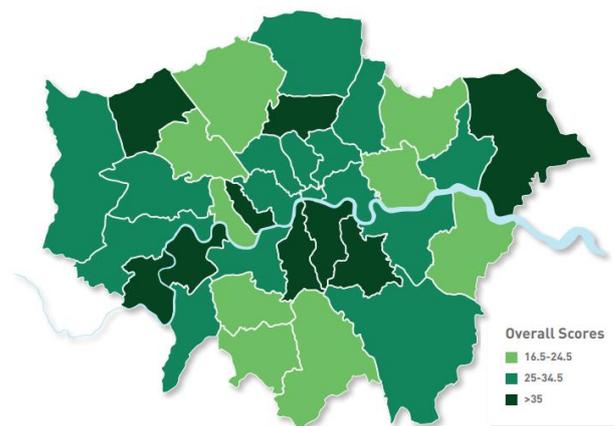
- A very strong relationship between the amount of green space around a person's home and their feelings of life satisfaction, happiness and self-worth.
- Green space within 300 metres of home has the greatest influence on mental wellbeing.
- An increase of one hectare within 300m of residents is associated with an increase of 8% in life satisfaction, 7% and 5% in happiness.
- Green space is less important for mental wellbeing in Central London and East London.

Reflecting on the study, the researchers said:

We believe this is the first study to demonstrate how urban green spaces may improve a broader definition of mental wellbeing. A lot of research focuses on poor mental health or single aspects of wellbeing like life satisfaction. What makes our work different is the way we consider multidimensional mental wellbeing, in terms of happiness, life satisfaction and worth. While government guidelines recommend minimum amounts of green space... our study was able to establish more specifically where green space may be most valuable.

It is not only the area of public greenspace in the whole city that matters when it comes to maximising benefits for mental wellbeing. The proximity of greenspace to an individual's home is important for improved mental wellbeing, and this may vary in different areas of the city.

An American study based on Twitter revealed that visiting a park can lift a person's mood [The Times](#) [The Guardian](#).



Quality of London's parks by borough according to the Good Parks for London 2019 Survey [CPRE](#)
(darker shades are higher quality)

Unhealthy parks. More than a quarter of London parks and playgrounds breached WHO and EU air pollution safety limits before the ULEZ was introduced, Imperial College said. Victoria Embankment Gardens and Parliament Square were the worst. Researchers have produced an interactive map of NO₂ levels, which will be updated with post-ULEZ data [Evening Standard](#) [The Times](#) [aiq news](#) [The Guardian](#).

Planning and Environmental News from CPRE London

Valuing green space. Londoners value green space more than shops, healthcare and entertainment facilities with the vast majority wanting to see trees and green space around new developments, according to research by housebuilder Barratt London. Around 80% of respondents rated trees and planted areas as the most important element of a new build, along with parks and grassed areas . Homes close to parks, gardens, playing fields and other publicly accessible green spaces in urban areas are on average £2,500 more expensive than those further away, the Office for National Statistics said . People of colour spend less time in nature in the UK than white people, researcher Beth Collier said in the Ecologist .

Space to Breathe. Only one in ten homes built on land released from the green belt over the past decade are affordable according to the latest research from CPRE. Commenting on *Space to Breathe, A State of the Green Belt Report*, Tom Fyans, deputy chief executive said: “We must not allow our green belt to be gobbled up, but instead focus on building affordable homes in which young struggling families can actually live”

    .

Green belt vote. A citizens’ jury drawn from twelve boroughs voted by 11-1 in favour of locally-led reviews of the green belt with the aim of producing more affordable properties. The jury was an initiative of business group London First. It concluded that while “genuinely green areas” of the green belt are highly valued and should not be built on, low-quality and brownfield land – which might be in use for things like rubbish dumps and construction yards – should be reviewed to see if they could be used for new homes. The jury also supported the idea of green belt swaps . CPRE London’s Director, Neil Sinden, said the quality of green belt land is not relevant to its continued protection. He expressed concern at “the deeply flawed nature of this inquiry which risked bringing the citizen jury process into disrepute.” The jury was misinformed about the nature, purpose and application of green belt policy in London, he said. The process did not involve serious questioning of the underlying premise for the jury’s deliberation – that the housing crisis should be addressed by releasing green belt land.

Victoria Tower Gardens. Descendants of Sir Thomas Fowell Buxton, who led the 1833 Slave Emancipation Act and is commemorated in the gardens, said: “We deplore the design, scale and location in the gardens of the planned Holocaust Memorial and Learning Centre” . Sadiq Khan called on Westminster council to approve the plans .

More greening news. University of Salford academics asked: “Green roofs improve the urban environment – so why don’t all buildings have them?” . Fields in Trust has produced a guide to protecting green spaces threatened by development . Thamesmead is to get a Gardener-in-Residence . Camden council has confirmed final designs for three green spaces: Princes Circus in Holborn, and Alfred Place and Whitfield Gardens off Tottenham Court Road .

Brownfield plea. Speaking at a property conference, planning minister Esther McVey called for a focus on brownfield land  .

Regeneration must be something we should be most proud of, turning round, I call it, unloved land... Because greenfield land, greenfield sites, should not be what we turn to, not what we look at first. Every blade of grass must be looked at before it is changed – and it is only in the most exceptional circumstances we turn there.

After planners suggested the statement was leading to confusion, MHCLG insisted McVey’s comments did not indicate a shift in planning policy  .

Around the Capital

Barking and Dagenham. The developer behind the Beam Park estate has applied for permission to increase the height of four of the 3,000-home development’s proposed tower blocks to up to 15 storeys . Fly-tipping has fallen by a third since the council started posting videos of culprits online .

Barnet. Hendon MP Matthew Offord has written to Robert Jenrick asking him to review Sadiq Khan’s decision to approve 844 homes in blocks up to 15 storeys high at Pentavia Retail Park in Mill Hill .

Brent. New plans have been submitted for a high density development in South Kilburn, increasing the number of dwellings from 226 to 308 and boosting the level of affordable housing to 40% .



Plans for South Kilburn

Bromley. A high court judge has thrown out a developer’s challenge against the Bromley local plan, which aims to increase housebuilding from 641 to 1,424 homes a year  . A historic bandstand on which David Bowie performed 50 years ago has been listed at Grade II . A Victorian granite cattle trough has been stolen from Green Lane in Penge .

Camden. An eco-shack built without planning permission in Vale of Health hamlet on Hampstead Heath must be demolished, a planning inspector ruled. Camden Council, the City of London Corporation, the Heath and Hampstead Society and the Vale of Health Society had all objected to the building. The owner had appealed against an enforcement notice    .

Planning and Environmental News from CPRE London

City. The corporation adopted a new guidance aimed at limiting the impact of new high-rise development on pedestrians and cyclists at street level. It claims this is the “UK’s first wind microclimate guidelines for new development” [bd](#) [g](#) [m](#) [t](#) [m](#) [f](#) [s](#). The current Museum of London building has been granted a certificate of immunity from listing for the next five years [bd](#). A consultation of traders working at Billingsgate, New Spitalfields and Smithfield markets revealed that 82% are against relocating to the former Barking Power Station site [Evening Standard](#). Europe’s biggest green wall could be built on Holborn Viaduct [ianV](#) [bd](#).

Croydon. Environmental activists have condemned the council for accepting £75,000 from Gatwick Airport for a new youth centre saying it is not compatible with its declaration of a climate emergency [Inside Progress](#).

Ealing. Councillors have refused plans for a 22-storey residential tower next to the Grade II listed art-deco former Hoover factory. Rejecting planning officers’ advice, the councillors objected to the impact of the tower’s height on the Hoover building [PLAN EAL](#).

Enfield. Conservative councillors have called for limits on high rise housing developments [THIS IS LOI](#).

Greenwich. Sadiq Khan overturned Greenwich council’s refusal of plans for 619 new homes on land owned by Transport for London next to Kidbrooke station [g](#). The developers of Greenwich Millennium Village have appealed against the council’s refusal of a 13-storey tower that ecologists’ fear will overshadow the Peninsula Ecology Park [g](#). The ecology park features in a review of the Millennium Village published by the Landscape Institute [Land Instit](#). Campaigners against a 27-storey tower block planned for Woolwich town centre have launched a crowdfunding appeal to fund legal representation at the public inquiry [g](#) [crowdf Justice](#) [g](#). Woolwich Public Market is to be retained in the Spray Street redevelopment after protests and the building being listed at Grade II [g](#). New plans for Morden Wharf include 11 new residential buildings with vertical green facades, with 1,500 homes for sale, shared ownership and London Affordable Rent. The plans include a 4-acre riverfront park and a public square [g](#) [g](#) [g](#).

Hammersmith and Fulham council has approved Imperial College’s plans to build a hotel, 373 flats, offices and an R&D centre at White City [MVL](#) [W12.COM](#). A petition has been launched to save the 1970s Hammersmith and West London College from demolition [g](#). TfL is marketing more than thirty refurbished arches at Wood Lane near the Westfield Centre for commercial use [W12.COM](#) [g](#).

Haringey. Sadiq Khan has begun a search for a development partner for the St Ann’s hospital site, aiming to build 800 homes, 60% affordable [Pr](#). A legal challenge to prevent the redevelopment of a Latin American indoor market in Seven Sisters was thrown out by the high court [LONDON](#) [g](#).

Harrow councillors narrowly approved a dinosaur themed attraction in the green belt at Bannister Sports Centre [FT](#).

Hillingdon. Brownfield land developer Inland Homes has submitted a planning application to develop a six-acre site next to Hillingdon tube station in west London for more than 500 homes, 36% affordable. The company says that it has been working with the London Wildlife Trust to protect the existing eco systems and enhance biodiversity throughout the scheme, which includes a network of footpaths, public squares and green spaces [CON](#) [STG](#).



Inland Homes plans for Hillingdon Gardens

Hounslow local plan. In its submission on the draft plan, CPRE London said proposals to build on over 125 hectares of green belt are unnecessary and unjustified [g](#) [MVL](#) [g](#). Alice Roberts said:

Many of the sites proposed for development are also Sites of Importance for Nature Conservation. We do not need to build on our green belt. We have so much derelict and poorly-used space in London which can be redeveloped. Most worrying, the council is ignoring the potential for nearby sites to be used much more efficiently. It will be catastrophic for London’s air quality and our ability to manage climate change to lose any of our green belt.

Hounslow. Chiswick South is to become one of eleven ‘Liveable Neighbourhoods’ across London. This could involve cars being banned from school streets, new cycle connections to the Cycleway 9, and a new Grove Park public square [W4](#). Plans for 420 homes, 50% affordable, have been approved for Capital Interchange Way [pbc](#) [MVL](#) [W4](#). The Dukes Meadows Trust has raised a petition calling on Hounslow council to abandon its proposal to develop car park areas and bus turning circles at the Promenade open space [W4](#). The developer behind the planned 32-storey development at Chiswick Roundabout is taking high court action over Robert Jenrick’s blocking of the scheme [BREXIT](#) [TWO.COM](#). The historic Cavalry Barracks site has been put on the market with potential for 1,000 homes [PLAN](#). TfL’s plans for 800 flats on a narrow site in Chiswick include a green corridor that “will enhance the surrounding streetscape and provide a sustainable route and pleasant thoroughway for local residents” [W4](#). Revised plans for a Morrisons store on Brentford High Street, will include improved affordable accommodation set around a public piazza and a podium garden for residents [BREXIT](#) [TWO.COM](#).

Planning and Environmental News from CPRE London

Islington. A contemporary building on Clerkenwell Close which was built as a home and office for an architect will remain after a planning inspector overturned Islington council's demolition order **AJ** Evening Standard.

Kensington & Chelsea council has been granted permission to commence a judicial review against Sadiq Khan's approval of a scheme in Cromwell Road, South Kensington, which includes a 30-storey tower, 749-bed hotel, 340 serviced apartments, and 46 homes **PLAN** **AJ**.

Kingston residents are being invited to help the council select locations and varieties for 600 trees to be planted across the borough this winter 🌳. As the borough's recycling rate looks set to grow to over 50%, the council is calling for residents to recycle more, especially food waste 🗑️. A development of up to 12 storeys has been rejected by a planning inspector citing poor design and harm to the nearby Grade II listed post office and conservation area 🏡.

Newham council approved more than 800 homes in Canning Town, 50% affordable **PLAN**.

Old Oak and Park Royal. A planning inspector has ruled against proposals from the Old Oak and Park Royal Development Corporation (OPDC) to incorporate the Cargiant site into regeneration plans for the area. Cargiant has long been in dispute with OPDC. The inspector said the cost of buying the site from Cargiant for 5,900 homes would be between £480m-£630m, making the development economically unviable or viable only for market housing **CN** **PLAN** Evening Standard **PLAN**.

Southwark council announced new development principles that would allow it to build upwards extensions on existing residential properties to create thousands of new social homes. It said: "Rooftop housing has a great potential to not only deliver hundreds of high quality new council homes and improve existing homes, but also to help de-carbonise the development supply chain" 🏡. The council has been consulting on using a green space on the Longfield Estate for council housing **lond se1**. The South Bank & Waterloo Neighbourhood Plan will be voted on at a referendum on 24 October **PLAN**. Residents are considering legal action against approval of a 21-storey tower on a back street near the Elephant & Castle **lond se1**. A judicial review into redevelopment of Elephant and Castle will be heard from 22 October **N**. Canada Wharf, a 53-acre site, has been given planning permission by the council for a mixed use scheme which will include around 3,000 homes. The decision was made despite planning officers warning that the proposed level of 35% affordable housing could make the scheme unviable. Sadiq Khan will have the final say **bd** CAN MAS **PLAN**. A tower block planned for the scheme threatens to overshadow Stave Hill Ecology Park. Ecologists said **south london press**:

We have spent the last 30 years creating Stave Hill Ecology Park, a supremely successful example of what can be achieved with inner city green space. Light and heat from the sun will not travel through bricks or concrete. The soil won't be warm enough to support the necessary bacteria and microscopic creatures needed for healthy growth, and so you have less variety in plants.



Proposed community square at Canada Wharf

Tower Hamlets. A high court judge has backed a planning inspector who overturned an enforcement notice requiring the rebuilding of three demolished Victorian terraced homes in the former workers' district of Cubitt Town in the Isle of Dogs Coldharbour Conservation Area. The inspector had said the homes were "three remnant buildings in a sea of modern development". For the borough to insist on their preservation was "to adopt a collector's mentality". The judge agreed and concluded that the council's interpretation of the NPPF was "too purist" **PLAN** 🏡.

Waltham Forest. Save Lea Marshes has objected to plans to relocate Lea Bridge Road Ice Rink 🏒. Campaigners said the ice rink proposals could threaten hedgehogs **Ga**. Walthamstow High Street will become the capital's first Night Time Enterprise Zone **CH**.

Wandsworth. Sadiq Khan has said he has serious concerns about the level of affordable housing of the Alton Estate in Roehampton. Residents are concerned about the loss of trees and damage to the character of the area **Gü** **AJ**. A 292-room co-living scheme on the banks of the River Wandle has been approved **bd**.



Co-living scheme on the Wandle

Planning and Environmental News from CPRE London

Wandsworth... The mayor gave approval for three towers up to 14-storeys high after the affordable housing was increased from 39% to 100% . Wandsworth council has gained approval for building more than 40 affordable homes on an infill site occupying part of the Kersfield estate . Part of The Tonsleys district has been included in the newly declared Old York Road Conservation Area, along with Masumin's Kiosk (newsagents) at the entrance of Wandsworth Town station  .

Westminster. Westminster council has been accused of “underhand and unscrupulous” behaviour after using permitted development rights legislation to fast-track demolition of the 1930s Ebury Bridge Estate   . The council was asked to investigate whether planning permission had been breached after residents of Westbourne Place in Maida Vale complained private tenants could access gardens, entrances and a car park, but those from social housing could not. Housing association Octavia said the arrangement was necessary to prevent its tenants facing high service charges. But after adverse media coverage, the site owner and housing association backtracked and allowed full access   . The Duke of Westminster has been accused of social cleansing over plans to evict 40 families to make way for demolition of Walden House in Belgravia . A policy in Westminster council's draft local plan, which would require office and hotel schemes to provide affordable housing, has received mixed reaction. Some developers and planners argue the policy will make schemes unviable. Others regard it as an innovative way to increase affordable housing .

Planning, Housing and Environment

London Plan. A leaked note from the examining panel for the plan is reported by the Evening Standard to have recommended the annual housing target is cut by 20% from 65,000 to 52,000 homes. The Guardian adds the inspectors also told Sadiq Khan to withdraw his objections to Heathrow's expansion, permit fracking in London and allow building in the green belt very special circumstances. Khan is expected tell Robert Jenrick he will not accept the amendments, a refusal the government could well challenge in court   .

Neighbourhood plans. Tony Burton, a convener of the neighbourhood plan network and Chair of CPRE London, reviewed progress of neighbourhood plans in the capital. A growing number of neighbourhood forums have stalled after designation and the number of new forums coming on stream has declined  .

Design. Robert Jenrick launched *The National Design Guide: Planning Practice Guidance for Beautiful, Enduring and Successful Places*. The guide, part of national planning practice guidance, is viewed as not groundbreaking but a useful reinforcement of the principles of good design    .

Future Homes Standard. The government is consulting on building regulations for new homes to be future-proofed with low-carbon heating and high levels of energy efficiency from 2025   .

Healthy New Towns. NHS England published a series of reports to help new developments support better health outcomes for residents. One report said: “New places should create the conditions for social and economic connections to take root and grow, and these connections are more likely to be successful when places are compact, walkable and mixed-use and have a distinct identity” .

Rooftop housing. Southwark council issued development principles that would allow it to build upwards extensions on existing residential properties to create thousands of new social homes. It said: “Rooftop housing has a great potential to not only deliver hundreds of high quality new council homes and improve existing homes, but also to help de-carbonise the development supply chain”   .

Permitted development rights. New government planning guidance said householders must consult neighbours when seeking permission for home extensions under permitted development rights  . Esther McVey said ministers would change rules for office to residential conversion to improve the quality of homes . New rights to allow two-storey upwards extensions on family homes without planning permission will compound the problem of low quality housing created under previous extensions to permitted development rights, the RTPI said  .

Energy. Sadiq Khan has announced plans for a green energy company. Profits will be invested into community fuel poverty projects  . Waste heat from the Northern Line will be used to warm 700 homes through Islington's local heating network   .

Queen's Speech. The plans for the new parliament include the long awaited Environment Bill which will introduce “mandatory biodiversity protections into the planning system”, including biodiversity net gain . The National Infrastructure Strategy, again long awaited, will be published shortly. Ministers also promise legislation to “help accelerate the delivery of fast, reliable and secure broadband networks to millions of homes” but have dropped Boris Johnson's pledge of delivering of delivering full-fibre to all households by 2025. A bill will give permission for Phase 2a from Lichfield to Crewe   .

High Speed 2

Review. The government launched a review which will consider all aspects of the project, including whether it should go ahead        . Projected costs for the scheme have risen sharply from £62bn, far higher than the original estimate, to at least £81bn, potentially £106.4bn. The completion of the line may also be delayed by at least five years. The review panel is led by Douglas Oakervee, a former chair of HS2 Ltd. HS2 sceptic Lord Berkeley is his deputy. The panel will examine the scheme's benefits and impacts; affordability and efficiency; deliverability and scope; and its phasing. It will report in the autumn before a go or no-go decision by ministers at the end of the year      .

Planning and Environmental News from CPRE London

Legal challenge. Broadcaster Chris Packham argued: “HS2 is a first-class ticket to ecological ruin” . He joined climate change activists to create a pop up woodland outside the London headquarters of HS2, protesting at the destruction of trees to make way for line    . Packham has since instructed lawyers Leigh Day to begin proceedings against HS2 and called for urgent clarification on which ancient woodlands are earmarked for clearance .

HS2 in Camden. Developers say they want to build on land acquired for HS2, even if the project is cancelled. But Camden council leader Georgia Gould said: “If HS2 is scrapped completely, or if the line is terminated elsewhere, we would want our land back. We estimate that we could create thousands of homes and jobs in the Euston area”  . Drummond Street Tenants’ and Residents’ Association has objected to plans to redevelop the Maria Fidelis school site saying the open space falls short of that promised .

Transport

Rail. Network Rail has been named the winner of the 2019 RIBA Client of the Year Award for the new London Bridge Station .

Active travel. TfL is to appoint a network of Healthy Streets Officers to encourage people to walk and cycle in the city and discourage vehicle idling . Hounslow’s cabinet approved plans for Cycleway 9 despite opposition from traders and councillors .

Silvertown Tunnel. Councillors have been debating whether Greenwich council should change its stance and join Lewisham, Newham, Southwark and Hackney councils in opposing the tunnel . The Stop the Silvertown Tunnel campaign has been wound up . More than 40 experts and activists signed a letter urging Sadiq Khan to halt the tunnel project . The secretary of state has approved a revised hazardous substances consent for the Brenntag chemicals plant, which stands close to where the tunnel access road will leave the A102. The Health and Safety Executive had wanted to restrict the consent to increase safety for drivers and residents .

Roads. A report by the thinktank Common Wealth said London could become a private car-free zone by 2030, with TfL offering free bus travel and ride-hailing electric vehicles . TfL will implement a 20mph speed limit on 8.9km of roads in central London it manages next year, including Millbank, Albert Embankment and Borough High Street, in a bid to improve road safety . Hounslow council is considering introducing a Workplace Parking Levy in Chiswick of up to £1,000 a year on employee parking spaces . Camden council’s transport chief Adam Harrison said driving half a mile to the shops is akin to “the cheeky cigarette you know you shouldn’t be having”. His call for road charging was backed by Sadiq Khan . The closure of Hammersmith Bridge due to structural problems has improved air quality in Hammersmith town centre . Thinktank Fare City said that nearly half the young people it questioned believed that cars should be banned from the bridge when repairs are completed   .

Air quality. In a wide-ranging report, *Our Plant, Our Health*, the environmental audit committee called on ministers to enshrine in law WHO guideline limits for particulate matter (PM2.5) in its forthcoming Environment Bill . During the first four months of the Ultra-Low Emission Zone (ULEZ), there were 12,524 fewer polluting vehicles on the roads each day, a reduction of over a third  . Sadiq Khan has pledged to reduce PM2.5 pollution in line with WHO guidelines by 2030 . Drivers who leave their vehicles idling for more than three minutes in Lewisham could get a £60 fine . The City said 90% of its streets will meet WHO standards for NO2 by 2025 . Air pollution exposure is linked to bipolar disorder, schizophrenia and depression, researchers said . Researchers also suggested PM10 particles could be causing baldness . The Central Office of Public Interest has set up a website showing air pollution by postcode .



Air pollution report for EC1M 6EJ

Aviation

London City. Greenwich council has expressed concern over London City Airport’s plan to end curbs on weekend flights. The airport wants to be allowed to handle an extra 40,000 flights per year on top of its current limit of 111,000, a figure it says it will reach in 2022. The extra movements will require flights on Saturday afternoon and Sunday mornings, a period when no flights are currently allowed. The airport also wants greater flexibility on early morning and late evening flights . The assembly environment committee is opposing any increase in City Airport’s operational hours. Committee chair Caroline Russell said: “Londoners who are constantly overflowed by planes need their weekends. The proposal to increase the number of flights, at City Airport whittles away the short break that Londoners get from aircraft noise” . CPRE London has called for “the phased closure of the airport in the light of its unacceptable noise impacts and the climate emergency.”

Heathrow is prioritising airlines and passengers over residents in its expansion plans, the London Assembly environment committee said. Caroline Russell said: “Expanding Heathrow is bad for Londoners, bad for London, and bad for the health of our planet, and that’s why we are recommending that it does not go ahead” . Teddington Action Group has published its response to third runway consultation . The No 3rd Runway Coalition warned that Heathrow’s plans would lead to dozens of extra planes flying over Islington .