

Having read the questions the Commission is raising concerning further development options and what needs to be done in Outer London, I am forwarding my submission to the New London Architecture completion on New Ideas for Housing London. You will see I have highlighted the potential of what I call Great Westland, the area originally opened up by the Great Western Railway, and subsequently through arterial roads such as the Great West Road. So far has it received little attention, and yet will benefit enormously from CrossRail, Great Western electrification, and the potential to make more use of public transport and cycling.

I suggest identifying sites large enough to build New Garden Cities, such as Northolt Airport, which is no longer needed, and which is served by three underground stations, or land along the Paddington Arm of the Grand Union Canal. By building quality housing aimed at older people adjoining town centres and stations, large under-occupied semis can be freed up for families. This will require some leadership, and I propose that the GLA establishes a development corporation that can organise the necessary infrastructure, using a Growth Bond, so serviced sites can be sold off to a range of house-builders, including self-build and cohousing groups.

I would be pleased to answer questions, or to provide reports that go into more detail, and have attached a couple of relevant articles from Planning in London that should be helpful in your search for new solutions to some seemingly intractable problems. Fuller explanations are set out in URBED's submission for a New Garden City that won the 2014 Wolfson Economics Prize, and which can be downloaded from the link below.

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