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Dear Sadiq Khan,

I am writing to oppose the new Draft London Plan because it favours greedy developers who are only interested in profit and do not care for us ordinary Londoners at all.

I voted for you because I thought you would initiate plans to build the much needed council housing and social housing that millions of us want and need.

This is no way to do it.

I am particularly shocked and horrified that you favour tall buildings which do nothing to solve the housing crisis and yet they desecrate our beautiful city.

For a number of years now I have been fighting just such a development at 100 Avenue Road in Swiss Cottage which involves the demolition of a perfectly good, pleasant low rise office block and replacing it with luxury flats and including a 25 storey tower. where nobody except very highly paid bankers can afford to live.

The plan was rejected by our local councillors in Camden but they were overridden on appeal by the Conservative Secretary of State (an insult to local democracy). We are now fighting the developers' impossible Construction Management Plan which is totally unworkable on a very restricted site, particularly when faced with such problems as HS2 and CS11 and the fact that the tower is supposed to be built over a tube station! There are too many tall buildings in London already. There should be a moratorium on building any more, even those that have already got planning permission.

It has been proved time and time again that mid-rise buildings will provide the same density of housing without all the problems high rise buildings have - wind tunnels, overshadowing, high maintenance cost, increased fire risk (Grenfell), the length of time it takes to build them - never mind the fact that the vast majority of people do not want to live in them. Mid-rise buildings, sympathetically designed will fit in with their surroundings and will encourage a sense of community.

I cannot support this Plan as it does not:-

- protect and enhance green and open spaces, such as Hampstead Heath, which are our 'lungs' and so environmentally important to our health and well-being

- protect and enhance our conservation areas (I live in one myself). In fact it does the opposite. What is the point of having a conservation area if it is going to be destroyed by totally inappropriate buildings, often badly designed, often too tall and totally disrespectful of the local surroundings ?

- favour people above money. Indeed, the presumption for development of even smaller projects of less than 25 homes is proposed

and it is not even in line with national policy.

The whole planning system is geared towards the developers anyway as they have the right to appeal whereas local people do not.

I want to see more democracy in the London Plan, not less.

I strongly urge you to change this Plan completely and produce one more in line with the points I have made above.

Yours sincerely,

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