

Dr E Coakes comments

Page: [Policy SD9 Town centres: Local partnerships and implementation](#)

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Where can I obtain access to the Town Centre Health checklist?

Page: [Policy H12 Housing size mix](#)

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Generally speaking individual dwellings such as 4 bedrooomed houses surrounded by garden should be avoided in the Outer Boroughs as well as the Inner. It is quite possible to build Mansion style flats to accommodate 3 or 4 bedrooms, low rise to say 5 floors, and surrounding sufficient green space that can be communally used for play grounds, allotments and general use gardens. These will provide a higher density but good quality and affordable living space for families and the mix of accomodaton can range from ground floor flats accessible for older or disabled persons to larger. And workspaces can also be incorporated as well as amenities. A mix of inhabitants can be organised such that there is little isolation and better facilities.

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One of the reasons that there is a greater rented sector in Europe is due to the guaranteed tenancy rights and control of landlords and rent rises. We can do the same. We can also improve the offer of part-ownership accommodation.

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Whilst the London Mayor may have policies about greening and the types of greening that should be undertaken when planning new developments, it is not clear that either these policies are in fact compulsory on developers, nor that the Outer London Boroughs have also made them compulsory. Here in Brent the plans that we see coming forward for our very urban area are all brownfield sites and the amount of greening added is very small and not checked up on.

Page: [Policy G2 London's Green Belt](#)

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It is essential to protect the Green Belt as it currently is. No housing should be permitted on green belt land. It is essential to redevelop brownfield land appropriately and the housing density can be increased by using designs such as those suggested Richard Rogers with green space but a higher density than single family dwelling in their own gardens.