

## Mr Bruce Cowan comments

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I have heard this London Plan described as the Mayor's declaration of war against the suburbs, and this paragraph together with para. 1.2.5 seems to confirm it. I chose to live in outer London notwithstanding its poorer transport links because I liked the idea of living in a relatively low density housing environment while having access to decently paid jobs in central London. Every area of precious green space is a treasured asset and the possibility of outer London being turned into a soulless concrete wasteland just to meet politically-driven housing targets appals me.

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Please see my comments on para. 1.2.2, which also apply to this paragraph. This policy seems fundamentally at odds with the barely believable assurances given on existing green space designations (para. 1.2.6). It is my belief that in a conflict between the political imperative of building more houses and protecting green spaces, houses will win every time.

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So far as I am aware (I will admit to not reading the whole of this extremely lengthy document – I do have a life!) one of the key reasons London has a shortage of affordable housing has not been addressed in this plan. There really is no point in building new homes (the supply side of the equation) unless you also address the demand side. It may require central government legislation to achieve this, but I would like to see a complete ban on second home ownership in London, a ban on home ownership by people who are not ordinarily resident in the UK and restricting the sale of homes to people who have already lived in London for, say, at least three years. I believe this has been tried in parts of Cornwall where the scourge of holiday homes has driven property prices beyond the reach of locals.

When I was young I was able to get on the property ladder in London even as a single person on a very average wage because buy-to-let was not yet fashionable and foreigners had yet to see investment in residential property here as a one-way bet for making money. Taking those two elements out of the housing market would no doubt depress prices, but it would at least give the current generation of young people the same opportunity of buying their own home that I had when I was their age.