



27th February 2018

Sadiq Khan (Mayor of London)

New London Plan,

GLA City Hall,

London Plan Team

Dear Sadiq,

Since the draft 'London Plan' is such a lengthy document it is not possible, as an individual, to comment on all its proposals. Its scope is impressive but set against the background of a government intent on reducing the role and funding of Local Authorities to the bone, it is hard not to feel some pessimism. Has this been produced in the expectation that the next government will be a Labour one that will restore funding to LAs to enable/require them to support their local people and provide services to an acceptable level? What will happen if the Conservatives form the next government? Or, perish the thought, the next mayor is Conservative?

There are some sections of the plan I would like to comment on:

Good Design: in view of London's history and heritage, I think it is essential that new building as far as possible harmonises with adjacent buildings. Not all existing buildings are pleasant to look at by any means, but preventing the further construction of such eye-sores as the blocks around Battersea Power Station (now almost obliterated by ugly new build) or the triangular object near Victoria Station, to give two examples, would be a public good. Building materials such as glass are harsh and unsympathetic, particularly since so much of London is brick built.

Tall buildings such as The Shard are out of proportion to its surroundings; too many commercial buildings in the city have spoiled the sky-line (Policy HC4) and are in danger of impinging on the World Heritage Site (Policy HC2) of the Tower of London to its detriment.

Housing: this is beset by problems: loss of council housing stock over the last 30 years, much of it to private landlords, foreign investment in properties that are subsequently left empty, ludicrous house prices coupled with outdated council tax rates, substandard dwellings. Policy H1's proposal to make greater use of brownfield sites (and protect green belt land) is right. Getting powers to councils to purchase longstanding empty buildings is an urgent requirement. Converting unused/empty small shops is an imaginative advance too.

A definition of 'affordable' housing would be helpful as well as requirements for developers not to renege on the percentages they build.

Green Infrastructure: in view of the above, it will be even more essential to protect London's green areas and create more for the population to enjoy. I totally support Policy G2 and G4; in fact these could be strengthened to include more references to planting more trees. G7 refers to their protection-too late for Tooting Bec Common where Wandsworth Council's act of vandalism has

destroyed venerable horse chestnut trees-but crucial for a healthy environment. I endorse Policy G8 and would urge for councils to try to increase the provision of allotments and community gardens; certainly there should be no threat to sell off allotment land for development.

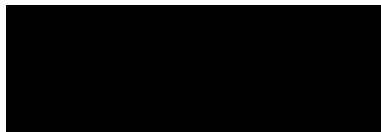
I cannot see (although it may be there) any consideration of the benefits and problems of paved front gardens. There are environmental concerns here. While it is good to have vehicles off the road, the reduction in green space, habitats and support for wild life is problematic, as is rainwater drainage. People cannot be co-erced into gardening, but it sits oddly with your desire for people to enjoy green spaces not to include ideas about increasing greener domestic spaces.

Transport: Policy T8-I am totally opposed to any expansion of Heathrow airport for any reason. Its environmental impact is already disastrous, not just for the pollutants from aircraft and vehicles using the airport but from the early morning noise as well. Those who live in the flight paths know this only too well.

Generally, in regard to transport, I am tempted to say, please no more grandiose large-scale schemes. In themselves they contribute to poor air quality and pollution, they cause extensive delays and frustration, they cause considerable anxiety about their impact during and after construction.

I have welcomed this opportunity to comment on some parts of the proposed plan.

Yours sincerely,

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Alison Hatt

A small, handwritten mark or flourish, possibly a checkmark or a signature flourish, located below the name Alison Hatt.