

Ms Sarah Macgregor comments

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My feeling is that the London plan should provide a realistic and achievable framework for the growth of London going forward - and I don't think this does. In Kingston we have seen the target for new housing nearly tripled and it just does not seem at all realistic given the areas in the borough that could be developed. I fully understand that some areas should be selected for higher density development but to just draw a line around all the stations at 800m means that huge areas of suburban housing could be completely changed. I am unconvinced about the criteria that would be used to ensure development in these areas was sympathetic.

The phrase 'optimum density' is not qualified and I am unsure what guide lines there would be for decisions on this. The whole plan seems to be more prescriptive, returning planning decisions more to the GLA.

The plan talks about a design advocate, that again would be based centrally and would have more input on larger projects. What about the smaller ones? If some of the present design and heritage stipulations are removed for the areas within 1/2 mile of a station then what criteria will be used for all the smaller developments and what control will there be of this development? If all sites are to be developed to optimum density then what happens in a Victorian terraced street if a site is to be redeveloped within 800m of a station? What is the optimum density and who decides this - the guide lines need to be more specific and the historic and design aspects protected.

I don't think that returning the decisions to the GLA is workable especially when the plan places such a huge emphasis on small sites. The council needs to have specific and achievable housing targets. Putting so much emphasis on development of small sites would also seem to place a huge question mark over take up. The design and heritage of our town centres and needs to be sensitively preserved alongside carefully planned new development for the future. Careful selection of areas for higher density development need to be planned for

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I feel that the framework the London plan provides should be one that is realistic and achievable, I don't think it is