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B.h. Pankhurst

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25<sup>th</sup> Feb 2018

Comments and objections to the Mayor's London Plan. Generally this policy for this borough is not in line with climate change needs!

#### 1) D2 Delivering good design

I live in the London Borough of Ealing who know nothing about "good design" in practice. The only considering is cost and profit margin.

The habitations (for want of a better word) which are being constructed are not sustainable (water, energy etc). , not conducive to family life and have little or no green open space in the immediate area.

Measurable criteria in relation to good design needs to be part of the plan to address the needs due to climate change.

#### D3 Inclusive design

Design can only be inclusive if it takes into account the wishes of the future residents and those forming a part of the local community. At present while 'consultation' may take place in this Borough the wishes of the community are ignored.

D6 Optimising housing density – 2 factors are meant to be taken into account in this area a) efficient use of land and b) design led approach.

The proposal to replace the matrix with a far looser set of criteria will effectively remove all checks (which in this Borough are extremely limited) on developers over development of unsuitable sites.

The policy suggests that residential development will be released to infrastructure provision. At present this does not occur and the policy seems to have no force! London needs green lungs (as in the LCC plans – these have all but disappeared!).

#### Policy H1. Increase Housing Supply

There appears to be a disproportion burden on this – Ealing – Borough to provide new homes. Developments proposed are equivalent to those of a new town - without environmental or community needs. Many of the existing provisions such as the hospital and policy stations are being closed, along with mental health, school cuts and care facilities – how then can the equivalent of a new town be imposed on such an area?

#### Policy H2 Small Sites

This borough – promoted by some of the Councillors, have had a long standing problem with "beds in sheds" for immigrants arriving at Heathrow – the housing conversions have generally been substandard with enormous loss of green space (gardens) which has meant that this borough has one of the highest air pollution rates in London. This policy will make the problems worse.

#### Policy H3 Monitoring housing targets & Policy H1 Monitoring

This borough has one of the highest air pollution levels due a) to the loss of open green space both private & public due to building b) due to Heathrow effect c) insensitive building & expansion policies.

This Council seems to have developed into a corporate sales & building company providing little or no housing for essential workers – only investments (sold -----).

The housing is not suitable for water, higher energy it exacerbates pollution levels. This policy is not in line with climate change needs