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Dear sirs

I didn't receive a confirmation email so am unable to comment via your portal, so here below are my comments:

First and foremost I am very concerned about the quantum of new homes targeted for the outer areas of London. In particular the Royal borough of Kingston upon Thames has been overwhelmed with inappropriately sized development proposals in the last few years. With the London Plan being such a powerful driver, it is unbearable to see this draft doubling this pressure by doubling the target. The numbers cannot be achieved without wrecking the medieval character of precious parts of the borough that have evolved over hundreds of years. We cannot sustain this level of growth.

Our own boroughs administration has taken upon themselves to negotiate Opportunity Area status for which they had no mandate from residents. This together with the proposed doubling of new homes targets creates a perfect storm that will wreak havoc on the our character of areas which the planning system should be maintaining and enhancing.

The viability & planning system fails because it encourages undesirably large and tall developments of poor quality. This will store up trouble for those left picking up maintenance bills in years ahead. Studies show that people living in high-rise buildings not out of choice are likely to suffer mentally. The social enterprise CreateStreets offer an alternative way to achieve reasonable density, which the London Plan should positively encourage.

We need a more effective Tall Buildings Policy. We have found the existing policy 7.7 to be too weak. If many of the already consented planning applications for tall buildings are built in London, the character of the skyline will be changed relatively overnight to become a forest of random eyesores with no rationale or reason or coordination. We have sought to have an effective Tall Buildings Policy in our own borough but without success.

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