

I am writing to take part in the consultation on the New London Plan. I shall tackle the policies that concern me most, especially for the borough of Ealing.

Policy D2 delivering good design

While you say that you want design-led planning there is no measurable criteria in relation to specific development proposals which makes it impossible to enforce. It will unleash a new wave of speculative development proposals that will be impossible to regulate.

Policy D3 Inclusive design

A clearer commitment to genuinely inclusive design is needed. It can only be inclusive if the people who will be affected are taken into account, but over the past years the trend has been to exclude communities from decisions that affect them and this is leading to dissatisfaction with the planning system.

Policy D6 Optimising housing density

The loss of the density matrix (Table 3.2 of FALP) is very worrying. I live in Ealing where we have been misadvised that 'Density is not to be used mechanistically but as a guide' but density is a very important part of planning and there seems no reason at all to get rid of it. In doing so you remove all checks on developers overdeveloping on unsuitable sites. And while residential development should be related to infrastructure provision, this has never worried Ealing's planners and certainly the new proposals have no teeth and as usual Ealing will ignore them. This is a concern to residents here.

Policy H1 Increasing housing supply

Ealing is supposed to provide 2800 homes per year over the next 10 years. This is like creating a new town. New towns are usually carefully planned to determine where so many homes would be built but no such plans exist in Ealing. It's core strategy plan in 2012 provided for 14000 homes over 15 years and most of the sites have already been built on. The population would increase by 84,000 people if this target is to be met and a huge range of infrastructure and services would be needed to support so many new residents. But Ealing is experiencing a decline in services - our hospital and police stations are closing new school provision cannot keep up. Our green space is also being built on. While we need more homes we also needed considered and slow development. And we need affordable and social housing not flats for investment.

Policy H2

Huge objection to this. Ealing has a well publicised problem with beds in sheds which planning doesn't seem to be able to manage. Presumption in favour of intensifying residential uses will encourage yet more sub-standard housing and homes in residential gardens. I am concerned that the very large numbers of new units that Ealing is supposed to deliver on small sites, especially in comparison with its neighbours - why are there such discrepancies between similar boroughs? In 4.2.5 you say the character of some neighbourhoods need to evolve. This is a slow process not an overwhelming one.

We are unimpressed with the encouragement the plan gives to Boroughs to produce design codes or the protection it purports to protect heritage assets. Our conservation officer works 2 days a week and is totally overwhelmed and cannot tackle most of the work that needs to be done. We are losing family accommodation when big houses are converted into HMOs and this family accommodation is not being replaced.

Policy H3 Monitoring housing targets and Policy 1 Monitoring

Annual reporting of housing targets should be mandatory - Ealing hasn't produced a report since 2014. These should have great detail about the S106 contributions that are a condition of approval.

Ealing has relatively few tracts of land to develop. We have had increasingly insensitive redevelopments within our neighbourhoods across the borough and this is destroying the qualities of the neighbourhoods and creating huge anger amongst residents who have grown up in them. We want to know why Ealing is expected to assume a disproportionate burden in the number of new homes it is required to deliver and object very strongly to it.

These are great concerns of myself and others in the borough and I strongly wish you to take note of them

Yours sincerely
Janet Sacks