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Dear Mayor,

I'm writing to pass comments on the new Draft London Plan which impacts me and the residents of the Benhill Estate here in Sutton.

Firstly, I want to mention the extreme difficulty experienced in getting this feedback to you. It is stated that we can provide feedback online, but after trying to do this for 2 hours I gave up. It shouldn't be that difficult to register and provide feedback! If we can provide email feedback like this, why is there not simply a form available on the website to fill in? Has this process been deliberately this difficult in the hopes you won't receive much feedback?

Next, I understand that the local Sutton plan which was submitted is to be superseded by your Draft London Plan. It's my understanding that you intend on replacing family homes with more 1 and 2 bedroom flats. Whilst I appreciate you have a target you wish the local councils to meet, I fail to see why the target of 427 new homes set by the local plan (an *achievable* target, I might add) had to be more than doubled to 939?

My wife and I bought in 2013, and specifically looked for a 3 bedroom property. I needn't state that this took years to save for, as I'm sure many others are in this boat too. Since buying, we've done a number of improvements to it which would have increased it's value (new kitchen, new boiler/radiators).

It would appear from the plan that people in 3 bedroom homes living, as I do, on the Benhill estate in Sutton are at risk of losing the homes we've each fought hard to attain in the first place.

Despite mine and my wife's efforts (her taking on extra tuition work in addition to an already demanding schedule as a teacher, and my commuting 3 hours a day to get to my place of work), we would be completely priced out of the market if we were to lose our home and attempt to find a property of the same requirements. The latest development on our high street for flats is an average of £350K - £400 for a property vastly smaller than we have now. We'd therefore have to look outside of London to afford a home, and this in turn would put even more on to our commute times. This change doesn't just impact home life, but work life also!

Having our home taken away puts us in an impossible position, namely because together we earn too much to be able to claim for benefits, but not enough to be able to afford rents as they are in Sutton. And just so you're aware, my mortgage is currently approx £900 per month. The average rental for a 3 bedroom property in my current postcode (or within half a mile)? Half as much again. Yes, the average is approx £1500 per month - a colossal jump in our monthly outgoings, I'm sure you'll agree.

When Sutton 2031 was first raised as an issue by the residents of the Benhill Estate, we finally were told by council officials that if we were to lose our home to redevelopment, we'd be offered a like for like property. Your overriding plan would seem to contradict that.

Sutton is known as one of the best places to raise a family, but if there are fewer and fewer families able to live here, this is a reputation we will lose.

I don't expect much, if any, reply from your office. But I wanted it in writing of my objections to this proposed plan.

Kind Regards
Martin Saggars

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