

Mrs Gill Slater comments

Page: [Chapter 4 Housing](#)

Section: [N/A](#)

I generally support the optimising of housing but I am writing to object to what I consider a key omission which would support this optimisation of housing development.

Meeting the significant increase in the small sites target will rely heavily on the development opportunities arising from infill development within the curtiage of houses, however there does not appear to be any policy control to prevent schemes designs coming forward on one piece of land from effectively landlocking other potential sources of development. This should be a key plank of the proposed design codes but ideally set out in policy (either design policies or small sites policy)

Additionally currently landlocked suburban sites, which are genuinely developable, but where lack of access through another potential site, currently prevents development, should be listed within the brownfield register. Policies / design codes should then resist designs on adjacent land which do not facilitate access, and would effectively sterilise the landlocked sites from future development. Only by optimising the potential of such sites will the Mayor and borough be able to meet the good growth housing necessary to meet the undoubted housing need without the loss of open spaces / Green Belt.

The Brownfield registers should enable land owners to register sites with genuine development potential subject to securing appropriate access. London Plan policies should then require development schemes to take account of such registered sites adjacent to their proposals to ensure that their designs do not jeopardise access to the registered sites, prevently them from coming forward to deliver residential development.

Our developemnt opportunity (or not) is doubtless replicable across suburban London which the draft London Plan relies upon heavily to meet the housing need 90 / 92 Shirley Road CR0 7EQ - Self build potential for sympathetic flatted / maisonette development accross the 2 double width extensive rear gardens stretching back to meet an area of historic nurseries (now lock up rental garages) within the centre of a traditional 1930s suburban block. The lock up garages have direct onto Craven Road and will no doubt come forward in the short / medium term to provide residential development. The lock up garages site holds the key to access for the rear of 90 / 92 Shirley Rd and a design on the lock up garages site could either facilitate or prevent selfbuild on the extensive garden sites. There is no current proposal on the lock up garages site, however, a policy requirement to ensure access to the 90 / 92 Shirley Rd gardens will enable them to assist in meeting the small sites targets.