

Mr John Taylor comments

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I am responding to Mayor's Draft New London Plan as a resident of Mill Hill in NW7.

I am very concerned by the proposal to 'rip up' existing planning rules, as stated in the highlights section of the Draft New London Plan. I believe robust planning controls are essential to ensure appropriate development/good quality design, to maintain a high quality of life and to avoid overdevelopment.

In general terms, I feel that the Draft New London Plan is inappropriate for Mill Hill as it fails to take into account the local circumstances of the area.

The aim of the plan to promote high density housing in the outer London boroughs - the Draft New London Plan categorises Mill Hill as having a high residential growth potential - by the abolition of PTAL ratings and the introduction of the small sites scheme, would not be suitable for Mill Hill which is suburban and covers a large area of green belt. Moreover, there is a lack of infrastructure and facilities to support the goal of high density housing in Mill Hill.

Similarly, the town centres first approach and the preference for the redevelopment of retail and leisure parks to deliver housing intensification, as stated in the plan, is not appropriate for Mill Hill where the main town centre is restricted by limited space and the need for more social amenities is expected to grow. The Draft New London Plan's positive approach to the Build to Rent sector is also unsuitable for an area, such as Mill Hill where the demand is for family-sized homes.

Finally, I believe the Draft New London Plan would seriously undermine the Mill Hill Neighbourhood Development Plan and deny local residents a say in how Mill Hill is developed.

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