

I live in Orpington and have read your proposals for a London Plan and wish to register my strong objections to some of the proposals.

Policy H2 D says boroughs should presume in favour of small developments within 800m of a transport hub or town centre. The target for small site development has tripled for the London Borough of Bromley. The policy suggests this target should be met partly by increasing the density of existing residential areas - through the demolition and redevelopment of existing buildings and infill development within the curtilage. I believe this will encourage a huge increase in the demolition of substantial family homes in order to replace them with much smaller houses or blocks of flats. There is only limited capacity for increasing the density of suburban areas without damaging the character or appearance of the local area. Rather than a blanket ruling, the London Borough of Bromley should be able to decide what is appropriate so that due consideration can be given to the long term effects on the community. The DLP does not include any targets for family homes. I would also question whether the cost of additional local amenities, i.e. schools, hospitals, GP surgeries, has been taken into account when attempting to dramatically increase housing in a suburb like Orpington.

Policy G5 promotes maximising urban greening but this policy makes no mention of back gardens and ignores their contribution to health, amenity and habitats. Urban greening cannot compensate for the loss of gardens that have been built on. The presumption against development in back gardens has been lost - this is contrary to national policy which excludes garden land from the definition of previously developed land.

I hope my objections will be taken into consideration.

Janet Whitehead