

Cllr John Davey comments

Page: [Draft New London Plan](#)

Section: [N/A](#)

I am a Councillor in L.B. of Bexley and I fully support the response from Bexley Council to the Draft London Plan.

However, I would like to add some comments to support this response and to highlight serious concerns I have about the London Plan.

I understand and support the need for more housing in London, including Affordable Housing. With an increasing population and people living longer, this is essential. We need to provide good housing for our children and grandchildren, so our local communities stay together and prosper with good local jobs. That is why in Bexley we have developed our Growth Strategy, which is supported by Bexley Councillors of all political parties.

Unfortunately, the Draft London Plan undermines our carefully developed strategy. Our Growth Strategy takes into account the distinctive nature of Bexley which is well understood by local people and Councillors. Bexley is an area of very bad transport infrastructure, no local river-crossings, no underground, no light railway or trams and a slow bus system. This results in moderate East/West transport links and very bad North/South Public Transport links.

Bexley has low housing prices relative to most of London that results in viability issues for developers that want to build here. Consequently, although we would like to see more Affordable Housing in Bexley, frequently we have a choice between no development at all and developments with less Affordable Housing than we would like. The Draft London Plan will have a serious negative effect on this in some areas of Bexley.

Due to the bad Public Transport System on Bexley we have the highest car ownership in London, of necessity. So, having no, or restricted, parking in some developments in the London Plan, will not stop people buying cars. They will just try to leave them in nearby roads which are already often over capacity with parking. Our Growth Strategy addresses this by insisting that infrastructure has to come before, or hand-in-hand with residential growth, as opposed to the London Plan. Likewise, high-density, high-rise buildings in out towns centres will be problematic due to these transport issues.

Our Growth Strategy includes the need for a range of local employment and how we have to safeguard areas for this in Bexley. This will reduce the need for people to travel, helping us with our transport problems and it will improve air-quality. The London Plan will one again undermine our Strategy to achieve this.

I agree, the London Mayor has a duty to set strategic targets, however the Draft London Plan in some areas is far too detailed and in other areas very vague. This results in a one-size-fits-all Plan, which will be a compromise everywhere. The Mayor needs to let the boroughs decide how best they get the desired results, it is they who understand their local areas far better than the Mayor and will ultimately get better results.

I urge you to drastically change the London Plan such that it can work to the benefit of all Londoners.