

Sadiq Khan - Mayor of London  
London Plan Team  
GLA City Hall  
Post Point 18  
London SE1 2AA

2<sup>nd</sup> March 2018

Dear Sadiq,

I am writing in response to the proposals which you have set out proposals in the New London Plan.

My comments are as follows:

**The removal of the density matrix, which sets limits on housing density.**

The density matrix should be re-instated to ensure that new development suits local character and is at an appropriate level for the surrounding area.

The vague guidance that is now being proposed will allow developers to have free rein in the development of sites, without reference to character or suitability.

**The removal of targets for family homes.**

The New London Plan fails to make sufficient provision for new family homes of three and four bedrooms. This is especially concerning in the context of the removal of the 36% family homes target from the draft Housing Strategy. This will result in there being no policy to encourage much needed family homes.

It is vitally important that there is a target for family homes, otherwise developers will be tempted to predominantly build smaller units that are cheaper and do not provide for the communities of tomorrow.

The SHMA methodology should be reviewed in order to ensure that the correct quantities of family housing are being provided. Furthermore, policies that promote two bedroom units as family housing and the use of space standards as a maximum should be resisted.

I am concerned that failing to do this will lead to a significant reduction in the provision of new causing poor living conditions for families.

**A reduction in parking standards and the insistence that new developments near transport hubs should have zero parking provision.**

Policy T6 should be removed as it is impractical to make many types of new development 'car free'. We are already seeing an exponential increase in on-street parking that is causing huge problems in many suburban areas. People will continue to own cars but they will be forced to park them elsewhere, causing resentment within existing communities. It should be recognised that many key workers across London need their car in order to do their jobs eg care workers and District Nurses.

The targets within the current London Plan are already sufficiently stringent.

**An increase in housing targets.**

The new housing target of 64,935 homes per year has led to a dramatic increase in the 10 year housing targets. Croydon's target has been increased from 14348 to 29490. In comparison Bromley have been increased from 6413 to 14240 and Sutton from 3626 to 9390. Croydon have just had their housing targets assessed as part of the examination in public of the Croydon Local Plan. These targets have been subject to the latest scrutiny and found to be sound by the Planning Inspector. These are the targets that should, therefore, be incorporated in to the New London Plan.

Croydon has also been achieving challenging targets in housing supply for many years now. The availability of brownfield sites is becoming much more difficult and very serious concerns are being raised by local residents about the impact of more intensive housing developments on infrastructure, such as healthcare, schools, roads and sewage/drainage systems. There is significant concern in parts of Coulsdon in particular, where residents have been the victims of severe foul water flooding and have had to leave their homes for periods of more than 6 months.

Once again the methodology behind the SHMA appears to be unsound and should be re-examined to ensure that appropriate targets are being set.

To conclude, I am concerned that the proposed policy changes will encourage the loss of existing family housing and its replacement with blocks of flats with little or no parking provision, causing a significant detrimental impact on existing character. I would be grateful if you could therefore reconsider the policy proposals taking into account the specific points which I have mentioned.

Yours sincerely,

Chris

**Chris Philp MP**

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