West Kentish Town RA response to draft London Plan Oct 2026

1. Overall you are destroying communities – this should be one of your fundamental policies, but there is no mention of “preserving communities” in Good Growth.

2. MBUL3 You will be crowding people into huge high-rise flats.

3. HN3 This will not help the homeless. The size of the Plan needs investment from big business. The developers always try to reduce the number of social rents to increase their profits. SHMA says 65% of new homes need to be affordable.

4. HN3 Affordability should be based on benefits, not market rent and service charge.

5. HN7 New flats planned are 1 or 2-bedroom. This is not helping families, but single people. I suspect they will be used as weekday homes for business people who have houses in the country.

6. HN8 The plan is expensive and time-consuming. Other options such as infill, retrofit, extra storeys are not considered.

7. GLE3 Giant data centres not necessary. Smaller ones, the size of a shop, can be just as effective and less harmful to the environment.

8. GHR3 Net zero is in fact being ignored by Councils. They should not be able to set off damage to environment in London by increasing it elsewhere. Net zero should apply to the catchment area.

9. GHR6 This plan will destroy the environment by building over green space and cutting down trees. People need green space for their physical and mental health.

10. Finally: as Chair of the WKTRA I would like to speak at the examination.