

Dear Sir/Madam

I am writing about the draft local plan with the following comments:

1. Green belt development

I am deeply opposed to building on any green belt land - **policy SP PL9p77-80, SP PL10 p 80-87, SA45 p364**. Green belt land gives London character, separates it from other urban developments, gives breathing space literally to citizens, is important habitat and creates biodiversity and cannot be recreated.

Development should take place in the multiple brownfield sites which are available and take space from car parking facilities before green belt is considered.

2. Firs Farm Wetlands

I also object to the proposed development of the Firs Farm Wetlands under draft **policy DM BG10**. It is an important community resources which has been funded and created with a huge amount of local effort. It is important for biodiversity and nature conservation which should be a key aim of the local plan given the crashing loss of biodiversity in recent years.

3. Tall Buildings policy

I believe the suggested heights of approvable tall buildings in draft **policy DE6: Tall Buildings p 156-159** are too high. Similar housing density can be achieved through mansion block style building which is much more in keeping with the borough's style and is more in keeping with the existing buildings. In particular I am concerned that the long view across London from Aldermans Hill and Broomfield Park would be destroyed by the proposed 11 storey permissible height in Palmers Green for example.

4. Shopfronts **Policy DM DE9 pg 166-9**

I am supportive of minimising backlit signs, keeping signs to traditional cohesive sizes, limiting full shutters and enforcing improvements to shop fronts even where applicants for poor quality changes can show similar examples of what they are applying for as grounds for their application to be accepted. The policy needs to be enforced properly.

5 SuDS - **policy DM SE10 pg 103- 5**

I am concerned that the requirement for small developments to include SuDs is not sufficient to take into account the value of front and rear gardens for creating space for wildlife and biodiversity - or for adequately dealing with the increased risk of flooding as more of the land in the borough is paved over with hard landscaping. I believe there should be a ban on new crossovers, paving drives and building on back gardens.

