



HOUSE OF COMMONS
LONDON SW1A 0AA

Mayor of London
City Hall
Kamal Churchie Way
London
E16 1ZE

Our Ref: BC73969

15 October 2026

Dear Mayor of London,

Re: Draft London Plan Consultation

In response to the draft London Plan, I would like to submit the following comments for your consideration:

Rail Connectivity and Infrastructure

The draft Plan aims for around 558,000 new homes by 2037. Wood Green already depends on a Piccadilly line that is overcrowded at peak times, and on limited national rail services. I welcome the new Piccadilly line trains due from December 2026, but the Plan's growth targets must be matched by firm infrastructure commitments. The Plan should therefore:

- Acknowledge that Crossrail 2 will ultimately be needed, yet the scheme is on hold and the Plan removes several Opportunity Areas linked to it. The Mayor should set out what happens to north London's capacity if Crossrail 2 is not delivered, and keep the route safeguarded.
- Step-free access on the northern Piccadilly line and on the Great Northern line remains patchy. For instance, just recently, step-free access plans at Palmers Green station were shelved due to planned disruptions to service. Access improvements should be a named priority and be linked to growth in the surrounding area.
- Housing growth in outer London should be sequenced behind transport capacity, not ahead of it. Infrastructure should be a condition of delivery, rather than an aspiration.

Family-Sized Social Housing

The aim to 'Deliver Affordable Housing' is included within Chapter 3 of the draft London Plan, to help meet London's severe housing need by maximising the delivery of genuinely affordable housing. However, supposedly affordable 'low-cost rent' and 'intermediate' homes are; in reality, unaffordable for many low-income Londoners. Instead, it is high-quality social housing that plays an essential role in addressing the housing and homelessness crisis.

Too often I hear of my constituents having to wait years on council waiting lists, homeless and stuck in limbo in temporary and unsuitable accommodation because there is not enough social housing stock available. The Centre for London's research from 2024 supports this; it found that there are 323,000 households in London on waiting list for social housing, an increase of 33% since 2017. Many of these households are families trapped in overcrowded and unsafe conditions, unable to move due to a severe shortage of two-, three-, and four-bedroom council homes. The Plan should therefore:

- Increase the delivery of social housing, to ensure that new homes are genuinely affordable for low-income Londoners.
- Put greater emphasis on the delivery of multiple-bedroom social housing, to relieve the homelessness of thousands of London families stuck on council waiting lists.

Access to Green Space (GHR7 and GHR8)

My constituency is lucky to have Arnos Park, Trent Park, Oakwood Park, Broomfield Park, Grovelands Park and Alexandra Park, but access is uneven. Residents in the denser parts of Wood Green and Noel Park live far from large parks. I support the commitment in GHR8 to improve access to green space where there are areas of deficiency. However, the supporting text (paragraph 5.94) says that where there are "limited opportunities" for new recreational accessible green space, "multi-benefit greening" such as street trees and sustainable drainage could be provided instead. This is welcome, however in dense centres such as Wood Green, spaces for residents to sit, play, and meet are needed with any developments. The Plan should therefore:

- Define "limited opportunities", so that a developer must show it has searched for a site before substituting other greening;
- Require new green space or ring-fenced contributions within the same area of deficiency where on-site space is not possible; and
- Explain how borough housing targets will be adjusted where a green space needs assessment shows deficiency.

Extension of Cycle Route on Green Lanes

There are multiple mentions of the need for further expansions of cycle lanes in the draft London Plan, in recognition of the deeply positive impact these routes have on congestion and air quality in our city. On Green Lanes, which runs down the heart of my constituency of Southgate and Wood Green, there exists a large gap wherein no cycle lane exists. This gap is located from the North Circular until Harringay Green Lanes Overground station. Cyclists along this route are thus forced to share a road with drivers- particularly dangerous upon narrow and busy stretches such as on Wood Green high street. The result is an increase in congestion as without dedicated lanes the cyclists slow down traffic, whilst encouraging would-be cyclists to journey by car rather than by bike. The Plan should therefore:

- Develop a cycle route along the stretch of Green Lanes connecting Harringay Green Lanes to the North Circular, in consideration of the hugely positive impact it would have on the wellbeing of those in the surrounding area.

Public Toilet Provision (MBUL9)

I welcome the draft Plan's extension of Healthy Streets to cover public toilets, drinking fountains, seating and the needs of women and girls. However, currently no law requires councils to provide public toilets, so when budgets tighten they are cut before statutory services. At least 97 council-maintained public toilets in London closed between 2013/14 and 2023/24, and the Royal Society for Public Health puts provision at one public toilet for every 16,668 Londoners. Under the proposed plan developments with significant new public realm are not expected to provide toilets if agreements for free use of toilets within walking distance are in place.

The impact falls hardest on older and disabled people, women, children, people with conditions such as Crohn's and colitis, and workers who spend their days on the move, such as postal and delivery staff. It keeps people out of high streets and parks. In Haringey's own consultation, 40% of respondents said a lack of toilets would stop them spending time in parks and green space.

My constituency spans two boroughs with two different approaches. Haringey has developed a Toilet Strategy and Action Plan for 2025-30. Enfield relies on a Community Toilet Scheme that pays businesses a small annual stipend to open their toilets, and has cut opening hours at some park toilets because of vandalism. Voluntary schemes help, but they depend on business opening hours and cannot replace dedicated facilities. The Plan should therefore:

- Strengthen MBUL9 so that major developments; town centre schemes and station redevelopments must provide free, publicly accessible toilets, including Changing Places facilities; and close the paragraph 2.118 exemption that means toilets do not have to be provided in developments with significant new public realm.

- Require boroughs to assess toilet need and publish a public toilets strategy alongside their Local Plans;
- Commit the GLA to a London-wide public toilets strategy, so that provision does not depend on which side of a borough boundary a resident lives;
- Treat toilets in parks as part of the infrastructure that makes accessible green space usable (GHR8).

Reprovision of Cultural Space

In the draft London Plan, there is an emphasis on the promotion of London's rich cultural offer through the enhancement and protection of its diverse range of cultural facilities and creative industries. In Wood Green, there is a clear opportunity for this aim to be delivered.

On 40 Cumberland Road is based Cumberland Road Studios, a host to over 50 artists and makers within a former office building. I have seen how this vibrant cultural space supports local creatives with affordable workshops that allow them to create visual art, music, and crafts that have a hugely positive impact on the local and wider community.

As Chair of the All-Party Parliamentary Group for Music Education, I have had the opportunity to visit and speak to many of the talented young musicians and creatives across London, and their significance to the character of our city cannot be understated. With there still being a discrepancy between those educated at state schools and those at independent schools in their access to the Arts and creative sectors it is paramount that the London Plan provides the space for young creatives, particularly from underrepresented backgrounds, to grow and thrive.

However, along with Haringey Council's offices, the Cumberland Road Studios building in my constituency has been earmarked for demolition and development. Consequently, the studio will lose their space, and the many creatives who occupy it will have nowhere to develop and share their work. The Plan should therefore:

- Accelerate the reprovision of studio space for Cumberland Road Studios to a suitable and affordable location, in recognition of their hugely positive impact on the cultural life of North London.

I look forward to the outcome of the consultation and a clear plan to develop London for the benefit of all Londoners.

Best wishes,



Bambos Charalambous MP