

Morgan, Jackson

From: Michael Poll [REDACTED]
Sent: 30 May 2024 04:45
To: Planning Policy Consultations
Subject: City Plan 2040 Concerns

Follow Up Flag: Follow up
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Categories: CONFIRMED

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

I make this representation that the Local Plan 2040 as drafted is not sound. I do so generally, and specifically in respect of Policies HE1, S12 and S13 and the Policies Map.

HE1 does not adequately protect heritage assets. It is not enough that development should “consider” enhancing conservation areas; enhancement should actively be sought and pursued. HE1 is particularly concerning regarding Bevis Marks Synagogue. As drafted, HE1(8) refers to the Synagogue’s defined “immediate setting”; however no such concept of immediate setting is specified. As with other heritage assets, the whole setting of the Synagogue should be protected. This is particularly important because the Synagogue is included in the Tall Buildings Area, and the permissible height contours in Figures 14 and 15 clearly impinge upon the Synagogue and its setting.

S12 and S13 tall buildings policies are also inadequate. They should not simply “take into consideration local heritage assets” as 12(5) states, but must pay full regard to and preserve and enhance those assets. S13 should protect views of and from the Synagogue in a similar way to the way The Monument is treated, and special regard should also be paid to the culturally and religiously important setting of the Synagogue.

The current Local Plan Policy CS14 presumption against tall buildings in Conservation Areas must be retained in the new draft. As well, a sentence should be added to clarify that the Tall Buildings Area does not override heritage and townscape considerations.

I reserve the right to add or amend my proposed changes and I should welcome being invited to participate in discussion at the Plan's examination.

Yours faithfully,

Dr. Michael Poll