

R0260

Local Plan representation

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To: Planning Policy Consultations <PlanningPolicyConsultations@cityoflondon.gov.uk>

THIS IS AN EXTERNAL EMAIL

City Plan 2040 Consultation Response

To whom it may concern

I have carefully considered the draft Local Plan 2040 and hereby object to it in the strongest terms. In my opinion it is **not sound** in its present form, specifically in respect of Policies HE1, S12 and S13 and the Policies Map.

I am aware of both the important role of the City of London in terms of the Regional and National Economy and support effective sustainable development and credible growth. But this draft Plan would not deliver either as it is not in conformity with national and regional planning policy across a number of areas.

If adopted the Plan would entail substantial harm to the significance of many of the City's finest buildings and to the City's historical character, especially to Bevis Marks Synagogue.

In summary I consider the draft Plan **unsound** on the following grounds:

HE1 does not adequately protect heritage assets. It is not enough that development should "consider" enhancing conservation areas; enhancement should be actively **sought and pursued**. HE1 also does not adequately protect Bevis Marks Synagogue. As drafted, HE1(8) refers to the Synagogue's defined "immediate setting"; however, no such concept of immediate setting exists. 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** the significance of those assets. S13 should protect views of and from the Synagogue in a similar way to the way The Monument is treated, albeit 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 should welcome being invited to participate in discussion at the Plan's examination.

Yours

Michael

Sir Michael Bear
Former Lord Mayor of the City of London



Sent from the iPhone of Sir Michael Bear