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I am having problems submitting our comments about the Mayor's New London Plan through the website. Our comments relate to Section 7 and are as follows:

We value the extra protection for public houses that is promised in this plan. We consider it vital that the proposed requirements for 'marketing evidence' stated in section 7.7.7 are not diluted in any way in the translation of these proposals into the final plan. The temptations offered by the present and future property market to convert, or even demolish, public houses must be resisted because so much has already been lost with the hitherto high closure rate.

Our experience in raising ACVs for two local pubs in Chipping Barnet, is that "Community right to bid" has been an unfortunate title to this section of the Localism Act 2011. Whenever the subject has been discussed at public meetings, the response has invariably been "Can we afford it?" This is a distraction from the main purpose of the Act which is to prevent the sale of an ACV in the first place. Because the ACV has to be listed on the property deeds, it informs any planning process should the freeholder decide to change its use. This in turn renders the asset less useful to a developer, and may reduce the asset's market value.

We raised the ACVs without even contemplating a bid to buy, which in any case we could not afford. We ask therefore that greater emphasis should be placed on the designation's powerful effect on the planning process rather than the bid aspect. We believe that this would perfectly compliment the stated objective in the London Plan, i.e. to prevent the development of our public houses.

*Kit Carstairs, The Monk Community Group
Chris Nightingale, Sebright Arms Community Group*

My contact details are:

Chris Nightingale

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