

Ms M Lewis
Harlesden Neighbourhood Forum

Our ref: PL00400222

By email: info@harlesdenneighbourhoodforum.com

11th May 2018

Dear Ms Lewis,

Strategic Environmental Assessment Screening Opinion

Historic England is the Government's advisor on all matters relating to the historic environment and a statutory consultee on a broad range of applications including the Strategic Environmental Assessment (SEA) of plans. Accordingly, we have reviewed your document in the light of the Environmental Assessment of Plans and Programmes Regulations and the National Planning Policy Framework (NPPF), with particular regard to the NPPF's core planning principle that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Having done this, and further to our advice in response to the Harlesden Neighbourhood Plan and SEA Screening Opinion consultation on 30th March 2017, Historic England can offer the following advice on the need for SEA.

We note and welcome the efforts that the Neighbourhood Forum has made to strengthen the policies within the Draft Plan, including policy E9 Tall Buildings. The policy promotes tall buildings at Willesden Junction Station, subject to caveats about local character and amenity. While you note in your draft Plan that the area has been identified by Brent as inappropriate for tall buildings, you also note that the draft OPDC Local Plan highlights this as an area appropriate for tall buildings. The Regulation 19 Draft OPDC Local Plan has been the subject of a full SEA (IIA) assessment which makes specific reference to high density at Willesden Junction. This assessment includes an objective to conserve and enhance the historic environment, heritage assets and their settings. To show that this work has informed your policy we would encourage you to directly reference it: *Old Oak And Park Royal Development Corporation Regulation 19 Draft Local Plan Integrated Impact Assessment Report April 2017*

<https://www.london.gov.uk/moderngovopdc/documents/s57022/Appendix%20B%20-%20OPDC%20Local%20Plan%20Regulation%2019%20IIA%20HRA%20Reports.pdf>

On the basis that the potential environmental effects of your Tall Building policy have been tested in the OPDC work, we do not consider that you would need to produce a separate SEA for the Neighbourhood Plan.



On reviewing the latest draft of your Neighbourhood Plan we also noted that All Souls Church, Station Road is described as being listed at Grade II. This church is listed at Grade II Star, a higher category reserved for “buildings (that) are particularly important...of more than special interest”. We would ask you to amend the table in paragraph 8.12 accordingly to recognise the greater significance.

Please note that this advice is based on the information that has been provided to us and does not affect our obligation to advise on, and potentially object to any specific development proposal which may subsequently arise from your Neighbourhood Plan, and which may have adverse effects on the environment. We trust this advice is of assistance in the preparation of your Plan and encourage you to share it with the local planning authority.

Yours sincerely,



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