

Strategic Environmental Assessment (SEA) Screening Opinion

Kilburn Neighbourhood Plan Version July 2024

Prepared by:

London Boroughs of Brent and Camden

Updated May 2025

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1. Introduction

- 1.1. A neighbourhood plan may require a Strategic Environmental Assessment (SEA) to comply with European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment”. The European Directive is transposed into law by the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Under Article 3(3) and 3(4) of the SEA Directive, SEA is required for plans and programmes which “determine the use of small areas at a local level and minor modifications to plans and programmes” where they are determined to be likely to have significant environmental effects.
- 1.2. It is the Council’s responsibility to identify whether an SEA should be undertaken on a neighbourhood plan. This is determined through an SEA screening exercise (see table below).
- 1.3. There is no legal requirement for a neighbourhood plan to have a Sustainability Appraisal (SA), as set out in section 19 of the Planning and Compulsory Purchase Act.
- 1.4. The screening process is based upon consideration of standard criteria in Annex II of the Directive to determine whether the plan is likely to have “significant environmental effects”. The result of Brent and Camden’s screening process is detailed in this screening statement.
- 1.5. A draft Plan (Regulation 14) was produced by Kilburn Neighbourhood Forum dated May 2023 on which an initial screening was done by the Councils in July 2023. The neighbourhood plan was updated July 2024. This later version had a small number of changes from the version that the Councils undertook an initial SEA screening assessment. The Councils have determined that the revised draft Kilburn Neighbourhood Plan is still unlikely to have significant effects. Should policies within the plan change following consultation and the examination, the screening opinion of the boroughs could also change.
- 1.6. This screening report incorporates where received and relevant the views of the statutory consultation bodies (Historic England, Natural England and the Environment Agency). It should be noted that none of the statutory bodies identified that the Draft Plan

would be unlikely to lead to significant environment effects that would require a SEA.

2. Vision, objectives and policy priorities of the plan

2.1. The stated vision of the draft Kilburn Neighbourhood Development Plan is:

“Our vision is for Kilburn to evolve, modernise and prosper

Kilburn will remain a distinctive and important part of London, an area that stitches together a community divided by an administrative boundary.

The character of Kilburn shall be strengthened, reflecting its rich legacy of architectural quality, vibrant social and commercial life, and cultural identity.

New development on the High Road will consistently embody high standards of design while preserving and enhancing local character.

Kilburn will be a bustling, commercially thriving, urban hub, important and well recognized by both Brent and Camden, which appeals to the diverse communities living in, visiting, and shopping in the area and facilitates, supports and sustains everyday needs. Whilst, reflecting Kilburn’s history as a ‘music mile’, creative and cultural activities and artworks will continue to flourish.

Highly visible public realm improvements will systematically contribute to a more pedestrian-friendly High Road, encouraging social interaction, and featuring varied and convivial cafés, pubs, and restaurants. They will offer and attract different cultures and cuisines (while maintaining some indigenous original British establishments) and improve the quality and range of the retail, entertainment, and hospitality sectors, with a greater joint appeal to visitors. Coordinated renewal will have attracted new businesses, enhancing the setting and experience of the ‘string of pearls along the High Road, including an impressively modernised and iconic Kilburn Square commercial and residential complex, a revived, refurbished, and community friendly Gaumont Cinema site, the Kiln arts theatre and restaurant venue, and existing and new outdoor markets.

There will be an appropriately generous provision of facilities such as public lavatories and seating areas for older visitors and residents. Disabled access to

transport, hospitality, and shopping will be examined and improved.

The Kilburn High Road and its adjacent streets will be cleaner and will feel safer.

Drainage will also have been improved so that Kilburn and its streets are no longer subject to disruptive and unhealthy flooding.

A programme of street greening instigated along the High Road and extending into green corridors in side streets will help create an appealing environment for people to walk, cycle, and spend time and help link the High Road with surrounding communities, public transport hubs and routes, and green assets, including Grange Park, and Paddington Old Cemetery.”

The Plan's objectives are:

1: ‘A welcoming Kilburn’

To enhance the experience of the High Road for all, by improving the public realm, access to and movement along it.

2: ‘A characterful Kilburn’

To promote high levels of design that respond to the local character and existing high-quality architecture.

3: ‘A distinct Kilburn’

To preserve, enhance and promote the distinct identity and heritage of Kilburn.

4: ‘A coordinated Kilburn’

To present a coordinated voice and Governance structure to oversee the continuous improvement of the Plan area.

3. Assessment

- 3.1. The ‘responsible authority’ (London Boroughs of Brent and Camden) must determine whether a plan or programme, in this case the draft Kilburn Neighbourhood Development Plan, is likely to have significant environmental effects with reference to the criteria specified in Schedule 1 of the Regulations.
- 3.2. These criteria are set out in the table below, along with consideration of the likely impact of the Neighbourhood Plan against each.

SEA Directive criteria	Comments	Likely Significant Effects?
Characteristics of plans and programmes, having regard, in particular to:		
1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The Neighbourhood Plan must have regard to national policy and be in general conformity with the strategic policies of the boroughs (one of the 'Basic Conditions' neighbourhood plans are tested against).</p> <p>The draft Neighbourhood Plan, if adopted, would form part of the statutory Development Plan for the boroughs and as such contribute to the framework for future projects and activities in the Neighbourhood Area.</p> <p>The Plan does not allocate sites for development or address issues outside of those already assessed in the respective Council's Local Plan SAs (which incorporated SEA) and as such is not considered to have significant effects in this regard.</p>	No
1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	<p>The Neighbourhood Plan must be consistent with the National Planning Policy Framework and in general conformity with the respective Council's strategic policies.</p> <p>The Neighbourhood Plan may form the context for, and influence, other documents for this area. However, it is considered the extent of impact is unlikely to be significant in this regard due to the general conformity with the documents mentioned. A plans or programmes considering the Neighbourhood Plan may themselves be subject to a separate consideration of the requirement for SA.</p>	No
1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	<p>The Neighbourhood Plan seeks to make a positive contribution to the three dimensions of sustainable development (social, economic and environmental). The Plan's policies have sought to achieve social, economic and environmental gains simultaneously. For example, through supporting the vitality and viability of Kilburn Town Centre related to premises and markets, supporting new dwellings and affordable homes, local employment through creative industries,</p>	No

	improving public realm, supporting public transport, cycling and walking infrastructure, promoting high quality levels of design addressing safety and the promotion of the distinct identity and character of Kilburn through design codes and policies on shopfronts, whilst supporting people through retention of, or opportunities for new social infrastructure.	
1d) Environmental problems relevant to the plan or programme	<p>The Neighbourhood Plan identifies the importance of preserving the area's character particularly that of the High Road and supports retention of open spaces and additional planting of trees and vegetation. It supports solutions that allow for more sustainable forms of transport. It also seeks to deliver net gains in local biodiversity in the public realm. This suggests that the Plan's policies will, on implementation, have beneficial effects.</p> <p>These effects are not considered to extend significantly beyond existing issues and policies in the Brent and Camden Local Plans and thus do not require testing through SEA.</p>	No
1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	The neighbourhood plan is not directly relevant to the implementation of community legislation on the environment.	No
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
2a) The probability, duration, frequency and reversibility of the effects	The policy approaches are not considered to extend significantly beyond the Council's policies which have been subject to SEA.	No
2b) The cumulative nature of the effects	Cumulative effects occur where the outcome of one or more policies, when put	No

	<p>together, have a significant combined effect.</p> <p>The draft Plan does not allocate sites for development nor do the policies extend significantly beyond those already subject to SEA in the respective Council's Local Plans for their boroughs.</p>	
2c) The trans-boundary nature of the effects	There are no significant trans-boundary effects arising from the Neighbourhood Plan either within the two boroughs, or those immediately adjacent, e.g. City of Westminster.	No
2d) The risks to human health or the environment (e.g. due to accidents)	There are unlikely to be risks to human health or the environment arising from the Plan. The policies through promoting green infrastructure and sustainable movement patterns are likely to assist in improving health outcomes.	No
2e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	<p>The Plan will apply to new development in the neighbourhood plan area.</p> <p>The draft Kilburn Neighbourhood Plan area covers approximately 132 hectares (1 square mile) and around 17,000 residents.</p>	No
2f) The value and vulnerability of the area likely to be affected due to: i) special natural characteristics or cultural heritage ii) exceeded environmental quality standards or limit values iii) intensive land-use	London Plan and Brent and Camden Local Plan policies relating to town centres, parks and open spaces, design, cultural heritage, transport and environmental protection will apply alongside the Neighbourhood Plan. The policies in the draft Neighbourhood Plan are not considered to step significantly beyond the intentions of adopted regional or local policy. The extent of possible effects is not considered sufficient to warrant SEA as these have already been subject to SEA in the London Plan and respective Council's Local Plans.	No
2g) The effects on areas or landscapes which have a recognised national, Community or international protection status	There are no landscapes of national or international protection status in the Plan area.	No

4. Final Screening outcome

- 4.1. The screening assessment has identified that the draft Plan is unlikely to give rise to significant environmental effects. On this basis, no SEA needs to be undertaken.
- 4.2. The Council has consulted the following statutory consultation bodies, specified in the Environmental Assessment of Plans and Programmes Regulations 2004:
 - Natural England
 - Historic England and
 - Environment Agency.
- 4.3. The responses received from the consultation bodies are attached to this opinion.
- 4.4. The consultation bodies and the Councils both determine that the draft Kilburn Neighbourhood Plan is unlikely to have significant environmental effects.

Consultation Responses



Historic England

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Paul Lewin

Team Leader Planning Policy

Communities & Regeneration

Brent Council

Our ref:

PL00793563

Telephone

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9 August

2023

Dear Mr Lewin

**SEA Screening Opinion Comment Request from LB Brent & Camden - Draft
Kilburn Neighbourhood Plan**

Thank you for consulting Historic England in respect of the above documents.

The Government through the Localism Act (2011) and Neighbourhood Planning (General) Regulations (2012) has enabled local communities to take a more pro-active role in influencing how their neighbourhood is managed. The Regulations require Historic England, as a statutory agency, be consulted on Neighbourhood Plans where the Neighbourhood Forum or Parish Council consider our interest to be affected by the Plan. As Historic England remit is advice on proposals affecting the historic environment our comments relate to the implications of the proposed plan for designated and undesignated heritage assets.

In respect of the Council's SEA Screening Opinion and having reviewed the Draft Plan we agree with the Council's assessment, that:

- 4.5. *The screening assessment has identified that the draft Plan is unlikely to give rise to significant environmental effects. On this basis, no SEA needs to be undertaken.*

This advice is based on the information provided by you and for the avoidance of doubt does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this application, and which may have adverse effects on the historic environment

Yours sincerely

Richard Parish

Historic Places Adviser

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Date: 15 August 2023
Our ref: 442131
Your ref: Kilburn Neighbourhood Plan



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Dear Mr Lewin

Kilburn Neighbourhood Plan - SEA Screening Consultation

Thank you for your consultation on the above dated and received by Natural England on 13 July 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment (SEA)

It is Natural England's advice, on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection Area (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in

Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to consultations@naturalengland.org.uk.

Yours sincerely

Sally Wintle
Consultations Team

No response from Environment Agency to date