



Local Plan Programme Officer
LB Hillingdon Local Plan Part 2 Examination

By email: programmeofficer@hillingdon.gov.uk

13 July 2018

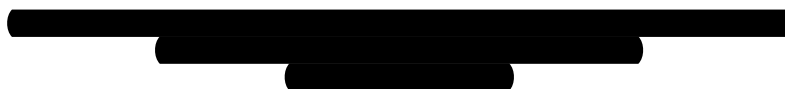
Dear Sir/Madam

LB Hillingdon Local Plan Part 2 Examination – further written submission

Further to previous correspondence on this subject, Historic England would like to take the opportunity to make some final comments on the issue of tall buildings within the Local Plan. As the Government's statutory adviser, Historic England is keen to ensure that conservation and enhancement of the historic environment is taken fully into account at all stages and levels of the planning process. To that end, we should stress that we are supportive of the Plan as a whole and that our concerns are limited in scope.

As previously indicated, these concerns relate to Policy DMHB 10 - High Buildings and Structures. The text in clause i) states that high buildings in the borough should be located in Uxbridge or Hayes town centres '*or an area identified by the Borough*'. We consider this to be potentially confusing and possibly open to misinterpretation. The Townscape Character Study is clear in its conclusions and recommendations that such buildings should be confined to Uxbridge and Hayes town centres, and this is taken forward in policy by Strategic Policy BE1. While we appreciate that the text in question would enable future iterations of the Townscape Character Study to inform any identification of new areas for tall buildings, we consider this should be made explicit in the text for clarity. This could be achieved by adding at the end of the sentence '*...based on appropriate evidence*'.

Separately, we understand that the previous version of clause iv) referring to impacts on heritage assets has been removed in the interests of brevity and to avoid any duplication with Policy DMHB1. While we acknowledge the logic in this, we would point out that DMHB1 deals with development proposals with direct effects on heritage assets. However, tall buildings proposals have significant potential to create adverse impacts through effects on the setting of heritage assets which we do not consider to be adequately addressed at present. This could be rectified successfully and concisely by adding to the end of existing clause iv) '*...impact on local views, including the effects on any heritage assets and their setting*'.





Historic England

I trust these comments are of use. Given their relatively minor nature, we do not consider that Historic England needs to participate in the Examination, but we would be happy to discuss the above issues if required. Please do not hesitate to contact me should you require any further information.

Yours sincerely



Tim Brennan MRTPI
Historic Environment Planning Adviser



Historic England, 4th Floor, Cannon Bridge House, Dowgate Hill, London EC4R 2YA
Telephone 020 7973 3700 Facsimile 020 7973 3001
HistoricEngland.org.uk

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