

LB CAMDEN LOCAL DEVELOPMENT FRAMEWORK (LDF) : NOVEMBER 2010

BRIEFING NOTE ON PLANNING AND DEVELOPMENT CONTEXT FOR :-

SOMERS TOWN NEIGHBOURHOOD PLAN

The Somers Town Neighbourhood Plan will need to fit in with a number of approved planning and development policies set out in the Camden LDF November 2010. These policies and more, can be inspected online at :-

<http://camden.gov.uk/ldf>

A table summarising the LDF Core Strategy policies (CS) and Development Policies (DP) is set out at the end of this Briefing Note. This is accompanied by an extract from the Proposals Map 2010. Both will be tabled at the Somers Town Neighbourhood Planning event on 08.11.2011.

As will be seen from the extract, the northern frontage to Euston Road, including the British Library / Francis Crick Research Institute site is included within red line boundary marking the northern edge of the Central London area . A number of specific Development Proposal sites are included here (30A and B) and (11) together with some Central London frontage designations (blue edge / dots). Apart from a Conservation Area designation covering housing between Charrington St / Chenies Place and Pancras Rd, plus a number of Open Space designations (4, 43, 244, 26, 88 and 117 on the Proposals Map), much of the rest of Somers Town is not covered by any specific Planning and Development policies.

What is **essential** to note however, is that Somers Town lies between two **Growth Areas (King's Cross Railway Lands including the 2 railway termini , and Euston (orange edge areas on Map) nb amptill Estate is included within the Euston Growth Area / Central London designation**. These Growth Areas are based on the Opportunity Areas designated in the Mayor's London Plan, but the boundaries have been set by the LDF Proposals Map. The LDF indicates that these areas are "suitable for large scale redevelopment or significant increases in jobs and homes, and are based around transport interchanges where increased capacity is planned".

Euston Station is also the site of **High Speed 2** On 11 March 2010, the [Secretary of State for Transport](#) announced that Euston was the preferred southern terminus of the proposed [High Speed 2](#) line to Birmingham and the north.^[26] This would require the expansion of the station to the south and west in order to create sufficient new long platforms. These plans, if taken forward, would preclude the 2007 reconstruction plans from going ahead and would entail complete reconstruction (involving inter alia the demolition of 220 Camden Council flats), with half the station serving conventional rail services and the new half high-speed trains. The Command Paper suggests restoring the old Euston Arch and an "artist's impression" includes such a rebuilt structure.

The station would have 24 platforms serving both High Speed and classic lines. These would be at a low level while the flats demolished by the extension would be replaced by significant building work above. The underground station would also be rebuilt and connected to [Euston Square tube station](#). When High Speed 2 is extended beyond Birmingham, the Mayor's office believes it will be necessary to build the [Chelsea-Hackney line](#) routed via Euston to relieve the pressure of the 10,000 extra passengers.

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The Council has also prepared a new 'submission draft' Site Allocations document that will eventually be adopted as part of the LDF. The Council will start consultation on this draft Site Allocations document in October 2011. If possible, extracts from this draft document will be tabled at the event

The new draft document sets out detailed policies for individual development sites, including sites in Somers Town and the Growth Areas. The Site Allocations document must be "consistent with the LDF Core Strategy and in general conformity with the London Plan".

As well as producing LDF documents to guide development, the Council also produces Place Plans which consider things like investment decisions and service improvements, aiming to make a real difference to a specific area. King's Cross has been chosen as a placeshaping priority area because it is an important and vibrant area within the borough which is also a major focus for growth and change.

The area is undergoing significant development and regeneration, particularly through the major Argent/King's Cross Central development which is now underway and investment in the area's stations and transport facilities. These changes raise a number of opportunities and challenges for local communities and businesses and for us to manage.

LB Camden planners has prepared a plan that will set out a vision for the future of the wider King's Cross area that reflects our priorities and those of local people.

It will also include a set of actions to ensure that changes in the area deliver services, facilities and public spaces that work for people who live there and those who work in and visit.

A first draft of the plan has now been prepared and will be discussed with stakeholders groups:

- **download:** [The draft King's Cross place plan](#)

"King's Cross – Shaping the future" "A plan for the wider area" has just been produced (September 2011) for consultation.

Under these circumstances the Community Forum is strongly advised to set up a Planning and Development Working Group