

Euston Area Plan Management Board**13th June 2014, 9.00am – 10.00am** Camden Council, Town Hall Extension, Argyle Street**In attendance**

Ed Watson (EW), LBC

Donald Horner (DH), Network Rail

Paul Gilfedder (PG), HS2

Mary-Ann Lewis (MAL), PM

Richard Wilson (RW), LBC

Note

1. **Welcome, introductions and apologies**
 - Apologies from Martin Scholar (GLA), Louise McBride (LBC) and Richard McGreevy/Charles Snead (TfL)
2. **Minutes of previous meeting**
 - All noted the completed actions and notes from the last meeting.
3. **Examination preparation**
 - MAL noted progress on the preparation of the two Statements of Common Ground. The HS2 draft is close to agreement and with HS2.
 - A draft statement of common ground has been issued to English Heritage but EH still have concerns about the impact of development at location B (to the north east of the station) on the setting of the listed Grade I Chester Terrace from one location in Regents Park.
 - Board agreed to retain existing suggested wording, which acknowledges there will be an impact, but does not pre-judge the harm, and quotes London Plan policy. This approach can then be discussed at the examination hearings.
 - MAL summarised other statements submitted by various groups to the inspector for discussion at the hearings.
4. **Implementation and Governance options**
 - MAL presented a summary of a draft implementation and governance paper for the implementation phase of the EAP. The paper recommends the retention of the Strategic Board structure with slight alterations to formal membership to reflect the increase role of landowners during implementation.
 - Mayoral development Corporation (MDC) is not completely ruled out at this stage. EW noted that if it becomes a possibility this would need to be raised with the Leader as soon as possible by the Deputy Mayor.
 - RW highlighted how well LBC, TfL and GLA have worked together to produce the EAP and lobby on station design and therefore questioned the need and rationale for the MDC approach.
5. **Updates**
 - MAL highlighted the forthcoming key dates.
 - All agreed to have a Strategic Board in early September to discuss proposed modifications and implementation governance.
6. **AOB**
 - Network Rail looking at starting the process of selecting a development partner – through OJEU
 - March 2015 issue a Prior Information Notice (PIN)

- PQQ wouldn't be then issued until September 2015.
- Process will be mainly about track records and financial ability to deliver a project of such a scale.
- RW questioned whether a planning brief would be included? DH confirmed development capacity modelling would be supplied, but wouldn't expect designs back as part of the selection process.
- CW noted that the MDC for Old Oak Common, if and when set up would be within but separate to City Hall and a number of people will be seconded to it. The GLA representative for the EAP Board may be seconded to the MDC, but this will help with coordination between the two projects.

Euston Area Plan Management Board**20th August 2014, 11.00am – 12.00 noon** Camden Council, 5 Pancras Square**In attendance**

Ed Watson (EW), LBC

Colin Wilson (CW), GLA

Donald Horner (DH), Network Rail

Paul Gilfedder (PG), HS2

Mary-Ann Lewis (MAL), PM

Richard Wilson (RW), LBC

Charles Snead (CS), TfL

Note

1. **Welcome, introductions and apologies**
 - Apologies from Martin Scholar (GLA), Louise McBride (LBC) and Richard McGreevy (TfL), Ed Watson - apologies for part of the meeting (agenda items 3, 4 and 5)
2. **Minutes of previous meeting**
 - All noted the completed actions and notes from the last meeting.
3. **EAP Proposed Modifications**
 - MAL summarised the main modifications to the EAP which have been developed to address the results of discussions at the EAP Examination hearings, as directed by the Inspector. These will be published for consultation if the EAP Strategic Board agrees at their meeting on 2nd September.
4. **EAP Programme update**
 - MAL presented an update of the EAP programme and outlined the proposed programme for consulting on the Proposed Modifications and estimated timeline for the Inspector's Report/ adoption process if the plan is found sound.
5. **HS2/NR station design update**
 - PG outlined noted the intention to brief officers on emerging level deck design in near future.
 - CW noted that a letter from TfL confirming that they do not support the Double Deck Down (DDD) concept is being sent, following their own review and in view of the WSP report and this reflects the GLA view.
 - DH noted the intention to provide the local community with an opportunity to view the emerging level deck design in late September potentially.
 - CW highlighted that people want to get involved in looking at station designs rather than just being shown them.
 - DH stated that nature of consultation carefully designed to meet legal parameters
DH noted that the process for selecting a Development Partner would be over the next couple of years with a Partner unlikely to be selected until 2017.
6. **Strategic Board agenda**
 - MAL presented a draft of the proposed Strategic Board agenda for the 2nd September meeting. The agenda includes the EAP proposed modifications and request to publish them for consultation, a programme update and also a paper on future Governance options/Implementation for the EAP.
 - EW noted that there are lots of pieces of work happening in terms of design at the moment and that there is a need to join all these with the production of a Planning Brief, as recommended in the Board paper on Governance/Implementation.

- PG noted that a brief for OSD/external elements of station design would need to be updated regularly.
- All noted that the production of a Planning Brief would need to be agreed by Strategic Board.
- CW noted the intention to produce a more detailed/updated massing study for OSD and to review implications for views following a meeting between Camden’s Leader and the GLA’s Deputy Mayor for Planning.
- EW asked CW for clarification on the GLA’s position on the potential for a Mayoral Development Corporation for Euston – the Governance paper recommends retaining the EAP Strategic Board to govern the implementation phase of the EAP. CW confirmed this is supported at the moment.
- PG noted that Simon Kirby is attending the meeting in place of Sir David Higgins on behalf of HS2.
- CS noted that Crossrail 2 would be launching statutory safeguarding consultation later this year with boroughs. Widest extent of safeguarding will be shown, there is potential for this to get narrower.
- EW noted Camden concerns about the potential extent of disruption to Somers Town and the need to minimise impact and landtake. In particular potential for joint worksites with HS2 need to be investigated.

7. AOB

- Next meeting of Management Board potentially in November following Inspectors Report.

Euston Area Plan Management Board**29th September 2014, 1pm – 2pm** Camden Council, 5 Pancras Square**In attendance**

Ed Watson (EW), LBC

Sarah Hunter (SH), HS2

Richard McGreevy (RM), TfL

Donald Horner (DH), Network Rail

Paul Gilfedder (PG), HS2

Mary-Ann Lewis (MAL), PM

Richard Wilson (RW), LBC

Note**1. Welcome, introductions and apologies**

- Apologies from Colin Wilson (GLA) and Louise McBride (LBC)

2. Minutes of previous meeting

- All noted the completed actions and notes from the last meeting.

3. Governance/general updates

- SH updated the Board on the Additional Provision (AP) announcement made at the Euston Station Alternatives Working Group last Thursday and that the AP including Euston would not be put forward in December.
- SH noted that the principle reason for this is the need for engagement on proposals. Three strands of activity need to be progressed:
 - Masterplan for Euston
 - Engagement activity; and
 - Workability of the AP
- HS2 currently working up a plan on how to involve people in these workstreams, with the aim of getting buy in from as many as possible.
- DH noted that the masterplanning exercise being taken forward by Jerome Frost will be important and that for this piece of work Network Rail want to have a steering group which includes community representative/s. There is also the intention of setting up an Advisory Group with urban regeneration experts/architects.
- EW asked whether there would be an intention to involve Camden in the steering group – DH confirmed this.
- SH stated that HS2 are still working towards securing Royal Assent by the end of 2016.
- MAL questioned when it would be possible to produce a more detailed planning brief. PG indicated that HS2/NR inputs into a planning brief wouldn't be able to start until the next stage of more detailed station design, which would be in 2016 sometime.
- MAL also questioned the potential for any community involvement in the Development Partner selection process, notwithstanding the commercial sensitivities. DH noted the commercial sensitivities and the risk of derailing the OJEU process and the requirement for objective selection criteria. There might be some way of involving them at a later stage of the process. EW questioned whether Camden could help with the procurement process.

4. EAP Strategic Board Agenda

- All agreed it would be helpful for the Strategic Board to be briefed on OSD options to help in inform future debates. Meeting should be recast around an update on the next steps for HS2/AP/engagement emerging thinking and the OSD options.

5. AOB

Next EAP Management Board meeting 27th November to discuss EAP Inspectors Report and adoption process.