

EXAMINATION OF THE EUSTON AREA PLAN

MATTERS, ISSUES AND QUESTIONS FOR THE HEARING SESSIONS

Day One – Tuesday, 1st July, 2014

OPENING OF HEARING SESSIONS

MATTER 1 – LEGAL COMPLIANCE

Duty to Co-operate Statement

- Does the EAP effectively address the issues which have cross boundary impacts, notably on matters concerning The London Plan 2011 (GLA), the Proposed Further Alterations to The London Plan (GLA) and Westminster City Council?
- What mechanisms will be put in place to ensure that effective ongoing consultation and co-operation takes place between all the parties with responsibility for delivering the Plan's proposals?

Public Consultation

- How has the Plan reflected the priorities and concerns of local people and stakeholders as expressed at the Stage 1 and Stage 2 consultations, notably on matters concerning Euston Station, the North Euston Cutting, open space strategy and public realm?

Sustainability Appraisal

- How does the Plan seek to address and mitigate the potential cumulative impacts (c.f. Table X, pp49/50 of the Submission SA) that have been identified outside of the Camden LDF?

PARTICIPANTS:

L.B. Camden, GLA, TfL, City of Westminster

MATTER 2 – THE VISION FOR THE EUSTON AREA

- How does the Plan translate the designation of the Euston Opportunity Area in the London Plan into effective and deliverable proposals for new homes, new business and retail floorspace and public transport improvements?
- Can the Plan's vision for the Euston Area in 2031 deliver the rejuvenation of the area as both a local hub of activity and a gateway to London in partnership between L.B. Camden, the GLA, TfL and other key stakeholders?

PARTICIPANTS

L.B. Camden, GLA, TfL, City of Westminster

MATTER 3 – DEVELOPMENT STRATEGY

- Does Strategic Principle EAP1 (Land Use Strategy) appropriately embody the aspirations of all key stakeholders for the Plan area, with particular regard to the delivery of new homes, new business floorspace and the enhancement of Euston's role in the medical research, knowledge, innovation and creative industry sectors?
- Does Strategic Principle EAP1 adequately address the need for Social Infrastructure in the Plan area, notably in relation to Health and Education requirements?

PARTICIPANTS

L.B. Camden, GLA, TfL, City of Westminster, High Speed Two (HS2) Limited/Network Rail, Sydney and London Properties Limited

MATTER 4 – EUSTON STATION

- How will the Plan deliver its stated vision of a world class transport interchange at Euston Station in the context of the various proposals contained within the Plan (particularly Strategic Principle EAP3 and Development Principle EAP1), the HS2 Bill and the planning regime for the construction of HS2?
- Does the Plan provide sufficient guidance for the enhancement of Bus facilities at Euston Station?
- Does the Plan provide sufficient guidance for the pedestrian and cycle routes to/from Euston Station and within the Station environs?

PARTICIPANTS

L.B. Camden, GLA, TfL, City of Westminster, High Speed Two (HS2) Limited/Network Rail, Sydney and London Properties Limited

Day Two – Wednesday, July 2nd, 2014

MATTER 5 – COMMUNITY REGENERATION

- Does the Plan effectively meet its first Objective of 'Prioritising local people's needs' and in particular by ensuring that homes, businesses, schools, community facilities and open space lost or displaced by HS2 are successfully reprovided?
- How will the Plan secure the delivery of major new social infrastructure assets that are identified to meet the needs of new and existing communities?

North Euston Cutting

- Does Development Principle EAP3 and the accompanying illustrative masterplan at Figure 4.4 provide the right framework for the regeneration of this area, in the context of its location between two Conservation Areas?

Drummond Street and Hampstead Road

- Does Development Principle EAP4 and the accompanying illustrative masterplan at Figure 4.5 secure the protection and enhancement of this area as a neighbourhood centre?

Regent's Park Estate

- Does Development Principle EAP5 and the accompanying illustrative masterplan at Figure 4.6 successfully address the impact of HS2 construction upon this area, including the provision and re-provision of social infrastructure?

Amphill and Mornington Crescent Station

- Does Development Principle EAP6 and the accompanying illustrative masterplan at Figure 4.7 provide the right framework for development in this area particularly in the context of identifying sites for short term development?

West Somers Town

- Does Development Principle EAP7 and the accompanying illustrative masterplan at Figure 4.8 provide the right framework for development in this area, particularly in respect of the renewal/intensification of the Churchway Estate and the enhancement of Eversholt Street?

PARTICIPANTS

L.B. Camden, GLA, TfL, High Speed Two (HS2) Limited/Network Rail, London Forum of Civic & Amenity Societies, Ms Dorothea Hackman, Netley Primary School Governing Body, St. Pancras Parish Church – Parochial Church Council, Camden Cutting Group, Euston Action Group, Amphill Square TRA.

MATTER 6 – HERITAGE

- How have English Heritage helped shape the Plan's proposals affecting the listed buildings, structures and spaces across the Plan area?
- How realistic is the Plan's approach to the potential reinstatement of the Euston Arch?
- Does the Plan successfully address the issue of building height and tall buildings in the context of the London View Management Framework (LVMF), and with particular regard to Figure 3.4 and Appendix 3 of the Background Report?
- How will the Plan secure the enhancement of the following heritage assets:
 - Church of St Pancras
 - Euston Fire Station
 - Euston Square Gardens
 - Important assets in the North Euston Cutting area and within the Regents Park and Camden Town Conservation Areas

PARTICIPANTS

L.B. Camden, GLA, TfL, English Heritage, St. Pancras Parish Church – Parochial Church Council, The Railway Heritage Trust

MATTER 7 – ENVIRONMENT, OPEN SPACE AND PUBLIC REALM

- How will the Plan deliver the principles contained in Strategic Principle EAP4 in the context of the overall Development Strategy and the planning regime for the construction of HS2?
- How does the Plan address the significant permeability and public realm issues across the Plan area, and should the Plan set out a more conspicuous and cohesive Public Realm Strategy for the whole Plan area?
- How will the Plan deliver the significant pedestrian, cycle and green link improvements illustrated on Figures 3.5 and 3.6?
- Is the proposed Euston Station Ultra Low Emission Zone (ULEZ) supported by all key stakeholders?

PARTICIPANTS

L.B. Camden, GLA, TfL, High Speed Two (HS2) Limited/Network Rail