

EUSTON STRATEGIC BOARD (ESB) ACTIONS

19th September 2017

City Hall, Queen's Walk, SE1 2AA

Time: 10am – 11.30am

Chair: Cllr Georgia Gould (Leader, LBC)

The following were in attendance at the meeting:

Camden	Cllr Georgia Gould (GG)	Leader
Camden	David Joyce (DJ)	Director of Regeneration and Planning
DfT	Cavendish Elithorn (CE)	Strategy Director, High Speed Rail
GLA	Jules Pipe (JP)	Deputy Mayor of London - Planning
GLA	Martin Cowie (MC)	Strategic Planning Manager - Euston
HS2 Ltd	Tom Venner (TV)	Commercial Development Director
HS2 Ltd	Kerry Bangle (KB)	Euston Sponsor
Network Rail	Rupert Walker (RW)	Strategy & Planning Director (South)
Network Rail	Neil Kirkwood (NK)	HS2 Integration Director
Wilkinson Eyre	Gabi Code (GC)	Associate Director
TfL/ CR2	Isabelle Adams (IA)	Sponsor
Camden	Mary-Ann Lewis (MAL)	Euston Programme Manager

COMMENTS	ACTION	DEADLINE/ STATUS
Apologies Gareth Bradford, DCLG		
Minutes of the last meeting All agreed the minutes of the last meeting subject to some minor clarifications.	MAL	
Euston Planning Brief update MAL set out an updated programme for the Planning Brief approved by the Management Board subject to endorsement by the Strategic Board. The programme has been extended to take into account delayed outputs for the masterplanning process and later schedule 17 submissions. All agree the new programme and noted the need for additional funding, TV noting this should be resolvable in discussion with him.	All to note DJ to discuss funding with TV	To be resolved by Early 2018
Joint Stations Masterplanning Options Assessment TV and GC presented work to date on the masterplanning process. CE clarified that this will inform the development of an outline planning application for Over Site Development (OSD) in		

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<p>the early 2020s. Also provides context for the Schedule 17 applications for the HS2 station. CE stated that they would try to keep as much open as possible, and saw 2018 as the “year of engagement”.</p> <p>The Board were presented a range of masterplan options, which considered different levels of development at the station. There were differing views on what option should be progressed as the baseline for development. CE acknowledged that Camden have asked for the level of development over the HS2 station to be kept open at this stage.</p> <p>TV noted that some options may have high construction costs in part of the site. Discussions would continue between organisations on viability to ensure understanding across parties.</p> <p>GG asked how this affects Network Rail. TV confirmed that the masterplanning process will inform Network Rail’s work.</p> <p>GG asked about the Network Rail funding gap and value to the community. The masterplan is for the whole of the Euston Estate. It has been designed to be delivered in phases, thus giving flexibility of timing on delivery of an upgraded NR station.</p> <p>GG welcomed the masterplan vision work and then highlighted that an option to keep Euston Square Gardens as they are needs to stay on the table – very important. The community need to understand what they will get from the development? GG stated that the Council wants to look at the viability of the options further and keep options with more development over the station on the table.</p> <p>CE confirmed that there is time to consider opportunities above the HS2 station</p> <p>GG stated that conversations needed to be had with the community.</p> <p>DJ welcomed the earlier commitment from CE and TV to using the MDP competitive dialogue process to investigate the viability of further OSD and asked that TV follows up with details on how this will happen.</p> <p>CE stated that the provision of new jobs and housing is the principal a consideration, but that jobs don’t necessarily add to the economic equation due to the way the Government considers that jobs aren’t being created just moved around. DJ disagreed with</p>		

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<p>this. GG noted that the knowledge quarter in the Kings Cross/Euston is a core part of the knowledge economy ecosystem for the country. GG noted her concerns that on options that do not foster the development of the knowledge economy, deliver housing and community benefits in the way Camden seek. Notably also there must be clear additionality in terms of community benefits to enable any consideration of reorientating Euston Square Gardens.</p> <p>Agreed actions:</p> <ul style="list-style-type: none"> • HS2 to share more information and detail on viability • HS2 agreed to ensure there is further investigation/discussion on the level of development above the HS2 station and location of development across the site with the MDP 	<p>HS2 to share viability information with Camden</p>	
<p>AOB</p> <p>None.</p>		

Note taker: Mary-Ann Lewis