APPENDIX 6. PROPOSED AREA PLAN BOUNDARY AND CONSIDERATION OF OPTIONS

Proposed Euston Area Plan Boundary

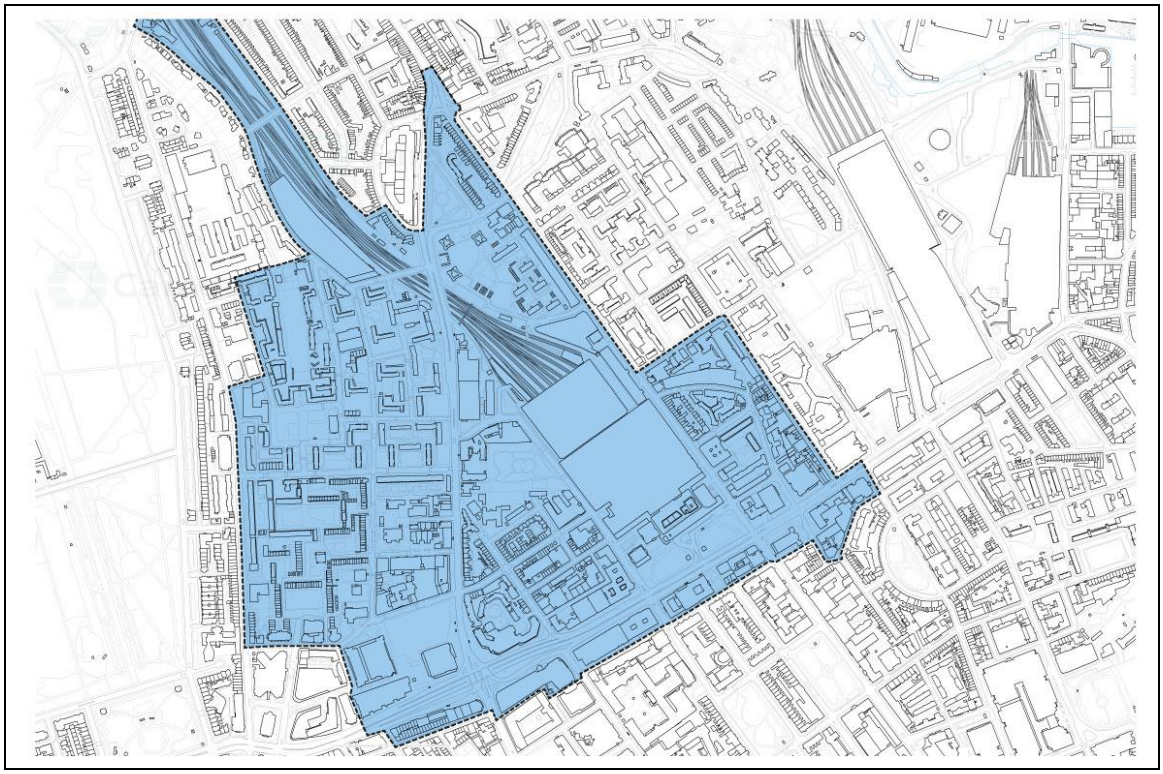
In considering the boundary of the Euston Area Plan as part of the partial update of the Plan, the following options were considered:

1. Maintaining the existing boundary as adopted in the 2015 Euston Area Plan;
2. Extending the adopted boundary to encompass immediately adjacent streets to the north, east, south and/or west to comprise potential key sites that could benefit from inclusion in a comprehensive area strategy and mitigation of impacts of HS2.

For each boundary option, we considered scope of area to achieve the draft sustainability objectives that are set out in Table 6 of the Euston Area Plan SA Scoping Report.

Option 1: The adopted boundary that includes the expanded station site plus affected nearby areas achieves a balance of focus on a specified area whilst delivering strategic objectives in pursuit of sustainability objectives. This approach continues to provide benefits in terms of delivering sustainability objectives relating to the provision of a range of housing (including re-provision of housing close in the Euston area), access to shops/ leisure/ open space (including re-providing open spaces and facilities lost as a result of HS2), regeneration, economic growth and employment (including taking advantage of any opportunities created by HS2 for the wider area), sustainable transport (by addressing a range of wider transport issues associated with HS2), and efficient use of energy.

Option 2: This option considers an enlargement of the adopted boundary to include immediately-adjacent streets to the north, east, south and west of the present boundary. Since the adoption of the Euston Area Plan in 2015, a set of Somers Town Priorities and projects had been formalised and integrated into a Somers Town Community Investment Programme. The Central Somers Town development is underway and the associated local improvements are being delivered. The British Library extension is currently being planned and has been included in the Draft Site Allocations presently under consultation. It is anticipated the new Site Allocations will be adopted early 2023. Circumstances have not changed significantly to the south, north or west of the adopted boundary enough to warrant its expansion. The adopted EAP identifies key movement links into and through Somers Town to St. Pancras and King's Cross stations, south across Euston Road to Bloomsbury, west through Regent's Park Estate and north across The Cutting to Mornington Crescent and Camden Town. As far as establishing a policy direction, these links sufficiently underscore where pedestrian, cycle and transport improvements are needed to strategically connect to surrounding nodes. Movement links are expected to be refined and reinforced in the update.



Draft Euston Area Plan Boundary

Options to be considered in the development of the Euston Area Plan

A range of options for key issues will be considered during the preparation and appraisal of the Euston Area Plan.

It is anticipated that a range of development capacity options will be looked at. The three main development capacity scenarios that will be considered are likely to be:

- High growth scenario
- Medium growth scenario
- Low growth scenario

It is also likely that a range of broad strategic options will be considered and appraised in relation to the location, volume and mix of key land uses, such as housing, employment uses and retail.

A range of options will also be considered in relation to the provision and location of other uses such as public open space and community facilities.

These options will be appraised using the sustainability objectives provided in Table 5 of the SA Scoping Report as part of the plan preparation process. The appraisal of options will then be set out in the draft Sustainability Appraisal Report. We will consult on the draft Sustainability Appraisal report alongside the draft Euston Area Plan document in summer 2022.