

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA300517-3409

27 June 2017

Dear [REDACTED]

Thank you for your request for information which the GLA received on 29 May 2017. Your request has been dealt with under the Freedom of Information Act 2000.

Our response to your request is as follows:

1. What was the Euston Intensification / Opportunity Area Borders in each of the 2004 / 2008 / 2011 London Plans?

'Areas for Intensification' are as you may be aware areas that have significant potential for increases in residential, employment and other uses through development of sites at higher densities with more mixed and intensive use. The first London Plan in 2004 identified these areas and suggested that Boroughs prepare policies for development that exploited their public transport accessibility highlighting that their associated boundaries, capacity and policies would be developed, as the Plan stated in participation with local communities, in Sub-Regional Development Frameworks and in UDPs, along with any further suitable Areas for Intensification identified by boroughs. It went onto to say that the Mayor would also work with boroughs in preparing planning frameworks for these areas.

In the case of Euston, its designation as an Area for Intensification and later, an Opportunity Area was focussed on the station and tracks. As with other identified 'growth locations', there was no boundary designation for Euston published as part of the first London Plan or subsequent versions. Boundaries, as indicated above were developed through the preparation of separate area-wide studies, namely the Euston Planning Framework, adopted by LB Camden as Supplementary Planning Guidance in April 2009 and the Euston Area Plan, an Opportunity Area Planning Framework adopted by the Mayor of London in January 2015.

The Euston Planning Framework and associated background papers can be readily found online as the Euston Area Plan.

Following the adoption of the 2004 London Plan, a number of Sub-regional Development Frameworks (SRDF) were prepared bringing together a wide range of data and information about London's sub-region and providing detailed advice and guidance on the implementation

of policies in the Plan. The Central Sub-regional Development Framework which covered Euston can be found via the following link:

<https://www.webarchive.org.uk/wayback/archive/20151111122328/http://www.london.gov.uk/priorities/planning/research-reports/technical-and-research-reports>

The SRDF provided further, non-statutory information related to the identification of Euston as an Area For Intensification. The accompanying map draws the boundary along Cardington Street, Hampstead Road, Harrington Square / Lidlington Place, Eversholt Street and the northern side of the green space in front of Euston Station. It also included the Ampthill Square residential estate to the north of the station. The SRDF identified an employment capacity of 5,000 on the site and a minimum number of homes of 1,000. The SRDF identifies that Euston could provide development capacity depending upon the operational rail requirements, degree of station renewal, transport and interchange capacity, use of airspace, integration with surrounding areas and the impact of environmental constraints.

2. *Why was Euston originally chosen as an intensification area in the 2004 London Plan and why specifically were the opportunity area's borders chosen (please provide or point me to the reports / meeting minutes / consultations that exist and give background).*

As highlighted above, Areas for Intensification were selected across London as strategic locations having the potential to deliver a range of development opportunities. The supporting text at paragraph 5.39 of the 2004 London Plan stated that:

"the existing Victoria, Euston and Farringdon Stations could provide varying levels of development. Land use development should not compromise long-term measures to improve public transport provision at these key locations".

As also indicated above, the boundary of the Opportunity Area was developed as part of the preparation of the Euston Area Plan. Details of how this plan was produced can be found on the Euston Area Plan website hosted by LB Camden via the following link (go to 'Documents' section):

<http://www.eustonareaplan.info/>

3. *If the Euston Opportunity Area borders have changed, why did they change (please provide or point me to the reports / meeting minutes / consultations that exist and give background).*

The Opportunity Area boundary in relation to Euston has not changed since it was established in the Euston Area Plan.

4. *Why was Euston changed from an Intensification Area to an Opportunity Area (please provide or point me to the reports / meeting minutes / consultations that exist and give background).*

As interest in the opportunity presented at Euston grew, key organisations such as Network Rail in April 2007 and other stakeholders began exploring how Euston Station and its environs could be improved. In April 2007 for instance, Network Rail announced that British Land were their preferred development partner for the redevelopment of Euston Station. In return for improving the station infrastructure, British Land would be able to realise an 'air rights' development scheme over the station footprint. This clearly never progressed but it was an indication of the focus Euston was attracting and alongside new emerging policies and guidance which sought to

steer and re-emphasise growth in strategic locations, a review of Euston's planning status was undertaken.

Please find attached a copy of the Panel Report dated September 2007 following the Examination in Public into the Further Alterations to the London Plan. At paragraph 5.41, the document states:

"We support inclusion of the Strategic Opportunity Areas, both those already shown, though ambiguously, on the 2004 Plan Map 5B.2 – primarily Kings Cross, Paddington and Vauxhall/Nine Elms – and also in principle the new additions east of the City, south of the River and at Euston. These are all localities either in the process, or offering the prospect, of enlarging and reinforcing London's position as a world city and its essential contribution to the UK economy"

The London Plan 2008 (Consolidated with alterations since 2004), designated Euston as an Opportunity Area.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

Martin Cowie
Strategic Planning Manager

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<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>