

**RE: CENTRAL SOMERS TOWN - REVISED APPLICATION  
SUBMITTED TO DEVELOPMENT CONTROL COMMITTEE  
(TUESDAY 21 JUNE 2016)**

**OSSULSTON TRA COMMITTEE - WRITTEN SUBMISSION**

To Vicky  
Committee Services

Dear Council officer,

Since 2013, the year when Camden Council started consulting on the improvement of the Somers Town local area (including the improvement of Chalton Street / Polygon Open Space and Purchase Street Open Space), the Ossulston Tenants & Residents Association has been always responding to the Council consultation on the proposals for this project. In the proposals it is also included the rebuilding of Edith Neville Primary School and the Children Centre on its existing site plus “a 25 storey” block proposed to be built in one of the parks / open spaces, the Purchase Street Park.

The Ossulston TRA is now sending to DC a written submission on the revised proposals

The Ossulston TRA is mainly concerned with some of the main (LDF) Planning for consideration of the current draft proposals mainly relates to planning matters such as: - **Design and conservation, height, bulk as well as protection of designated Public Open Spaces** as it is the case for the Open Spaces of Purchase Street and Chalton Street. (development and use of the land) as per policies of the Neighbourhood Plans (section 38A of PCP Act 2004).

**Land use is another concern mainly for the provision of other type of residential rather than “affordable housing”** and quality of the accommodation, school or community facility.

Here we raise the objection to the height of the “tower block” as well as to the reduction of communal amenity space / parks etc.

This meets the basic conditions when & if does ref to National Policies and advice contained in guidance issued by the Secretary of State and is compatible with EU obligations / regulations and with Human Rights requirements.

**The National Planning Policy Framework (NPPF) is required i.e to build strong economy**, deliver high quality homes, promoting sustainable transport.

The two or three local policies towards this aim:

Policy E1 : Promoting successful and inclusive neighbourhood economy (new employment & training and existing jobs kept). Better job for local people, accommodation, enterprises and local connections.

Policy E2 : Land to the north of the British Library. This development will facilitate the Knowledge Quarter.

Policy E3: Chalton Street Neighbourhood Centre, this policy aims to support the Somers Town's diverse range of employment for local people.

To promote a wide range of high quality homes

Policies H1 and H2: Support new Housing development. Within these policies is the proposed "25 or 26 storey" tower for the Purchase Open Public Space.

Policy H3 : No building development in Somers Town as per this policy should preserve and enhance the existing building and unique character of the neighbourhood and of each individual estate and its beautiful courtyards in the Ossulston Estate which is extended from Euston Road to Phoenix Road. Therefore, a 25 storey tower.

Policy H4: Social rented housing (Instead affordable housing. No to market rented).

**Transport and Planning another issue of great consideration.**

**Policy M1** - Sustainable Transport.

It is important to avoid the significant amount of vehicular movement around this proposed development.

Avoid demolitions, dust and pollution.

Avoid the excess dangerous cycle routes, to protect the little children attending to the many local schools / nurseries in our local area. As well to protect the elderly / citizen.

**Policy M2** - Pedestrian and cycle routes we say No to the creation of new cycle routes through the residential & courtyards of our housing estate, the Ossulston estate.

Only disabled parking should be proposed.

**Protection of courtyards and other green / open spaces**

**Policy ENV 2.** All green and open space in our

estate and within the development should be protected from damage and loss.  
It is important to consider a safe and accessible environment where ASB, crime and disorder and the fear of crime does not diminish the quality of life.

To ensure that the proposed development will add value to the overall quality of the Somers Town area, over the life time.

**Human Rights.**

- Respect for private and family life
- Not allow discrimination

Life guarantee under the EC on HR.

Thank you.

**Ossulston “TRA”**

**H. E.**