

LB CAMDEN LOCAL DEVELOPMENT FRAMEWORK (LDF) : NOVEMBER 2010

BRIEFING NOTE ON PLANNING AND DEVELOPMENT CONTEXT FOR :-

BLOOMSBURY VILLAGE NEIGHBOURHOOD PLAN

The Bloomsbury Village Neighbourhood Plan will need to fit in with a number of approved planning and development policies set out in the Camden LDF November 2010. These policies and more, can be inspected online at :-
<http://camden.gov.uk/ldf>

A table summarising the LDF Core Strategy policies (CS) and Development Policies (DP) is set out at the end of this Briefing Note. This is accompanied by an extract from the Proposals Map 2010. Both will be tabled at the Bloomsbury Village Neighbourhood Planning event on 26.09.2011.

As will be seen from the extract, virtually the whole of the proposed Neighbourhood is covered by the Bloomsbury Conservation Area. There are policies in the LDF to preserve and enhance Conservation Areas.

What also is of primary importance is that that part of the area lying between New Oxford Street and High Holborn falls within the Tottenham Court Road Growth Area focused on Centrepoint. There is also a Holborn Growth Area at the eastern edge of the Neighbourhood which includes Victoria House and the former Central St Martins and University of Westminster buildings on the other side of Southampton Row. These Growth Areas are based on the Opportunity Areas designated in the Mayor's London Plan, but the boundaries have been set by the LDF Proposals Map. The LDF indicates that these areas are "suitable for large scale redevelopment or significant increases in jobs and homes, and are based around transport interchanges where increased capacity is planned". The Growth Areas will take advantage of the new transport capacity created by Crossrail and the Crossrail stations at Tottenham Court Road and Farringdon. Policies for the Growth Areas are set out in Section 1 of the LDF Core Strategy.

Strategically therefore, the Neighbourhood lies midway along the corridor formed by Crossrail and the two Growth Areas.

The Council has also prepared a new 'submission draft' Site Allocations document that will eventually be adopted as part of the LDF. The Council will start consultation on this draft Site Allocations document in October 2011. Extracts from this draft document will be tabled at the event .

The new draft document sets out detailed policies for individual development sites, including sites in the Growth Areas. The Site Allocations document must be "consistent with the LDF Core Strategy and in general conformity with the London Plan". There are two allocated sites within the proposed Neighbourhood:

18 - Former Royal Mail Sorting Office on New Oxford St (site 32 on the Proposals Map);

19 - Site bounded by New Oxford Street, Museum Street and West Central Street (not on the Proposals Map).

The former Central St Martins site on Southampton Row (Site 20) is also included in the new draft Site Allocations document.

As well as producing LDF documents to guide development, the Council also produces Place Plans which consider things like investment decisions and service improvements, aiming to make a real difference to a specific area. The Council has identified St Giles – Holborn as one of nine placeshaping areas which will have their own Place Plans. Placeshaping :- Shaping the future of the St Giles to Holborn area (Sept 2011) is a draft document produced by the Place Plan and Investment team in Camden’s Placeshaping service. The document seeks to engage local and other interests on a number of key issues . Critically, it seeks to identify the “range and complexity of local issues and priorities which need to be heard and understood in a vision for the area that reflects the interests of those who live as well as work and visit the area”. “ With strong community organisations active in the area as well as the successful BID, there are good partners to work with on this mission”.

Under these circumstances the Community Forum may consider setting up a Planning and Development Working Group

MP / RF 26.09.2011.