

Gifford Street Rail Embankment and 351 Caledonian Road

Draft planning brief

Give us your views on the future land uses and development of the site by Friday 5 June 2009.



What's happening?

Islington Council has prepared a draft planning brief for the Gifford Street Rail Embankment / 351 Caledonian Road site. The purpose of the brief is to provide planning advice on the acceptable future uses of the site.

Public Consultation

Monday 11 May – Friday 5 June 2009

You can give us your views on the draft planning brief in the following ways:

Online:

You can download the draft planning brief from Islington Council's website at www.islington.gov.uk/planning/majorschemes

Exhibitions:

There will be an exhibition at West Library (Bridgeman Road, N1 1BD) throughout the consultation period and copies of the draft planning brief will also be available here.

Drop-in sessions

You can speak to Islington Council staff at West Library (Bridgeman Road, N1 1BD) at the following times:

Tuesday 19 May	4.00pm – 7.00pm
Saturday 30 May	10.00am – 1.00pm
Thursday 4 June	1.30pm – 4.30pm

West Area Committee Monday 18 May 2009

The draft planning brief will be presented to the West Area Committee for their comments on Monday 18 May. You may attend this meeting and give your views to your local Councillors.

Warehouse / storage building.
Area 'B' on the map



Nature conservation area and protected trees.
Area 'C' on the map.



About the site

The site lies to the north of the Bemerton Estate, south of the North London Line and west of Caledonian Road. It was bought by Union Railways in 1996 to build the Channel Tunnel Rail Link (CTRL) which now runs under the site. It was used as a construction site until the rail link opened in 2007 and since then part of the site has been used for storage (warehouse) the rest is designated as a nature conservation area, with the main location of tree cover in the east of the site.

As part of the CTRL works the buildings at 351 Caledonian Road were demolished and an agreement was given by the landowner to restore the site on completion of works.

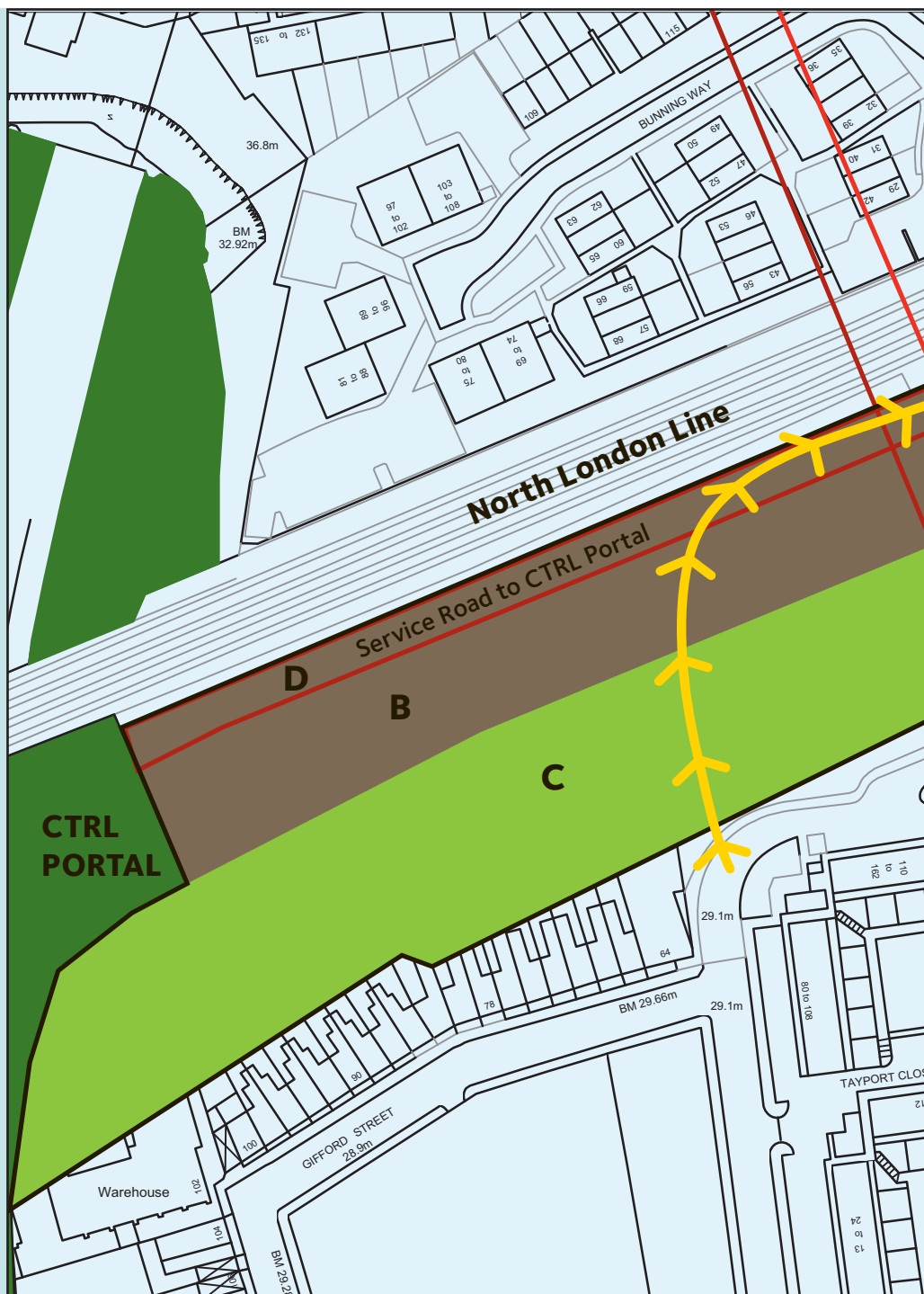
The service road will be kept to give maintenance and emergency access to the Channel Tunnel and its portal.

The site

The plan on the right shows the site, divided into 'areas' with a possible location for new housing. If housing is accepted in this location, area B would no longer be used for warehousing but would likely become green space / nature conservation land.

Key

-  Area: [A] 351 Caledonian Road
-  Area: [B] Warehouse and storage use
-  Area: [C] Nature conservation designated land (green space)
-  Area: [D] Service road to the CTRL for maintenance, service and emergency vehicles
-  Area [E] Possible new housing location
-  [F] Possible future pedestrian route
-  [LV] Protected local views
-  Barnsbury Conservation Area boundary



The key planning issues

They key planning issue is what the site should be used for in the future. The part of the site labelled B & D is currently used for warehousing. The remainder of the site (labelled C) is green space (without public access). This space is a designated nature conservation area and provides a green link for wildlife along the North London Line. The trees on the site are protected by a blanket Tree Preservation Order (TPO). The draft planning brief examines the acceptability of allowing a change of use from warehousing to housing.



The key planning issues for this site are:

Warehouse / industrial use

London has a shortage of warehouse / industrial sites, and Islington has a particular shortage. The areas labelled B & D are used as warehouse / industrial storage space. This use is protected. Loss of the warehouse use to any other use, such as housing, will only be allowed if no demand to use the site for warehouse / industrial purposes is shown over a two year period.

Nature conservation land

Sites of nature conservation importance provide green links for wildlife and protect and enhance biodiversity. The part of the site labelled C is a designated nature conservation area. The draft planning brief states that if some nature conservation land is lost to development, it must be replaced with an area of land of equal or greater value elsewhere in the site. Islington has very little open space, therefore the draft brief looks at making the nature conservation area open to the public in the future (refer to 'F' on the map).

Suitability of this site for housing

Before the council considers allowing housing development on this site, the landowner must demonstrate that there is a lack of demand for continued warehouse use on the site. Any nature conservation land that is lost must be replaced, housing can only be built if noise and vibration levels are shown to be acceptable.

The removal of trees must also be agreed by the council. If these requirements are met, then housing may be acceptable subject to other planning requirements for example the buildings should be very well designed and should protect the living conditions of adjacent residential properties.

Trees (TPO) (Blanket)

Trees make places more attractive, provide valuable habitats for wildlife, improve the air quality and much more. Certain parts of Islington have fewer trees than others. This site is in an area of limited tree cover and all trees within the site are protected by a Tree Preservation Order (TPO). The area with the most tree cover

is the eastern end of the site. The draft planning brief expects proposals for new development on this site to retain trees where possible. Due to the location of housing suggested in the draft planning brief, some trees would have to be removed to make way for the new development. A tree survey is required with any planning application to help the council decide if trees are suitable for removal. Should tree removal be agreed, Islington Council requires every tree lost to be replaced with a minimum of two new trees.

Improving safety and security

The draft planning brief recognises that safety and security needs to be improved in the area surrounding the site. To ensure that the site remains safe and secure, all new buildings and landscaping must meet national standards known as 'Secured by Design' which aims to 'design out crime'. The council is exploring the option of opening the site for public access to the nature conservation areas, however this would not be done until safety and security surrounding the site is improved (refer to 'F' on the map).

Site viewed from Caledonian Road.
Area 'A' on the map.



What's next?

Tell us what you think about the draft planning brief for the Gifford Street Rail Embankment / 351 Caledonian Road site.

Hard copies of the draft brief and feedback form will be available at West Library, Bridgeman Road, N1 1BD or online at:

<http://www.islington.gov.uk/Environment/Planning/MajorSchemes/>

The closing date for responses is **4.30pm, Friday 5 June 2009.**

You can comment on any aspect of the draft planning brief by completing the feedback form attached to this leaflet or completing the online form which can be downloaded on the same link.

The draft planning brief will be reported to West Area Committee on 18 May 2009 for comment. You can attend this meeting to give your comments directly to your local Ward Councillors.

Following the consultation period, we will review the draft planning brief to take account of the feedback we receive. The revised planning brief will then be presented to the council's Executive Committee in July for approval.

Islington Council will take the adopted planning brief into account when considering future planning applications for the site.

If you would like this document in large print or Braille, audiotape or in another language, please contact 020 7527 2000.

Bengali

যদি আপনি এই তথ্য গুলো আপনার নিজ ভাষায় পেতে চান, তাহলে দয়া করে 020 7527 2000 নম্বরে যোগাযোগ করুন।

Chinese (Traditional)

如果你想要這資料的中文本, 請致電 020 7527 2000 聯繫。

Somali

Haddii aad jeclaan lahayd macluumaadkan oo ku qoran luqadaada fadlan la xidhiidh 020 7527 2000

Turkish

Buradaki bilgilerin Türkçesini istiyorsanız, lütfen 020 7527 2000 numaraya telefon edin.

Contact Islington

222 Upper Street, London N1 1XR

E contact@islington.gov.uk

T 020 7527 2000

F 020 7527 5001

Minicom 020 7527 1900

W www.islington.gov.uk



Feedback Form

Tell us what you think

Thank you for taking the time to read the draft planning brief for Gifford Street Railway Embankment / 351 Caledonian Road.

Please tell us what you think about these proposals by filling in the questionnaire, detaching it from the brochure, and returning it to us by 4.30pm Friday 5 June 2009.

1. Do you support the development of housing on this site, in the location shown as area [E] in the leaflet?

Support

Support
with changes

Don't support

No opinion

Please add any comments in the box on the next page

2. Trees will need to be removed to achieve housing development in the location shown as area [E] in the leaflet. Do you support the removal of these trees and replacement elsewhere to make way for this development?

Support

Support
with changes

Don't support

No opinion

Please add any comments in the box on the next page

3. Do you support the idea of providing public access to the nature conservation area in the future?

Support

Support
with changes

Don't support

No opinion

Please add any comments in the box on the next page

Please remove this feedback form, fold and fix with tape or staple and return to the address on the back. There is no need to use a stamp.

4. Do you have any comments to add to your previous answers?

Comments

Section B: About you

By providing us with a bit of information about you, you are helping us make sure that we are meeting the needs of Islington's diverse communities. Any personal information you give us is held securely and will be used only for council purposes.

1) Please enter your full home postcode:

.....

2) Do you live or work near the Gifford Street Rail Embankment site? (tick as many boxes as apply)

Live Work

Other

3) Are you:

Male

Female

4) How old are you?

Under 16

16-24

25-44

45-64

65 +

5) Do you consider yourself to be disabled or to have an impairment or long-term limiting illness?

Yes

No

6) Which of the following best describes your ethnicity?

Asian (Indian, Pakistani or Bangladeshi)

Asian (other)

Black (African)

Black (Carribbean)

Black (other)

Chinese

Mixed heritage

White (British)

White (Irish)

White (other)

Other ethnic group (please state)

7) Please provide your contact details if you would like us to update you on the outcome of the consultation.

Your name:

.....

Your address:

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.....

.....

Email address (if you have one):

.....

Thank you for completing this feedback form.

If you have any questions about this consultation you can contact Sarah Ricketts on 020 7527 2364 or e-mail sarah.ricketts@islington.gov.uk

Any personal information you give us is held securely and will be used only for council purposes. Information that was collected for one purpose may be used for another council purpose, unless there are legal restrictions preventing this. Islington may share this information where necessary with other organisations, including (but not limited to) where it is appropriate to protect public funds and/ or prevent fraud in line with the National Fraud Initiative guidelines. Please see www.islington.gov.uk/dataprotection for more information.

Please fold the completed feedback form along the dotted line below, fix with tape or staple and return to the address below. There is no need to use a stamp.

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Environment and Regeneration
Planning Service
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