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29 April 2020

Dear Camden Council,

2004/2307/P

Kings Cross Central - Main site

RE: Contribution to Route 214 Improvement from Kings Cross Central

We acknowledge your letter to us of 12 February on the above contribution secured by the London Borough of Camden under Section HH (clauses 10-12) of the Section 106 (S106) legal agreement for the above planning permission.

The contribution is defined in the legal agreement as:

"Route 214 Contribution"

The sum of £915,000 to be paid by the Developer to the Council, such sum being approximately half of the full gross cost of the Route 214 Improvements for three (3) years.

"Route 214 Improvements"

Improvements within the "Camden and beyond" bus sector identified by TfL London Buses to convert the existing TfL bus route no 214 service to double-deck bus operation.

We understand that payment of this contribution was made to the Council on 02 June 2014, and with indexation the amount you received was £1,195,599.

Your recent letter to us highlighted that the Council, Mayor of London and local MP Sir Kier Starmer all support the Camden Highline project, which would convert a disused railway to the north of the Kings Cross site into a sustainable green space and pedestrian link between Camden Town and King's Cross.

You also notified us that to support the realisation of this key project, you propose to vary the Section 106 agreement to release £400k from the above contribution and re-allocate that sum towards the Camden Highline. This would leave a residual figure of £795,599 for bus improvements.

We accept and approve this proposed course of action and we are happy for you to progress it.

Thank you for acknowledging our previous requests for southbound bus services to use the section of Pancras Road between Goods Way and Euston Road, as well as current northbound services (46 and 214 routes). We are aware of your previously identified concerns with buses using that section of Pancras Road, in terms of traffic congestion, road space constraints, competing demands and road safety issues.

However, as you know this remains an important issue for us and we therefore welcome your confirmation that Camden Council is willing to work collaboratively with TfL and consider and assess various potential amendments that we might wish to make to bus services and stops here. The borough revised traffic orders to allow buses to run southbound last year on a temporary basis without any major issues and without highway interventions. We could work with you to determine whether highway changes could help facilitate good bus journey times and look at options for new bus stop locations. I would assume any permanent changes would be included in the bus consultation or could be undertaken with minimum statutory engagement. It would be helpful if the Council would commit to supporting a public consultation in the first instance.

We appreciate that as part of this collaborative work, potential benefits of re-routing bus services onto Pancras Road, including increased accessibility for local residents and making bus services easier to understand, will need to be considered in the context of the different demands on Pancras Road, and we look forward to working with you on this.

Yours sincerely,

Lucinda Turner

Director of spatial Planning

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