

EXAMINATION OF THE LONDON BOROUGH OF CAMDEN LOCAL PLAN

HEARING STATEMENT FOR FRASERVIEW INVESTMENT (CAMLEY STREET) LIMITED

MATTER 2 – VISION, OBJECTIVES AND SPATIAL STRATEGY

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Prepared By



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1.0 Introduction

- 1.1 This Hearing Statement is submitted on behalf of Frasersview Investment (Camley Street) Limited [the **Landowner**] who holds a long leasehold interest in 106 Camley Street which forms a significant portion of Site Allocation S6 (104–114 Camley Street and Cedar Way Industrial Estate). The Landowner's Regulation 19 representations were submitted by NTA Planning LLP in June 2025 [representor reference No: 585].
- 1.2 Since those representations were submitted, the Landowner has agreed heads of terms with a specialist developer to bring forward a comprehensive mixed-use scheme at 104–106 / 108 Camley Street. This Hearing Statement is submitted by the Landowner and reflects the emerging scheme being progressed by the selected developer.
- 1.3 This statement is submitted in relation to Matter 2, Q6 only. The question is directly relevant to the Landowner's representations on Site Allocation S6 and to the emerging proposals for 104–106 / 108 Camley Street, which are conceived as an extension of the Knowledge Quarter northward along the Camley Street corridor
- 1.4 The Landowner supports the inclusion of a specific Knowledge Quarter policy in the Plan. Its absence is a matter of soundness, as set out below..

2.0 Matter 2: Vision, Objectives and Spatial Strategy

Q6 – Should the Plan include a specific policy on the Knowledge Quarter?

- 2.1 Yes. The Plan should include a specific policy on the Knowledge Quarter ("KQ"). The Landowner considers that its absence is a soundness concern, as the existing policy framework does not provide a sufficient strategic basis for the delivery of KQ-linked development across the Camley Street area.
- 2.2 The KQ is one of Europe's leading innovation districts, anchored at King's Cross and encompassing a nationally significant cluster of research, science, academic and cultural institutions. Site B (3-30 Cedar Way), the northern part of Site Allocation S6, is confirmed within the KQ designation in the draft Local Plan, the site allocation and the Committee Report for the recently granted planning permission (ref. 2025/4364/P). The Landowner's site at 106 Camley Street is immediately adjacent and forms part of the same allocation. The emerging proposals for this part of the allocation are expressly designed as an extension of the KQ ecosystem northward into a currently under-utilised industrial area.
- 2.3 The KQ2050 Knowledge Quarter Strategy, which the Council's draft Local Plan expressly supports at Policy S1(K), identifies significant and growing demand for workspace within and adjacent to the cluster. The Camley Street corridor, and Site Allocation S6 in particular, represents the principal opportunity for expanding the KQ northward and ensuring it remains a globally competitive and locally inclusive innovation district.
- 2.4 The adopted Local Plan references the KQ only in the context of a one-mile radius from King's Cross. The draft Local Plan addresses the KQ primarily through site-specific allocations (including S6) and the South Camden area policy (S1), but does not include a strategic spatial policy for the KQ as a whole. This creates a material gap in the policy framework for the following reasons:

- (a) There is no plan-led basis for protecting and strengthening KQ-linked employment uses across the area against competing development pressures or for ensuring that the specific workspace typologies needed to support the KQ ecosystem are planned for and delivered.
- (b) There is no policy recognition of the distinct housing needs generated by KQ employment growth, including the role of Purpose-Built Shared Living ("PBSL") in meeting those needs for key workers and early-career professionals who are priced out of conventional market housing. A specific KQ policy could explicitly support PBSL as a housing typology in KQ-adjacent locations, strengthening the policy basis for the emerging proposals at Camley Street.
- (c) London Plan Policy SD4(G) provides that the CAZ as a centre of excellence and specialist clusters including creative and cultural activities should be supported and promoted. The supporting text at paragraph 2.4.4(d) identifies uses connected with science, technology, media, communications and cultural sectors of regional, national and international importance as strategic functions of the CAZ. Paragraph 2.4.14 specifically identifies King's Cross as a cluster to be promoted and sustained, alongside the Francis Crick Institute as part of the life sciences research cluster around the Euston Road. A specific KQ policy in the Camden Local Plan would give effect to these London Plan objectives at the local level in a way that isolated site allocations cannot.
- (d) Without a strategic KQ policy, there is a risk that individual planning decisions across the Camley Street corridor are taken without adequate reference to the overarching KQ vision, undermining the cumulative and coordinated transformation of the area that both the Council and the KQ partnership are seeking to achieve.

2.5 The Inspector's question itself reflects recognition that the current Plan may be deficient in this respect. The Landowner agrees that it is. The recently permitted development at Site B comprising over 28,000 sqm of science and technology workspace alongside 282 homes demonstrates the scale of KQ-linked development that is capable of being delivered in this location and the importance of an adequate strategic policy framework to support it.

Modification required:

2.6 The Plan should be modified to include a specific strategic policy on the Knowledge Quarter. The policy should: set out the Council's vision for the KQ and its planned extension along the Camley Street corridor; support a range of workspace typologies and associated facilities needed to sustain and grow the KQ ecosystem; recognise the role of Purpose-Built Shared Living in meeting the housing needs generated by KQ employment growth; and provide a framework for coordinating the delivery of KQ-linked development, public realm and infrastructure across the cluster.

3.0 Conclusions

3.1 The absence of a specific Knowledge Quarter policy weakens the plan-led basis for the transformation of the Camley Street corridor and the wider area. Site-specific allocations alone are an insufficient substitute for a strategic spatial policy on an internationally significant innovation district.

- 3.2 A specific KQ policy would give strategic coherence to the site allocations in the S6 area, strengthen the planning case for KQ-linked workspace and associated housing typologies, ensure that the Plan is genuinely effective in delivering the Council's economic and regeneration ambitions, and ensure conformity with London Plan policy SD4. The modification sought is necessary for soundness.