

## **Press release from Cally Rail Group and King's Cross Railways Lands Group, 23 July 2008**

### **Disappointment for local groups over King's Cross Triangle decision**

The Secretary of State for Communities and Local Government has upheld a recommendation by Planning Inspector, David Lavender, to allow the appeals made by the developers of King's Cross Central over the Triangle site.

Argent King's Cross appealed after Islington councillors rejected an application for the Triangle site on the grounds that not enough affordable housing was planned. They also appealed against Camden council's failure to decide the application. The Triangle site is part of the King's Cross Opportunity Area just east of York Way and falls within both boroughs.

At the appeal hearing, held over seven days in February, March and April this year, the King's Cross Railway Lands Group and Cally Rail Group argued in support of Islington's case that 50% of the housing on the site should be affordable. In addition, they questioned whether the current scheme could be made fit for housing because of the high noise levels.

Michael Edwards, co-chair of the King's Cross Railway Lands Group and university lecturer in the economics of planning, said:

'We are disappointed at this decision. The Inspector gave us a fair hearing but has decided the scheme is acceptable 'taking the development as a whole'. It underlines for us that those in housing need are not being protected by policies which give targets but let developers fall short of them, rather than providing enforceable minimum levels. In the current economic climate, there is a growing need for social rented housing and even so-called intermediate housing is far beyond the means of an increasing number of people.'

Diana Shelley, chair of Cally Rail Group, who gave evidence on noise levels, was equally disappointed.

'We're still worried about the noise residents will experience, particularly in the affordable housing block on York Way. Camden's own policy says it will not grant planning consent for housing within these noise levels so no one can deny they're high. Now Argent has won this appeal, we urge them to rethink the layout of this scheme to ensure that those who live there won't have to keep their windows shut in order to get a night's sleep.'

More at [www.kxrlg.org.uk](http://www.kxrlg.org.uk)

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