

Addendum to the Euston Area Plan Topic Paper

May 2026

Introduction

The purpose of this addendum is to provide an update to the Euston Area Plan Topic Paper (TP02), published by the Council in October 2025, to reflect the most up-to-date position in relation to the Euston Area Plan (EAP).

Euston Area Plan Update

The Proposed Submission Draft Euston Area Plan was published by the Council for consultation (Regulation 19 stage) from January to March 2026. This document has been added to the local plan examination document library (as LD93). It is envisaged that that Proposed Submission Draft Euston Area Plan will be submitted to the government for examination in late Spring 2026.

Alongside the consultation on the Proposed Submission Draft Euston Area Plan, the Council also published the [Euston Area Plan Viability Assessment](#) (January 2026). The Viability Assessment considered the design requirements that the Euston Area Plan places on development in the Euston masterplan area (that is, the area encompassing Euston Station and the railway tracks), in addition to key policy requirements in the Local Plan and the London Plan, to test the cumulative impact of policy on the delivery of development in the Euston masterplan area.

Relationship between the Local Plan and the Euston Area Plan

To reflect the Proposed Submission version of the Euston Area Plan and the comments made by Lendlease and the Euston Landowners in their response to the Inspector's Matters, Issues and Questions (ED26), the following modifications are proposed to the Camden Local Plan Proposed Submission Draft. These will be added to the Schedules of Proposed Main Modifications (SD51) and Minor Modifications (SD50) to the Camden Local Plan Proposed Submission Draft.

The proposed modifications to the Local Plan have been shared with Lendlease and the Euston Landowners, who have confirmed that the modifications proposed address the comments raised in their response to the Inspector's Matters, Issues and Questions (ED26).

Policy	Paragraph	Proposed Modification	Reason for Modification
	1.11	<p>Propose to insert the following text at the end of paragraph 1.11 –</p> <p><u>Once adopted the new EAP will form part of the Council’s Development Plan (replacing the existing EAP 2015) and will be used for decision making purposes.</u></p>	<p>For clarity. To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector’s Matters, Issues and Questions (ED26).</p>
Policy S1 South Camden		<p>Propose the following modification to Policy S1 Part C –</p> <p>The focus of development in the south of Camden will be <u>at in the</u> Euston <u>area</u>, where major development is planned, and the areas around King’s Cross and Holborn, with limited development expected in the Tottenham Court Road Opportunity Area (as defined in the 2021 London Plan), as development there is largely complete.</p>	<p>For clarity and consistency. To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector’s Matters, Issues and Questions (ED26).</p>
Policy S1 South Camden		<p>Propose the following modification to Policy S1 Part D –</p> <p>Development <u>at in the</u> Euston <u>area</u> will be guided by the policy framework set out in the Euston Area Plan and the Local Plan, and is expected to deliver between 1,500 and 2,500 new homes. These are likely to come forward towards the end of the Local Plan period.</p>	<p>For clarity and consistency. To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector’s Matters, Issues and Questions (ED26).</p>

<p>Policy S1 South Camden</p>		<p>Propose the following modification to Policy S1 Part R –</p> <p>The majority of new retail development in the south of the borough is expected to be delivered through development at <u>in the</u> Euston <u>area</u>, towards the end of the Plan period, with additional provision to be made as part of re-use and re-development schemes coming forward in the CAZ retail clusters of Tottenham Court Road / Charing Cross Road / New Oxford Street and High Holborn / Kingsway.</p>	<p>For clarity and consistency. To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector's Matters, Issues and Questions (ED26).</p>
<p>Policy S2 Euston Area</p>	<p>3.15</p>	<p>Propose the following modification to paragraph 3.15 –</p> <p>To guide development and change at<u>in the</u> Euston <u>area</u>, the Council, working in partnership with TfL and the GLA, prepared the Euston Area Plan (EAP), which was adopted in 2015.</p>	<p>For clarity and consistency. To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector's Matters, Issues and Questions (ED26).</p>
<p>Policy S2 Euston Area</p>	<p>3.16</p>	<p>Propose the following modification to paragraph 3.16 –</p> <p>To ensure the Council has an up-to-date policy framework to guide decisions at Euston, an updated Euston Area Plan has been produced. The new EAP sets strategic objectives and guidelines for development at <u>in the</u> Euston <u>area</u>, in addition to allocating sites for development to deliver new homes and jobs.</p>	<p>For clarity and consistency. To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector's Matters, Issues and Questions (ED26).</p>

Policy S2 Euston Area	3.17	<p>Propose the following modification to paragraph 3.17 –</p> <p>Policy S2 sets out the Council’s overarching approach to delivering development at in the Euston area and should be read in conjunction with the EAP.</p>	<p>For clarity and consistency. To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector’s Matters, Issues and Questions (ED26).</p>
Policy S2 Euston Area		<p>Propose the following modification to Policy S2 Part A criterion 2 –</p> <p>2. expect development at in the Euston area to deliver between 1,500 and 2,500 additional homes in total, along with the provision of appropriate replacement homes;</p>	<p>For clarity and consistency. To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector’s Matters, Issues and Questions (ED26).</p>
Policy S2 Euston Area	3.18	<p>Propose the following modification to paragraph 3.18 –</p> <p>The Council will expect development proposals coming forward at in the Euston area to be in accordance with this strategy to deliver local priorities and maximise community benefit at the planning, construction and end user phases, ensuring that all aspects of development promote health and well-being and address concerns around safety and security.</p>	<p>For clarity and consistency. To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector’s Matters, Issues and Questions (ED26).</p>

Policy S2 Euston Area	3.19	<p>Propose to insert the following new paragraph after paragraph 3.19 -</p> <p><u>3.20 Due to the uncertainty around station design and proposals for enabling work at Euston, the Council acknowledges that a degree of flexibility will be necessary in the implementation of policies in the Local Plan and Euston Area Plan, alongside the consideration of wider costs associated with the delivery of constrained sites, and changing economic and market circumstances. This reflects the approach set out in paragraphs 15.34 to 15.36 of this Plan.</u></p> <p>Renumber subsequent paragraphs.</p>	To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector's Matters, Issues and Questions (ED26).
Policy S2 Euston Area	3.20	<p>Propose the following modification to paragraph 3.20 (now paragraph 3.22) –</p> <p>Development proposals <u>at in the</u> Euston <u>area</u> will be expected to have regard to this Local Plan, the Euston Area Plan and the London Plan, in addition to other relevant documents, which together form the basis for decision making in the Euston area.</p>	For clarity and consistency. To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector's Matters, Issues and Questions (ED26).

Policy IE4 Affordable Workspace	9.65	<p>Propose the following modification to paragraph 9.65 –</p> <p>Policy IE4 takes a flexible approach recognising that access to affordable workspace varies depending on location and that opportunities will vary across different geographies, as well as between sites, depending on factors such as proximity to clusters of businesses, including existing start-ups. The Council will negotiate with developers on a case-by-case basis having regard to all relevant circumstances, including scheme viability. For example, we might accept less than 20% of the space as affordable workspace if it is offered at a peppercorn rent, which is significantly less than 50% of market rents, or where schemes involve an exceptionally large amount of additional floorspace, <u>such as the potential floorspace at Euston.</u></p>	For clarity. To reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector's Matters, Issues and Questions (ED26).
---------------------------------------	------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------

In addition to the modifications set out above, updates are also proposed to existing modifications, which have already been proposed by the Council in the Schedule of Proposed Main Modifications (SD51) and the Schedule of Proposed Minor Modifications (SD50) to the Camden Local Plan Proposed Submission Draft. These are set out below.

Policy	Paragraph	Proposed Modification	Reason for Modification
Policy S2 Euston Area		<p>Propose to insert a new criterion in Policy S2 Part A, after criterion 1 - "To realise the vision and objectives set out in the Euston Area Plan, the Council will:....</p> <p><u>2. Support the optimisation of development in the Euston area, recognising the opportunity to secure long-term benefits and deliver nationally significant transport infrastructure;</u></p> <p>Subsequent criterion will need to be re-numbered</p>	Existing proposed modification reference MM04. Updated to refer to 'in the Euston area' instead of 'at Euston' in line with the modifications set out above (change highlighted in blue).
Policy S2 Euston Area		<p>Propose the following modification to Policy S2 Part A criterion 3.</p> <p>expect development to deliver new and replacement employment floorspace across the Euston Area, and support</p>	Existing proposed modification reference MM05. Updated to refer to 'to enhance Euston's role and

		<p>and prioritise the creation and retention of suitable employment floorspace for <u>employment, education</u>, research, learning and knowledge-based uses <u>to enhance Euston’s role and image in the central London and national economy</u>;...”</p>	<p>image in the central London and national economy’ to reflect the comments made by Lendlease and the Euston Landowners in their response to the Inspector’s Matters, Issues and Questions (ED26).</p>
Policy S2 Euston Area	3.19	<p>Propose to insert the following new paragraph after the new paragraph 3.20 above</p> <p><u>3.21 Much of the development capacity at Euston is on land created by the redevelopment of the stations and tracks and as designs for the stations are still emerging, the exact amount of development will be determined by the amount of land that is enabled, and the ability to overcome constraints associated with railway infrastructure, particularly the cost and viability of the complex enabling works. Should new areas for development be identified through design refinement of the stations and/ or work to meet the ambition to deliver new homes in the wider Euston area, it may be possible to deliver in excess of the development identified in Policy S2. Further engagement with local communities will however be required.</u></p> <p>Subsequent paragraphs will need to be re-numbered.</p>	<p>Existing proposed modification reference NMM01. Updated to refer to the fact that it will now come after the new para 3.20 above and to include the word ‘and’ (highlighted in blue) for clarity.</p>