

Note on the Euston Area in response to the Inspector's Post Hearings letter

Background

- 1.1 Announcements from the government and HS2 Limited over the last year confirm that construction of HS2 is to continue, and tunnelling from Old Oak Common to Euston commenced on 27 January 2026 (see ND24 and ND25). The government confirmed in May 2026 ([Transport Secretary ends 'era of neglect' on HS2 with thorough reset - GOV.UK](#)) that trains are expected to start running between Old Oak Common and Birmingham Curzon Street between May 2036 and October 2039 and that services are expected to start running from London Euston station in 2040. Furthermore, the government is in the process of establishing the Euston Delivery Company to oversee the development of the whole Euston campus, including the new HS2 station and the upgraded National Rail station, along with a significant level of development, led by Lendlease, to support the Knowledge Quarter and delivery of new homes.
- 1.2 The Proposed Submission Draft Euston Area Plan (EAP) was published by the Council for consultation (Regulation 19 stage) from January to March 2026 (LD93). The Submission Draft EAP covers the period to 2051 and includes 13 site allocations, 12 of which are expected to include housing as part of their development. It is envisaged that the Submission Draft EAP will be submitted to the government for examination in September 2026.

Approach to the inclusion of sites in the Euston Area in the Local Plan housing trajectory

- 1.3 Draft Local Plan Policy S2 identifies that development in the Euston Area is expected to deliver between 1,500 and 2,500 homes. The Council's housing trajectory (ED99 (see also SD14 and ED03s)) identifies that 875 homes are expected to be completed in the Euston Area over the Local Plan period to 2041. This is included as a single composite figure, rather than being attributed to individual sites.
- 1.4 The Council's response to the Inspector's Matters, issues and questions on matter 4 (ED28 qn.7) sets out the approach taken to the Euston Area in the Local Plan housing trajectory and identifies which site allocations from the Submission Draft EAP contribute to the 875 figure. Table 1 below summarises the approach taken (in line with ED28) and reflects the most recent information available (which is why the total capacity figure in Table 1 differs to a minor extent to the one in the trajectory). A site plan for each of the sites identified in Table 1 is also included in Appendix 1.

Table 1: Sites identified in the Submission Draft Euston Area Plan which comprise the 875 homes phased in the Local Plan housing trajectory

Submission Drat Euston Area Plan Site Allocation reference	EAP Indicative capacity (additional homes)	Number of homes expected to come forward over the Local Plan period	Justification
EA2 – Royal Mail site	140 homes	140 homes	Site has recently been subject to a pre-application discussion, the owner has confirmed that the site will be built out in full in the Plan period and that is reinforced by the site being actively marketed for development. The Council has concluded that the site meets the “developable” test as set out in the NPPF Glossary. See Appendix 2 for further information.
EA3 – The Place and Premier Inn	93 homes (net)	93 homes	Site is not connected to the HS2 works. Site is considered to be developable in full over the plan period. See Appendix 2 for further information.
EA4 – 250 Euston Road	115 homes	57 homes	Site is not connected to the HS2 works, but given its existing occupation it is expected to become available in the latter part of the Plan period, hence the capacity assumed in the Plan period. This accords with the position of the landowner who expects the site to come forward in the period 2036 - 2040. See Appendix 2 for further information.
EA5 – Euston Square Hotel	20 homes	20 homes	Site has recently been subject to pre-application discussion and the landowner has confirmed the intention to bring the site forward in the period 2031 - 2035. The Council considers that the site is developable in the Plan period. See Appendix 2 for further information.
EA6 – Cutting at Park Village East	350 homes	175 homes	HS2 enabled development above tracks at Park Village East. Included in Lendlease’s Euston masterplan area. The site is the subject of pre-application discussions and an initial scheme is presently being drawn up. Lendlease has confirmed delivery during the Plan period. Concluded to be developable in part before April 2041. See Appendix 2 for further information.
EA7 – Granby Terrace Bridge/ Hampstead Road	30 homes	15 homes	Part HS2 compound and part trackside development. Included in Lendlease’s Euston masterplan area. The site is the subject of pre-application discussions and an initial scheme is being prepared. Lendlease has confirmed delivery in the period 2031 - 2040. Concluded to be developable in part before April 2041. See Appendix 2 for further information.
EA10 – Regents Park Estate North	300 homes (net)	300 homes	Council owned estate with Cabinet resolving in November 2025 to develop the site. Currently subject to pre-application discussion and public consultation with a planning application expected in March 2027 and delivery in the period 2028 - 2034 as confirmed by the Council’s CIP Team. It is therefore concluded that the site will come forward in full over the plan period. See Appendix 2 for further information
EA11 – Capital City College	70 homes	35 homes	Site is not connected to the HS2 works and the landowner has confirmed availability. Pre-application discussions were held in 2021 and, in accordance with the views of the landowner, the Council agrees that there is a reasonable prospect of the site coming forward in the period 2026 - 2041, but given existing occupation this is most likely to be in the latter stages of the Plan period and, in consequence, the Council does not expect it to come forward in full over the Plan period. See Appendix 2 for further information.
EA13 – Ampthill Estate Railway Edge	120 homes	60 homes	This site is adjacent to the railway line into Euston and is part of the Council's Ampthill Estate. It is included in Lendlease’s Euston Masterplan and it is not directly involved in the HS2 works, but may not be fully available within the Plan period due to proximity to Euston Station and partial National Rail ownership. Lendlease, who are the Government’s chosen development partner for Euston, have confirmed their expectation that the site will come forward in the period 2031 - 2040. The Council has, however, allowed for the likelihood that the site as a whole may not be available until the latter part of the Plan period. See Appendix 2 for further information.
Total	1,238 homes	895 homes	

- 1.5 In summary, whilst there is potential for up to 1,238 homes to be delivered before April 2041 on sites allocated within the Submission Draft EAP, the Council has sought to take a realistic approach to phasing these sites in the Local Plan housing trajectory, as it is considered likely that some will not be fully delivered during the Local Plan period. Given this, based on current information it is considered that sites allocated in the Submission Draft EAP will make a total contribution of 895 additional homes towards the Local Plan target, which confirms that the 875 homes assumed in the Local Plan housing trajectory is an appropriate and realistic figure.
- 1.6 In its response to the Inspector's Matters, issues and questions on matter 4 (ED28 para 7.3), the Council stated that it expected site allocation EA12 Surma Centre in the Submission Draft EAP to come forward by 2041. This is a Council-owned site which is part of the Council's Community Investment Programme and is allocated in the Submission Draft EAP to deliver 15 additional homes. We now understand that this site will be brought forward at a later date, post 2041. Given this, site allocation EA12 is not included in the above table of sites.

Further information

- 1.7 The Inspector's Post hearings letter dated the 18 June 2026 requested the submission of further evidence to demonstrate that the anticipated scale and rate of delivery assumed in the housing trajectory for the Euston Area is realistic.
- 1.8 In response, Appendix 2 sets out the following information for each of the site allocations in the Submission Draft EAP that are included in the Local Plan housing trajectory:
- Land ownership details;
 - Developer interest;
 - Lead-in times;
 - Key constraints and proposed mitigation; and
 - Anticipated timescales for delivery.
- 1.9 In terms of lead-in times and build out rates for development sites, past experience in Camden has shown that site circumstances vary greatly and there is no standard lead-in time or build out rate that it would be appropriate to apply to all sites. Sites in the Euston Area, other than those linked to the delivery of HS2 and the new Network Rail station, are in a variety of existing uses and have existing buildings, which can impact on lead-in times and build out rates, in particular if existing tenants need to be relocated, buildings need to be demolished etc. Furthermore, whilst some larger developers have their own construction arm, the majority of the sites identified in Appendix 2 are promoted by landowners rather than developers, so lead-in times are expected to be longer as the owner will need to first procure a development

partner / purchaser. All these considerations have been taken into account in preparing the Council's housing trajectory.

- 1.10 There are, however, three main factors we have used to inform anticipated lead-in times and build out rates. The first is national guidance. The National Planning Policy Framework 2024 Glossary indicates deliverable sites include "all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years" and developable sites are those "in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged." All the sites identified in Appendix 2 are considered to be available and developable in whole or in part over the Local Plan period.
- 1.11 The second factor is information submitted by site promoters and developers through the Plan preparation process and application process. As part of the preparation of Appendix 2, the Council contacted all the landowners / site promoters for the sites allocated in the Submission Draft EAP that contribute to the Euston Area figure in the Local Plan housing trajectory in June 2026 to confirm or update the timescales for delivery. A response was received for every site and this has been used to inform the anticipated phasing of the sites in the trajectory. The planning status of sites has also been noted and taken into account as part of this exercise.
- 1.12 The third factor is past experience of site delivery in Camden. In the borough, blocks of up to 150 homes are usually delivered in a single phase and total lead-in time plus construction is typically around three years. Larger schemes however tend to complete block-by-block, usually with around 100 to 150 homes per block / phase. Estate renewal schemes are also often more complex and can take longer to deliver as they require residents to be balloted before a scheme can be progressed, and involve phased delivery over time to allow for residents to be decanted from their existing homes into new homes with little disruption. This knowledge has therefore been applied to the phasing of the sites in Appendix 2.
- 1.13 The Council consider that all the sites identified in Appendix 2 will come forward in whole or in part over the Local Plan period to 2041, as reflected in the housing trajectory. Furthermore, it is considered that where constraints are identified on sites, these can be satisfactorily addressed through the planning application process and will not affect the proposed timeframe, so as to not impact on delivery.

Implications for the Local Plan

- 1.14 On the basis of the information set out in this note, the Council does not consider that there are any implications for the Local Plan or any further policy

requirements that need to be specified in the Plan, as a robust policy framework exists to support the delivery of the sites identified in Appendix 2.

- 1.15 The Council's Development Plan currently comprises the London Plan 2021, Camden Local Plan 2017, Euston Area Plan 2015 and Camden Site Allocations Plan 2013. The Local Plan 2017 and Euston Area Plan 2015 are currently being reviewed. Once adopted, the new Local Plan will replace the current Camden Local Plan (2017) and those site allocations in the Camden Site Allocations Plan (2013) that do not fall within the Euston Area Plan boundary. The new Euston Area Plan will replace the site allocation policies in the Camden Site Allocations Plan (2013) that fall within the Euston Area Plan boundary and the current Euston Area Plan (2015).
- 1.16 The London Plan 2021 identifies Euston as a significant location with development capacity to accommodate new housing, commercial development and infrastructure (of all types), linked to existing or potential improvements in public transport connectivity and capacity (see Policy SD1 Opportunity Areas) and Table 2.1 of the London Plan 2021 sets out the indicative total capacity for new homes and jobs at Euston.
- 1.17 The draft Local Plan sets out the Council's vision for future development in Camden over the next 15 years and includes the planning policies and site allocations to help achieve this. Policy S2 Euston Area of the draft Local Plan then sets out the Council's overarching approach to delivering development at Euston. The draft Local Plan also saves a number of the site allocation policies in the Site Allocations Plan 2013 that fall within the Euston Area until the Submission Draft EAP is adopted.
- 1.18 The Submission Draft EAP sets strategic objectives and guidelines for development at Euston, in addition to allocating 13 sites to deliver a new world class station, new homes, jobs, shops and other community benefits. It is envisaged that that Submission Draft EAP will be submitted to the government for examination in September 2026 with adoption forecast for 2027.
- 1.19 The Council has consulted on the Submission Draft EAP (Regulation 19 stage). Given this, it is considered that the Submission Draft EAP is a material consideration entitled to weight in the determination of planning applications in the Euston area, although it has limited weight at this stage.
- 1.20 The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework 2024, the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

- 1.21 Given this, it is considered that if planning applications were to come forward on any of the sites identified in Appendix 2, there is a robust planning framework in place to enable them to be determined and support the delivery of development in the Euston Area.

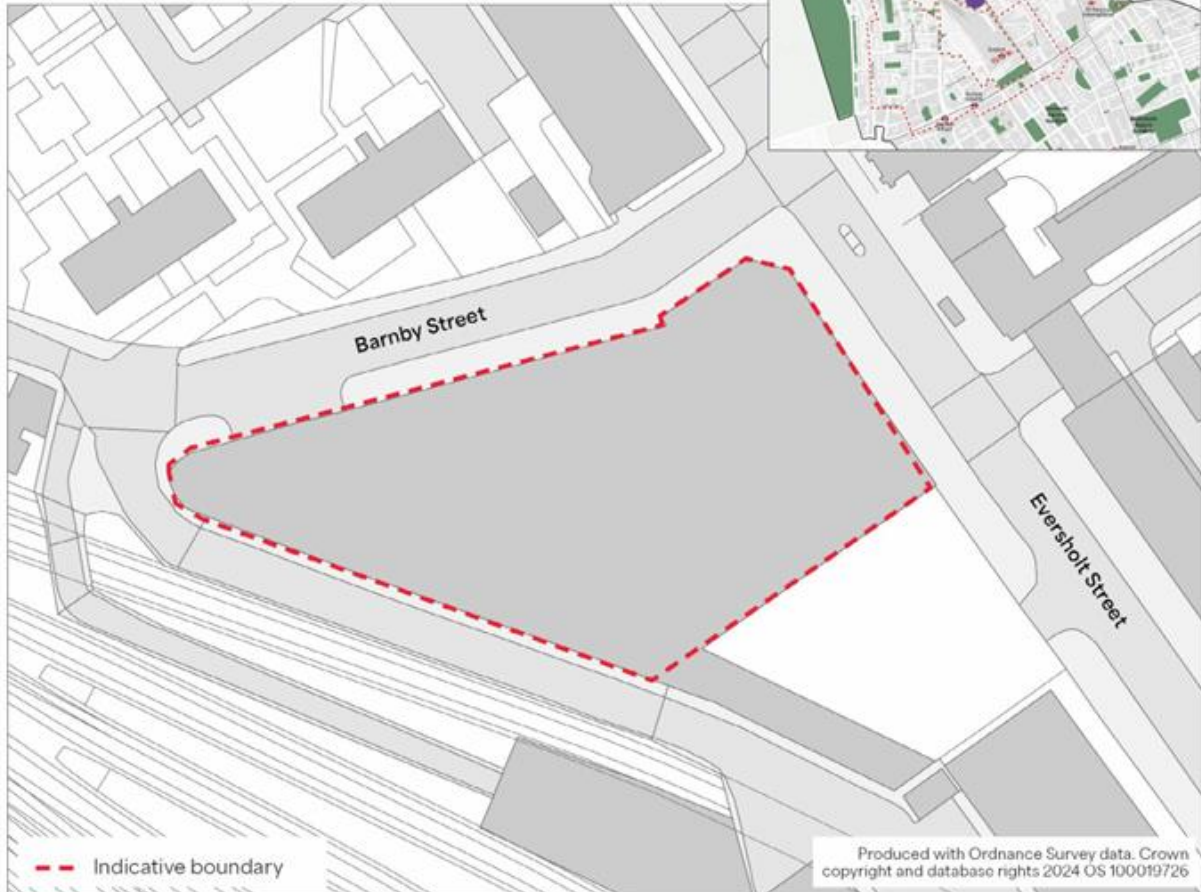
Appendix 1 – Site Plans

Map of site allocations in the draft Euston Area Plan



Site Allocation EA2 – Royal Mail site

Euston Station and Tracks Site Allocations: Royal Mail Site (EA2)



Site Allocation EA3 – The Place and Premier Inn

Euston Road Site Allocations: The Place and Premier Inn (EA3)



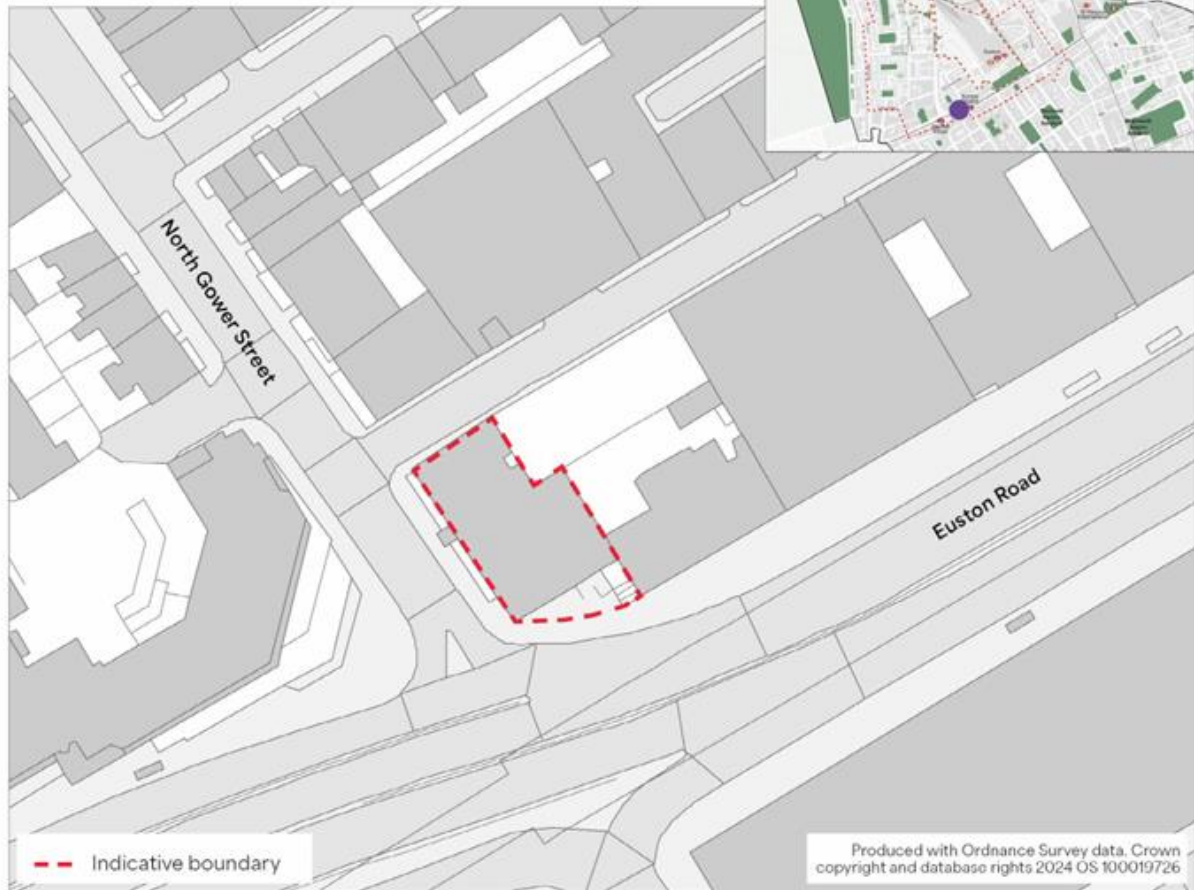
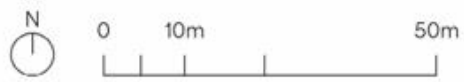
Site Allocation EA4 – 250 Euston Road

Euston Road Site Allocations: Euston Circus Building (EA4)



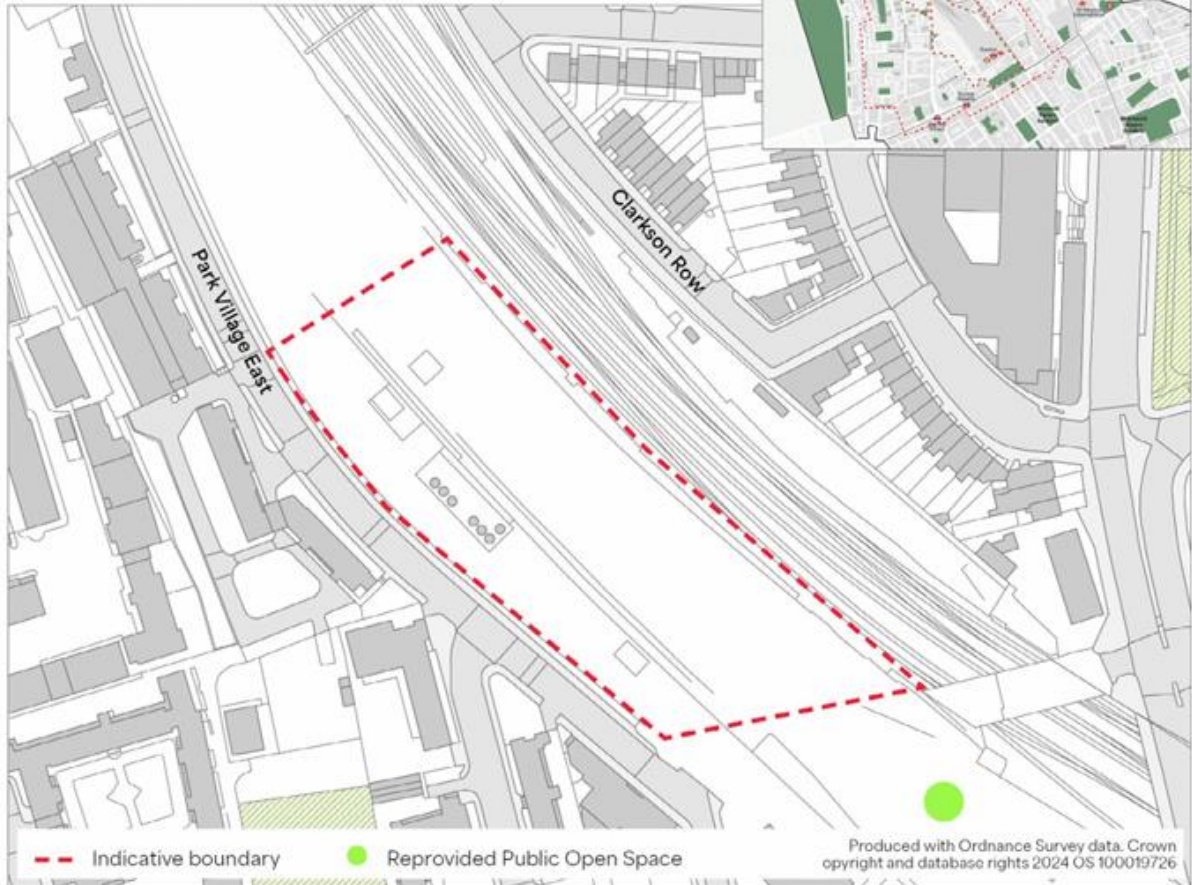
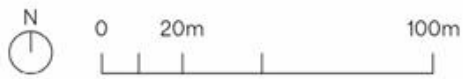
Site Allocation EA5 – Euston Square Hotel

Euston Road Site Allocations: Euston Square Hotel (EA5)



Site Allocation EA6 – Cutting at Park Village East

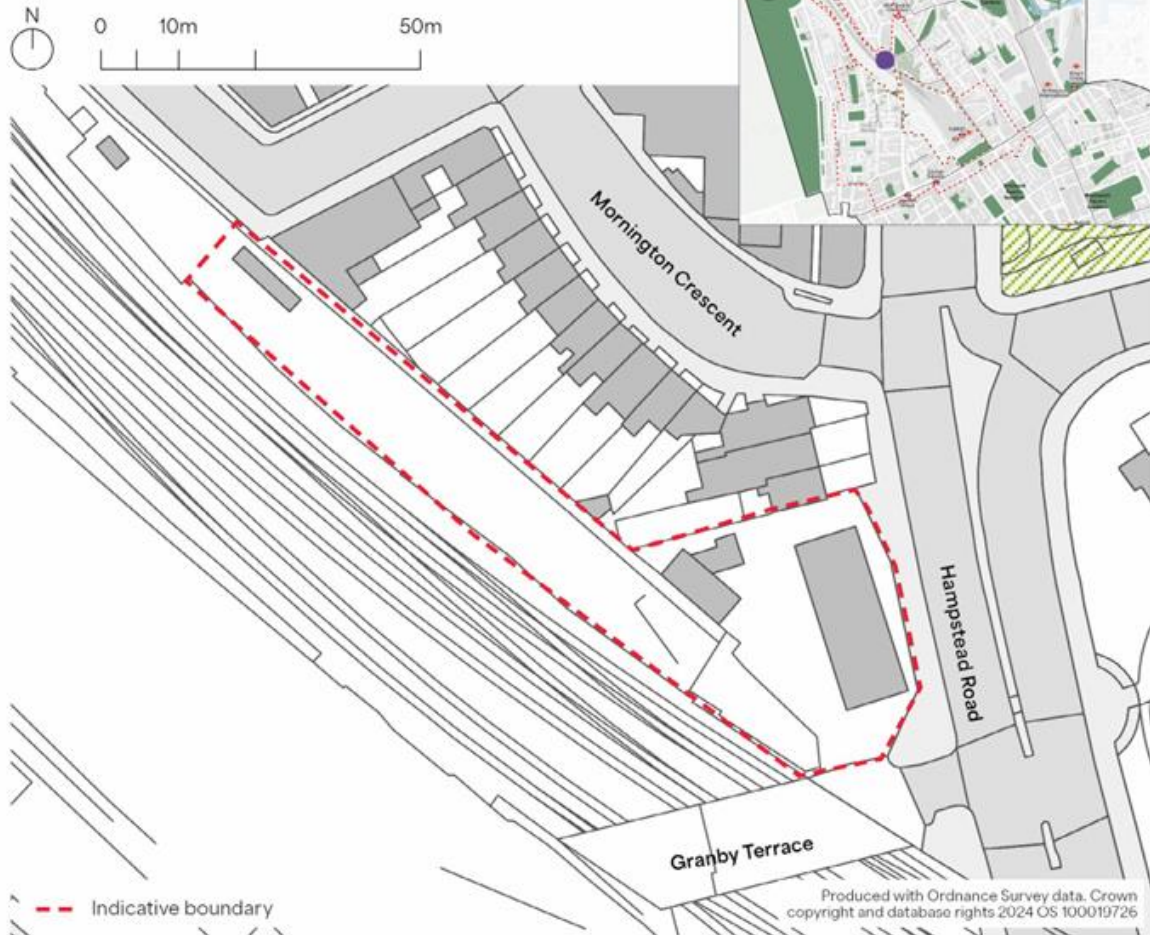
Camden Cutting Site Allocations: Cutting at Park Village East (EA6)



Site Allocation EA7 – Granby Terrace Bridge/ Hampstead Road

Camden Cutting Site Allocations:

Granby Terrace Bridge/Hampstead Road (EA7)



Site Allocation EA10 – Regents Park Estate North

Regent's Park Estate Site Allocations: Regent's Park Estate North (EA10)



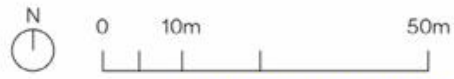
Site Allocation EA11 – Capital City College

Regent's Park Estate Site Allocations: Capital City College (EA11)



Site Allocation EA13 – Ampthill Estate Railway Edge

Ampthill & Mornington Crescent Station: Ampthill Estate Railway Edge (EA13)



Appendix 2 - Further evidence on the site allocations in the Submission Draft Euston Area Plan that are comprise the 875 homes phased in the Local Plan housing trajectory

Site allocation	Indicative capacity (additional homes)	Indicative capacity phased in the trajectory	Land ownership	Developer interest	Lead-in times	Key constraints and proposed mitigation	Anticipated timescales for delivery
EA2 – Royal Mail site	140 homes	140 homes	Royal Mail (private)	Existing allocation in the Site Allocations Local Plan 2013. Landowner confirmed on 01 July 2026 that the site is available and that there are active discussions to take the site forward.	Delivery is subject to the relocation of existing Royal Mail operations and the sale of the site. Operations have already been reduced and an alternative premises has also been identified. Site is currently being actively marketed. Site has also recently been subject to pre-application discussions. Landowner has confirmed that the site is expected to be built out over the period between 2031 and 2041. Based on past delivery rates in the borough, once planning permission has been secured the Council would expect a scheme of this size to be delivered over three years, and it is therefore anticipated that this site will be fully built out over the Plan period. The Council therefore considers that the site meets the 'developable' test as set out in the NPPF Glossary, as it is available, suitable and can be viably developed over the Local Plan period.	• Within a London View Management Framework wider setting consultation area. Local Plan Policy D1 states that development will be expected to preserve protected strategic views. This should ensure any impact is mitigated. • Adjacent to Grade II Listed Buildings. Development proposals will be assessed against Local Plan Policy D5 to mitigate any impact. • The site is covered by the Crossrail 2 Safeguarding Direction and is in a Transport for London Underground zone of interest. Transport for London would need to be consulted on any future planning application.	2031 – 2041
EA3 – The Place and Premier Inn	93 homes (net)	93 homes	The Place (private) Premier Inn (private)	Site promoted through discussions with the Council. Owners of the Premier Inn confirmed via email on 02 July 2026 that the site is available and that they intend to take the site forward. The Place confirmed by email on 02 July that they intend to make the site available in the future once they have relocated.	Delivery of the whole site is subject to the re-location of The Place dance school who are actively looking for a new site. Timescales for this are however uncertain. Pre-application discussions are yet to take place. The landowner of the hotel has confirmed that the site is expected to be built out over the period between 2027 and 2041. The Council agrees that there is a reasonable prospect of the site being delivered in the period 2027 - 2041, but given existing occupation and the need for The Place to re-locate, this is most likely to be in the latter stages of the Plan period.	• Within a London View Management Framework wider setting consultation area and background consultation area. Local Plan Policy D1 states that development will be expected to preserve protected strategic views. This should ensure any impact is mitigated. • Part of the site is within the Bloomsbury Conservation Area. Adjacent to a Grade II Listed Building. Development proposals will be assessed against Local Plan Policy D5 to mitigate any impact. • The site is in a Transport for London Underground zone of interest. Transport for London would need to be consulted on any future planning application. • Medium to high risk of surface water flooding. A Flood Risk Assessment will therefore be required in accordance with	2036 – 2041

Site allocation	Indicative capacity (additional homes)	Indicative capacity phased in the trajectory	Land ownership	Developer interest	Lead-in times	Key constraints and proposed mitigation	Anticipated timescales for delivery
					Based on past delivery rates in the borough, once planning permission has been secured the Council would expect a scheme of this size to be delivered over three years, and it is therefore anticipated that this site will be fully built out over the Plan period. The Council therefore considers that the site meets the 'developable' test as set out in the NPPF Glossary, as it is available, suitable and can be viably developed over the Local Plan period.	Local Plan Policy CC10 to mitigate any impact.	
EA4 – 250 Euston Road	115 homes	57 homes	Derwent (private)	Site promoted by landowner through call for sites. Landowner confirmed via email on 30 June 2026 that the site will be available and that they intend to take the site forward.	Initial site investigations have been carried out as a precursor to pre-application discussions. However as the University College London Hospital NHS Foundation Trust have a lease on the property which runs up to the mid 2030s the landowner has confirmed that the site is likely to be built out over the period between 2036 and 2040. Given this, the Council has allowed for the likelihood that the site as a whole may not be available until the latter part of the Plan period. Based on past delivery rates in the borough, once planning permission has been secured the Council would expect a scheme of this size to be delivered over three years, and it is therefore anticipated that this site will be partially built out over the Plan period. The Council therefore considers that the site meets the 'developable' test as set out in the NPPF Glossary, as it is available, suitable and can be viably developed in part over the Local Plan period.	• Within a London View Management Framework background consultation area and viewing corridor. Local Plan Policy D1 states that development will be expected to preserve protected strategic views. This should ensure any impact is mitigated. • Adjacent to Listed Buildings. Development proposals will be assessed against Local Plan Policy D5 to mitigate any impact. • The site is in a Transport for London Underground zone of interest. Transport for London would need to be consulted on any future planning application. • Site is within a Secondary A Aquifer. A Foundation Works Risk Assessment (FWRA) will be required to ensure that the risks to groundwater are minimised in line with Local Plan Policy NE4. • The site is within an area identified by the Council as being at risk of flooding. A Flood Risk Assessment will therefore be required in accordance with Local Plan Policy CC10. • Central Air Quality Focus area. An Air Quality Assessment will therefore be required in accordance with Local Plan Policy A3 to mitigate any impact.	2036 - 2041
EA5 – Euston Square Hotel	20 homes	20 homes	Nizar Virji (private)	Site promoted by landowner through call for sites. Landowner confirmed via email on	Site has recently been subject to pre-application discussions. Initial site investigation works have been undertaken.	• Within a London View Management Framework background consultation area. Local Plan Policy D1 states that development will be expected to	2031 – 2036

Site allocation	Indicative capacity (additional homes)	Indicative capacity phased in the trajectory	Land ownership	Developer interest	Lead-in times	Key constraints and proposed mitigation	Anticipated timescales for delivery
				25 July 2026 that the site is available and that they intend to take the site forward.	Landowner has confirmed that the site is expected to be built out over the period between 2031 and 2035. Based on past delivery rates in the borough, once planning permission has been secured the Council would expect a scheme of this size to be delivered over three years, and it is therefore anticipated that this site will be fully built out over the Plan period. The Council therefore considers that the site meets the 'developable' test as set out in the NPPF Glossary, as it is available, suitable and can be viably developed over the Local Plan period.	preserve protected strategic views. This should ensure any impact is mitigated. • Adjacent to Listed Buildings. Development proposals will be assessed against Local Plan Policy D5 to mitigate any impact. • The site is in a Transport for London Underground zone of interest. Transport for London would need to be consulted on any future planning application. • Site is within a Secondary A Aquifer. A Foundation Works Risk Assessment (FWRA) will be required to ensure that the risks to groundwater are minimised in line with Local Plan Policy NE4. • The site is within an area identified by the Council as being at risk of flooding. A Flood Risk Assessment will therefore be required in accordance with Local Plan Policy CC10. • The site is in the Central Air Quality Focus area. An Air Quality Assessment will therefore be required in accordance with Local Plan Policy A3 to mitigate any impact.	
EA6 – Cutting at Park Village East	350 homes	175 homes	Secretary of State (Transport)(public)	Publicly owned site. Existing allocation in the Site Allocations Local Plan 2013. This site forms part of Lendlease's Euston masterplan area which is currently being consulted on. (Lendlease are the Government's master development partner for Euston.)	Site is currently subject to pre-application discussions and an initial scheme is being prepared. The delivery of this site is linked to works to railway tracks associated with the delivery of HS2 and the new Network Rail station redevelopment at Euston. Lendlease confirmed via email on 20 July 2026 that the site is expected to be built out over the period between 2031 and 2040. The Council has, however, allowed for the likelihood that the site as a whole may not be available until the latter part of the Plan period. The development of this site will require building over railway tracks and a bespoke construction / engineering solution. Given its atypical nature, past building rates have not been applied to this site and it is expected that delivery /	• Adjacent to the Regent's Park Conservation Area and a number of Listed Buildings. Development proposals will be assessed against Local Plan Policy D5 to mitigate any impact. • The site is within an area identified by the Council as being at risk of flooding. A Flood Risk Assessment will therefore be required in accordance with Local Plan Policy CC10.	2036 – 2041

Site allocation	Indicative capacity (additional homes)	Indicative capacity phased in the trajectory	Land ownership	Developer interest	Lead-in times	Key constraints and proposed mitigation	Anticipated timescales for delivery
					build out will take longer than on more straightforward sites. The Council considers that the site meets the “developable” test as set out in the NPPF Glossary however, as it is available, suitable and can be viably developed in part over the Local Plan period.		
EA7 – Granby Terrace Bridge /Hampstead Road	30 homes	15 homes	Secretary of State (Transport)(public)	Publicly owned site. This site forms part of Lendlease's Euston masterplan area which is currently being consulted on. (Lendlease are the Government's master development partner for Euston.)	Site is currently subject to pre-application discussions and an initial scheme is being prepared. The delivery of this site is linked to works to railway tracks associated with the delivery of HS2 and the new Network Rail station redevelopment at Euston. Lendlease confirmed via email on 20 July 2026 that the site is expected to be built out over the period between 2031 and 2040. The Council has, however, allowed for the likelihood that the site as a whole may not be available until the latter part of the Plan period. The development of this site will require building over railway tracks and a bespoke construction / engineering solution. Given its atypical nature, past building rates have not been applied to this site and it is expected that delivery / build out will take longer than on more straightforward sites. The Council considers that the site meets the “developable” test as set out in the NPPF Glossary however, as it is available, suitable and can be viably developed in part over the Local Plan period.	• Within a London View Management Framework viewing corridor and wider setting consultation area. Local Plan Policy D1 states that development will be expected to preserve protected strategic views. This should ensure any impact is mitigated. • Adjacent to Camden Town Conservation Area. Adjacent to Grade II Listed Buildings. Development proposals will be assessed against Local Plan Policy D5 to mitigate any impact. • The site is in the Central Air Quality Focus area. An Air Quality Assessment will therefore be required in accordance with Local Plan Policy A3 to mitigate any impact. • The site is within an area identified by the Council as being at risk of flooding. A Flood Risk Assessment will therefore be required in accordance with Local Plan Policy CC10.	2036 – 2041
EA10 – Regents Park Estate North	300 homes (net)	300 homes	London Borough of Camden (public)	Council-owned housing estate. The Council's Cabinet have approved the outline strategy and business case for the development of this site.	Site is currently subject to pre-application discussion and public consultation. A planning application is then due to be submitted in March 2027. The Council's Community Investment Programme (CIP) team have confirmed that the site is expected to be built out over the	• Within a London View Management Framework wider setting consultation area and viewing corridors. Local Plan Policy D1 states that development will be expected to preserve protected strategic views. This should ensure any impact is mitigated. • Parts of the site have a high risk of surface water flooding. A Flood Risk	2028 – 2034

Site allocation	Indicative capacity (additional homes)	Indicative capacity phased in the trajectory	Land ownership	Developer interest	Lead-in times	Key constraints and proposed mitigation	Anticipated timescales for delivery
					period between 2028 and 2034 following a Cabinet decision in November 2025 to progress with the development of this site. The Council therefore considers that the site meets the 'developable' test as set out in the NPPF Glossary, as it is available, suitable and can be viably developed over the Local Plan period.	Assessment will therefore be required in accordance with Local Plan Policy CC10 to mitigate any impact. - The site is in the Central Air Quality Focus area. An Air Quality Assessment will therefore be required in accordance with Local Plan Policy A3 to mitigate any impact. - Thames Water have suggested that the location of this site and the scale of development being proposed could trigger the need for local upgrades to the water supply network and as such detailed assessment work is likely to be required.	
EA11 – Capital City College	70 homes	35 homes	Capital City College (private)	Existing allocation in the Site Allocations Local Plan 2013. Landowner confirmed via email on 26 June 2026 that they intend to take the site forward.	Site was subject to pre-application discussions in 2021. Site investigations have also taken place. Landowner has confirmed that the site is expected to be built out over the period between 2026 and 2041. Delivery is however subject to the relocation of the existing college on this site. The Council agrees that there is a reasonable prospect of the site being delivered in the period 2026 - 2041, but given existing occupation this is most likely to be in the latter stages of the Plan period. Based on past delivery rates in the borough, once planning permission has been secured the Council would expect a scheme of this size to be delivered over three years, and it is therefore anticipated that this site will be partially built out over the Plan period. The Council therefore considers that the site meets the 'developable' test as set out in the NPPF Glossary, as it is available, suitable and can be viably developed in part over the Local Plan period.	- Within a London View Management Framework wider setting consultation area and viewing corridor. Local Plan Policy D1 states that development will be expected to preserve protected strategic views. This should ensure any impact is mitigated. - Site is within a Secondary A Aquifer. A Foundation Works Risk Assessment (FWRA) will be required to ensure that the risks to groundwater are minimised in line with Local Plan Policy NE4. - The site is within an area identified by the Council as being at risk of flooding. A Flood Risk Assessment will therefore be required in accordance with Local Plan Policy CC10. - The site is in the Central Air Quality Focus area. An Air Quality Assessment will therefore be required in accordance with Local Plan Policy A3 to mitigate any impact.	2036 – 2041
EA13 – Ampthill Estate Railway Edge	120 homes	60 homes	Network Rail (public)	Publicly owned site. This site forms part of Lendlease's Euston masterplan area which is	The delivery of this site is linked to works to railway tracks associated with the delivery of HS2 and the new	Within a London View Management Framework viewing corridor and wider setting consultation area. Local Plan Policy D1 states that development will be	2036 – 2041

Site allocation	Indicative capacity (additional homes)	Indicative capacity phased in the trajectory	Land ownership	Developer interest	Lead-in times	Key constraints and proposed mitigation	Anticipated timescales for delivery
				currently being consulted on. (Lendlease are the Government's master development partner for Euston.). This site would be taken forward jointly.	Network Rail station redevelopment at Euston. Lendlease confirmed via email on 20 July 2026 that the site is expected to come forward over the period between 2031 and 2040. The Council has, however, allowed for the likelihood that the site as a whole may not be available until the latter part of the Plan period. The development of this site will require building over railway tracks and a bespoke construction / engineering solution. Given its atypical nature, past building rates have not been applied to this site and it is expected that delivery / build out will take longer than on more straightforward sites. The Council considers that the site meets the "developable" test as set out in the NPPF Glossary however, as it is available, suitable and can be viably developed in part over the Local Plan period.	expected to preserve protected strategic views. This should ensure any impact is mitigated. • Near to a protected London Square. Development proposals will be assessed against Local Plan Policy D5 to mitigate any impact. • Site is within a Secondary A Aquifer. A Foundation Works Risk Assessment (FWRA) will be required to ensure that the risks to groundwater are minimised in line with Local Plan Policy NE4. • The site is within an area identified by the Council as being at risk of flooding. A Flood Risk Assessment will therefore be required in accordance with Local Plan Policy CC10. • The site is in the Central Air Quality Focus area. An Air Quality Assessment will therefore be required in accordance with Local Plan Policy A3 to mitigate any impact.	