Outlook

Objection to the Euston Area Plan

From Riasah Ullah <[redacted]
Date Mon 02/03/2026 21:02
To EustonAreaPlan <EustonAreaPlan@lbcamden.mail.onmicrosoft.com>

1 attachment (589 KB)
EAP-Update-Consultation-Response-Form-3 RU.docx;

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Good evening,

Please find attached my completed form for my objection to the Euston Area Plan.

Kind regards,
Riasah Ullah

[redacted]

Euston Area Plan Update – Proposed Submission Draft 2026
Representation Form

The best way for you to make representations is by using this form.
Representations should be returned to the Euston Regeneration Team at Camden Council by **midnight on 3 March 2026 by:**

E-mail: eustonareaplan@camden.gov.uk
Post to: Euston Regeneration Team, Camden Town Hall, Judd Street, London, WC1H 8EQ.

This form has two parts:
Part A – Personal Details (You need only submit **one** copy of Part A)
Part B – Your representation(s). **Please use a separate page** for each representation you wish to make.

Before completing this representation form please refer to the attached guidance notes.

Part A – Submit only one copy of this

1. Personal Details*	**2.** Agent's Details (if applicable)

**If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

Euston Area Plan Update – Proposed Submission Draft 2026 - Representation Form

Title	Miss	
First Name	Riasah	
Last Name	Ullah	
Job Title (where relevant)	[redacted]	
Organisation (where relevant)		
Address Line 1*		
Address Line 2		
Post Town*		
Post Code*		
Telephone No.		
E-mail Address		

Part B – Please use a separate page for each representation

Please see guidance note at the end of the form for assistance with completing sections 4 & 5

Name or Organisation:

3. Please give the number or name of the Paragraph or Policy your comment relates to or specify if your comment relates to the Policies Map.

Please use the links below to view the documents:

- Euston Area Plan Update Proposed Submission Draft (pdf)
- Policies map (pdf)

Paragraph	4.2	Policy	EA4/EA5	Policies Map	EA4/EA5

4. Do you believe the Euston Area Plan Update Proposed Submission Draft is:

1) Legally compliant	Yes		No	X
2) Sound	Yes		No	X

3) Complies with the Duty to co- Yes [ ] No [X]

If you have entered *No* to 4.(2), continue with Q5, otherwise please go straight to Q6

5. Do you consider the Euston Area Plan Update is **unsound** because it is **NOT****:

1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements) [X]

2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate [X]

3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities) [X]

4) Consistent with national policy [X]

6. Please give details of why you consider the Euston Area Plan Update Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to cooperate. Please be as precise as possible.

If you wish to **support** the legal compliance or soundness of the Euston Area Plan Update Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

There is an abundance of reasons as to why the Euston Area Plan (EAP) is not legally compliant, unsound or fails to comply with the duty to co-operate.

It has been decided that the buildings will be demolished and then redeveloped. This decision has not taken into consideration the local community or the rich history of this neighbourhood. Once an area has been listed in a 'site allocation' a subsequent planning application is not refused.

The buildings selected for demolition should not be demolished. Euston Square Hotel is a heritage building which should be retained at all costs. 250 Euston Road is a high-quality building from the 1970s which should also be retained at all costs.

Demolition and rebuilding will cause unacceptable pollution and disruption to the community which has already been through many years of suffering due to the continuing work from HS2. Additionally, the greenhouse gas emissions this project would create will cause unnecessary ecological harm.

The use of 250 Euston Road should be protected for use by the NHS. It is of strategic importance to the UCL Hospital and should not be disrupted.

Redevelopment with tall buildings is out of keeping with the low scale of the existing neighbourhood. The vital public open space at Tolmer's Square should not have a reduction in the already limited sunlight. Any reduction to sunlight is unacceptable and harmful to the community and the environment.

The scale of the proposed buildings will have an overbearing effect on Tolmer's Square and peoples' homes and spoil it.

The local community has not been consulted about the proposals. The redevelopment of Euston Square Hotel was not included in the last public consultation (Summer 2024) and has been added in without consultation. The 250 Euston Road site allocation consulted on in Summer 2024 did not mention a 75-meter-high tower. This is unacceptable.

The needs of the existing community are being put to the side, while high value office space and private market homes are being prioritised.

Our houses have been and are continuing to be damaged due to the constant piling from HS2 works. My house shakes constantly throughout the day and the cracks throughout my house are unacceptable and there are constant loud noises throughout the day which sometimes make it hard to think. The rest of the community are facing similar problems and to subject us to more of this is simply unfair.

Our homes are being damaged by the nonstop HS2 piling; my house shakes throughout the day, cracks are spreading through the walls, and the noise is so constant and severe that it is hard to think straight. The whole community is dealing with this same disruption and for us to be forced to endure even more of this is completely unacceptable.

7. Please set out what modification(s) you consider necessary to make the Euston Area Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above.

You will need to say why this modification will make the Euston Area Plan Update Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

There are no benefits to the community for a tower to be built; a refit would be more appropriate than a demolition.
The existing height of buildings should not be exceeded
The cultural integrity of Tolmer's Square and North Gower Street must be protected.

These modifications will make the EAP legally compliant and sound as it takes into consideration the impact these works will have on the people who live there as well as the wildlife which, I believe, it currently does not.

Please note: *Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.*

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

	No	**Yes**	X

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

To ensure the voices of the local community are heard. This is the place we live so it is only right that we have a say in what happens here.

Please note *the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination. The final decision on who is invited to participate in hearings will lie with the independent planning inspector appointed by the Secretary of State.*

10. Do you wish to be added to our consultation database to be notified of any of the following? Please mark all that apply.

(a) when the Euston Area Plan Update has been submitted **YES**
(b) when the Inspector's Report is published **YES**
(c) when the Euston Area Plan Update is adopted **YES**

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Please note that comments submitted to the Council cannot be treated as confidential. All submissions will be required to be made public along with the name of the person making the submission and organisation (if applicable). All other personal information will be kept confidential. Copies of all comments received will be submitted, alongside the Euston Area Plan Update documents, to the Secretary of State and must be made publicly available on the Council's website.

11. Signature:	**Riasah Ullah** [redacted]	**Date:**	**02/03/2026**

Notes to accompany the Representation Form

1. Introduction

The Proposed Submission Draft Euston Area Plan Update is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when it submitted for examination a Planning Inspector. Under the Planning and Compulsory Purchase Act 2004 (as amended) (PCPA) the purpose of the examination is to consider whether the Plan complies with the legal requirements, the duty to co-operate and is sound.

2. Legal Compliance and Duty to Co-operate

During the examination, the Inspector will first check that the Plan meets the legal requirements under s20(5)(a) and the duty to co-operate under s20(5)(c) of the PCPA before moving on to test for soundness.

You should consider the following before making a representation on legal compliance:

- The Plan in question should be included in the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the council, setting out the Local Development Documents (LDDs) it proposes to produce. It will set out the key

stages in the production of any Plans which the council proposes to bring forward for independent examination. If the Plan is not in the current LDS it should not have been published for representations.

- The process of community involvement for the Plan in question should be in general accordance with the council's Statement of Community Involvement (SCI). The SCI sets out the council's strategy for involving the community in the preparation and revision of planning policy documents and the consideration of planning applications.
- The Plan should comply with the Town and County Planning (Local Planning) (England) Regulations 2012 (the Regulations). On publication, the council must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The council must also notify the Local Plan bodies (as set out in the Regulations) and any persons who have requested to be notified.
- The council is required to provide a Sustainability Appraisal (PDF) when it publishes a Plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors

You should consider the following before making a representation on compliance with the duty to co-operate:

- Councils are expected to provide evidence of how they have complied with any requirements arising from the duty.
- The PCPA establishes that non-compliance with the duty to cooperate cannot be rectified after the submission of the Plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Plan.

3. Soundness

Local Plans or Area Action Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Paragraph 36 of the National Planning Policy Framework (NPPF) sets out the tests of soundness. The Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

- ***Positively prepared***

This means that the Plan should be prepared based on a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

- ***Justified***

The Plan should be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.

- ***Effective***

The Plan should be deliverable over the plan period and based on effective joint working on cross-boundary strategic matters.

- ***Consistent with national policy***

The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

If you think the content of the Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy? If so, it does not need to be included?
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other Plan?
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

4. General advice

If you wish to make a representation seeking a modification to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to legal compliance, duty to cooperate and the four tests of soundness set out above.

You should try to support your representation by evidence showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues they identify for examination.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

R63

Euston Area Plan Update – Proposed Submission Draft 2026
Representation Form

The best way for you to make representations is by using this form. Representations should be returned to the Euston Regeneration Team at Camden Council by **midnight on 3 March 2026 by:**

E-mail: eustonareaplan@camden.gov.uk
Post to: Euston Regeneration Team, Camden Town Hall, Judd Street, London, WC1H 8EQ.

This form has two parts:
Part A – Personal Details (You need only submit **one** copy of Part A)
Part B – Your representation(s). **Please use a separate page** for each representation you wish to make.

Before completing this representation form please refer to the attached guidance notes.

Part A – Submit only one copy of this

1. Personal Details*		**2.** Agent's Details (if applicable)
Title	MR	
First Name	DON	
Last Name	WILSON	
Job Title (where relevant)	Retired	
Organisation (where relevant)		
Address Line 1*	[redacted]	
Address Line 2		
Post Town*		
Post Code*		
Telephone No.	[redacted]	
E-mail Address		

**If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

R63

Part B – Please use a separate page for each representation

Please see guidance note at the end of the form for assistance with completing sections 4 & 5

Name or Organisation:

3. Please give the number or name of the Paragraph or Policy your comment relates to or specify if your comment relates to the Policies Map.

Please use the links below to view the documents:

- Euston Area Plan Update Proposed Submission Draft (pdf)
- Policies map (pdf)

Paragraph		Policy	EA4 / EA5	Policies Map	EA4 / EA5

4. Do you believe the Euston Area Plan Update Proposed Submission Draft is:

1) Legally compliant	Yes		No	✓
2) Sound	Yes		No	✓
3) Complies with the Duty to co-	Yes		No	✓

If you have entered *No* to 4.(2), continue with Q5, otherwise please go straight to Q6

5. Do you consider the Euston Area Plan Update is **unsound** because it is **NOT****:

1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	✓
2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate	✓
3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	✓
4) Consistent with national policy	✓

R63

6. Please give details of why you consider the Euston Area Plan Update Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to **support** the legal compliance or soundness of the Euston Area Plan Update Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

I am a resid[redacted] I have lived there for [redacted]

I object to the proposals because:

There has been no notification or consulation about demolition of 250 Euston Rd. + Euston Square hotel. by post or any other method. We are shocked to hear of the proposal to build tower blocks.

This will be awful for the people in [redacted]

Tolmers sq is a nice, quiet space, which will be turned into a building site. for years. We will loose sun-light. There will be pollution.

The building at 250 Euston Rd is part of the hospital. Its demolition will be bad for the NHS.

I urge you not to proceed with these proposals. as I do not think they are a good idea.

(Continue on a separate sheet if necessary)

R63

7. Please set out what modification(s) you consider necessary to make the Euston Area Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above.

You will need to say why this modification will make the Euston Area Plan Update Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

Do not demolish.
Refit existing buildings
Keep existing heights
Protect the NHS.
Properly consult with residents

(Continue on a separate sheet if necessary)

R63

10. Do you wish to be added to our consultation database to be notified of any of the following? Please mark all that apply.

(a) when the Euston Area Plan Update has been submitted
(b) when the Inspector's Report is published
(c) when the Euston Area Plan Update is adopted

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11. Signature:	[redacted]	**Date:**	2 MARCH 26.

R63

Please note: *Your representation should cover succinctly all the information, evidence and supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.*

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

☐ **No** ☐ **Yes**

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

Please note *the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination. The final decision on who is invited to participate in hearings will lie with the independent planning inspector appointed by the Secretary of State.*

R64

Euston Area Plan Update – Proposed Submission Draft 2026
Representation Form

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Part A – Submit only one copy of this

1. Personal Details*		**2.** Agent's Details (if applicable)
**If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*		
Title	MRS	
First Name	JANET	
Last Name	WILSON	
Job Title (where relevant)	RETIRED	
Organisation (where relevant)	[redacted]	
Address Line 1*		
Address Line 2		
Post Town*		
Post Code*		
Telephone No.		
E-mail Address		

R64

Part B – Please use a separate page for each representation

Please see guidance note at the end of the form for assistance with completing sections 4 & 5

Name or Organisation:

3. Please give the number or name of the Paragraph or Policy your comment relates to or specify if your comment relates to the Policies Map.

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Paragraph		Policy	EA4 + EA5	Policies Map	EA5 + EA4

4. Do you believe the Euston Area Plan Update Proposed Submission Draft is:

1) Legally compliant	Yes		No	✓
2) Sound	Yes		No	✓
3) Complies with the Duty to co-	Yes		No	✓

If you have entered *No* to 4.(2), continue with Q5, otherwise please go straight to Q6

5. Do you consider the Euston Area Plan Update is **unsound** because it is **NOT****:

1) Positively prepared (it is not prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)	✓
2) Justified (it is not the most appropriate strategy, when considered against the reasonable alternatives, based on a proportionate	✓
3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	✓
4) Consistent with national policy	✓

R64

Area Plan Update – Proposed Submission Draft 2026 - Representation Form

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If you wish to **support** the legal compliance or soundness of the Euston Area Plan Update Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

I am [redacted]

I hav

I object to the proposals;

1) No consultation at all! ~~When would~~

2) This will be devastating for the residents

3) [redacted]

We will loose sun light + greenspace

4) Air quality + Pollution

5) Perfectly good buildings should not be demolished

6) This will be dreadful for the NHS services and hospital

(Continue on a separate sheet if necessary)

R64

7. Please set out what modification(s) you consider necessary to make the Euston Plan Proposed Submission Draft legally compliant or sound. Please have regard any answer you have given at 5 and 6 above.

You will need to say why this modification will make the Euston Area Plan Update Proposed Submission Draft legally compliant or sound. It will be helpful if you are able to suggest revised wording. Please be as precise as possible.

Refit buildings instead of demolish
Save NHS services
Consult with residents before proceeding.

(Continue on a separate sheet if necessary)

ase note: *Your representation should cover succinctly all the information, evidence d supporting information necessary to support and justify the representation and the suggested change. There will not normally be a subsequent opportunity to make further representations.*

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8. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination (the examination hearings)?

☑ **No** ☐ **Yes**

9. If you wish to participate at the oral part of the examination, the examination hearings, please outline why you consider this to be necessary:

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R64

10. Do you wish to be added to our consultation database to be notified of any of the following? Please mark all that apply.

(a) when the Euston Area Plan Update has been submitted
(b) when the Inspector's Report is published
(c) when the Euston Area Plan Update is adopted

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11. Signature:	[redacted]	**Date:**	MARCH 2/2026

R65

Euston Area Plan Update – Proposed Submission Draft 2026
Representation Form

The best way for you to make representations is by using this form. Representations should be returned to the Euston Regeneration Team at Camden Council by **midnight on 22 February 2026 by:**

E-mail: eustonareaplan@camden.gov.uk
Post to: Euston Regeneration Team, Camden Town Hall, Judd Street, London, WC1H 8EQ.

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Part A – Personal Details (You need only submit **one** copy of Part A)
Part B – Your representation(s). **Please use a separate page** for each representation you wish to make.

Before completing this representation form please refer to the attached guidance notes.

Part A – Submit only one copy of this

	1. Personal Details*	**2.** Agent's Details (if applicable)
Title	Ms	
First Name	Bridget	
Last Name	Fox	
Job Title (where relevant)	Regional External Affairs Officer	
Organisation (where relevant)	Woodland Trust	
Address Line 1*	[redacted]	
Address Line 2		
Post Town*	[redacted]	
Post Code*	[redacted]	
Telephone No.		
E-mail Address	[redacted]	

**If an agent is appointed, please complete only the Title, Name, Organisation and asterisked boxes in column 1 but complete the full contact details of the agent in column 2.*

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Please see guidance note at the end of the form for assistance with completing sections 4 & 5

Name or Organisation:

3. Please give the number or name of the Paragraph or Policy your comment relates to or specify if your comment relates to the Policies Map.

Please use the links below to view the documents:

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- Policies map

Paragraph		Policy	Strategic Principle EAP 5	Policies Map	

4. Do you believe the Euston Area Plan Update Proposed Submission Draft is:

1) Legally compliant	Yes	x	No	
2) Sound	Yes	x	No	
3) Complies with the Duty to co-	Yes		No	

If you have entered *No* to 4.(2), continue with Q5, otherwise please go straight to Q6

5. Do you consider the Euston Area Plan Update is **unsound** because it is **NOT****:

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3) Effective (the plan is not deliverable over its period and based on effective joint working on cross-boundary strategic priorities)	
4) Consistent with national policy	

6. Please give details of why you consider the Euston Area Plan Update Submission Draft **is** or **is not** legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to **support** the legal compliance or soundness of the Euston Area Plan Update Proposed Submission Draft or its compliance with the duty to cooperate, please use this box to set out your comments.

We wish to support Strategic Principle EAP 5: Open Space and Green Infrastructure, in par

(Continue on a separate sheet if necessary)

7. Please set out what modification(s) you consider necessary to make the Euston Area Plan Proposed Submission Draft legally compliant or sound. Please have regard to any answer you have given at 5 and 6 above.

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Privacy Notice
We will only process personal data where we have consent to do so, and you can withdraw your consent at any time. By submitting your personal data in the response form you are consenting for us to process your data and/or consenting to be added to the database. If added to the database, they can be removed upon request.

Please note that comments submitted to the Council cannot be treated as confidential. All submissions will be required to be made public along with the name of the person making the submission and organisation (if applicable). All other personal information will be kept confidential. Copies of all comments received will be submitted, alongside the Euston Area Plan Update documents, to the Secretary of State and must be made publicly available on the Council's website.

11. Signature:	Bridget Fox	**Date:**	12/1/2026

Notes to accompany the Representation Form

1. Introduction

The Proposed Submission Draft Euston Area Plan Update is published in order for representations to be made prior to submission. The representations will be considered alongside the published Plan when it submitted for examination a Planning Inspector. Under the Planning and Compulsory Purchase Act 2004 (as amended) (PCPA) the purpose of the examination is to consider whether the Plan complies with the legal requirements, the duty to co-operate and is sound.

2. Legal Compliance and Duty to Co-operate

During the examination, the Inspector will first check that the Plan meets the legal requirements under s20(5)(a) and the duty to co-operate under s20(5)(c) of the PCPA before moving on to test for soundness.

You should consider the following before making a representation on legal compliance:

- The Plan in question should be included in the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the council, setting out the Local Development Documents (LDDs) it proposes to produce. It will set out the key stages in the production of any Plans which the council proposes to bring forward for independent examination. If the Plan is not in the current LDS it should not have been published for representations.
- The process of community involvement for the Plan in question should be in general accordance with the council's Statement of Community Involvement (SCI). The SCI sets out the council's strategy for involving the community in the preparation and revision of planning policy documents and the consideration of planning applications.
- The Plan should comply with the Town and County Planning (Local Planning) (England) Regulations 2012 (the Regulations). On publication, the council must publish the documents prescribed in the Regulations, and make them available at its principal offices and on its website. The council must also notify the Local Plan bodies (as set out in the Regulations) and any persons who have requested to be notified.
- The council is required to provide a Sustainability Appraisal (PDF) when it publishes a Plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors

You should consider the following before making a representation on compliance with the duty to co-operate:

- Councils are expected to provide evidence of how they have complied with any requirements arising from the duty.
- The PCPA establishes that non-compliance with the duty to cooperate cannot be rectified after the submission of the Plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Plan.

3. Soundness

Local Plans or Area Action Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Paragraph 36 of the National Planning Policy Framework (NPPF) sets out the tests of soundness. The Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with national policy.

- ***Positively prepared***

This means that the Plan should be prepared based on a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.

- ***Justified***

The Plan should be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.

- ***Effective***

The Plan should be deliverable over the plan period and based on effective joint working on cross-boundary strategic matters.

- ***Consistent with national policy***

The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national planning policy, where relevant.

If you think the content of the Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy? If so, it does not need to be included?
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other Plan?
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

4. General advice

If you wish to make a representation seeking a modification to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is not sound having regard to legal compliance, duty to cooperate and the four tests of soundness set out above.

You should try to support your representation by evidence showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made

at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues they identify for examination.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

R65

Rachel English

From: Bridget Fox [redacted] >
Sent: 12 January 2026 09:15
To: EustonAreaPlan
Subject: Fw: Consultation on Euston Area Plan Update - Proposed Submission Draft
Attachments: EustonAP-Update-Consultation-Response-Form - Woodland Trust Jan 2026.pdf

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Planning Policy team

Please find attached a representation from the Woodland Trust.
We are writing in support of Strategic Principle EAP 5.
There appear to be some formatting issues with the supporting text, so I have repeated it below.

We wish to support Strategic Principle EAP 5: Open Space and Green Infrastructure, in particular the requirement to provide and maintain additional trees.
This area scores as having low tree equity on the UK Tree Equity scorecard and map, with average tree cover as low as 5% in some streets (the London average is around 20%). This makes Euston a high priority for increased tree cover.
Strategic Principle EAP 5: Open Space and Green Infrastructure is in line with the Camden Tree Planting Strategy, and reflects the NPPF para 136: *"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments…, and that existing trees are retained wherever possible."*

Yours sincerely,

Bridget Fox

Bridget Fox
Regional External Affairs Officer - South East
Telephone: [redacted]
Email: [redacted]

The Woodland Trust, Kempton Way, Grantham, Lincolnshire, NG31 6LL
0330 333 3300
woodlandtrust.org.uk

WOODLAND TRUST

R65

From: Camden Council <CamdenCouncil@public.govdelivery.com>
Sent: 09 January 2026 17:08
To: Bridget Fox <[redacted]>
Subject: Consultation on Euston Area Plan Update - Proposed Submission Draft

CAUTION: This email has originated from outside of the Woodland Trust. Please do not click links or open attachments unless you recognise the sender and know the content is safe. Any concerns, please contact the Service Desk for assistance.

Camden

We are writing to let you know that the Council has published the Proposed Submission draft of the Euston Area Plan (EAP) for consultation. This follows on from the consultations held on the draft EAP Update in 2023 and 2024.
The EAP Update is a planning document which will help to shape the future of the Euston Area. It sets out the Council's vision for future development at Euston until 2051 and includes planning policies and site allocations to help achieve this.
Representations
To find out more about the EAP Update and to view a copy of the document please visit the Euston Area Plan website.
When making representations on the EAP Update - Proposed Submission Draft, the following questions should be considered:

- Is the plan legally compliant?
- Does the plan comply with the 'Duty to Cooperate'?
- Is the plan 'sound'?

We would encourage all comments to be made using the representation form (pdf). Further guidance on how to make comments in relation to the points above is also provided.
Please note that comments submitted to the Council cannot be treated as confidential. All representations will be required to be made public along with the name of the person making the submission, and organisation (if applicable). All other personal information will be kept confidential. Copies of all comments received will be submitted, alongside the Euston Area Plan documents, to the Secretary of State for Communities and Local Government and must be made publicly available.
Representations can be submitted by:

- **Email:** eustonareaplan@camden.gov.uk
- **Post:** Euston Regeneration, 5 Pancras Square, London N1C 4AG

The closing date for representations is midnight on 22 February 2026.
Paper copies of the EAP Update are available to view at:

- **Pancras Square Library**, 5 Pancras Square, N1C 4AG
- **Camden Town Library**, 218 Eversholt Street, NW1 1BD

To check library opening hours click here: Library opening times and information - Camden Council .

R65

Other documents that support the EAP Update - Proposed Submission Draft are available to view on the EAP website Euston Area Plan | Documents
The Policies Map, Sustainability Appraisal and Consultation Statement are also available to view at **Pancras Square Library** at 5 Pancras Square, N1C 4AG.

What happens next?

The review of the EAP Update has to follow a statutory process. Once the consultation on the EAP Update - Proposed Submission Draft has closed, representations received will be submitted with the Plan and supporting documents to the government for examination by a Planning Inspector.
Please contact the Euston Regeneration team on eustonareaplan@camden.gov.uk if you would like to be notified:

- when the EAP Update has been submitted for independent examination;
- about the publication of the Planning Inspectorate Report; and / or
- about the adoption of the Euston Area Plan Update

Further information or support accessing information

If you would like any further information on the EAP Update - Proposed Submission Draft or any of the supporting documents then please contact us via email at eustonareaplan@camden.gov.uk or by phone on 020 7974 2726.
With best wishes
Euston team

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This email was sent to bridgetfox@woodlandtrust.org.uk using GovDelivery Communications Cloud on behalf of: Camden Council · 5 Pancras Square · London · N1C 4AG

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Registered Office: Kempton Way, Grantham, Lincolnshire, NG31 6LL.

[redacted]

R66

Outlook

250 Euston Road

From zivanovicstef <[redacted]
Date Sun 01/03/2026 16:54
To EustonAreaPlan <EustonAreaPlan@lbcamden.mail.onmicrosoft.com>

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Good afternoon,

I am interested in the proposal and what the benefits it will bring to the community. It will obviously add to the disruption in the area. Can you send me/keep me updated on the progress and the likelihood of it going forward. My main interests is in regards to improving the area and raising the visual appearance and impression of the area. The area has been blighted with tents and antisocial behaviour for many years.

Yours sincerely
S Zivanovic

[redacted]

[redacted]