

Euston Area Plan Update Monitoring Framework

Once the EAP Update has been adopted policies outlined in the Plan will be monitored to ensure they are effective in meeting their objectives, targets are being achieved, and that the assumptions behind the policies are still relevant and valid. The Council currently monitors its Local Plan policies by regularly assessing their performance against a series of indicators and publishing the results annually through the Annual Monitoring Report. The Council will assess planning outcomes in the Euston Area Plan and the implementation of this Plan against these indicators where they are relevant and publish the results alongside the findings of borough-wide monitoring. The table below sets out how this will apply to the EAP Update and in some cases identifies additional opportunities.

Progress and reporting on the delivery of the [Euston Partnership Social Value Charter](#) developed by The Euston Partnership to ensure there is a commitment amongst member organisations and existing and future contractors and occupiers to support social, economic and environmental improvements in the wider Euston area, benefiting local communities and residents. It is intended that the Charter will be in place throughout the lifetime of the project, during construction and when the development is built out. It will also be a helpful tool in measuring the delivery of the plan's objectives.

- For all policies, the triggers for action include:
 - The policy target is not met over the appropriate three year period.
 - A fundamental change to the proposed design of Euston Station and associated enabling
- For all policies, the actions to inform the need for a policy review include:
 - Identifying the reasons why the policy target has not been met and assess whether these issues can be overcome / what action to take.

Policy	Policy purpose	Baseline	Policy indicator	EAP Policy target
Strategic Principle EAP 1 Land use Strategy B: Housing	To optimise delivery of new homes in the Euston area	Existing housing stock	Number of new homes approved, under construction and completed each year up to 2051 with reference to the delivery Plan supporting the EAP and the Local Plan housing trajectory	Approx. 2000 additional homes approved/competed by 2051 At least 75% of new housing provided as permanent self-contained homes

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Strategic Principle EAP 1 Land use Strategy C: Economy and Employment	Provide new jobs and boost the local economy	Existing employment capacity	Record annually the amount of employment floorspace approved, not started, under construction and completed. Number of businesses operating in the opportunity area Number of jobs in the opportunity area, by sector	Between 215,000sqm and approximately 370,000sqm of employment floorspace (10,000 and 17,300 additional jobs) across the Euston area
Strategic Principle EAP 1 Land use Strategy D: Retail, Leisure and Growth	Providing jobs and boosting the local economy, making best use of space and prioritising local people's needs	Existing retail and leisure capacity in Euston	Record annually the amount of retail floorspace approved and completed (net)	Providing around 20,000 sqm of new and re-provided retail, food, beverage and leisure floorspace
Strategic Principle EAP 1 Land use Strategy: E Social infrastructure	To support the provision of new or improved social and community infrastructure.	Existing facilities	Record the net change as part of new developments	No net loss
Strategic Principle EAP 1 Land use Strategy: F Meanwhile uses	Activate spaces, create social and economic benefits, and support new opportunities during development, through an effective meanwhile use strategy	n/a	Number of temporary uses delivered. Number of empty units plots not in use	To activate vacant spaces
Strategic Principle EAP 1 Land use Strategy: G Health and Well-being	Major developments at Euston engender a positive approach to health and	Euston Good Life Survey	Improvement/ no worsening in relevant indices	All major planning applications approved include a Health Impact Assessment in line with Policy SC1 Part C.

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	wellbeing. o support healthier communities and reduce health inequalities		Record annually the number of major planning applications approved that include a Health Impact Assessment.	
Strategic Principle EAP 1 Land use Strategy: H Safety and Security	New development supports safe and welcoming streets and spaces through long-term design and management, shaped with the community.	Euston Good Life Survey	Improvements/ no worsening in relevant indices	People feel safe in the area
Strategic Principle EAP 1 Land use Strategy: I Inclusive Growth and delivering Social Value	New development should help to tackle local inequalities and boost opportunities for all residents.		Record annually the number of apprenticeship places and training schemes secured through planning permissions. Retain or increase employment floorspace Generate employment and increase the number of jobs on site	All employment schemes
Strategic Principle EAP 2 Design Strategy	To secure excellent design, make the best use of new space, create new streets and enhanced routes	No relevant baseline available	Review of urban design quality in completed major schemes	Compliance with Design principles Creating an integrated, well-connected and vibrant place of the highest urban design quality
Strategic Principle EAP 3 Transport Strategy	To prioritise the delivery of safe, active, healthy, affordable, and sustainable transport.	The type of journeys in the area – modal split	Work with TfL to understand the number and type of journeys	Providing a new station and transport interchange and effective and sustainable movement of people, with the vast majority of

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				onward journeys to and from Euston made by walking, cycling and public transport
Strategic Principle EAP 4 Environment Strategy	Creating sustainable development, improve the environment along Euston Road and promoting sustainable and active travel. To ensure that development in Euston responds to the climate emergency	No relevant baseline available	Record annually the number of planning applications where substantial demolition has been approved. Record annually the number of major planning applications approved that meet London Plan aspirational benchmarks or minimum benchmarks for whole life carbon. Record annually the number of major planning applications approved that achieve a greenfield run-off rate.	Requirement to be low energy and incorporate low-carbon heat, be fossil fuel free, and maximise the opportunity for renewable energy generation
Strategic Principle EAP 5 Open Space Strategy	Ensure that public open space is planned as a fundamental basis of the masterplan, with new development supporting new open spaces & enhancements to existing spaces	Existing areas of public open space in Euston area Open space lost to HS2 scheme	Record annually the net change in public open space provision Record annually open space funding secured in lieu of on-site provision Euston station area masterplan application supported by a Public Open Space and Green Infrastructure Strategy and Management Plan,	A network of new and improved public open spaces including: • Appropriate re-provision of open space lost to HS2 scheme • Open space associated with new developments delivered in line with Local Plan policies • Improvements to existing open spaces that make them safer and more accessible
Site allocations • EAP 1: Euston Station and tracks	To support the delivery of new homes, jobs and	The planning status of the site allocations	Record annually: • The planning status of each site allocation. Whether development is	To support proposals for development on significant sites to deliver housing, jobs, open space and infrastructure

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• EAP 2: Euston Road • EAP3: Camden Cutting • EAP 4: Drummond Street & Hampstead Road • EAP5: Regent's Park Estate • EAP 6: Ampthill & Mornington Crescent Station • EAP 7: West Somers Town	infrastructure in Euston	with reference to the delivery Plan supporting the EAP and the Local Plan housing trajectory	not started, under construction or complete. • The number of homes that are not started, under construction or complete.	