

## 5.0 Implementation Strategy

**Masterplan for City Road Basin, Islington**  
**Planning Guidance for Development Control Purposes**

5.0 Implementation Strategy

May 2004

The Masterplan provides a vision for the comprehensive regeneration of City Road Basin. It provides the Framework to enable a number of key vacant and underused sites to be brought forward for high density new housing and commercial development. For the Masterplan to be translated into reality there is an acceptance that private landowners or developers must take the lead in delivering individual developments on a site-by-site basis. The development and design principles set out in the Masterplan would be material considerations when detailed planning applications are assessed. The applications would still be subject to a complete planning assessment, including any public consultation required. It has been determined that, due to the sensitivity of the location and the scale and intensity of the developments proposed for the two sites adjacent to City Road, full Environmental Impact Assessments will be required at the detailed planning application stage.

The accommodation of this level of new development and the realisation of the Masterplan vision will require both investment in the public realm and the provision of new and upgrading of existing essential infrastructure and facilities.

Based on the level of development envisaged by the Masterplan and the community consultation undertaken as part of the Masterplanning process, a number of environmental and transport related benefits and community uses have been identified.

These benefits/ requirements currently include:

**Transport related:**

- The upgrading of pedestrian and cycle links to and around the Basin.
- The completion of required public highways improvements to the roads surrounding the Basin.
- The provision of improved pedestrian and cycle crossing facilities on City Road.
- Measures to minimise car use, including green travel plans.
- Vehicular/ pedestrian signage.

**Open space/ landscape:**

- The upgrading and maintenance of the towpath around the Basin.
- The creation of a new 'civic space' at the head of the Basin.
- Redevelopment of the existing Graham Street Park to an agreed design and standard.
- The provision of a new linear greenspace.
- Relocation of a new relocated kickabout space.
- Provision of street furniture and public art.
- Management, maintenance and security arrangements.

**Social and community:**

- Provision of a new health facility.
- Provision of ground floor retail/leisure uses.
- Relocation and provision of facilities and support for the Islington Boat Club.

**Environmental:**

- Adherence to sustainability/recycling targets and indicators established for the Masterplan.
- TV and radio reception mitigation.
- Ecological and biodiversity enhancement measures.
- Measures to address adverse microclimate impacts (e.g. wind mitigation).

**Other:**

- An affordable housing provision of 35% of habitable rooms within the Masterplan area in line with the Council's adopted SPG on Affordable Housing.
- Contributions towards the Council's professional and legal costs in producing the Masterplan, processing planning applications and negotiating individual Section 106 agreements.
- Compliance with the Council's Code of Construction Practice, and a contribution towards the cost of monitoring and facilitating compliance.

The list of items will go a considerable way to meeting the Council's objectives for the comprehensive regeneration of City Road Basin. The list should not however, be viewed as definitive. The development will take a number of years to complete and over time the Council's priorities may alter, reflecting the changing needs of the community and the emerging section 106 Area Strategies. In view of this situation the list of requirements will be kept under review and developed during the course of the implementation process.

A key objective for the Council throughout the Masterplanning process is to secure the future of the Islington Boat Club and ensure that the proposed developments around the Basin would not compromise their activities. The measures proposed would secure new premises for the Boat Club which introduce the potential for enhanced revenue. On-going discussions with the Boat Club are required to explore the full range of funding options available.

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**Securing the benefits:**

The Council, as planning authority, will be responsible for ensuring that the essential benefits/ requirements identified are secured and implemented in an appropriate manner.

It is anticipated that the funding and delivery of the majority of the benefits identified above will be secured via planning obligation agreements (Section 106/278) or by conditions attached to any planning permissions granted within the Masterplan area, or in areas benefiting from the regeneration of the Basin.

The legal framework for planning obligations is Section 106 of the Town and Country planning Act 1990, as amended by the Planning and Compensation Act 1991.

Circular 1/97 sets out the Government's policy for the use of planning obligations. The guidance requires that such obligations must be:

- Necessary;
- Relevant to planning;
- Directly related to the proposed development;
- Fairly related in scale and kind to the proposed development; and
- Reasonable in all other respects.

The local policy context for community benefit contributions is set out in the Council's Adopted UDP, in strategic policy ST14, policy Imp13, and the SPG on Section 106 Community Benefits. The relevant policies state:

ST14: "The Council will ensure that appropriate social and environmental benefits are achieved through new development."

Imp13: "When dealing with development proposals, the Council will seek to secure benefits for the community through legal agreements in direct relation to the nature and scale of the proposed development, to its effect on the character of the area and to its likely impact on local infrastructure, facilities and services."

As these policies apply to actual development proposals, and the fact that sites are likely to be brought forward on a site by site basis, it will be necessary to prepare and adopt a Basin-wide Contributions Framework, which will be used as the basis for negotiating individual developer obligations. The Contributions Framework would ensure that the full range of benefits are delivered across the entire Masterplan site to offset any potential adverse impacts.

It is envisaged that this Framework will:

- Provide a robust mechanism to ensure that provision is made for the delivery of the full range of benefits across all of the sites that comprise the Masterplan.
- Confirm the overall infrastructure requirements and other facilities to be associated with the total development proposed by the Masterplan.
- Identify the phasing requirements of such infrastructure/facilities in relation to the phasing of development.
- Identify an overall specification and cost for the identified infrastructure requirements.
- Specify the method of securing/delivering each element of the infrastructure e.g. what actions need to be pursued in order to secure the delivery of each requirement.
- Set out the site-specific requirements in relation to each site that comprises the Masterplan.
- Set out a fair and equitable method of apportionment of the off-site provisions amongst each site that comprises the Masterplan.
- Set out requirements in terms of timing of payment, indexation and process of delivery and implementation.

This Contributions Framework will form part of the City Road Basin Masterplan and will be used as the basis for negotiating individual planning obligation agreements and delivering the Masterplan benefits.





Model view of the Masterplan from the south.



Model view of the Masterplan from the west along City Road.