



Statement of Common Ground between London Boroughs of Islington and Camden - cross boundary issues relevant to Local Plan preparation and implementation

1. This document is the Statement of Common Ground (SoCG) between the London Borough of Islington and the London Borough of Camden.
2. The SoCG applies to the review of Islington's Local Plan, set out in the Strategic and Development Management Policies, Site Allocations and Bunhill and Clerkenwell DPDs. It sets out details of the cooperation between the two boroughs throughout the plan preparation period and will inform further engagement to ensure effective implementation of Local Plan policies.
3. Islington are due to undertake consultation on a proposed submission draft of the Islington Local Plan (Regulation 19) in autumn 2019, with submission to Planning Inspectorate expected by the end of 2019.
4. The Camden Local Plan was adopted in July 2017. There is no timetable for review as yet. Camden are reviewing the Site Allocations Plan and anticipate consultation on a draft in autumn 2019.

Geography covered by Statement of Common Ground

5. The SoCG covers the Local Planning Authority areas of Islington and Camden. The boundaries of these areas are shown on Map 1

Map 1: area covered by Statement of Common Ground



Key strategic matters

6. The Boroughs have had ongoing dialogue on cross-boundary planning issues for many years, discussing a broad range of planning issues including strategic matters. Specific meetings have been held on 26 January 2017, 26 April 2018 and 13 March 2019.
7. These previous discussions have informed development of adopted plans and other related documents.
8. The following issues are considered to be the key strategic matters with regard to ongoing plan-making, although it is noted that there are other issues that may have cross-boundary impacts. Both boroughs are committed to further dialogue moving forward, and not just limited to those periods of plan preparation.
9. Many of the strategic matters and key issues to be addressed through compliance with the duty to co-operate are, in London, a matter for the London Plan or are otherwise addressed through the preparation of the London Plan. The London Plan is part of the development plan for planning authorities in London and borough Local Plans are required to be in general conformity with the London Plan.
10. Officers from both authorities have an ongoing and close relationship with Greater London Authority officers and attend regular meetings to discuss strategic matters affecting our areas and London.

Housing

11. London is considered as a single housing market area, with a series of complex and interlinked sub-markets. The GLA have established a London-wide housing need figure of 65,900 homes per annum through the 2017 London Strategic Housing Market Assessment; this is not disaggregated to a borough level.
12. Through the Strategic Housing Land Availability Assessment (SHLAA), the GLA have assessed housing capacity strategically across all London boroughs to meet London-wide housing need, and have identified capacity for around 65,000 additional homes a year, which would meet the vast majority of identified housing need across London. Both boroughs have worked collaboratively with the GLA through the SHLAA and the draft London Plan process to determine revised housing targets based on the available housing capacity. Islington's target in the draft London Plan is 775 units per annum and Camden's is 1,086 units per annum. The authorities consider that each borough's London Plan target can be met within their borough boundaries, and represents a reasonable assessment of the borough's housing capacity.
13. It is noted that Camden and Islington jointly commissioned a SHMA for the sub-market containing the two boroughs.
 - The SHMA identified an objectively assessed need in Camden for 16,800 additional homes from 2016/17–2030/31 (1,120 homes per annum), which has been set as the borough's housing target in the adopted Camden Local Plan 2017. The SHMA and the Camden Local Plan 2017 pre-dated the draft London Plan published in December 2017 and the new National Planning Policy Framework published in July 2018.
 - The SHMA identified an objectively assessed need in Islington for 23,000 additional homes from 2015-35 (1,150 homes per annum). The London-wide SHMA 2017 sets

out an overall housing need figure for London, some 66,000 additional homes per annum; the draft London Plan identifies capacity constrained housing targets for each borough in order to meet this London-wide need. Islington's draft Local Plan adopts the housing target of 775 units per annum identified in the draft London Plan.

Gypsy and travellers accommodation

14. Both boroughs are committed to meeting identified needs for Gypsy and Traveller Accommodation. However, due to the specific circumstances of each borough, it may not be possible to meet this need within the borough where the need arises. This will necessitate further work sub-regionally with other boroughs, both adjacent boroughs and others within Greater London. The GLA are also an integral stakeholder in terms of meeting need for Gypsy and Traveller Accommodation. The boroughs will work with the GLA to explore ways to meet the needs of gypsy and travellers on a regional/sub-regional basis.

Tall buildings

15. Further to previous engagement on Islington's tall buildings evidence base, both boroughs will continue to work together to ensure that tall buildings are located in suitable areas where adverse impacts can be prevented.

Waste

16. The boroughs are part of a group of boroughs that are preparing the North London Waste Plan (NLWP). The NLWP sets out the planning framework for waste management in the Boroughs for the next 15 years. It identifies sites for waste management use and sets out policies for determining waste planning applications. At the time of writing, the NLWP has undergone a Regulation 19 consultation and is likely to be submitted for Examination in Summer 2019. It is anticipated that the NLWP will be adopted in summer 2020. Through the preparation of the NLWP, separate SoCGs have been produced. Details are available on the NLWP website - <https://www.nlwp.net/>

Knowledge quarter

17. Islington and Camden will work together to support the development of the Knowledge Quarter focused around King's Cross. Future discussions will consider consistency with the boroughs' land use policies; in Islington this will particularly relate to the Vale Royal/Brewery Road Locally Significant Industrial Site (which is situated just north of King's Cross close to the Islington/Camden boundary), including how any proposals interact with the predominant industrial role of this area.

Cross-boundary sites

18. The boroughs will continue to work closely on sites which cross the borough boundary, in particular Mount Pleasant and King's Cross (which is identified as an Opportunity Area in the adopted and draft London Plan).

Relationship with other Statements of Common Ground

19. As part of the ongoing plan preparation, statements of common ground with other adjacent boroughs have been prepared (or are being prepared), as follows:

Table 1: Islington – other statements of common ground

Borough/organisation	Comments
London Borough of Hackney	SoCG being prepared – proposed key strategic matters include housing; Retail, culture and Night-time economy; Tall buildings; Waste
London Borough of Haringey	SoCG being prepared – proposed key strategic matters include housing; Retail, culture and Night-time economy; Tall buildings; Waste
City of London Corporation	SoCG being prepared – proposed key strategic matters include housing; Retail, culture and Night-time economy; Tall buildings
Greater London Authority	SoCG being prepared covering housing

Table 2: Camden – other statements of common ground

Borough/organisation	Comments
City of Westminster	SoCG being prepared to support emerging Westminster City Council City Plan 2019-2040

Governance arrangements

20. This SoCG will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan reviews (for both authorities).
21. Specific officer-level meetings to discuss cross-boundary issues will be held on a regular basis (proposed bi-annually, particularly where there are significant cross-boundary issues to discuss). Depending on status of issues discussed and other factors including ongoing Local Plan reviews, these discussions may inform a revised SoCG.
22. Officers in each local authority will feedback to senior officers any relevant issues raised in discussions. Likewise, any senior level discussions on relevant cross-boundary issues will inform discussions.

Timetable for review and ongoing cooperation

23. The following table details the proposed timetable for key stages in the Local Plan review, which will inform timings of future discussions. At these key stage the SoCG will be considered and updated as necessary.

Table 3 – Local Plan Review proposed timescales

Borough	Current Local Plan adoption date	Local Plan Review – Reg 18	Local Plan Review – Reg 19	Local Plan Review – Adoption
London Borough of Islington	Core Strategy - Feb 2011; Detailed	Scope of review – Nov 2016;	Sept 2019	Late 2020

	DPDs – June 2013	Detailed Reg 18 – Nov 2018		
London Borough of Camden	Local Plan - July 2017; Site Allocations – September 2013	No current timetable for review. Site Allocations review planned, consultation anticipated Autumn 2019	No current timetable for review	No current timetable for review

Signatures

We confirm that the information in this Statement of Common Ground reflects the joint working to address identified strategic matters that has been undertaken between the London Borough of Islington and London Borough of Camden. The Boroughs will continue to work together to address cross-boundary issues.

LONDON BOROUGH OF ISLINGTON

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Signature: 

Date: 5th July 2019

LONDON BOROUGH OF CAMDEN

Name: Dan Pope

Position: Chief Planning Officer

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Date: 5/7/19