



Statement of Common Ground between London Borough of Islington and the City of London Corporation - 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 City of London Corporation.
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; and the City of London City Plan 2036 DPD. It sets out details of the cooperation between Islington and the City Corporation 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 City Corporation is due to undertake consultation on a proposed submission draft of the City of London Local Plan (Regulation 19) in early 2020, with submission to the Planning Inspectorate in spring 2020.

Geography covered by Statement of Common Ground

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

Map 1: area covered by Statement of Common Ground



Key strategic matters

6. Islington and the City Corporation 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 7 December 2016, 14 July 2017, 2 May 2018 and 9 January 2019.
7. These discussions have informed development of adopted plans and other related documents. Islington and the City Corporation have also commenced wider, Member-led partnership meetings to co-ordinate activities across a range of strategic matters. Ongoing co-operation on planning matters forms part of this wider partnership working.
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. Islington and the City Corporation 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, attend regular meetings to discuss strategic matters affecting our areas and London and have participated in the development and review of the London Plan.

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. Islington and the City Corporation 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 the City of London's is 146 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 which they are planning to meet in their emerging Local Plans.

Affordable housing

13. The City of London Corporation owns and manages a number of housing estates within the London Borough of Islington. The City Corporation has a programme of infill and redevelopment on these estates to deliver increased affordable housing capacity. The City Corporation and Islington are working in partnership to deliver a new primary academy and affordable housing on a site within the borough of Islington. The City Corporation and the London Borough of Islington will continue to work together to identify

suitable sites for delivery of affordable housing in Islington, utilising s106 contributions from residential and commercial developments in the City of London area. Issues such as nomination rights will also be a key part of future discussions.

Gypsy and travellers accommodation

14. Both authorities are committed to meeting identified needs for Gypsy and Traveller Accommodation where there is an assessed need. It is noted that the City Corporation have no assessed need for Gypsy and Traveller Accommodation. However, due to the specific circumstances of each authority, it may not be possible to meet any need which is identified within the authority area 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. Islington and the City Corporation will work with the GLA to explore ways to meet any identified needs of gypsy and travellers on a regional/sub-regional basis.

Retail, culture and Night-time economy

15. The City Corporation is developing ambitious plans for the development and delivery of cultural activity in the north west of the City of London – Culture Mile - immediately adjoining the London Borough of Islington. The City Corporation's plans include proposals for the relocation of the Museum of London from the Barbican to Smithfield, the promotion of new cultural activity and attractions and, in the longer term, the relocation of Smithfield Market and re-use of the existing market buildings for other uses. These plans are likely to increase tourist and visitor footfall. Through the respective Local Plans and the Member-led City/Islington Partnership, the City Corporation and Islington will continue to cooperate on delivery of the Culture Mile and associated uses, which could include further discussion/assessment of development opportunities, job creation and an inclusive economy approach within the City and Islington.

Tall buildings/protected views

16. Further to previous engagement on Islington's tall buildings evidence base, Islington and the City Corporation will continue to work together to ensure that tall buildings are located in suitable areas where adverse impacts can be prevented.
17. A number of the Mayor's LVMF linear views of St Paul's Cathedral cross parts of Islington and the City of London. These views are shown on the Policies Maps produced by each authority. The protection of views of St Paul's affects the control of building heights in certain parts of Islington and the City, and the two authorities will continue to cooperate to ensure these strategic views are protected and enhanced.

Relationship with other Statements of Common Ground

18. 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	Key strategic matters identified
London Borough of Camden	Housing; Tall buildings; Waste, Knowledge Quarter
London Borough of Hackney	Housing; Retail, culture and Night-time economy; Tall buildings; Waste
London Borough of Haringey	Housing; Retail, culture and Night-time economy; Tall buildings
Greater London Authority	Housing

Table 2: City of London – other statements of common ground

Borough/organisation	Key strategic matters identified
London Borough of Hackney	To be confirmed
London Borough of Camden	To be confirmed
Greater London Authority	To be confirmed
City of Westminster	To be confirmed
London Borough of Lambeth	To be confirmed
London Borough of Southwark	To be confirmed
London Borough of Tower Hamlets	To be confirmed
Southeast London Joint Waste Planning Group	Waste

Governance arrangements

19. 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).
20. Specific officer-level meetings to discuss cross-boundary issues will continue to be held on a regular basis (proposed bi-annually, particularly where there are significant cross-boundary issues to discuss). Regular Member-led partnership meetings will continue to take place between the two authorities. Depending on status of issues discussed and other factors including ongoing Local Plan reviews, these discussions may inform a revised SoCG.
21. 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

22. 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;	Scope of review – Nov	Sept 2019	Late 2020

	Detailed DPDs – June 2013	2016; Detailed Reg 18 – Nov 2018		
City of London Corporation	City Local Plan, January 2015	Issues and Options – Sept 2016; Detailed Reg 18 – Nov 2018	January 2020	Late 2020/early 2021

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 City of London Corporation. The Boroughs will continue to work together to address cross-boundary issues.

LONDON BOROUGH OF ISLINGTON

Name: Karen Sullivan

Position: Service Director – Planning and Development

Signature:



Date: 24th July 2019

CITY OF LONDON CORPORATION

Name: Paul Beckett

Position: Policy and Performance Director

Signature:



Date: 12/8/2019.

