



ISLINGTON

Statement of Common Ground between London Boroughs of Islington and Haringey - 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 Haringey.
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. Haringey are proposing to commence work on a new Local Plan in late 2019 (see table 2) and consult on a Regulation 19 Wood Green AAP in late 2019.

Geography covered by Statement of Common Ground

5. The SoCG covers the Local Planning Authority areas of Islington and Haringey. 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. These discussions have informed development of adopted plans and other related documents. Specific meetings have been held on 10 January 2017, 22 May 2018 and 20 March 2019.
7. 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.
8. 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.
9. 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

10. 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.
11. 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 Haringey's is 1,958 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.

Gypsy and travellers accommodation

12. 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.

Retail, culture and Night-time economy

13. Islington and Haringey will continue to work closely to protect and enhance the retail/commercial role of Finsbury Park Town Centre, a tri-borough town centre which spans Islington, Haringey and Hackney.

Tall buildings

14. 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

15. 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 August 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/>

Finsbury Park and Stroud Green Neighbourhood Forum

16. A cross boundary Finsbury Park and Stroud Green Neighbourhood Forum was designated in September 2018 which covers parts of Haringey, Islington and Hackney. All authorities will work with the Forum to develop their Plan.

Relationship with other Statements of Common Ground

17. As part of the ongoing plan preparation, Islington have prepared (or are in the process of preparing) statements of common ground with other adjacent boroughs, 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
City of London Corporation	Housing; Retail, culture and Night-time economy; Tall buildings
Greater London Authority	Housing

18. Haringey have not yet signed any SoCGs but intend to do so as they and adjacent boroughs progress with Local Plan reviews.

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 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.
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 2 – 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 DPDs – June 2013	Scope of review – Nov 2016; Detailed Reg 18 – Nov 2018	Sept 2019	Late 2020
London Borough of Haringey	Strategic Policies 2013 (with alterations July 2017); Detailed DPDs – July 2017	March-May 2020 – Consultation on an informal ‘Issues and Options’ Late 2020 – Draft Local Plan consultation (Regulation 18)	2021 Proposed Submission Local Plan consultation (Regulation 19)	Early 2022

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 Haringey. The Boroughs will continue to work together to address cross-boundary issues.

LONDON BOROUGH OF ISLINGTON

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Position: Service Director – Planning and Development

Signature: 

Date: 21 August 2019

LONDON BOROUGH OF HARINGEY

Name: Rob Krzyszowski

Position: Head of Planning Policy, Transport and Infrastructure

Signature: 

Date: 1 August 2019