

Statement of Common Ground between the London Borough of Camden and the London Borough of Islington

April 2025



Introduction

1. This document is the Statement of Common Ground (SoCG) between the London Borough of Camden and the London Borough of Islington.
2. It has been prepared to demonstrate that Camden's Local Plan Proposed Submission Draft is 'based on effective joint working on cross boundary strategic matters' in accordance with Paragraph 36 of the National Planning Framework (NPPF) throughout the plan preparation period and will inform further engagement to ensure effective implementation of Local Plan policies.
3. It focuses on areas of agreement, any areas of disagreement and ongoing discussions between London Boroughs of Camden and Islington on strategic cross boundary matters.
4. In the spirit of collaboration, the document has been prepared as a 'live' document, that can be updated as matters progress and agreement is reached on outstanding issues. It therefore includes details on mechanisms for monitoring, reviewing and updating. This should be read in conjunction with the Statement of Common Ground between Camden and Islington prepared for the Islington Local Plan, which was signed July 2019.
5. The London Borough of Camden is reviewing its Local Plan 2017 and Site Allocations 2013. Camden published a Draft Site Allocations Local Plan for consultation in February - April 2020, with further consultation on the Plan undertaken in December 2021 - January 2022. It was then decided to incorporate the Site Allocations into the draft Local Plan, rather than take forward a separate document. Following a call for views consultation in November 2022 - January 2023, consultation on a draft new Local Plan took place in January - March 2024.
6. In response to the previous engagement rounds and updated evidence, revisions have been made to the Local Plan. Camden is undertaking consultation on the Camden Local Plan Proposed Submission Draft (Regulation 19) from April to June 2025, with submission to the Planning Inspectorate expected in Autumn 2025.
7. Islington adopted their Local Plan on the 28 September 2023, which included Strategic and Development Management Policies, Site Allocations and Bunhill and Clerkenwell Area Action Plan. The adopted plan sets out a requirement for an immediate focused review of the policy for Gypsy and Travellers. This review started in March 2024 and a consultation on the Draft Gypsy and Travellers Site Assessment Methodology and call for sites, closed in early March 2025. A draft Plan is anticipated in Autumn 2025, with submission for examination anticipated in Autumn 2026.

Strategic Geography

8. The SoCG covers the Local Planning Authority areas of the London Boroughs of Camden and Islington. The boundaries of these areas are shown on Figure 1.

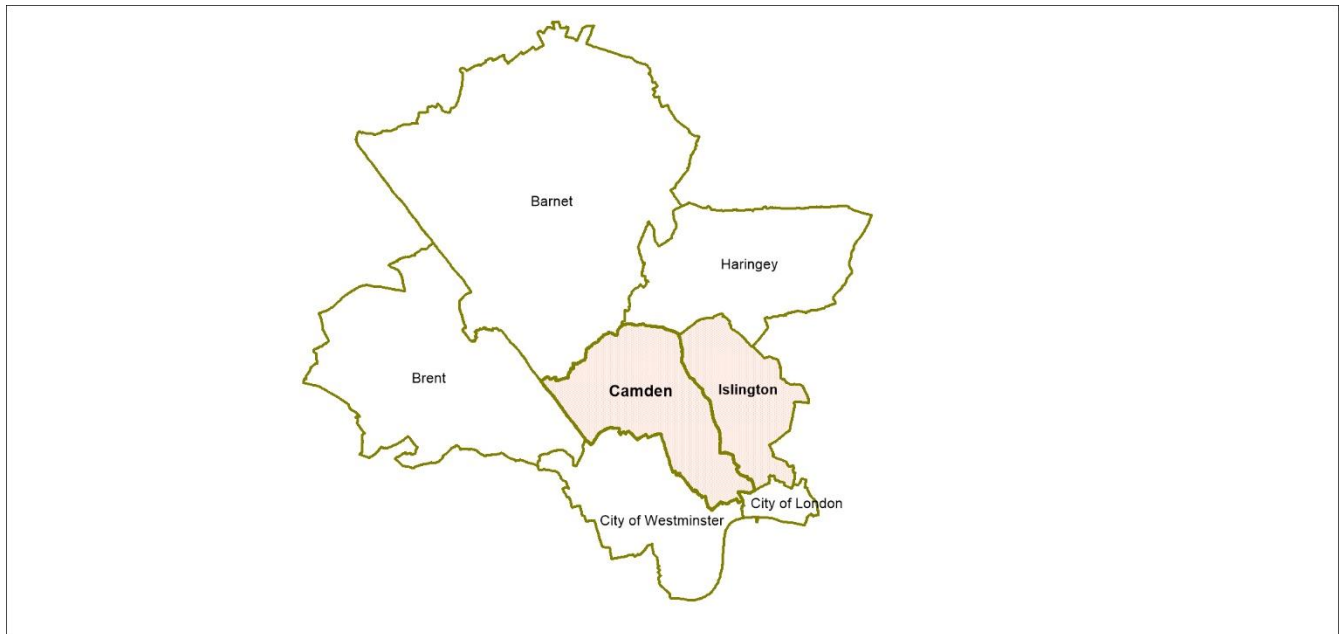


Figure 1: Boundaries of the London Boroughs of Camden and Islington

London Borough of Camden

9. Camden is a diverse inner London Borough with a population of approximately 215,000. Camden has a relatively young population, typical of a metropolitan city with a university presence, with a large proportion of students and younger adults and relatively few children and older people, compared to the national average. The southern portion forms part of the Central Activities Zone (CAZ) and includes Bloomsbury and Holborn, which neighbour the West End and City of London. Further north the character changes with many residential areas and neighbourhoods, including Camden Town, Hampstead, Highgate, Swiss Cottage, West Hampstead and Kentish Town, each with their own distinctive identity and characteristics. The character of the borough is also shaped by its topography and significant parks and open spaces including Hampstead Heath and Primrose Hill

London Borough of Islington

10. Islington borders Camden to the east, the City of London to the south, and London borough of Haringey to the north. The borough is less than six square miles in size, making it one of the smallest local authorities in the country (by area). There have been significant population increases in recent years making it one of the most densely populated local authorities in the country.

11. A key challenge facing the borough is the contrast within an area which contains both some of the country's most deprived neighbourhoods in close proximity to areas of very considerable wealth. This contrast, and particularly the effects of poverty and lack of affordable housing, are crucial issues for the borough. Islington is also an important employment centre, evidenced by the significant positive net inflow of employees, the fourth highest of all Inner London boroughs. However, business floorspace is the main driver of economic growth in the borough and is considered the best means to meet Islington's significant jobs projections with a projected additional floorspace need for office use of 443,000sqm by 2036.

Key strategic matters

12. 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 addressed through the preparation of the London Plan. The London Plan is part of the development plan for all planning authorities in London and Local Plans prepared by London boroughs are required to be in general conformity with it.
13. Officers from both authorities have an ongoing and close relationship with Greater London Authority (GLA) officers, attend regular meetings to discuss strategic matters affecting our areas and London as a whole, and have participated in the development and review of the London Plan.
14. Camden and the Islington have had ongoing dialogue on cross-boundary planning issues for many years, discussing a broad range of planning issues including strategic matters. Meetings were held on 26 January 2017, 26 April 2018, 13 March 2019, 3 March 2021, 9 June 2022, 14 September 2023 and 20 June 2024. These discussions have informed development of adopted and emerging plans and other related documents (see Appendix 1).
15. The issues set out below are considered to be the key strategic matters with regard to ongoing plan-making relevant to the London Boroughs of Camden and Islington, although it is noted that there are other issues that may have cross-boundary impacts. Camden and Islington are committed to further dialogue moving forward, not just limited to periods of plan preparation.

Housing

16. The London Plan sets a housing target for Camden of 10,380 additional homes from 2018/19 to 2028/29, which equates to a need to deliver a minimum of 1,038 homes per year. This includes 3,280 homes from small sites.
17. The Camden Local Plan Proposed Submission Draft aims to deliver a minimum of 11,550 additional homes (770 homes per year) over the plan period to 2041. This target has been derived in accordance with the guidance in the London Plan and includes the final three years of Camden's target for 2019/20 to 2028/29 from the London Plan, and the anticipated backlog against this target at

the start of the Local Plan period. It is a capacity-based figure, based on expected delivery over the Plan period (from sites with planning permission and allocated sites), factoring in an allowance for unallocated small sites delivering under 10 additional homes (based on evidence of past delivery). It also reflects the uncertainty and delay in development at Euston. In calculating the housing requirement for the Plan period, Camden has taken into account the housing capacity figures for large sites as set out in the Greater London Authority's Strategic Housing Land Availability Assessment (SHLAA) 2017, together with the small sites target set by the London Plan.

18. It should however be noted that the review of the London Plan will result in a new capacity-based housing target for Camden, which once adopted, will supersede the target that is in the new Local Plan. The GLA are aiming to adopt the new London Plan in 2027, so this would mean that Camden's new Local Plan housing target is only in place for a short period of time.
19. The adopted Islington Plan aims to deliver 7,750 units by 2028/29 with an overall housing target from 2020/21 to 2036/37 of a minimum of 13,175 homes.
20. Both authorities recognise that the London Plan (2021) is due to be replaced in the foreseeable future, and that this will set a new overall housing target for London, and provide updated housing targets for individual London boroughs. The Greater London Authority have launched the LAND4LDN programme to provide real time data for London boroughs to use in the updated SHLAA process going forward. Both boroughs will continue to work collaboratively with the GLA on this project.
21. The National Planning Policy Framework requires local planning authorities to demonstrate a five year supply of deliverable housing sites plus a five percent buffer. Camden cannot currently demonstrate a five year housing land supply, but continue to work on meeting this target. Camden will therefore be writing to Islington and other boroughs under the Duty to cooperate in relation to this matter.

Gypsy and traveller accommodation

22. Islington's adopted Local Plan identifies a need for 10 Gypsy and Travellers pitches over the plan period based on a Gypsy and Traveller Accommodation Assessment undertaken in 2019. No sites were allocated to meet this need in the adopted Local Plan. An immediate focused review was required following adoption. This is under way with consultation on a Draft Gypsy and Traveller Site Assessment Methodology closing in March 2025.
23. Camden's adopted Local Plan identifies a need for 16 additional traveller pitches to 2031, based on a 2014 assessment of need.
24. The London Plan 2021 indicates that boroughs should update their gypsy and traveller accommodation needs assessments as part of the Local Plan review

process. To inform the review of the London Plan, the GLA are carrying out a London-wide Gypsy and Traveller Accommodation Needs Assessment. The provisional findings of the emerging Gypsy and Traveller Accommodation Needs Assessment identify a need for 11 additional pitches in Camden by 2031/32. The overall need for the period covered by the new Local Plan (to 2041) will however be higher and is estimated to be 19 additional pitches.

25. As part of the preparation for the new Camden Local Plan, calls for sites suitable for Gypsy and Traveller accommodation were undertaken in 2020, 2021/22 and winter 2022/23.
26. In 2023 the London Borough Camden commissioned consultants to undertake a Gypsy and Traveller Site Identification Study to identify council-owned sites that could potentially be allocated in the new Local Plan to meet the accommodation needs of Gypsies and Travellers
27. The study identified 18 parcels of land that were considered to be potentially suitable, available and achievable, subject to further assessment by the Council. Further assessment work undertaken by officers ruled out 16 of these parcels of land on the basis that they are either unsuitable or unavailable. The two remaining parcels of land have been allocated in the Camden Local Plan Proposed Submission Draft to help meet the accommodation needs of Gypsies and Travellers in Camden. It is anticipated that these sites could deliver a maximum of six pitches. This will go some way to meeting the identified need for Gypsy and Traveller accommodation in Camden, however it will not meet the identified need in full.
28. Camden will therefore be writing to Islington and other boroughs under the Duty to Co-operate in relation to this matter.

Knowledge Quarter

29. The continued success of the Central Activities Zone (CAZ) is vital to London's world city status. The London Plan and local plans prepared by Islington and Camden seek an increase in office floorspace in the CAZ to sustain London's economic competitiveness. Both authorities have introduced Article 4 Directions to protect central London's strategically important office supply against conversion to residential use under permitted development rights.
30. The Camden Local Plan Proposed Submission Draft also supports the Knowledge Quarter District, and the provision of new employment floorspace (including laboratory or lab-enabled floorspace) in the area centred around King's Cross and Euston. The Knowledge Quarter is an internationally significant innovation district, harnessing collaboration between private sector companies, research establishments. The Camden Local Plan Submission Draft supports the provision of employment floorspace in the area that meets the needs of the thriving knowledge economy and CAZ functions in the south of the borough and includes site allocations to help deliver this.

31. The Islington Local Plan recognises the King's Cross – Moorfield Eye Hospital corridor which links the Knowledge Quarter, with Old Street. The Plan also supports managing and protecting the supply of industrial and warehousing; where it provides essential services for the CAZ.

Site Allocations

32. A number of site allocations in the Proposed Submission Draft South Camden area are close to the boundary with Islington. In particular the Camley Street sites S5 and S6 and S8 St Pancras Hospital site (which has received planning permission for a new Moorfield Eye Hospital) and together expect to deliver 1380 homes together with employment floor space.

Tall buildings

33. The Camden Local Plan Proposed Submission Draft identifies three sites for potential tall buildings close to the boundary with Islington. These are 120 -136 Camley Street (S5), 104 – 114 Camley Street (S6), St Pancras Hospital (S8)
34. The adopted Islington Local Plan and Camden's Submission Draft Plan both include a Tall Building Policy. Camden have amended this policy in response to comments from Islington, to include the consideration of the relationship between the building and neighbouring boroughs where tall buildings are proposed close to the borough boundary. Islington to review and confirm if any further changes are necessary as part of the Regulation 19 consultation.

Waste

35. Camden and Islington are part of a group of seven boroughs that jointly prepared the North London Waste Plan (NLWP), which was adopted in 2022. The NLWP sets out the planning framework for waste management in the Boroughs up to 2037. It identifies sites for waste management use and sets out policies for determining waste planning applications.

Euston Area

36. The Camden Local Plan Proposed Submission Draft contains a policy on the Euston Area, setting the overall objectives for the area. The Council is also preparing an update to the Euston Area Plan (2013). Consultation on a Regulation 18 version of the Plan took place in December 2023 and September 2024, and the Regulation 19 version of the Plan is currently being prepared. A separate Statement of Common Ground relating to the Euston Area Plan will be prepared at the relevant time.

Infrastructure

37. Camden intend to publish an Infrastructure Delivery Plan (IDP) alongside the Submission Draft Local Plan (Reg 19 stage) to identify the infrastructure needed to support the future growth anticipated in the Plan.

38. Islington published an Infrastructure Delivery Plan (updated 2019) to support their future growth.

Governance arrangements

39. This Statement has been informed by ongoing engagement between Camden and Islington (as set out in Appendix 1). It has been prepared as a ‘living’ document, which will be reviewed and updated at key stages in the plan-making processes of either authority and will form a key part of implementation of Local Plan policies and any future Local Plan reviews (for both authorities).

40. Specific officer-level meetings to discuss cross-boundary issues will continue to be held, together with attendance at sub-regional or London wide group and partnership meetings where cross boundary issues are discussed.

41. Officers in each local authority will feed back to senior officers any relevant issues raised in discussions. Likewise, any senior level discussions on relevant cross-boundary issues will inform discussions on strategic planning matters.

Timetable for review and ongoing cooperation

42. The following table details the proposed timetable for key stages in Local Plan reviews, which will inform timings of future discussions. At these key stages, this Statement will be considered and updated, if necessary.

Table 1 – Local Plan proposed timescales

Borough	Current Local Plan adoption date	Local Plan Review – Reg 18 date	Local Plan Review – Reg 19 date	Local Plan Review – Anticipated submission date
London Borough of Camden	Local Plan - July 2017	Draft Site Allocations Plan – Feb 2020 Draft Site Allocations Plan - Dec 2021 Local Plan review calls for views - Nov 2022 Draft Local Plan	April 2025	September 2025

		(incorporating site allocations - January 2024)		
London Borough of Islington	Local Plan adopted 28 September 2023	Gypsy and Traveller Local Plan review started March 2024 Anticipated Autumn 2025		

Signatures

43. Both parties agree that this Statement is an accurate representation of matters discussed, and issues agreed upon. 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 Camden and Islington. The authorities will continue to work collaboratively to address cross-boundary issues and to meet the duty to cooperate.

LONDON BOROUGH OF CAMDEN

Name: Rebecca Burden

Position: Development Plans Manager

Signature: R. Burden

Date: 25/04/2025

LONDON BOROUGH OF ISLINGTON

Name: Mike Carless

Position: deputy team leader planning policy

Signature: M Carless

Date: 25/04/2025

Appendix 1 – Liaison meetings between the Camden and Islington

Date	Title/Purpose	Key actions
26 January 2017	London Borough of Camden and Islington DtC meeting	Discussed progress of Local Plans.
26 April 2018	London Borough of Camden and Islington DtC meeting	Discussed issues relevant to both boroughs.
13 March 2019	London Borough of Camden and Islington DtC meeting	Discussed issues relevant to all boroughs.
3 March 2021	London Borough of Camden and Islington DtC meeting	Discussed issues relevant to all boroughs.
9 June 2022	London Borough of Camden and Islington DtC meeting	Discussed issues relevant to all boroughs.
14 September 2023	London Borough of Camden and Islington DtC meeting	Discussed progress of Local Plans and Article 4 progress
14 September 2024	London Borough of Camden and Islington DtC meeting	Discussed progress of local Plan, Housing matters, Tall Buildings, Retro fit approach and engagement strategies.