

THE ISLINGTON SOCIETY

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Planning Policy Team
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Response to Consultation on Islington Local Plan : Site Allocations November 2018

January 2019

0. We are not commenting on individual Site Allocations.

1. Site Allocation and Progressive Development
Ref. (Para 1.2)

We are aware that the Site Allocations Development Plan (SADP) is a key Supplementary Planning Document (SPD) within Islington's Local Plan and that there is a statutory requirement to provide the Plan. Further, we recognise that there is a considerable value in setting out formally what the council considers to be the most appropriate uses for each identified site in line with existing and emerging planning policies and site specific restraints (Para 1.12)

However, we question the usefulness of the document in its present form as a working policy document beyond the date of its adoption. It is certain that site development proposals will not remain fixed during the lifetime of the SPD, so development needs and sites' potential will change constantly. By way of illustration, it can be seen that the many differences between this SAPD and the previous plan adopted in 2012 occurred throughout its lifetime; sites have been added and removed over time and many of the potential developments that were identified have been implemented. Yet the 2012 SAPD remains the adopted plan. Many of the sites identified in the February consultation for this plan have been developed and their allocation is no longer relevant now, even before adoption of the SPD.

Recommendation:

The Site Allocations Development Plan being a key Supplementary Planning Document we would want to see a working version of the plan continue to be maintained as a developing document after its formal adoption.

2. Viability

We are aware of the London Borough Development Group's recommendation in line with the Mayor's Affordable Housing and Viability SPG that development viability should be assessed on the basis of land values based on "Existing Use Plus Premium." We support the recommendation of the London Forum that Site Allocations should include the LPA's own viability assessment in this basis. We understand that this has been adopted by some councils.

Recommendation:

Where appropriate, we would like to see the council's own viability assessment on the basis of existing use land values.

3. Nag's Head

The Nag's Head gyratory system has long been a blight on the environment and development and viability of the area. Changing the high speed trunk roads back to a two-way road would reduce speeds and encourage the town centre environment and the development.

We are disturbed that this long-held aspiration appears to have been relegated to a low priority. There is an urgent need for this and it should be reinstated as a high, immediate priority. This would have a beneficial effect on the development potential of Allocated Sites

Recommendation:

Include the removal of the gyratory and the reinstatement of a two-way road system in the statements of development considerations for the Nag's Head sites.

January 2019