

# Statement of Common Ground between the London Boroughs of Camden and Haringey

April 2025

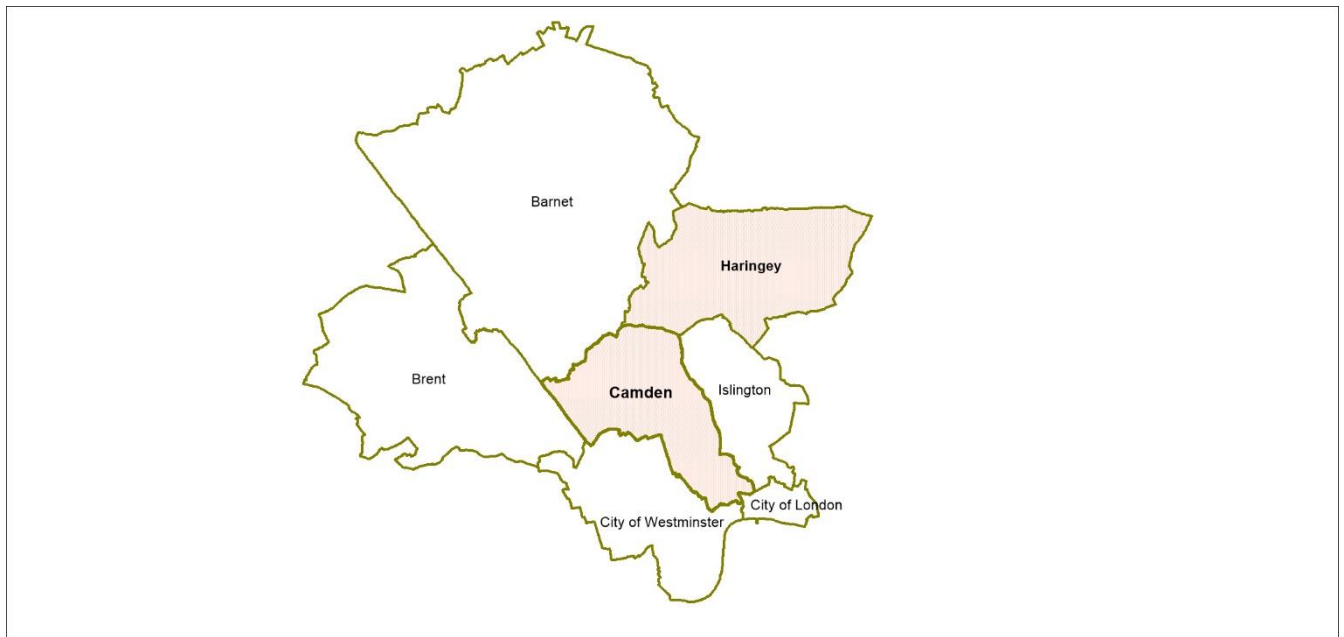


## **Introduction**

1. This document is the Statement of Common Ground (SoCG) between the London Boroughs of Camden and Haringey.
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 Haringey 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.
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 it forward as 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. The Haringey Local Plan 2013 - 2026 was adopted in 2013 and updated in 2017 and comprises of Strategic Policies, Development Management Plan document a Sites Allocation document and Tottenham Area Action Plan. Haringey is currently preparing a New Local Plan to consolidate and update these documents. In this regard, a First Steps Engagement was carried out in late 2020/early 2021 and a Draft Local Plan will be published for consultation in Summer 2025.

## **Strategic Geography**

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



*Figure 1: Boundaries of the London Boroughs of Camden and Haringey Council*

### **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 by significant parks and open spaces including Hampstead Heath and Primrose Hill.

### **London Borough of Haringey**

10. Haringey is an outer London borough, with an area of more than eleven square miles. It is home to around 264,200 people, with almost half the population coming from ethnic minority backgrounds. It includes a range of residential areas, large areas of parks and green space (making up more than 25%) and major landmarks include Alexandra Palace, Bruce Castle and Tottenham Hotspur football stadium. It contains a concentration of designated employment in industry, offices and warehousing. Its economy is dominated by small businesses.

### **Key strategic matters**

11. 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.

12. 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.
13. Camden and Haringey 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 2 August 2018, 20 September 2019, 14 April 2021, 14 February 2023 and 11 July 2024. These discussions have informed development of adopted and emerging plans and other related documents (see Appendix 1).
14. 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 Haringey although it is noted that there are other issues that may have cross-boundary impacts. Camden and Haringey are committed to further dialogue, not just limited to periods of plan preparation.

## **Housing**

15. 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.
16. 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 targets 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.
17. 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.

18. Haringey's housing target is also set by the London Plan. Both authorities recognise that the London Plan (2021) is due to be replaced, 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.
19. 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 Haringey and other boroughs under the Duty to cooperate in relation to this matter.

### **Gypsy and traveller accommodation**

20. Camden's adopted Local Plan identifies a need for 16 additional traveller pitches to 2031, based on a 2014 assessment of need.
21. 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.
22. 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.
23. 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.
24. 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.

25. Camden will therefore be writing to Haringey and other boroughs under the Duty to Co-operate in relation to this matter.

26. To inform its emerging New Local Plan, Haringey Council commissioned a Gypsy and Traveller Accommodation Needs Assessment. However, this has since been superseded by the London-wide Gypsy and Traveller Accommodation Needs Assessment which is due to be published in Summer 2025. Haringey is proud to be an inclusive and welcoming borough and is actively seeking to meet the identified need for gypsy and traveller accommodation. This includes proposals to deliver new permanent pitches on vacant council land.

### **Tall buildings**

27. Camden Submission Draft Plan has a policy on Tall Buildings. There are no sites identified in the Camden Submission Draft Plan close to the border with Haringey.

### **Euston Area**

28. 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 that 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**

29. 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.

30. Haringey is also preparing an IDP and will publish this alongside the Draft Local Plan.

### **Governance arrangements**

31. This Statement has been informed by ongoing engagement between Camden and Haringey (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).

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

33. 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

34. 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*

<b>Borough</b>	<b>Current Local Plan adoption date</b>	<b>Local Plan Review – Reg 18 date</b>	<b>Local Plan Review – Reg 19 date</b>	<b>Local Plan Review – Anticipated submission date</b>
<b>London Borough of Camden</b>	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 (incorporating site allocations - January 2024	April 2025	September 2025
<b>Haringey</b>	Haringey’s Local Plan Strategic Policies 2017  Haringey’s Development Management Strategies 2017  Site Allocations 2017	Local Plan First Steps Engagement: Nov 2020 - February 2021  Call for Sites: June 2024  Draft Local Plan consultation: July-Sept 2025	Proposed Submission Local Plan consultation: May-June 2026	July-Nov 2026  Adoption anticipated Feb 2027

## Signatures

35. 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 HARINGEY**

**Name:** Helen Evans

**Position:** Principal Planning Officer

**Signature:** 

**Date:** 25 April 2025



## Appendix 1 – Liaison meetings between the Camden and Haringey.

<b>Date</b>	<b>Title/Purpose</b>	<b>Key actions</b>
2 August 2018	London Borough of Camden and Haringey DtC meeting	Discussed progress of Local Plans.
20 September 2019	London Borough of Camden and Haringey DtC meeting	Discussed issues relevant to all boroughs.
14 April 2021	London Borough of Camden and Haringey DtC meeting	Discussed issues relevant to both boroughs.
14 February 2023	London Borough of Camden and Haringey DtC meeting	Discussed issues relevant to both boroughs.
20 June 2024	London Borough of Camden and Haringey DtC meeting	Discussed issues relevant to both boroughs.