



ISLINGTON

Consultation Statement

Planning Obligations (Section 106) Supplementary Planning Document

July 2016

**Consultation Statement
Planning Obligations (Section 106)
Draft Supplementary Planning Document**

1. Introduction

This statement sets out details of the initial consultation that has taken place during the writing of the draft Planning Obligations (Section 106) Supplementary Planning Document (SPD). This consultation statement has been prepared in accordance with regulation 12(a) of the Town and Country Planning (Local Development) (England) Regulations 2012.

This Consultation Statement provides information on the early consultation activity undertaken on developing the draft SPD, and a summary of the issues raised during the initial informal consultation stage, and how those issues have been addressed in the draft SPD.

2. Previous consultations

The previous Planning Obligations (Section 106) SPD was consulted on publicly in summer 2013 and adopted in November 2013. A total of 15 responses were received to the consultation and two representations submitted to the Community Infrastructure Levy (CIL) consultation earlier that year were also taken into account.

Further details of the consultation process and comments received for the previous iteration of the SPD are set out in a Consultation Statement which is available on the council's website at: <https://www.islington.gov.uk/S106>.

The purpose of this SPD is to provide advice and guidance to the public and developers regarding implementation of and compliance with the policies relating to planning obligations in the Core Strategy, the Finsbury Local Plan and the Development Management (DM) Policies Development Plan Documents. All of these documents, and hence all of the policies within them relating to planning obligations and elaborated on in this SPD, have also already undergone extensive public consultation.

3. Early internal consultation

The Core Strategy sets out strategic planning policies and spatial strategies for shaping the borough's development to 2025 and beyond. Islington's DM Policies, Site Allocations and Finsbury Local Plan, are aimed at achieving development that helps deliver the vision and objectives set out in the Core Strategy, to bring forward sustainable development.

The Planning Obligations (Section 106) draft SPD supports the implementation of a number of Core Strategy, DM and Finsbury Local Plan Policies including:

- Sustainable development (DM9.2)
- Affordable housing (CS 12)
- Social and strategic infrastructure and cultural facilities (DM4.12)
- Crossrail (DM8.3)
- Accessible Parking (DM8.5)
- Employment spaces (CS 13)
- Sustainable Design (CS 10, DM7.1 & DM7.2)
- Student Accommodation (CS 12)
- Priority projects of the Finsbury Local Plan (BC 10).

Below is a list of the officers and teams within different council services who were consulted as part of the preliminary consultation during the preparation of the draft SPD (organised in order of SPD chapters):

CONSULTATION ON SPECIFIC SECTIONS OF DOCUMENT

Sent out 24/02/2016; Completed 20/05/2016

POLICY

Core Strategy, DM Policies, general policy section & “Other policy documents”: Planning Policy team

Affordable Housing on Small Sites: Officer responsible for Small Sites SPD within Planning Policy team

Student Accommodation: Officer responsible for Student Bursaries SPD within Planning Policy team

Environmental Design: Energy conservation officer and officer responsible for Environmental Design SPD within Planning Policy team

Streetbook: Planning Policy Inclusive Design Officer

Inclusive Design in Islington / Accessible Housing: Planning Policy Inclusive Design Officer

Preventing Wasted Housing Supply: Officer responsible for Preventing Wasted Housing Supply SPD within Planning Policy team

Basement Development: Officer responsible for Basement Development SPD in Planning Policy team

Location and Concentration of Uses: Officer responsible for Location and Concentration of Uses SPD within Planning Policy team

CIL / Interaction of Planning Obligations with CIL: CIL team

Transport Strategy & Implementation: CIL Team Manager responsible for liaising with transport, Planning and Project Management team

INFRASTRUCTURE

Infrastructure Section & Onsite provision of infrastructure: CIL Team & Development Management Team

ECONOMY AND EMPLOYMENT

All obligations (other than Crossrail): Strategy and Community Partnerships, Business and Employment and Support Team

Crossrail: CIL team

COMMUNITY

Affordable Housing: Officer responsible for Housing within Planning Policy team

Mixed Use in CAZ: Planning Policy team, CIL team, Development Management Team

Accessible Parking & Transport: Planning Policy Inclusive Design Officer and Public Realm division

Marketing Wheelchair Accessible Homes: Planning Policy Inclusive Design Officer

Preventing Wasted Housing Supply: Officer responsible for Preventing Wasted Housing Supply SPD within Planning Policy team

Student Bursaries: Officer responsible for Student Bursaries SPD within Planning Policy team

Community Access & Other Management Plans: Strategy and Community Partnerships

Community Safety: Community Safety service

Health Impact Assessments: Public Health team

Public Art: Arts and Cultural Development Manager

ENVIRONMENT

Construction Practice: Public Protection, Environmental Health team

Highways Reinstatement: Transport and Engineering and Public Realm teams

Carbon Off-setting: Energy conservation officer and officer responsible for Environmental Design SPD within Planning Policy team

Removal of Eligibility for Residents' Parking Permits: CIL Team Manager responsible for liaising with transport, Planning and Project Management team

Decentralised Energy: Decentralised Energy Programme Manager, and officer responsible for Environmental Design SPD within Planning Policy team

Travel Plans: Planning and Project Management team, and officer responsible for Travel Plans

Green performance plans: Sustainability officer within Planning Policy team

Other environment obligations (e.g. heritage / conservation): Design and Conservation team

OTHER OBLIGATIONS
Council costs and Other Obligations: Section 106 team and Development Management team
Viability Review: Development Viability Team and Development Management team
NEGOTIATING OBLIGATIONS
Section 106 team, Development Management team and Development Viability Team
IMPLEMENTATION OF SPD
Section 106 team and Development Management team
APPENDICES
Section 106 team and Planning Policy Team

The various teams within the council were consulted through a series of e-mails, meetings and discussions about draft chapters and sections to be included or altered.

4. Early external consultation

On 20 June 2016 an external pre-consultation letter was sent to the following parties:

Organisation
Amwell Society
Canal and River Trust
Mayor's Office for Policing and Crime (MOPAC)
UNITE Group PLC
DP9 on behalf of Royal Mail Group Limited
English Heritage
Environment Agency
Berkeley Homes Capital
GL Hearn Limited
GLA and Transport for London
Highways Agency
Islington Society
Marine Management Organisation
Natural England
Thames Water
The Theatres Trust

The purpose of this letter was to notify those who had previously made comments during latest round of consultations on the now adopted Planning Obligations SPD (2013) to give them advanced notification of the upcoming public consultation process as well as to allow them to share their opinions on the subject to help shape the updated draft.

Pre-consultation comments were invited until Friday 1 July 2016 and four responses have been received, from the Canal and River Trust, the Mayor of London, from Transport for London and from Natural England. Three responses declared that they had currently no specific comments to make. The Canal and River Trust made some comments which are shown in the table below.

5. Summary of issues raised during the initial consultation stage and how they were addressed in the draft SPD

Table 1: Early consultation issues

Persons/ organisations	Main issues raised	How addressed in SPD
<p>Number of council services (see above)</p>	<p>During a series of meetings and ongoing discussions, the draft of each section and chapter to be included in the Planning Obligations (Section 106) SPD was discussed.</p> <p>Each relevant service was sent a copy of the SPD / sections relevant to them and were asked to feedback in terms of:</p> <ul style="list-style-type: none"> • policies and evidence to justify relevant obligations • issues and changes since 2013 that would occasion a change of practice or wording in the new SPD • standard wording used in section 106 heads of terms • any other relevant sections of the document • implications of the new SPD on the implementation of relevant council services <p>Various services and teams provided feedback about all of the above. Internal comments made related to:</p> <ul style="list-style-type: none"> • bringing certain sections up to date with current updated statistics, policy, guidance, legislation and practice and • need for updating the approach to implementation of the Mixed Use Development in the Central Activities Zone (CAZ) obligation in relation to London Plan Policy 4.3 and Development Management Policy DM5.1. 	<p>Changes were made following the advice provided by various council services and teams to refine the draft SPD to ensure it is up to date, and to ensure that implementing the SPD will be feasible.</p> <p>All comments were addressed wherever relevant and possible within the confines of what level of obligations had undergone cumulative viability testing.</p>
<p>Canal and River Trust</p>	<p>It should be made clearer how unique infrastructure improvements only relevant to specific sites (such as canal and towpath capacity access/ improvements in the vicinity of Regent's Canal) will be addressed through S106 / CIL.</p> <p>The process for claiming S106 funds for projects should be explained in the SPD.</p>	<p>Changes were made to the consultation draft SPD aiming to address both comments with:</p> <ul style="list-style-type: none"> • an additional bullet point in Chapter 4 about type of locally relevant infrastructure works specific to a site (e.g. access to public footpaths, canal towpaths etc) which may be funded through Section 106 and • a reference to Ward Improvement Plans in Chapter 9.

Formal consultation on the Draft SPD

The formal consultation on the draft SPD will run from 29 July 2016 to 23 September 2016 in line with statutory requirements. During this time, consultation documents relating to the draft SPD will be available at all Islington libraries, at the council's Municipal Offices and on the council's website. Following consideration of the consultation responses an updated version of this Consultation Statement will be published on the council's website.