



PLANNING COMMITTEE REPORT

PLANNING COMMITTEE		AGENDA ITEM NO:	B1
Date:	5 th October 2021		

Application number	P2021/1395/FUL
Application type	Full Planning (Council's Own)
Site Address	Stacey Street Nursing Home, 1 Stacey Street, Islington, London, N7 7JQ
Proposal	Change of Use from Care Home (C2) to Hostel (Sui Generis)
Ward	Finsbury Park
Listed building	No nearby heritage assets
Conservation area	No
Development Plan Context	None
Licensing Implications	None

Case Officer	Robin Tulloch
Applicant	Georgina Earthy, Homes and Neighbourhoods
Agent	Calford Seaden

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission subject to the conditions set out in Appendix 1;

2. SITE PLAN (site outlined in red)



3. PHOTOS OF SITE/STREET



Image 1: South view



Image 2: South west view



Image 3: Aerial view

4. Summary

- 4.1 Planning permission is sought for the change of use of no. 1 Stacey Street from a residential care home (Use Class C2) to a hostel for homeless persons (Sui Generis). The care home was assessed by the Care Quality Commission in 2012 and received a “Poor” rating. The care home reduced the number of residents and became vacant in 2018 after the last residents were relocated to a local facility. The proposed hostel would provide medium term accommodation for up to 30 residents. The hostel would be staffed 24 hours a day and subject to an Operational Management Plan to protect the amenity of local residents.
- 4.2 No external alterations are proposed, other than the provision of a cycle store. A minimal number of minor internal alterations are required including the provision of an accessible bedroom, additional staff facilities, kitchens and bathrooms.
- 4.3 The two main policy considerations are the loss of a care home and the provision of a new hostel. In terms of the loss of the care home use, Development Management policy DM3.8 notes that such a loss can be justified if adequate replacement accommodation is provided, or it can be demonstrated that the existing use is not fit for purpose.
- 4.4 In terms of the provision of new hostels, the Development Plan advises that new hostels will be supported where, among other things, they are suitable for the intended occupiers in terms of location, standard of accommodation, levels of supervision, management and support, and that the proposal will not give rise to any significant adverse amenity impacts on the surrounding area.
- 4.5 The proposal to re-use a vacant building and meet a demonstrable need, is considered to be a sustainable form of development, which would comply with the relevant policies and provide much needed accommodation for homeless persons. It is considered that with the appropriate operational management measures in place the safety and amenity of future residents of the hostel and the existing local community will be protected.
- 4.6 For the reasons given above and detailed in the subsequent sections of this report, the proposed change of use to a hostel is considered to be acceptable and in accordance with relevant planning policies (including those of the National Planning Policy Framework (NPPF) and the London Plan) and guidance, and is thus recommended for approval subject to conditions.

5. Site and Surrounding

- 5.1 The site comprises a three storey chevron-shaped building with external amenity space at the rear. It sits at the junction of Stacey Street and Steve Biko Road and provides 30 bedrooms and associated staff facilities, kitchens, bathrooms and communal areas. It forms part of Isledon Village, a 1990’s estate built and operated by a number of housing associations.
- 5.2 The estate is largely made up of three-storey terraces of maisonettes with flats above constructed in stock brick with mono pitched roofs. The estate originally comprised 211 units, along with community facilities such as a doctor’s surgery, nursery, workspaces and Isledon Gardens open space which contains children’s play areas and a multi-use games area (MUGA). The number of homes has subsequently increased to nearly 300.
- 5.3 The wider area is predominantly residential and, apart from the Harvist Estate to the south west, the predominant built form is traditional terracing. The mainline railway from Kings Cross runs alongside the east side of the estate, with Gillespie Park beyond that. To the west is the Michael Sobell Sports Centre, and the Emirates Stadium is located 300m to the south.
- 5.4 The site is not within a conservation area and there are no nearby heritage assets. The Isledon Road Site of Importance for Nature Conservation runs alongside the railway line to the east and Isledon Gardens is designated open space.

5.5 The Nag's Head Town Centre is 360m to the west of the site, covering sections of Hornsey Road, Seven Sisters Road and Holloway Road, and the Finsbury Park Town Centre is 400m to the north of the site. The site has a PTAL rating of 6a (Excellent) with Tollington Road less than 100m away providing bus routes to Zone 1 and North and East London, and more bus routes on Seven Sisters Road, Hornsey Road and Holloway Road. Arsenal tube station is 250m to the east and Finsbury Park tube and mainline station is 520m to the north.

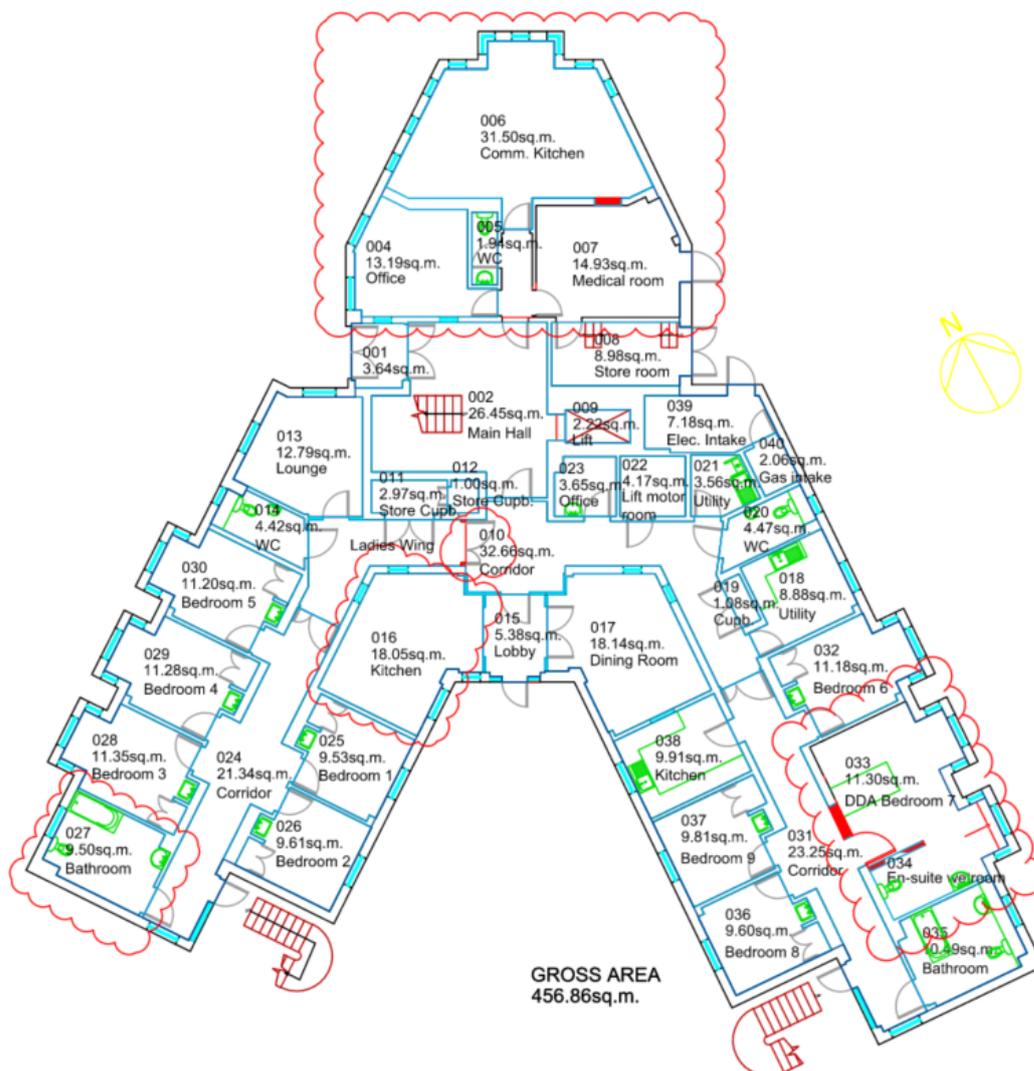
6. Proposal (in Detail)

6.1 The proposal is for the change of use of the existing building from a residential care home (Class C2) to a hostel for homeless persons (Sui Generis). The existing building originally provided accommodation for 30 residents suffering from dementia and other mental health conditions, but this number was reduced following a "Poor" rating from the Quality Care Commission in 2012. The primary failings were the size of the rooms and lack of en-suite facilities which made the accommodation unsuitable for its residents.

6.6 As part of the application a draft Operational Management Plan has been submitted (see Appendix 3 of the Planning Statement). This details that a team of 12 staff will be responsible for the operation of the hostel, and be on site 24 hours a day, 7 days a week on a shift basis. The premises will only accept people referred by designated referral agents. A CCTV system will cover all communal areas and external entrances and fire exits, staff will operate local patrols and community engagement will form a core part of the operation. Residents of the hostel will be expected to sign up to a code of conduct, with substance or alcohol misuses, and anti-social behaviour (ASB), potentially leading to a loss of accommodation. A condition is recommended requiring a full Operational Management Plan to be drawn up by the service provider in consultation with the Council's Community Safety Team and the Police, and be regularly reviewed.

6.7 The existing three storey building provides 10x bedrooms and associated kitchens, bathrooms, toilets and staff facilities on each floor, giving a total of 30 rooms, and the proposed layout would remain largely unchanged. Minor internal alterations are proposed at ground floor level where two bedrooms will be converted to a disabled access bedroom with en-suite wet room and additional offices will be provided along with a medical room and communal space for staff.

Proposed internal changes (highlighted) at ground floor level



6.8 At first floor level new meeting and staff rooms, bathrooms and a kitchen are proposed, and at second floor a lounge and WC would be converted to a kitchen and bathroom. Such internal works are not development and therefore do not require planning permission.

6.9 The only external work would be the provision of a cycle store in the rear amenity space to comply with the Council’s cycle standards.

7. RELEVANT HISTORY

7.1 None

8. CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 119 properties on Stacey Street and Steve Biko Road on 26th July 2021, and a site notice and press advert were displayed on 27th July 2021. The public consultation of the application therefore expired on 22nd August, however it is the Council’s practice to continue to consider representations made up until the date of a decision.

8.2 At the time of the writing of this report a total of 31 responses have been received from the public, the Sam Morris Nursery and the Estate Manager with regard to the application. The issues raised can be summarised as follows (with the paragraph that provides responses to each issue indicated within brackets):

8.3 The principal objection raised in representations is that there is an existing anti-social behaviour (ASB) situation with Isledon Gardens (70m north of the site) which spreads out to Stacey Street and Steve Biko Road, and a new hostel will exacerbate such activity:

- People on the estate and users of the nursery no longer use Isledon Gardens due to current anti-social behaviour taking place there such as prostitution, street drinking, rough sleeping, drug taking and drug dealing, these problems are not being dealt with. (10.24-10.40 & 10.45-10.51)
- The Council and police have been called out to many incidents throughout the day and night and these should all be taken seriously and addressed before considering bringing more vulnerable adults with complex needs into a dangerous area. (10.24-10.39 & 10.44-10.50)
- The site could be put to other uses such as a community centre, smaller hostel or social housing. (10.19)
- Recognise the need to accommodate the homeless, but it is not appropriate for the area. A temporary hostel will distort the character and identity of the area, while the transient nature of their stays will have a destabilising impact on the village residents. (10.25-10.40 & 10.45-10.51)
- The safety of young children could be affected. (10.24-10.40 & 10.45-10.50)
- There are already 3 supported housing blocks on the estate, some of the tenants have mental health problems of their own, and have caused problems for their neighbours, don't need another residence for people with drug/alcohol problems. (10.24-10.40)
- The proposal will impact on the mental health of existing residents. (10.24-10.40)
- Having a mixed gender hostel raises risk of sexual exploitation from other residents. (10.25 & 10.33)
- 2 dogs per resident will increase the risk of ASB. (10.34)
- Noise nuisance created by 20 to 30 people coming and going will adversely impact the quality of life on Stacey Street. (10.44)
- Isledon village is already densely populated to above average numbers and is too small to have 30 more active adults. (10.33-10.34)
- The gardens at the rear of Stacey Street, Steve Biko and Rixon Street will be vulnerable to more antisocial intrusion and overlooking. (10.43)
- CCTV and community policing are not adequate to protect the estate. (10.32 & 10.50)
- The planning statement says the hostel will "contribute towards the creation of diverse communities", but the estate is already diverse. (10.14)
- The planning statement says the applicant will "ensure the scheme is supported by the local community" but there has been no direct and open communication from the Council. (10.26-10.28)

8.6 A 265 signature petition has been presented to Ward Councillors which calls on the council to reduce the size of the hostel, include a community centre/room in the building, and use the remaining space for social housing.

8.7 Councillor Heather has submitted a representation on behalf of the Finsbury Park Ward Councillors. The points raised in this are summarised below:

- Support the principle at this location, but the application refers to residents with complex and multiple needs who would be vulnerable as the surrounding area is a well known drug dealing hot spot.
- Neighbours living in the local community could also suffer from negative impacts to their safety and amenity.

- Finsbury Park Ward has been a police priority for years in order to tackle the high incidence of drug crime in the area.
- There are other vulnerable people housed nearby, as well as the staff, children and parents at the nearby Sam Morris Nursery.
- Concerns are not addressed by the application's supporting information.
- Residents could have criminal records, records of violent behaviour, substance abuse issues, etc.
- Minimal references in the documentation to working in partnership with the local community, and nothing about how safety risks are to be managed and guaranteed in practice.
- The council must be sure that the safety guarantees required by us and the local community are made in writing, and local residents are consulted on them at a public meeting and their confidence of them is gained.
- The planning application makes no mention of community gain or the scale of the proposal being reduced as was raised in a meeting with the director of Housing Needs.
- The local community handed a 265 petition to the Ward Councillors scheduled to be presented to the full council meeting on 23 September. This stated:
We, the undersigned, as tenants and residents of Isledon Village and Sam Morris Nursery staff and parents, call on Islington Council to withdraw their proposal to turn the Stacey St Nursing Home into accommodation for 30 rough sleepers with 'complex needs'. Our estate is already experiencing high levels of ASB and this will add to the problems of the people already living and working here. We believe the Nursing Home should be used as General Needs Social Housing, with a smaller rough sleeper unit and a community centre for the estate."
- The Planning Statement does not mention any space for community use, which is referred to in the petition above.
- Point 3.8 (of the Planning Statement) says that the council will ensure the scheme is supported by the local community there is much more work to be done here to gain the confidence of the local community to support this proposal.
- Point 3.19 mentions future consultation with residents which is welcome, but there has been no formal consultation so far, the Ward Councillors attended a meeting to discuss the hostel proposal on 26 July with the Director of Housing Needs, a Community Safety Officer and a Police Officer and discussed further consultation.
- We are not in a position to support this planning application as it currently stands.
- The planning application should be heard by the Planning Committee to ensure that our views, and those of the local community are fully taken into account.

[Officer comment: these issues are addressed in the section relating to the Operational Management Plan and Amenity starting at paragraph 10.24)

External Consultees

- 8.8 Designing Out Crime: Agree that the crime figures have improved in the area, down to the hard work of multiple agencies over the last few years, but there are concerns that if not managed correctly the facility could bring problems to an area where multiple agencies have worked hard to reduce crime. If the application were to be approved then there are certain physical security measures recommended to ensure the safety of the staff, the residents and their property. The most important factor in ensuring the venue does not attract ASB or contribute to issues in the neighbouring area is ensuring there is a strict management plan for the hostel.

Internal Consultees

- 8.9 Planning Policy: No objection, the applicants have demonstrated that the loss of the care home and provision of a hostel would comply with the relevant policies.
- 8.10 Energy Conservation Officer: No energy information required.
- 8.11 Sustainability Officer: Acceptable as the proposal is a change of use.

8.12 Accessibility Officer: No objection.

8.13 Community Safety: The Council has worked extensively alongside policing and other partners from Islington, Hackney and Haringey to address ASB in the area over the past two years. Without a direct route off the streets rough sleeping numbers are likely to rise. The biggest concern is in the risk that future residents become victims of criminality or that any possible vulnerabilities are exploited due to the nature of the challenges being faced in the wider location. The most vital part of ensuring that communities are protected is in the effective management of the site in question. It is imperative that there are robust processes and procedures in place in order to effectively prevent and manage any issues associated with criminality or anti-social behaviour. Community Safety have reviewed the draft Operational Management Plan (OMP) and have provided comments and suggestions:

	OMS	Comments
1	That they observe and manage the behaviour of residents in the area surrounding the premises as well as on site.	This should include nearby amenities such as green spaces, shops and other potential gathering points
2	Frequent locality patrols of the local area to engage with any residents, patrols with other agencies	There should be patrol logs reporting findings which should be brought to the attention of duty manager
3	Activity within the premises will not result in any level of noise nuisance	Any breach should be reported by staff and considered for escalation action
4	Strict policies around drug and alcohol use will be in place & zero tolerance outside of building	Community Safety would like to review both ASB and drugs policy with escalation and sanction process
5	The project will offer resident engagement opportunities to the local community and will encourage the project residents to become involved in any existing community initiatives.	Early communication and arrangements should be setup with all local stakeholders in advance of operation to ensure effective communication

	Additional suggestions	
1	To implement a drugs and ASB policy document which clearly outlines expectations of residents as well as sanctions and that any breaches be linked into care plans for support as well as escalation through the sanction process for enforcement as appropriate.	
2	The contract owner should pro-actively request and monitor ASB and crime data at the site with the data forming part of key performance indicators. Information can be shared via Community Safety.	
3	Ensure that Community Safety are involved in the implementation of the plan.	
4	Implementation of a positive action policy whereby the provider and staff make a commitment to co-operate with the council and police in regard to any criminality, including providing statements to support action where required.	

5	Service should sign an information sharing protocol between council and police in order to share appropriate information quickly to resolve issues relating to crime and ASB.
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9. RELEVANT POLICIES

National Guidance

9.1 The National Planning Policy Framework (NPPF) 2021 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF and National Planning Practice Guidance (NPPG) are a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

9.2 The Development Plan is comprised of the London Plan 2021, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report and are detailed below.

9.3 **The London Plan 2021 – Spatial Development Strategy for Greater London**

Policy H8 Loss of existing housing and estate redevelopment Policy H12 Supported and specialised accommodation Policy H13 Specialist older persons housing	Policy S2 Health and social care facilities Policy G5 Urban greening Policy T4 Assessing and mitigating transport impacts Policy T5 Cycling Policy G5 Urban greening
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9.4 **Islington Core Strategy 2011**

Policy CS2 Finsbury Park Policy CS10 Sustainable design	CS12 Meeting the housing challenge Policy CS18 Strategic infrastructure
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9.5 **Development Management Policies 2013**

DM2.1 Design DM3.8 Sheltered housing and care homes DM3.9 Houses in multiple Occupation, hostels and student accommodation	DM7.1 Sustainable design and construction DM8.2 managing transport impacts DM8.4 Walking and cycling
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Draft Local Plan

9.6 The Regulation 19 draft of the Local Plan was approved at Full Council on 27 June 2019 for consultation and subsequent submission to the Secretary of State for Independent Examination. From 5 September 2019 to 18 October 2019, the Council consulted on the Regulation 19 draft of the new Local Plan. Submission took place on 12 February 2020. As part of the examination consultation on pre-hearing modifications took place between 19 March and 9 May 2021. The Matters and Issues have now been published with hearings taking place from 13 September to 5 October.

9.7 In line with the NPPF, Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Emerging policies that are relevant to this application are set out below in **Appendix 2**

Policy H7: Meeting the needs of vulnerable older people Policy H9: Supported Housing Policy G1: Green infrastructure	Policy S1: Delivering Sustainable Design Policy T1: Enhancing the public realm and sustainable transport
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9.8 Supplementary Planning Guidance (SPG) / Document (SPD)

<u>Islington</u> Inclusive design 2014 Environmental Design 2012	<u>GLA</u> Social Infrastructure 2015 Planning for Equality and Diversity 2007
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The SPGs and/or SPDs which are considered relevant are also listed in Appendix 2.

10. ASSESSMENT

The main issues arising from this proposal relate to:

- Land use
- Amenity
- Transport
- Accessibility
- Sustainability

Land-use

10.1 The proposal is for the change of use of no. 1 Stacey Street from a care home (Class C2) to a hostel for the homeless (Sui Generis). The primary policy considerations are the loss of the care home and the provision of a new hostel.

Loss of a care home

Policy Context

10.2 London Plan policy H8 (Loss of existing housing and estate redevelopment) states that loss of hostels, staff accommodation and shared and supported accommodation that meet an identified need should be satisfactorily re-provided to an equivalent or better standard. Policy H13 (Specialist older persons housing) does not specifically refer to the loss of care homes, but does state that specialist older person housing should be accessible with the highest standards of accessible and inclusive design.

10.3 London Plan policy S2 (Health and social care facilities) states that boroughs should work with Clinical Commissioning Groups (CCGs) and other NHS and community organisations to identify opportunities to make better use of existing infrastructure through reconfiguration of services and facilitate the release of surplus buildings and land for other uses.

- 10.4 Development Management policy DM3.8 (Sheltered housing and care homes) states at part (B) that the council will resist development which involves the loss of floorspace in sheltered housing and care homes unless either:
- i) adequate replacement accommodation will be provided that satisfies parts A (i) to (iii) (suitability and accessibility); or
 - ii) the applicant can robustly demonstrate that there is a surplus over a long-term of this housing type in Islington; or
 - iii) it can be demonstrated that the existing accommodation is unsatisfactory for modern standards and/or not fit for purpose and the proposed development would provide accommodation to meet an identified acute need, which may include social rented housing.
- 10.5 Draft Local plan policy H7 (Meeting the needs of vulnerable older people) states that the Council will resist the loss of floorspace in specialist older peoples' accommodation unless:
- i) adequate replacement on-site accommodation will be provided; or
 - ii) adequate replacement accommodation is provided elsewhere in the borough; or
 - iii) the applicant can robustly demonstrate that there is a surplus over a long-term of this housing type in Islington; and it can be demonstrated that the existing accommodation is unsatisfactory for modern standards and/or not fit for purpose.
- 10.6 Draft policy H7 has limited weight as it received a significant level of objection as part of the Local Plan consultation process.

Assessment

- 10.7 The site was last used as a nursing home for older people with dementia and other mental health conditions and operated by Camden and Islington NHS Foundation Trust (CIFT). The premises received a "Poor" rating from the Care Quality Commission in 2012 as the bedrooms were too small with no en-suite bathrooms and the physical fabric was in need of improvement. The number of residents was reduced from 30 to 15 to seek to address issues, but this proved unviable and the Clinical Commissioning Group believed that it could obtain better value for money elsewhere. In 2017 it was considered no longer fit for purpose and was closed in 2018.
- 10.8 The disposal of the nursing home should be viewed in the context of the review of acute hospitals by Lord Carter (The Carter Review June 2015) which set out to review efficiencies across the estate and to determine how large savings could be made by the NHS Trusts (£5bn each year by 2020) by rationalising their estates to achieve a more efficient estate model.
- 10.9 In tandem with this, Camden and Islington NHS Foundation Trust is embarking on a significant redevelopment of St Pancras Hospital and the development of Community Hubs rather than multiple sites for small teams, which allows a bringing together of services and providers to enable the coordination of treatment to deliver care closer to people's homes, a better quality service and better outcomes. The Trust needs an estate that can provide a safe and therapeutic environment to those requiring inpatient care. Many of the Trust's 33 sites (including Stacey Street) are spatially inefficient, lack modern safety features and make it difficult to bring together a full range of services (physical and mental health and social care).
- 10.10 Consequently the site has not been identified as a strategic or operational requirement of the Trust's estates strategy or the St Pancras Hospital redevelopment business case. There are also significant revenue costs associated with the option of continuing to retain the property. Disposal of the premises will potentially provide access to capital receipts that can be used to fund the future redevelopment of the Trust's estate.
- 10.11 After review by the Islington Clinical Commissioning Group, St Anne's Nursing Home in Durham Road N7, approximately 0.5 miles away, was identified as a suitable location as it provides larger en-suite rooms and was designed in line with dementia friendly building requirements. The

remaining residents at Stacey Street were relocated to St Anne's in 2017. It has been confirmed by the Acting Director of Joint Commissioning and Strategy that there have been no capacity issues as a result of the closure of Stacey Street.

- 10.12 As such, it is considered that the loss of the care home complies with London Plan policies H8 (Loss of existing housing and estate redevelopment) and S2 (Health and social care facilities), and Development Management policy DM3.8 (Sheltered housing and care homes), as the existing premises are not fit for purpose and adequate replacement accommodation has been provided.

Provision of a Hostel

Policy Context

- 10.13 The NPPF states at paragraph 60:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

- 10.14 London Plan policy H12 (Supported and specialised accommodation) supports the delivery of specialised housing such as accommodation for rough sleepers and requires new development to provide options for the diversity of London’s population within a wider inclusive community setting.

- 10.15 Development Management policy DM3.9 (Houses in Multiple Occupation, hostels and student accommodation) states at part E that the Council will support the provision of new hostels where they will:

- i) not result in the loss of permanent housing or existing satisfactorily shared accommodation;
- ii) be suitable for the intended occupiers in terms of the location, standard and level of facilities and provide the necessary level of supervision, management and care/support;
- iii) be an appropriate use considering the surrounding area, and contribute to mixed and balanced communities; and
- iv) not give rise to any significant adverse amenity impact on the surrounding neighbourhood.

- 10.16 Draft Local Plan policy H9 (Supported housing) states that the Council will support the provision of new supported housing where:

- i) it meets an identified need, including larger-than-local need;
- ii) it is suitable for the intended occupiers in terms of the standard of facilities and the level of independence, and provides the necessary level of supervision, management and care/support. Regard must be had to Policy H4 (Delivering high quality housing) and any best practice standards that the Council considers relevant and which are related to the specific type of accommodation and the people/groups it is targeted to; and
- iii) there is easy access to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers.

- 10.17 Draft Local Plan policy H9 has limited to moderate weight as it received minor objections in response to the Local Plan consultation process.

- 10.18 The Mayor’s Housing Supplementary Guidance (SPG) states that when considering planning applications boroughs should ensure that specialist housing needs are identified authoritatively and coordinated action is taken to address them in plan making and strategies. The London Plan notes the importance of doing this to both meet the needs of an ageing population and to address

those of other groups which need accommodation based, supported care services such as hostels, refuges and foyers.

Assessment

- 10.19 There is a demonstrable and urgent need for hostel accommodation for people experiencing rough sleeping and other forms of homelessness in Islington, and the proposal represents an opportunity for the Council to fulfil its aim of eliminating rough sleeping in Islington and offering all residents a safe and welcoming home in line with the Council's Homelessness and Rough Sleeping Strategy 2019-2023 and the corporate aims of Building a Fairer Islington.
- 10.20 Islington has experienced a sharp rise in rough sleeping over the last 5 years. As a response to the Covid-19 pandemic and lockdown in April 2020, the Government announced the "Everyone In" initiative to reduce homelessness, and in Islington, emergency accommodation has been found for 375 people. At the time of the application, there were approximately 100 people in emergency accommodation who need appropriate longer-term housing and the Council does not consider it acceptable for people to remain in emergency accommodation for prolonged periods of time.
- 10.21 The building on Stacey Street has been identified by the Council's Homes and Neighbourhoods Team as suitable for a hostel for rough sleepers, and it would offer longer term housing (12- 18 month average stay) for up to 30 people who are currently in emergency accommodation. After this time the residents will move to more stable accommodation at another location.
- 10.22 The site is well served by public transport with a high (6a) Public Transport Accessibility Level (PTAL). The immediate area is residential and the council operates a number of hostels in similar residential areas in the borough; at Southwood Smith Street, at the rear of Old Royal Free Square, which provides 10 flats for 20 people with high support mental health needs; 175-181 Barnsbury Road providing high support mental health with 21 beds; and 26 & 30 Ashely Road providing 18 complex needs high support beds. Procedures are in place in each of these hostels to ensure that any potential impact on residents is mitigated and these are considered to function effectively. The supported accommodation already on the estate does not benefit from either on-site staff or management plans which would mitigate anti-social behaviour.
- 10.23 In terms of the standard and level of facilities, although the adopted plan does not provide specific space standards for hostels, the applicant proposes changes to the layout and arrangement of the rooms to ensure that residents have adequate sized bedrooms, WCs and bathroom, and other facilities which meet the same standards as other homeless hostels provided by the Council.

Operational Management Plan

- 10.24 It is recognised that there are ASB problems within the locality, inclusive of Isledon Park and the surrounding Streets. The applicant has submitted a draft Operational Management Plan (OMP) as part of their Planning Statement. The plan states that staff will be on the premises 24 hours a day on a rota basis and will include a manager, a deputy manager, 6 x project workers, 2 x complex needs worker (or navigators), and peer coaches.
- 10.25 The service provider has yet to be finalised, but a preferred provider is expected to be presented to the Executive in October subject to planning permission. The provider will have to demonstrate a proven track record in providing support to people with a history of rough sleeping and complex needs and operating well managed accommodation projects. The council has a robust procurement history and all applications will be rigorously assessed by a panel against the award criteria. Once in place, the contract will be reviewed on a quarterly basis to ensure the successful provider is meeting its targets and performance is in line with contract and specification requirements.

- 10.26 Part of the service specification relates specifically to locality management and engagement with local residents. This will be an ongoing commitment to the local residents to ensure there is a communication plan in place and any issues or areas of concern are dealt with immediately with an escalation process in place if needed.
- 10.27 The draft OMP states that there is an expectation that the service provider will foster positive relationships with the neighbours, and active steps will be taken to achieve this. A range of measures for the provider are set out which include frequent locality patrols to engage with residents and other local agencies, and various means of resident engagement including how local residents can contact the manager, and how incidents can be escalated to the local authority and Community Safety Officers
- 10.28 Local resident engagement sessions are proposed to be held ahead of the project opening, in order to co-produce the service. The Homes and Neighbourhoods Team plan to hold a range of meetings with residents, partners and stakeholders once the service provider has been announced. The resident engagement will continue for the lifetime of the project, once the support provider is in place they will be expected to hold events throughout the year that enhance and promote integration and social inclusion.
- 10.29 The draft OMP sets out measures to ensure that residents in the facility do not create negative impacts in the local community, and the facility is a safe and healthy place for the residents and staff. These include, but are not limited to:
- Code of Conduct, which residents of the hostel must agree to upon entry.
 - Ensuring that the zero-tolerance approach to drugs and alcohol is observed.
 - Anti-social Behaviour log.
 - Security measures for the safety of the guests, premises, and the wider community including the provision of CCTV.
 - Ensuring noise in the facility does not result in noise nuisance.
 - Quiet time: from 11pm the facility will begin to wind down.
 - Observing and managing residents in the facility and in the surrounding area.
 - Health and safety measures including fire risk strategy, legionella testing, cooking facilities.
- 10.30 The OMP states that upon entry each guest must sign a guest agreement that includes a code of conduct. Substance misuse, and antisocial behaviour will not be tolerated and any incidents will be logged, including emergency service call outs. Any guest that is found to be in contravention of this may lose their bed space with immediate effect.
- 10.31 A log of all incidents of antisocial behaviour will be kept, this includes emergency service call outs and issues of guests acting inappropriately. Support will be offered via the support provider to refrain from these activities. Any issues of anti-social behaviour raised by members of the local community will receive a response from the scheme manager with escalation processes listed above. Persistently causing anti-social behaviour may trigger an eviction from the service.
- 10.32 A digital CCTV system will be installed that covers all communal areas of the project as well as the entrance and outside all fire exits. All footage will be stored as per the provider's policies and procedures the expectation is that footage should be kept for a minimum of 28 days and at least one staff member on site should know how to provide footage to police on request.
- 10.33 The selected provider will also have policies and procedures around safeguarding, and the project will be bound by Islington's procedures on how to raise safeguarding alerts. All safeguarding concerns will be reported to Islington Adult Social Services.
- 10.34 Up to 2 well behaved dogs per resident will be admitted into the project. Their owners will be expected to keep them on a lead and under control at all times and expected to pick up any mess after the dog and dispose of it appropriately.

- 10.35 Representations received have raised concern regarding potential residents having drink or drug dependency, which would add to the ASB in the area. However, the Director of Homeless notes that approximately two thirds of homeless people become homeless due to loss of employment rather than drug or drink problems. Furthermore, the proposed use is for a hostel for the homeless, not a rehabilitation facility. There are a variety of specialist hostels in residential areas in the borough working to get vulnerable people with complex needs into permanent accommodation. These hostels provide specialist care and support, such as offender rehabilitation schemes, substance misuse hostels, and mental health hostels, and are operated by various service providers such as St Mungo's, One Housing and Peabody.
- 10.36 If residents do have substance misuse issues, the Council's substance misuse service provider is based on Seven Sisters Road. There is potential for the service to run harm minimisation work at the hostel and to encourage people to engage to use the service, so occasional initial assessments may be undertaken at the scheme for those who request it, but any specialist support would be provided off site.
- 10.37 Community Safety Officers have been consulted as part of the application and do not object to the proposal. They have also reviewed the draft OMP, making further suggestions to this such as locality patrols covering local green spaces and shops, early communication with all local stakeholders, a drugs and ASB policy document, and ensuring that the Community Safety Team is involved in the implementation of the plan (*see para 8.12 for further details*).
- 10.38 The Designing Out Crime Officer also raises no objection to the proposal and recognises the importance of the Operational Management Plan. They also set out a number of measures that should be taken to ensure the safety of residents, which are listed in the Amenity section of this report.
- 10.39 It is recognised that there is an existing problem with anti-social behaviour in the area, and it is noted that neither the Community Safety Team nor the Designing Out Crime Officer object to the proposal, but rightly recognise the need for a robust Operational Management Plan for the success of the proposal. They request that they be consulted in its drafting and implementation, and officers consider that an appropriate Operational Management Plan, which includes regular communication with local residents and regular review, will protect both future residents of the hostel and the wider community. A condition is recommended that requires a full Operational Management Plan, drawn up in consultation with Community Safety and Designing Out Crime Officers, to be approved before first occupation of the use.
- 10.40 In light of the above it is considered that the provision of a new hostel in this location would comply with London Plan policy H12 (Supported and specialised accommodation) and Development Management policy DM3.9 (Houses in Multiple Occupation, hostels and student accommodation) as it will be suitable for the intended occupiers in terms of the location, standard and level of facilities and provide the necessary level of supervision, management and care/support; be an appropriate use considering the surrounding area, and contribute to mixed and balanced communities; and with a robust Operational Management Plan, not give rise to any significant adverse amenity impact on the surrounding neighbourhood.

Amenity

- 10.41 Development Management policy DM2.1 (Design) at Part A(x) requires development to provide a good level of amenity including consideration of noise and the impact of disturbance, hours of operation, vibration, pollution, fumes between and within developments, overshadowing, overlooking, privacy, direct sunlight and daylight, over-dominance, sense of enclosure and outlook.
- 10.42 Development Management policy DM3.9 (Houses in Multiple Occupation, hostels and student accommodation) states at part E(iv) that the Council will support the provision of new hostels

where such a use will not give rise to any significant adverse amenity impact on the surrounding neighbourhood.

- 10.43 As noted above, there are no external changes proposed at the site so there would be no impact on sunlight/daylight. The building was designed and built at the same time as the residential blocks on Stacey Street and Steve Biko Road, so there is no inherent overlooking issue. None of the rear windows directly face neighbouring residential windows.
- 10.44 In terms of noise, the use is akin to a residential use and the former use, which would not create a noise nuisance, and as noted above the draft OMP includes controls to limit noise and disturbance.
- 10.45 Representations received raise considerable concern that the proposed hostel use will make existing levels of Anti-Social Behaviour (ASB) worse. It is acknowledged and understood that Isledon Gardens, which is approximately 70m north of the site experiences problems with activities such as drug taking, drug dealing, rough sleeping and sex work.
- 10.46 In May 2021 the Council's Community Safety Team produced an Environmental Visual Audit (EVA) of Isledon Gardens. An EVA is intended to produce detailed "Community Intelligence" to support both crime reduction and deliver other improvements to quality of life issues via partnership working. It is used to identify both physical changes to the environment and highlight where additional resources are needed to reduce crime, fear of crime and repeat victimisation
- 10.47 The main reason for ASB activity in the park is due to very limited natural surveillance. There is a sunken garden that is used for drug taking/dealing and street drinking as there is little visibility from the surrounding streets, with an even more obscured area behind it. Other features around the garden also provide cover for drug use and sex work.
- 10.48 The EVA recommended, among other things, removal of the bushes in the areas where drug use is taking place, and lowering the height of the trees and bushes in other areas, the installation of CCTV covering the entrances to the park, opening up sight lines to Isledon Road so passing police vehicles can see into the park, removing the walls around the sunken garden area and some of the seating in the sunken garden to make it less appealing to street drinkers/drug users, and fitting gates that enable the park to be locked at night time. It also recommended better policing and more formal enforcement procedures.
- 10.49 The EVA does state that overall activity at Isledon Gardens is not on a par with other areas locally identified as hotspots and the EVA is not a guarantee that any suggestions will be actioned, but some works, such as pruning, have already been carried out. The purpose of the OMP is to ensure that existing problems are not added to.
- 10.50 There was also concern that future residents would be vulnerable to being in close proximity to various types of ASB. Whilst the hostel will have its own safeguarding and protection procedures, the Designing Out Crime Officer also recommends various physical security measures to ensure the safety of the staff, the residents and their property such as:
- A minimum PAS24 2016 front door with audio visual entry system.
 - Encrypted fob entry and self-closing, self-locking door (ideally LPS1175 SR2 or STS202 to withstand communal use).
 - A secondary self-closing, self-locking door (minimum PAS24 2016) to create an airlock lobby to prevent tailgaters and ensure staff safety, giving staff an opportunity to verify I.D before access to the main body of the building is granted,
 - A secure room for staff to retreat to should an incident break out that they are unable to manage. This would require a PAS24 2016 door to the room with an internal thumb turn. Any glazing on the door is to be a minimum of P1A glazing. The room should also be equipped with a landline.

- Residents rooms to be secured with a PAS24 2016 door to provide them with adequate security.
- Secure lockers to store personal belongings should be provided which are robust enough to prevent anyone tampering with them.
- Any accessible windows and all ground floor opening windows should be PAS24 2016,.
- Doors accessible from the street should be a minimum of PAS24 2016, fire doors should have no external ironmongery.
- CCTV to identify anyone who is causing/attracting problems at the location. This should be of good quality, at a height to capture clear facial images, work in collaboration with any lighting present and held for a minimum of 28 days.
- Security lighting to deter anyone that might not have a bed at the location bedding down in doorways or recesses.

10.51 A condition is recommended requiring details of the appropriate security measures to be submitted to and approved by the Council, and implemented before occupation.

Transport

10.52 London Plan policy T4 (Assessing and mitigating transport impacts) requires development proposals to reflect and be integrated with current and planned transport access, capacity and connectivity. It also requires transport assessments/statements to ensure that impacts on the capacity of the transport network (including impacts on pedestrians and the cycle network), at the local, network-wide and strategic level, are fully assessed.

10.53 Development Management policy DM8.2 (Managing transport impacts) requires development to address its transport impacts in a sustainable manner and in accordance with best practice and have no significant negative impacts from transport arrangements on the local and wider environment. Policy DM8.2 also requires the submission of a transport assessments/statements to enable the Council to fully assess the impact of a proposal.

10.54 Draft Local Plan policy T1 (Enhancing the public realm and sustainable transport) states that proposals must take into account the link between land use, transport accessibility and connectivity, and promoting journeys by physically active means, like walking or cycling. This policy has limited to moderate weight as it only received minor objections.

10.55 Up to 30 residents are proposed to stay at the hostel with a stay of 12-18 months. It is anticipated there would be approximately 15 referrals a year. Residents would make their own way to the hostel by public transport, and it is not anticipated that they would arrive by car, taxi or Borough transport unless this is required due to a disability. However, as noted in the Residential Standards section, Housing Needs and Strategy advise that homeless people with physical disabilities are prioritised and better served in bespoke accommodation. As such it is not considered that an accessible parking bay is required in this case.

10.56 Appendix 6 of the Development Management Policies document sets minimum cycle provisions, for hostels 1 space is required per 4 beds so the provision of 30 beds would require 8 spaces. However, the draft Islington Local Plan requires 1 space per 20 beds. The London Plan does not specifically refer to hostels, but advises using similar relevant uses, similar Class C uses also require 1 space per 20 beds and 1 space per 5 staff.

10.57 The applicant's transport statement indicates the provision of 2x Sheffield stands (which would provide 4x spaces) which is considered to be appropriate for the use.

10.58 In terms of servicing, arrangements, these would be the same as for the nursing home. There would be a monthly laundry service and ad hoc food deliveries. Waste and refuse collection would be weekly in conjunction with the regular local service, and the proposed use would make use of the existing refuse storage facilities.

10.59 In light of the above, it is not considered that the change of use would have a harmful impact on the local transport network.

Residential standards

10.60 Neither the London Plan nor the Development Management Policies document specify space standards for hostels, however Development Management policy DM3.9 (Houses in Multiple Occupation) requires new hostel accommodation to be suitable for the intended occupiers in terms of standard and level of facilities.

10.61 The layout of the building comprises 10x bedrooms per floor with 5 in each wing. The proposed rooms would be non-self-contained, but with a sink and a minimum of 9sqm of floorspace. Each wing would have at least one shared bathroom and toilet per floor, and each floor would have a communal kitchen and communal lounge. External amenity space is provided within the yard at the rear, and its use will be controlled by the Operational Management Plan.

10.62 Policy DM3.9 requires 10% of bed spaces to wheelchair accessible, which would equate to 3x bed spaces, however only one ground floor room is proposed to be adapted.

10.63 Demand for wheelchair accessible accommodation for hostel uses is low within the borough, and over the past few years only 2 rough sleepers have required special accommodation. They are currently housed in appropriate accommodation and awaiting nomination of council accommodation. Wheelchair users are classed as “priority need” under the Housing Act and it has been the Council’s policy to provide homeless wheelchair users with bespoke accommodation as this is better tailored to their needs. Given this, the Accessibility Officer raises no objection to the level of provision as part of this proposal.

Sustainability

10.64 Given that the proposal is for a change of use of an existing building to a highly similar use (i.e. non self-contained accommodation for 30 residents) and that no construction work is proposed, rather than demolition and erection of a new building, or a substantial extension, relevant energy and sustainability requirements are not considered to be reasonably required in this case. The Council’s Sustainability Officer and Energy Team have also reviewed the submission and advised that energy and sustainability details are not required to be submitted in this case.

10.65 Notwithstanding this, the new London Plan 2021 has introduced an Urban Greening Factor Assessment. Policy G5 (Urban greening) states that all major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design. The policy also expects councils to develop their own urban greening factor.

10.66 The London Plan, and the associated draft guidance, advise that Urban Greening is a crucial factor in the design of new developments, but is problematic when applied to changes of use where there are little, or no, physical changes.

10.67 Draft Local Plan policy G1 (Green infrastructure) states that major developments are required to conduct an Urban Greening Factor (UGF) assessment in accordance with the methodology in the London Plan. Schemes must achieve an UGF score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development. Policy G1 received minor objections so has limited to moderate weight.

10.68 An Urban Greening Factor assessment gives a rating to each type of surface on the site, with more biodiverse and permeable surfaces achieving a higher rating than hard landscaping and similar surfaces. The nursing home building covers approximately 500sqm of the site with another 150sqm of hard landscaping at the rear. As the total site area is approximately 780sqm there is

little space to add soft landscaping. The building also has a mono-pitched roof so there is no opportunity for a biodiverse roof, which could improve a UGF score.

- 10.69 The applicant has submitted an Urban Greening Factor assessment which indicates a score of 0.05. Whilst this is below the interim targets of the London Plan, it is considered acceptable in this case given that no physical development works are taking place and there are little effective measures that could be taken in these circumstances to meet the London Plan target.

Planning Obligations, Community Infrastructure Levy and local finance considerations

- 10.70 Should the application be approved and the development is implemented, the development will not be liable for CIL as there is no additional floorspace being created and there are no new residential (C3) units being created.
- 10.71 There are no obligations required via Section 106. The issues and impacts arising from the development proposal, such as the Operational Management Plan, can properly be addressed by condition. Whilst the Planning Obligations SPD does refer to hostels of 1,000sqm or more it is not considered that the change of use would attract any of the obligations.
- 10.72 The standard construction placement obligation requires placements of 26 weeks during the construction phase of the development to improve the prospects of local people accessing new jobs created in the proposed development. The proposal is for a change of use and therefore no construction is proposed, other than the limited internal works of improvement and making good. Also, the proposed use is a hostel with a small, specialist workforce so the employment and training contribution, which seeks to improve the prospects of local people accessing new jobs created in the proposed development is not applicable, and uses a formula based on the uplift in the number of employees. Similarly no environmental obligations, such as construction practice or highways reinstatement are sought as there are no physical external works being carried that would affect residential amenity or the local transport network.

11. SUMMARY AND CONCLUSION

Summary

- 11.1 The proposal would be a sustainable form of development in line with the NPPF, London Plan and the Council's adopted and draft development policies.
- 11.2 The main policy considerations are the loss of a care home and the provision of a new hostel which include a requirement to protect the safety and amenity of the local area. In terms of the loss of a care home, it is considered that the loss has been justified as adequate replacement accommodation has been provided, and the existing use is not fit for purpose.
- 11.3 In terms of the provision of new hostels, the Development Plan advises that new hostels will be supported where, among other things, they are suitable for the intended occupiers in terms of location, standard of accommodation, levels of supervision, management and support, and that the proposal will not give rise to any significant adverse amenity impacts on the surrounding area. It is considered that these criteria have been met.
- 11.4 The proposal of re-using a vacant building and meeting a demonstrable need within the borough is considered to be a sustainable form of development which would comply with relevant policies and provide much needed accommodation for homeless persons. It is recognised that there are ASB issues in the area, but it is considered that with the appropriate operational measures in place the safety and amenity of future residents of the hostel and the existing local community will be adequately protected.

12. Conclusion

- 12.1 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to **conditions** to secure the following:

List of Conditions:

1	Commencement (Compliance)
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved Plans List (Compliance)
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan BS020 Rev A; BS010 Rev A; BS001 Rev A; BS002 Rev A; BS003 Rev A; BS011 Rev A; BS012 Rev A; BS013 Rev A; BS014; Planning Statement by HTA dated July 2021; Urban Greening Factor Report by Calford Seaden dated August 2021; Disposal of Surplus Property Letter from CIFT</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Cycle Parking (Details)
	<p>CYCLE PARKING PROVISION (DETAILS): Details of the layout, design and appearance (shown in context) of the bicycle storage area(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing onsite. The storage shall be covered, secure and provide for no less than 4x cycle spaces.</p> <p>The bicycle storage area(s) shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.</p> <p>REASON: To ensure adequate cycle parking is available and easily accessible on site and to promote sustainable modes of transport.</p>
4	CCTV, Lighting and Security Measures (Details)
	<p>CONDITION: Details of site-wide general security measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The details shall relate to:</p> <ul style="list-style-type: none"> a) CCTV; b) security lighting; c) doors & entry system; d) secure room; e) secure lockers; d) ground floor windows and accessible windows;

	<p>The details shall include the location and full specification of: all lamps; light levels/spill; cameras (detailing view paths); lamps and support structures; PAS rating of doors</p> <p>The general security measures shall be carried out strictly in accordance with the details so approved, shall be installed prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>REASON: To ensure that the doors, security lighting, CCTV cameras and other security measures are appropriately located and designed, do not adversely impact neighbouring residential amenity, and are appropriate to the overall design of the building and are appropriate for the security and safety of future residents and the local community.</p>
5	Operational Management Plan (Details)
	<p>CONDITION: Prior to occupation, an Operational Management Plan (OMP) shall be submitted to and approved by the Council. The OMP shall be drawn up following consultation with the Designing Out Crime Officer, the Community Safety Team and the local community. The OMP shall cover, but not be limited to:</p> <ul style="list-style-type: none"> • Locality management • Community engagement • Staff Training • Contact details and complaint management • Noise control • Dealing with Anti-Social Behaviour (including escalation and sanction processes and ASB policy document) • Code of conduct for residents (including terms of stay) • Substance (drug and alcohol) misuse procedures • Escalation process • Safeguarding • Hours of operation • Referral process • Security • CCTV • Smoking • Fire safety • ASB and crime data Monitoring • Positive action policy (including cooperation with the Council and police and an information sharing protocol) <p>The hostel shall operate in strict accordance with the approved plan thereafter, unless otherwise agreed in writing by the planning authority. Any change in operator will require the submission of a new Operational Management Plan.</p> <p>REASON: To ensure the efficient operation of the hostel and protect the safety and amenity of future residents and the local community.</p>

List of Informatives:

1	CCTV, LIGHTING AND SECURITY LIGHTING
	INFORMATIVE: In relation to condition 4, please refer to the committee report for further details of PAS ratings and other security requirements.
2	OPERATIONAL MANAGEMENT PLAN
	INFORMATIVE: In relation to condition 5, please refer to the committee report for further details of the requirements of the OMP.

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

1 National Guidance

The National Planning Policy Framework 2021 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2021 - Spatial Development Strategy for Greater London

Policy GG2 Making the best use of land	Policy S2 Health and social care facilities
Policy D5 Inclusive design	Policy G5 Urban greening
Policy H8 Loss of existing housing and estate redevelopment	Policy T4 Assessing and mitigating transport impacts
Policy H12 Supported and specialised accommodation	Policy T5 Cycling
Policy H13 Specialist older persons housing	Policy G5 Urban greening

B) Islington Core Strategy 2011

Spatial Strategy	Infrastructure and Implementation
Policy CS2 (Finsbury Park)	Policy CS18 (Delivery and Infrastructure)
Strategic Policies	
Policy CS10 (Sustainable Design)	

C) Development Management Policies June 2013

<u>Housing</u>	<u>Energy and Environmental Standards</u>
DM3.8 Sheltered housing and care homes	DM7.4 Sustainable design standards
DM3.9 Houses in Multiple Occupation, hostels and student accommodation	
<u>Health and open space</u>	<u>Transport</u>
DM6.1 Healthy development	DM8.1 Movement hierarchy
	DM8.2 Managing transport impacts
	DM8.4 Walking and cycling

3. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan	London Plan
- Environmental Design	- Social Infrastructure

- Inclusive Landscape Design

- Planning for Equality and Diversity 2007