



The Planning Inspectorate

Report to the London Borough of Islington

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Inspectors appointed by the Secretary of State

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Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

Report on the Examination of the London Borough of Islington Local Plan, comprising of the Strategic and Development Management Policies, Site Allocations and Bunhill and Clerkenwell Area Action Plan Development Plan Documents

The Plan was submitted for examination on 12 February 2020

The examination hearings were held between 13 September and 1 October 2021

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Abbreviations used in this report

AA	Appropriate Assessment
AAP	Area Action Plan
ASS	Area Spatial Strategy
BCAAP	Bunhill and Clerkenwell Area Action Plan
BEIS	Business, Energy & Industrial Strategy
CAZ	Central Activities Zone
CIL	Community Infrastructure Levy
dpa	Dwellings per annum
DPD	Development Plan Document
DtC	Duty to Cooperate
ELS	Employment Land Study
GLA	Greater London Authority
GTAA	Gypsy and Traveller Accommodation Assessment
HIA	Health Impact Assessment
HMO	Houses in Multiple Occupation
IDP	Infrastructure Delivery Plan
LDS	Local Development Scheme
LP	Islington Local Plan
LSA	Local Shopping Area
LSIS	Locally Significant Industrial Sites
MM	Main Modification
PBSA	Purpose Built Student Accommodation
PEL	Priority Employment Location
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
PRS	Private Rented Sector
PSA	Primary Shopping Area
PTAL	Public Transport Accessibility Level
SA	Sustainability Appraisal
SALP	Site Allocations Plan
SDMP	Strategic and Development Management Policies
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SIL	Strategic Industrial Location
SINC	Sites of Importance for Nature Conservation
SME	Small and Medium Sized Enterprises
SoCG	Statement of Common Ground
SPD	Supplementary Planning Document
SSA	Specialist Shopping Area
sqm	Square metres
TfL	Transport for London
The Framework	National Planning Policy Framework
UCO	Use Classes Order
VBC	Vacant Building Credit

Non-Technical Summary

This report concludes that the London Borough of Islington Local Plan, which comprises of the Strategic and Development Management Policies, Site Allocations and Bunhill and Clerkenwell Area Action Plan Development Plan Documents, provides an appropriate basis for the Planning of the Borough, provided that a number of main modifications [MMs] are made to it. The London Borough of Islington has specifically requested (LBI07) that we recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared schedules of the proposed modifications and, where necessary, carried out sustainability appraisal and habitats regulations assessment of them. The MMs were subject to public consultation for over six weeks. In some cases, we have amended their detailed wording and/or added consequential modifications where necessary. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes. We have recommended their inclusion in the Plan after considering the sustainability appraisal and habitats regulations assessment and all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Adjust the Plan period from 2035/36 to 2036/37 to ensure the Plan is justified and effective;
- Update all Policies and references throughout the Plan which are affected by the Government's change to the Use Classes Order (UCO);
- Update the housing trajectory as set out at appendix 10 of the Strategic and Development Management Policies (SDMP) to include the most up to date housing figures;
- Introduce greater flexibility to the Vale Royal/Brewery Road Locally Significant Industrial Site (LSIS) to ensure the policy approach is justified and effective;
- Amendments to employment Policies B1 through to B5 of the SDMP to ensure they present a robust and justified approach to employment land over the Plan period;
- Modifications to a number of the Area Spatial Strategies (Policies SP1-SP8 inclusive) for effectiveness;
- Amendments to the design and heritage policies for effectiveness;
- Modifications to the approach to gypsy and traveller accommodation as set out at Policy H12 including a commitment to an immediate focused review to ensure the Policy is consistent with the London Plan and the Planning Policy for Traveller Sites (PPTS);

- Remove the references throughout the Plan which designate Archway as a cultural quarter as this is not justified by the evidence base;
- Modifications to a number of definitions contained within the glossaries attached to the DPDs to ensure the definitions are justified, effective and consistent with National Policy;
- Deletion of a number of site allocations which have either been completed or are no longer justified;
- Update the Policy requirements in relation to a number of site allocations to ensure the Policy wording is clear, precise and effective;
- A number of other modifications to ensure that the Plan is positively prepared, justified, effective and consistent with National Policy and contain up-to-date figures.

Introduction

1. This report contains our assessment of the London Borough of Islington Local Plan, which comprises of the Strategic and Development Management Policies, Site Allocations and Bunhill and Clerkenwell Area Action Plan Development Plan Documents (the Plan), in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework 2021 (paragraph 35) (The Framework) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with National Policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound Plan. The London Borough of Islington Strategic and Development Management Policies (PD1), Site Allocations (PD2) and Bunhill and Clerkenwell Area Action Plan (PD3) Development Plan Documents, submitted in February 2020 are the basis for our examination. It is the same documents that were published for consultation in September and October 2019.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that we should recommend any main modifications **[MMs]** necessary to rectify matters that make the Plan unsound and/or not legally compliant and thus incapable of

being adopted. Our report explains why the recommended MMs are necessary. As this report covers all three DPDs, the MMs are referenced **in bold** in the report as follows and are set in full on the attached appendices:

- **SDMM** – Strategic and Development Management Policies
 - **BCMM** – Bunhill and Clerkenwell Area Action Plan
 - **SAMM** – Site Allocations
4. Following the examination hearings, the Council prepared a schedule of proposed MMs and, where necessary, carried out a sustainability appraisal and habitats regulations assessment of them. The MM schedule was subject to public consultation for over six weeks. We have taken account of the consultation responses in coming to our conclusions in this report and in light of this, we have made some amendments to the detailed wording of the MM and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal/habitats regulations assessment that has been undertaken. Where necessary we have highlighted these amendments in the report.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted Development Plan. When submitting a Local Plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted Plan. In this case, the submission policies map is identified as 'Policies Map, Regulation 19 version' (PD5).
6. The policies map is not defined in statute as a development plan document and so we do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. These further changes to the policies map were published for consultation alongside the MMs, Examination Policies Map

modifications, June 2022. In this report we identify any amendments that are needed to those further changes in the light of the consultation responses.

7. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in PD5 and PDO6 and the further changes published alongside the MMs contained within document PD5b.

Context of the Plan

8. The London Borough of Islington Local Plan, which comprises of the Strategic and Development Management Policies, Site Allocations and Bunhill and Clerkenwell Area Action Plan Development Plan Documents is proposed to replace the saved policies of the currently adopted Islington Core Strategy (2011), Development Management Policies (2013), Site Allocations (2013) and the Finsbury Local Plan, Area Action Plan for Bunhill & Clerkenwell (2013). The new Plan, along with the Mayor's London Plan 2021 as well as the North London Waste Plan (separately prepared) will constitute the full Development Plan for the Borough.
9. Islington is part of inner London and is less than six square miles in size, making it one of the smallest local planning authorities in the country. Islington is densely populated and has the second lowest amount of open space of any local authority in the country. Whilst the Borough accommodates relatively few environmental designations, there are a large number of Sites in Nature Conservation (SINC) and a significant number of heritage assets.

Public Sector Equality Duty

10. We have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included our consideration of several matters during the examination. This has included gypsy and traveller policies, specialist housing for older people, accessible and adaptable homes, protection of community assets, employment land promotion and sustainable forms of transport.

Assessment of Duty to Co-operate

11. Section 20(5)(c) of the 2004 Act requires that we consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
12. The Council has provided as part of its evidence a statement (SD31), which sets out how it considers the Duty to Co-operate (DtC) has been met. This sets out that the key strategic Planning matters to be considered were: housing (including affordable); employment; retail; leisure and other commercial development; infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk, and the provision of minerals and energy (including heat); community facilities (such as health, education and cultural infrastructure); and conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
13. The Council has identified in its statement (SD31) how it has met the DtC and what co-operation (including meetings) and agreements were made with the relevant parties during the Plan's preparation. We consider that the statement illustrates that the Council has made real efforts to engage with all relevant organisations and prescribed bodies during the Plan's preparation. It is evident that many of the changes made during the Plan's preparation prior to its submission have resulted from consultation with relevant parties, to address their concerns in a constructive and proactive manner.
14. We are satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

Assessment of Other Aspects of Legal Compliance

15. The Plan has been prepared in accordance with the Council's Local Development Scheme (SD3b).
16. Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement. We consider that the Council through the Consultation Statement (PD7) has sufficiently considered and set out

their response to opposition to the proposals for the Vale Royal/Brewery Road Locally Significant Industrial Site, in accordance with Section 18(3) of the 2012 Regulations.

17. The Council carried out a Sustainability Appraisal (inc Strategic Environmental Assessment) (SA) of the Plan, prepared a report of the findings of the appraisal, and published the report along with the Plan and other submission documents under Regulation 19 (PD4). During the examination we raised concerns about a number of aspects of the SA (INS04 and INS05). This primarily related to the selection of reasonable alternatives, whether all effects had been suitably recorded and the robustness of the cumulative assessment. As a result, the Council prepared an addendum (PD4a) to the SA to address these concerns and to also undertake further SA of the pre-hearing modifications to the Plan. The SA was updated to assess the MMs (PD4b).
18. Concerns have been raised that an SA was not published alongside the Regulation 18 consultation of the Plan. However, there is no stated requirement in the 2012 Regulations for an SA to be undertaken at the Regulation 18 stage. Furthermore, the SEA directive sets out that a suitable assessment must be undertaken before adoption of the Plan. We acknowledge points raised about parties being able to have a suitable opportunity to express their opinion on the draft Plan and subsequent SA and the need for this to inform the preparation of the Plan. We accept the Council's view that the SA was prepared iteratively alongside the Regulation 19 Plan. Further, we are of the view that the period between the end of the Regulation 19 consultation finishing, and the submission of the Plan allowed a period where the consultation responses to the Plan and SA could be considered. This allowed such responses to inform the Plan preparation process, as the Council were under no obligation to submit the Plan for examination. Interested parties also had further opportunities during the examination process by being able to comment on the SA addendum (PD4a) and the MMs SA (PD4b).
19. We are of the view that it was unnecessary to include a reasonable alternative for Policies SP3, B2 and VR3 that allowed the retention of industrial floorspace only, as this would not be in conformity with the London Plan.
20. Overall, we consider that the SA is adequate and followed a process that meets all legal requirements.

21. The Habitats Regulations Appropriate Assessment Screening Report September 2019 (within the Integrated Impact Assessment (PD4)) sets out why an Appropriate Assessment (AA) is not necessary. We agree with this view and Natural England has not raised any concerns.
22. The Development Plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the local Planning authority's area.
23. The Development Plan, taken as a whole, includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. The Plan includes policies that ensure: sustainable design; reduction of carbon emissions; sustainable transport modes are prioritised; green infrastructure is protected and enhanced; and flood risk is appropriately managed.
24. Subject to the necessary MMs, the Plan is in general conformity with the spatial development strategy for the area (the London Plan).
25. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

26. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, we have identified 12 main issues upon which the soundness of the Plan depends. This report deals with these main issues. Where there are main issues which are relevant across all of the DPDs, the relevant policies have been dealt with collectively. Similarly, where there are main issues which are only relevant to one DPD then these have been identified accordingly. The report does not respond to every point or issue raised by representors. Nor does it refer to every Policy, Policy criterion or allocation within the Plan.

Issue 1 – Whether the housing requirement set out in the Strategic and Development Management DPD is justified

27. The London Plan identifies a 10-year (2019/20 to 2028/29) housing requirement of 7,750 homes or 775 dwellings per annum (dpa) for Islington. The Islington Strategic Housing Market Assessment, 2017 (the SHMA) considered the objectively assessed need in Islington to be 1,150 dpa. However, the housing requirements set out in the London Plan for each Borough is based on an assessment of land supply set out in the London Strategic Housing Land Availability Assessment, 2017 (the SHLAA). The Examining Inspectors of the London Plan found this approach to be sound.
28. The Plan period is longer than the 10-year housing requirement set out by the London Plan and the SDMP carries forwards the housing requirement of 775 dpa to establish a housing requirement for the 16-year Plan period of 12,400 new homes. The London Plan advises at paragraph 4.1.11 that if a housing target is needed beyond the 10 year period, Boroughs should draw on the 2017 SHLAA findings (which covers the period up to 2041) and any local evidence of identified capacity, in consultation with the Greater London Authority (GLA), and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements, and roll forward the housing capacity assumptions applied in the London Plan for small sites.
29. Having regard to the SHLAA 2017 and the evidence provided by the Council, particularly the difficulty in identifying sufficient housing land supply, that will be discussed later on within the report, we are content that rolling forward the London Plan target to the end of the Plan period is a justified approach. Furthermore, whilst Crossrail is a committed transport infrastructure improvement that could provide additional capacity in the future, it is only likely to become operational towards the very end of the Plan period.
30. The Plan period currently runs to 2035/36. Due to delays for additional work during the examination, it is necessary to extend the Plan period by one year to ensure that it covers a 15-year period in accordance with paragraph 22 of the Framework. A modification is therefore required (**SDMM01**) to achieve this. This modification also requires a corresponding change in the form of **BCMM01** to the BCAAP as well as **SAMM01** and **SAMM07** of the SALP which also extend the Plan period.

31. The extension of the Plan period by a year also results in additional housing need and a change (**SDMM21**) to Policy H2 of the SDMP to set out the updated overall housing need figure required for the Plan to be positively prepared. A corresponding change is also needed to the SALP (**SAMM07**). These modifications are necessary for the Plan to be effective. We have amended the text of both modifications to make clear the overall housing need figure is a minimum to ensure the Plan is positively prepared.

Conclusion

32. The housing requirement in the SDMP is justified.

Issue 2 – Whether the approach to affordable housing is positively prepared, justified and consistent with National Policy

The need for affordable housing and whether such need will be met

33. There is a significant need for affordable housing in Islington of some 612 dpa, as established in the Council's SHMA. Given the justified housing requirement of 775 dpa and the aims of Policy H2 of the SDMP to achieve 50% affordable housing for developments of 10 dwellings or more and a contribution in lieu of smaller developments, it is clear that this need will not be met in full. The Council has an active house building programme that seeks to deliver affordable homes that will also contribute to meeting such needs over the Plan period. However, whilst we are content that the Council has done all it can to maximise the delivery of affordable homes, particularly given the land constraints in the Borough, there is likely to be some residents with affordable housing needs that will continue to be dependent on the private rented sector, in some cases supported by housing benefit.

The approach

34. Policy H3 of the SDMP sets out the Council's approach to affordable housing. This seeks an overall target of 50% affordable housing over the Plan period. We consider that based on the evidence in the viability assessments a 50% overall target is justified. This is also in line with that required by Policy H4 of the London Plan.

35. An overall 50% target is sought in the form of requiring 45% on-site affordable housing (without public subsidy) from sites in private or part public ownership and exhausting all potential options for maximising the delivery of on-site affordable housing to reach and exceed the overall 50% target, particularly through securing public subsidy. For sites in public ownership, the Policy requires 50% on-site affordable housing (without public subsidy) and again exhausting all potential options for maximising the delivery of on-site affordable housing to reach and exceed 50%, particularly through securing public subsidy. As currently drafted, it is not clear what 'exhausting all potential options' might entail and this could be overly onerous. It is therefore not effective. Alterations to the Policy and supporting text (**SDMM22**) are therefore necessary to make it clear what will be expected of future applicants. This will ensure the Policy is effective. Having regard to these changes and the significant need for affordable housing in Islington, we consider that the need for applicants to demonstrate that all options have been explored for additionality through public subsidy is justified and accords with the broad aims of the London Plan.
36. Policy H3 currently sets out in several places that developments must provide 'at least' or 'exceed' a certain amount of affordable housing that should be delivered. However, the viability assessment has not tested higher levels of affordable housing than the levels set out in the Policy. Therefore, modification **SDMM22** is necessary to remove such references throughout the Policy. This will ensure the Policy is justified and consistent with National Policy.
37. Policy H3 requires sites delivering fewer than 10 residential units (gross) and/or less than 1,000 sqm (GIA) of residential floorspace to provide a financial contribution to fund the development of affordable housing off-site. The level of contribution required is set out at £50,000 per net additional unit, except for the area south of Pentonville Road/City Road where the contribution required would be £60,000 per net additional unit. We acknowledge that National Policy sets out that affordable housing should not be sought from developments of less than 10 dwellings. However, the London Plan does allow Boroughs to consider seeking affordable housing from such schemes. Furthermore, the viability evidence identifies that in the vast majority of cases, schemes will be viable when such levels of financial contributions are sought. Such requirements should therefore not affect small sites from coming forward. Given these matters, we consider seeking affordable housing contributions from developments of fewer than 10 residential units (gross) and/or less than 1,000 sqm (GIA) of residential floorspace to be a justified approach.

38. Policy H3 does not follow the threshold approach to viability assessment set out in the London Plan at Policy H5. This, for example, allows a development on a private sector site providing 35% affordable housing without public subsidy to proceed via the fast tracked route, which does not require a site specific viability assessment. In Islington, development values are some of the highest in the country and the viability evidence demonstrates that in most cases delivering the levels of affordable housing should be viable. On this basis, we consider the approach of Policy H3 to be sound in this regard.
39. Part G of Policy H3 notes that site specific viability assessments, as part of Planning applications, would be allowed in exceptional circumstances. The Policy also sets out that the Council will determine what circumstances these would be. However, as currently drafted, there is limited information in this regard to allow future applicants to understand what circumstances might warrant a site specific viability assessment. This applies to developments of all sizes. **SDMM22** is therefore needed to set this out and this will ensure the Policy is effective. Modification SDMM22, as drafted suggests that the list of exceptional circumstances is limited to those set out in Part H (a) to (d). Whilst the supporting text at para 3.48 suggests there is some flexibility through the use of the word 'usually' this is not sufficiently clear. We have therefore amended Part H and para 3.48 to make clear that there could be other rare occasions where other factors result in exceptional circumstances. This ensures compliance with National Policy.
40. Policy H3 sets out that the tenure split of the affordable housing should be a split of 70% social rented housing and 30% intermediate housing. Policy H3 also sets out that the majority of intermediate units should be London Living Rent, and regard will be given to the priorities set out in the Council's Housing Strategy and other agreed evidence of housing need. The supporting text to Policy H3 also notes that there are a number of other forms of affordable housing (as defined by the Framework) which will not be acceptable in Islington, as they would simply be unaffordable to those whose needs they are intended to meet. This includes, discounted market sales, starter homes and affordable private rent.
41. Having regard to the clear local evidence on affordability in the Borough provided by the Council and the findings of the SHMA, we consider that the tenure split is justified and that the requirement for the majority of intermediate units to be London Living Rent, along with the Plan's stance on discounted market sales, starter homes and affordable private rent to be justified in this particular case.

42. The London Plan allows public sector landowners with agreements with the Mayor to deliver at least 50% affordable housing across their portfolio. This would allow some developments to deliver less than 50% (as low as 35%) if the deficit is made up from their other developments across London. Policy H3 and its supporting text does not allow such an approach and the Council is of the view that the pressing need for affordable housing in Islington should mean that all developments within the Borough should maximise affordable housing in line with Policy H3. However, we are mindful that there is an acute need for affordable housing across London and if other Boroughs took a similar approach, it could significantly undermine the intentions of Policy H4 of the London Plan. Therefore, to ensure conformity with the London Plan, **SDMM22** is necessary to allow the London Plan's portfolio approach within Islington.
43. Policy H3 does not allow off-site provision or an appropriate financial contribution in lieu. Paragraph 63 of the Framework is clear that this should be allowed where it can be robustly demonstrated. We consider there may be some limited circumstances where it may be preferable to deliver the affordable housing off-site. A modification is therefore needed as outlined at **SDMM22** to Policy H3 to allow off-site provision or an appropriate financial contribution in lieu where this can be justified by the applicant. This will ensure the Plan is consistent with National Policy.
44. Policy H3 at Part J seeks to disapply vacant building credit (VBC) unless there are exceptional reasons. This would run contrary to the Framework (paragraph 64) which notes that to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.
45. This matter was considered during the London Plan examination, where initially it encouraged Boroughs to disapply VBC. However, the Examining Inspectors found that *'Whilst the need for affordable housing is acute and the potential impact of the VBC significant, these circumstances are likely to apply to most large urban areas. Further, we find that there is insufficient evidence of the impact of disapplication of the VBC across London as a whole to justify a departure from National Policy'*. Encouragement to disapply VBC was consequently deleted. However, the Inspectors did note that if Boroughs wish to disapply the VBC, they can do that based on local evidence, which some Boroughs already have.

46. Turning to the specific circumstances of Islington, the Council has set out that all recent development has been on brownfield land, and there is no need for such an incentive. Further, the Housing Topic Paper (Exam Ref: SD19) at paragraph 4.135 states that there have been no instances of the VBC being utilised in Islington since its introduction. It is also clear from the viability assessments that land values are high in Islington and that most developments are viable with the affordable housing contributions sought. We accept that this indicates that the disapplication of VBC is unlikely to have meaningful effects on delivery in the Borough.
47. Given all of this and the demonstrably acute need for affordable housing in Islington, we are content that a departure from National Policy is justified in this instance.
48. Notwithstanding this, it is important to note that Part J does allow VBC to apply if there are exceptional reasons, which would still allow otherwise unviable development to come forward, which we consider strikes an appropriate balance in line with the aims of paragraph 64 of the Framework. Part J (v) seeks to ensure the building has not been made vacant for the sole purpose of redevelopment, evidenced by provision of marketing and vacancy evidence for a continuous period of five years. We consider this to be overly onerous and a vacancy period of at least 3 years with evidence of continuous marketing for residential or mixed use (including residential) for 24 months is a more proportionate timeframe. **SDMM22** is therefore needed to make this change, which will ensure the Policy is justified and effective.
49. The exceptional reasons do not currently include reference to the viability tested route associated with Policy H3, Part G. The Council is of the view that VBC should only be considered where a development does not meet the criteria for a site specific viability assessment, as this should be the starting point. We agree with this view and for the Policy to be effective, **SDMM22** is needed in this regard.
50. Criterion (iv) of Policy H3, Part J as submitted seeks to ensure that the proposal does not involve the loss of any capacity to meet other development needs from sites allocated for non-housing development. However, this requirement is not reflected in National Policy and there is no clear evidence to demonstrate that this is needed. As a result, **SDMM22** is needed to delete the criterion to ensure the Policy is justified. There is also some duplication within the criterion of Part J of

Policy H3 (now Part L as amended). Alterations (**SDMM22**) are consequently needed to address this and ensure the Policy is effective.

Conclusion

51. Subject to the above modifications, we consider that the approach to affordable housing is positively prepared, justified and consistent with National Policy.

Issue 3 – Whether the other housing policies of the Plan are soundly based

Conventional housing

52. Policy H1 sets out the strategic direction for delivering housing of all kinds in the Borough and is informed by the more detailed policies that follow it. To aid the reader and for effectiveness a modification is needed as set out at **SDMM20** to cross reference the other policies that are of relevance.
53. Table 3.2 that supports Policy H2 identifies the housing mix priorities for the Borough. This is informed by the Islington SHMA (EB1) (figure 90) which considers the housing mix needed by households in relation to the identified level of housing need. It is noted that as well as the SHMA, other considerations such as ensuring the best use of land and providing sustainable unit sizes that can be utilised by a range of occupiers in the future has also been considered. We accept that this is an important factor given the context of Islington as one of the fundamental issues facing the Borough is a constrained land supply. Overall, we are content that the housing mix priorities set out in table 3.2 are justified.
54. Policy H2 sets out that 1-bedroom bedsits and studios will only be allowed in exceptional circumstances, which are where: they would constitute a very small proportion of the housing mix; the delivery of additional higher priority unit sizes and/or proposed higher priority units of an increased size is not possible; and provision of studios/bedsits would result in high quality dwellings. Table 3.2 also sets out that there is no priority need for such units. The supporting text clarifies that a very small proportion would constitute no more than 5% of overall units. Given the above, in terms of our acknowledgement of constrained land supply and the need to make best use of available land in the Borough, we consider this

approach to be justified. Policy H2 will still allow some 1-bedroom bedsits and studios to be delivered and we are mindful that such needs will also likely be met through house-shares and/or houses in multiple occupancy as an alternative to 1-bed accommodation.

55. To maintain a supply of family homes, Policy H2 also seeks to restrict the conversion of larger dwellings into a number of smaller ones, which given the clear need for family homes in the Borough we consider is justified. However, in order for Part G of Policy H2 to read correctly a modification is needed in the form of **SDMM21** to refer to a single dwelling rather than dwellings. This will ensure the Policy is effective.
56. Paragraph 3.29 of the supporting text to Policy H2 discusses the loss of existing dwellings. However, it contains criteria that go beyond what is said within Policy H2 and is therefore setting out Policy. **SDMM21** is needed to address this and include the criteria within the Policy itself.
57. Part H of Policy H2 seeks to ensure that all residential developments of 20 units and over, enter into a Section 106 legal agreement to ensure that all residential units will be occupied, to prevent wasted housing supply. Having regard to the tests for Planning obligations in the Framework, which reflect those of the Community Infrastructure Levy (CIL) Regulation 122, we are not satisfied that this is necessary to make such developments acceptable in planning terms. This is on the basis that the Council does not have any recent evidence to show that this is a significant issue facing the Borough. **SDMM21** is therefore needed to delete Part H of Policy H2 to ensure the Policy is justified and effective.
58. Policy H4 relates to delivering high quality housing. The Policy states that it relates to all C3 and C4 housing developments as well as housing subject to Policies H6 to H11 in the Plan. However, it is clear that some of the design requirements would not be relevant to purpose built student accommodation and houses in multiple occupation (HMOs) so a modification **SDMM23** is necessary to remove reference to Policies H6 and H10 to ensure that the Policy is effective.
59. Policy H4 also sets out that all new residential units should be dual aspect unless provision of dual aspect is demonstrated to be impossible or unfavourable. It is not clear what would need to be provided to demonstrate the provision of dual

aspect is impossible or unfavourable and therefore to ensure effectiveness **SDMM23** to the supporting text of Policy H4 is required to set this out.

Housing for older and disabled people

60. Islington is expected to experience growth in its older population. But despite Islington having a below average proportion of older people than in London and the UK, there is still likely to be a significant demand for further appropriate accommodation.
61. The principal way in which the Council are seeking to meet the future needs of older people is to require 90% of all new homes to be Category M4(2) 'Accessible and Adaptable', as required by Policy H4 of the Plan. Furthermore, Policy H4 requires the remaining 10% to be Category M4(3) 'Wheelchair user dwellings' standard. This is in accordance with Policy D7 of the London Plan. We are content that such requirements are justified, having regard to the evidence provided by the Council in accordance with the Planning Practice Guidance (PPG¹) and can be delivered without unduly affecting the viability of schemes, as set out in the viability evidence in support of the Plan.
62. The London Plan notes at paragraph 3.7.4 that Standard M4(3) wheelchair user dwellings distinguish between 'wheelchair accessible' and 'wheelchair adaptable'. The PPG also states that Local Plan policies for wheelchair accessible homes should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling, otherwise M4(3) dwellings should be wheelchair adaptable. To ensure consistency with National Policy and conformity with the London Plan, modification **SDMM23** is necessary to set this out in Policy H4 and the supporting text.
63. Part B (i) to (iii) of Policy H4 and its supporting text at paragraphs 3.73, 3.75 and 3.76 set out a number of additional requirements. The PPG is clear that where a local Planning authority adopts a Policy to provide enhanced accessibility or adaptability, they should do so only by reference to Requirement M4(2) and/or M4(3) of the optional requirements in the Building Regulations and should not impose any additional information requirements or seek to determine compliance with these requirements, which is the role of the Building Control Body. As a result, and to ensure compliance with National Policy, we consider that

¹ Paragraph: 007 Reference ID: 56-007-20150327

modification **SDMM23** is needed to remove the additional requirements. Further, supporting text at paragraph 3.74 is setting out Policy on this matter and for the Policy to be effective, **SDMM23** is required to move this into the Policy itself. This requested change (INS14) had been missed in the MM schedule that was consulted upon. However, as the modification simply moves existing supporting text into the policy itself, we are not of the view that it would cause any prejudice and we have altered the MM schedule accordingly.

64. Policy H7 at Part A states that different levels of care may be delivered in conventional housing which means that there is no need for certain specialist forms of older peoples' housing, such as market extra care housing. Further, in our view, Policy H7 takes a relatively restrictive approach to the delivery of specialist C3 and non C3 older people's accommodation such as care homes and extra care facilities. However, we are mindful that the London Plan identifies a total potential demand in London across all tenures for just over 4,000 specialist older persons units a year and includes an indicative benchmark figure for all Boroughs in terms of overall need. For Islington this is 60 units per annum or 900 dwellings over the 15-year Plan period.
65. To ensure that Policy H7 is positively prepared and in conformity with the London Plan, we consider that the benchmark figure should be incorporated into the Policy and that where a proposal will help to meet such needs, it should be supported by Policy H7. **SDMM25** addresses this matter and provides greater flexibility for specialist C3 and non C3 older people's accommodation such as care homes and extra care facilities to be delivered. To reflect this SDMM25 also updates Part A of Policy H7. Further, a corresponding change to Part L of Policy H1 is needed for effectiveness and is secured by modification **SDMM20**.

Gypsy and traveller provision

66. Policy H12 of the SDMP sets out a need for 10 pitches over the Plan period to meet the identified needs for gypsies and travellers. This is based on the ethnic definition considered in the Council's Gypsy and Traveller Accommodation Assessment (2019) (GTAA). The ethnic definition was based on the one used in the draft London Plan. During the examination of the London Plan, the use of this definition was removed in favour of the one set out within the Planning Policy for Traveller Sites, 2015 (PPTS). MMs to Policy H12 were subsequently consulted upon to base the identified need on the PPTS definition, which resulted in a reduction of 4 pitches. However, since the MM consultation took place, the

judgement *Smith v Secretary of State for Levelling Up, Housing and Communities* [2022] EWCA Civ 1391 found that the PPTS definition was discriminatory. On this basis, we consider that the need identified of 10 pitches in accordance with the ethnic definition should remain in Policy H12. We consider that the methodology used and the findings of the GTAA are robust.

67. To meet the identified need for 10 pitches, Policy H12 sets out a number of mechanisms, that includes: (i) use of its own sites identified as part of the Council's ongoing housebuilding programme; and/or (ii) joint working with the GLA and other Boroughs to determine scope for accommodating need on a sub-regional basis; and/or (iii) a potential review of site allocations where need is not met through Part A(i) and/or (ii). However, Policy H12 did not seek to positively meet these needs through site allocations. At the hearings, the Council were asked to seek to meet such needs and undertook further site assessment work (Ref: SD83 and SD84). After an extensive search, this identified three sites that the Council considered could deliver gypsy and traveller pitches. The three sites were included in the MM consultation, as proposed allocations GT1, GT2 and GT3. Following the MM consultation responses and for the reasons set out in our previous letter (Ref: INS18) we are unable to find each of the proposed allocations sound. We have therefore removed them from the MM schedules as well as the associated text changes.
68. We wrote to the Council seeking their suggested way forward, who were of the view that an immediate focused review of all gypsy and traveller matters following the adoption of the Plan would be the most appropriate approach. Given the significant delays that have already occurred during the examination, we agree that this is the most pragmatic approach. Alterations to Policy H12 and its supporting text are therefore necessary (**SDMM28**) to secure the immediate focused review and to remove text that is no longer relevant. This will ensure that the Policy is justified, effective and positively prepared. It is important to note that given the age of the current GTAA, the review will also need to undertake a new assessment of need.
69. Policy H12 does also include criteria for any windfall development that might come forward. To ensure consistency with other policies, namely H4, and compliance with National Policy the requirement for such housing to be high quality is necessary. This is secured by **SDMM28**.

Purpose built student accommodation (PBSA)

70. The London Plan identifies an estimated need for 3,500 PBSA bed spaces to be provided annually over its Plan period. Further, London Metropolitan University has provided evidence that shows there is likely to be a need for further PBSA within Islington over the Plan period.
71. Policy H6 seeks to contribute to meeting such needs by allowing PBSA on sites allocated for such use and on sites with existing PBSA, subject to compliance with other Local Plan policies and additional impacts being acceptable. Given the limited site allocations for PBSA, we consider that this represents an overly restrictive approach.
72. We consider that there is another circumstance where PBSA should be considered acceptable. We are of the view that PBSA on existing university campuses, as part of redevelopment/ reconfiguration master planning should be considered acceptable, particularly as such land is unlikely to be available for other uses such as conventional housing. **SDMM24** makes this change. We are content that with this addition, which could in itself lead to significant delivery, the Plan will contribute positively to the future need for PBSA. It has been suggested that such development on existing university campuses should not be limited to a master planning approach and more piecemeal development should be allowed. Given, the dense urban nature of Islington and limited land supply, it is likely that PBSA would replace other educational floorspace within campuses, which should be carefully managed. We therefore consider the master planning approach to be an appropriate way forward.
73. We are also mindful that there is limited housing land supply in Islington and that conventional housing offers the most flexible accommodation over the long-term. Given this, the fact that Islington has the highest rates of student housing delivery in London over the past 10-15 years and that the rental market, including house shares and/or Houses in Multiple Occupation (HMO) can also contribute to housing for students, we consider that the prioritisation of conventional housing to be justified and Policy H6, as modified, strikes an appropriate balance.
74. Some concern has been raised that the Council are treating PBSA differently to conventional housing. The Council has noted that PBSA only counts at a rate of 2.5 bedspaces equivalent to one dwelling towards housing land supply, in accordance with the London Plan and is therefore a less optimal use of land. Whilst this is noted, we are mindful that PBSA by its nature can be much more

dense than conventional housing and therefore the contribution to overall housing land supply may not be significantly different. As a result, modification **SDMM24** is required to correct this within the supporting text to Policy H6. This ensures the Policy is justified.

75. The provision of new PBSA close to existing areas of such accommodation could lead to concentrations of PBSA within neighbourhoods. Therefore, to ensure such schemes do not unacceptably impact on mixed and inclusive neighbourhoods, an additional criterion is needed to Policy H6 (**SDMM24**). This addition will ensure that such matters are considered during a planning application and is needed to ensure compliance with National Policy.
76. The London Plan sets out that to enable providers of PBSA to maximise the delivery of affordable student accommodation by increasing the profitability of the development, Boroughs should consider allowing the temporary use of accommodation during vacation periods for ancillary uses. However, Policy H6 at Part B (vi) states that this should be prevented. We are of the view that there is no evidence to suggest that temporary uses such as visitor accommodation during vacation periods would result in any greater impacts or would adversely affect housing supply. Consequently, to ensure the Policy is justified and in conformity with the London Plan, an alteration as set out at **SDMM24** is required to allow temporary uses during vacation periods.
77. Policy H6 at Part B (ii) requires 10% of bedspaces to be wheelchair accessible. Detailed evidence has been provided by some PBSA providers that shows the likely need for such bedspaces is much lower. **SDMM24** is therefore required to reduce this to 5% to ensure the Policy is justified. We note that the GLA are of the view that Policy E10(H) of the London Plan is relevant which requires the provision of 10%. However, we are content that local evidence specific to Islington justifies a lower figure in this case.
78. Furthermore, Part B (ii) also sets out additional requirements, which the PPG specifically guides against, as set out above under older peoples housing. **SDMM24** is therefore also needed to remove these additional requirements to ensure compliance with National Policy.
79. Policy H6 at Part B (i) requires high quality accommodation and refers to Policy H4 of the Plan which sets out many criteria in this regard. However, it is clear

when reading Policy H4 that some aspects of it would not be relevant to the delivery of PBSA. Consequently, **SDMM24** is needed to Policy H6 and its supporting text to set out which elements of Policy H4 are of relevance. This will ensure the Policy is effective.

80. Part B (i) also requires good sized rooms and communal areas in line with relevant space standards. However, we accept that for PBSA providing rooms in accordance with space standards may not make the most efficient use of land and the Council accepted at the hearing sessions that its HMO guidance would be a more appropriate starting point for considering room sizes. **SDMM24** is therefore needed in this regard and this will ensure the Policy is justified and effective.
81. Policy H6 requires new PBSA developments to provide an ongoing financial contribution towards the provision of student bursaries for students leaving Council care and or other Islington students facing hardship who are attending a higher or further education establishment. We understand that the contribution would be used as part of a general student bursary 'pot'. Given that PBSA schemes would need to make provision for affordable units and that many universities themselves provide student bursaries, we are not of the view that such contributions are needed to make the development acceptable in Planning terms. Further, we are unable to conclude that such provision would be directly related to the development, given that further education students may not enter higher education and higher education students subject to the bursary are unlikely to stay in the PBSA that the specific development would deliver. We therefore conclude that this requirement does not meet the Planning obligations tests in the Framework or CIL Regulation 122. **SDMM20** and **SDMM24** are needed to delete this requirement from Policy H1 and Policy H6, along with its supporting text. A corresponding modification to the supporting text at paragraph 1.38 of the Plan is also necessary for consistency and this is covered by **SDMM03**. Subject to these modifications, this approach will ensure the Plan is justified.
82. We acknowledge that the Inspector who examined the Islington Core Strategy took a contrary view and found this requirement to meet CIL Regulation 122. However, this was a significant period of time ago and we have based our decision on the evidence before this examination.

83. It has been suggested that Policy H6 should protect the loss of existing PBSA. However, we do not consider this to be necessary, as Policy H6 allows sites with existing PBSA to be redeveloped or intensified for such use. In addition, it is likely that if a development came forward to redevelop a PBSA site for an alternative use, then it was no longer needed or viable to continue in PBSA use.

Houses in Multiple Occupancy (HMOs)

84. Policy H10 at Part A states that the provision of small-scale HMOs will be supported where they (amongst other things) do not result in the loss of existing larger family homes. However, bearing in mind permitted development rights that allows conventional self-contained housing (Use Class C3) to change to a HMO (Use Class C4), we do not consider this to be justified. **SDMM26** is therefore necessary to remove this criterion.
85. Part C of Policy H10 considers large scale HMOs. The Council confirmed at the hearing sessions that this Policy also relates to large-scale purpose-built shared living, which is subject to Policy H16 of the London Plan. However, this is not overly clear from Policy H10 and therefore **SDMM26** is necessary in this regard to ensure the Plan is effective.
86. Policy H10 seeks to limit the delivery of large HMOs/shared living. Given that such developments are likely to be most attractive to single people or couples and that the housing mix in the Plan identifies two and three bedroom dwellings to be of greatest priority, we consider that this is a justified approach. Further, the relatively limited identified needs of single people or couples (most likely 1-bedroom units) in Islington may also be met through other ways, such as: small HMOs; and the provision of studio/bedsits and one bedroom units in line with Policy H2.
87. However, we do acknowledge that there may be some instances where a large scale HMO may be appropriate. As a result, it is necessary to remove the wording within Policy H10 that states large scale HMOs will generally be refused. This is achieved through modification **SDMM26** and is necessary for the Policy to be justified. Further, it is necessary (**SDMM26**) to set out when large scale HMOs may be considered acceptable in the supporting text for effectiveness.

88. The Policy currently requires affordable housing as part of large-scale HMOs/shared living schemes to be provided in accordance with Policy H3. However, such requirements have not been viability tested. The London Plan at Policy H16 requires such developments to provide the equivalent to 35 per cent of the units as affordable, or 50 per cent where the development is on public sector land. In the absence of viability testing of Policy H10, we consider the Council's suggestion that the lower London Plan target be used for Policy H10 to be reasonable, and **SDMM26** is necessary in this regard. This will ensure the Policy is justified and effective.
89. In addition, Policy H10 sets out that development must provide for on-site affordable housing and cash in lieu payments will not be acceptable in any circumstances. However, Policy H16 of the London Plan seeks a cash in lieu contribution towards conventional C3 affordable housing and notes that this could be either an upfront cash in lieu payment to the local authority, or an in perpetuity annual payment to the local authority. We accept the Council view that it is generally more desirable to deliver on-site affordable housing where this is possible to help create mixed and sustainable communities. Consequently, a modification **SDMM26** is needed to allow cash in lieu payments where it can be demonstrated that it is not feasible to deliver the affordable housing on-site.

Purpose built private rented sector development

90. Policy H11 sets out that the Private Rented Sector (PRS) development model does not have a role to play in meeting housing need in the Borough. However, the Framework and the London Plan at Policy H11 'Build to Rent' is supportive of this form of development and given such development can deliver homes of varying sizes in line with the identified housing needs of the Borough, we consider that it does have a role to play. To ensure compliance with National Policy and conformity with the London Plan, **SDMM27** is required to offer a more positive approach to PRS development and its role in meeting housing need. A corresponding change to Policy H1, Part N is also needed to ensure the Policy is positively prepared. This is covered by **SDMM20** set out above.
91. Part A (ii) of Policy H11 refers to securing on-site affordable housing and states that affordable private rent is not considered to be an acceptable affordable housing tenure. However, affordable housing is dealt with comprehensively under Policy H3 and therefore, for effectiveness, **SDMM27** is necessary to simply cross reference Policy H3. PRS development was considered in the viability study

(EB17) and therefore we consider that a cross reference to Policy H3 is appropriate.

92. The Policy requires PRS units to be held under a covenant for the lifetime of the building for generally no less than 50 years. However, the London Plan only requires a period of 15 years. The Council were not able to provide any evidence to justify the requirement for a longer period than set out by the London Plan. Consequently, to ensure conformity with the London Plan, **SDMM27** is needed to reduce the covenant period to 15 years.
93. Part (vi) requires developments to have unified ownership and management during the covenant period. However, this does not make clear that ownership and management could be in the form of a partnership, particularly in relation to managing the affordable and market aspects of a scheme. **SDMM27** is consequently needed to address this matter and for effectiveness.
94. In relation to the clawback mechanism set out in Part A (v) of Policy H11, the London Plan at footnote 70 states that: '*A valuation of the market and affordable units must be included within the S106 agreement to enable the level of clawback to be calculated in the event that the covenant is broken*'. This is not reflected in the Policy or supporting text and to ensure conformity with the London Plan, a modification is required to include this text. This is addressed through **SDMM27**.
95. The London Plan sets out that there should be break clauses for renters, which allows the tenant to end the tenancy with a month's notice any time after the first six months. This is not reflected in Policy H11 of the Plan and therefore to ensure conformity, a modification (**SDMM27**) is needed to include this text in Part A (vii) of the Policy.

Conclusion

96. We consider that with the recommended modifications, the other housing policies of the Plan are soundly based.

Issue 4 – Whether the strategy for job growth and employment is sound.

Meeting the identified need

97. The Employment Land Study (ELS), 2016 identifies a need for 400,000 square metres (sqm) of additional office floorspace over the Plan period. There have been suggestions that the ELS which is now some 7 years old is out-of-date. Whilst the age of the ELS is acknowledged, the Council did review the findings of the ELS in the Employment Topic Paper (Exam Ref: SD16) in 2020. We consider the topic paper to be a thorough piece of work and even increased the identified need to some 443,000 sqm. When the ELS is considered alongside the topic paper we consider the evidence base in this regard to be sufficient and robust for all employment related uses. For the Plan to be positively prepared the increased need figure should be set out within Policy B1 and modification (**SDMM33**) addresses this matter. A corresponding change is also needed (**SDMM36**) to alter the supporting text to Policy B3 for the Plan to be effective.
98. Since the production of both the ELS and the Employment Topic Paper, the Covid-19 pandemic has affected working practices, namely, an increase in people working from home. It is still, however, difficult to tell what the long-term effects of the pandemic will mean for working practices and therefore, we consider that the Plan should continue to seek to meet the identified need of 443,000 sqm of additional office floorspace.
99. The Council has sought to meet this need namely through site allocations. Some of the site capacity assumptions require updating and these are addressed through modifications table 1.2 (**SAMM06**). This will ensure the Plan is positively prepared and effective. As amended, the site allocations collectively seek to deliver 337,900 sqm of office floorspace. Whilst there is some pipeline capacity, it is understood that much of this relates to the site allocations in any event. Consequently, there is a shortfall in the region of over 100,000 sqm.
100. The Council is seeking to rely on windfall to deliver the rest of the capacity and has provided evidence (Exam Ref: LBI03) of meaningful windfall delivery at 83,299 sqm over a 10-year period. Whilst there is clearly some uncertainty, if this rate was to be applied over the Plan period, the 100,000 sqm shortfall would be met. In addition, as explained below, we consider that the co-location of industrial use with office and/or research and development use should be

considered acceptable in Locally Significant Industrial Sites (LSIS), which would also help to boost the delivery of such floorspace.

101. Overall, we are content that the Plan has done all it reasonably can to meet the identified need for additional office space, particularly given the evident land supply issues in the Borough.
102. The longer term effects of the relatively new Use Class E are still somewhat unknown, but it could feasibly result in the loss of office floorspace in the Borough. The Council will need to monitor the situation closely and review the Plan if necessary.

Strategic and Development Management Policies Plan

103. Policy B1 sets out the strategic direction for delivering business floorspace and is informed by the more detailed policies that follow it. To aid the reader and for effectiveness, a modification (**SDMM33**) is needed to cross reference the other more detailed policies that are of relevance.
104. Policy B1 seeks to ensure that proposals maximise the amount of new business floorspace and sets out that proposals will be refused where maximisation does not occur as it would be an inefficient use of land. However, the assessment of maximisation is not prescribed in the Policy or supporting text. Further, the Framework does not seek maximisation, but seeks the effective use of land, taking into account a number of factors. A modification (**SDMM33**) is therefore necessary to refer to making effective use of land rather than maximisation, in order to comply with National Policy.
105. Policy B2 identifies how the Plan will deliver new business floorspace, including industrial uses in the LSISs within the Borough. In relation to development in LSISs, the Policy currently sets out that office use may be permissible as part of a hybrid workspace scheme, but it must only constitute a small proportion of the increased floorspace. It also notes that the introduction of non-industrial uses would undermine the primary industrial economic function and compromise the future growth of LSISs and will therefore not be permitted unless they are clearly ancillary to a proposal.

106. The biggest LSIS in the Borough is the area covered by Policy SP3 at Vale Royal/Brewery Road. It is evident that this area already contains office uses alongside industrial uses that successfully co-exist. The ELS also sets out that Brewery Road/Vale Royal area provides space that is crucial to accommodate businesses servicing both the wider Borough and central London. It also notes that this is evidenced by the cluster of live events and music orientated businesses, and also the number of catering operations and also recommends that efforts should be made to intensify uses, whilst being flexible about what use classes are permitted in what space.
107. We are not of the view that there is sufficient evidence, with the exception of residential use, to support the Council's view that non-industrial uses would undermine the primary industrial economic function and compromise the future growth of LSISs.
108. On this basis, we consider that modifications to the Policy and supporting text (**SDMM34**) are required to set out that the co-location of industrial use with office and/or research and development uses will be permitted where there would be an intensification of industrial use on the site, and it can be demonstrated that the continued industrial function of the LSIS would remain. This will ensure the Policy is justified, consistent with National Policy and is in conformity with the London Plan. A similar alteration has been made to Policy SP3 (**SDMM08**), however, it clarified that intensification could be either through new floorspace or the redevelopment/modernisation of existing floorspace. For consistency, we consider that the modification should also include this text and we have amended **SDMM34** accordingly.
109. We acknowledge that several representors sought for the existing Planning Policy of no net loss of industrial floorspace to be carried forward. However, the London Plan is clear that Development Plans should be proactive and seek to provide additional industrial capacity. We consider that a no net loss Policy would not be in accordance with these aims.
110. We are of the view that the co-location of industrial use with office and/or research and development uses could also help to facilitate the intensification of industrial uses in the LSISs, as the office and/or research and development could act as enabling development. In addition, given the Council may need to rely on some windfall development to meet its employment floorspace needs,

allowing co-location could also assist in this regard. Overall, we consider as modified the Policy strikes the right balance.

111. There are some circumstances where the loss of industrial floorspace will be acceptable, in accordance with Policy B3. Subsequently, for the Policy to be effective a cross reference is required and is also addressed in **SDMM34**. Further, as a result of the above changes and for effectiveness, a consequential change is needed to Policy B1 (**SDMM33**).
112. Following the changes made to the Use Classes Order (UCO), the Council has sought a modification (**SDMM34**) to set out that it may use planning conditions, where it is deemed appropriate, to secure and protect new office (Class E(g)(i)), research and development (Class E(g)(ii)) and light industrial floorspace (Class E(g)(iii)). This would be in important areas, such as the Central Activities Zone (CAZ) and Bunhill and Clerkenwell AAP area, CAZ fringe Spatial Strategy areas: Angel and Upper Street and King's Cross and Pentonville Road, Priority Employment Locations (PELs) and LSISs. Given the importance of such uses in the Borough and the need identified above for these uses, we are satisfied that in this instance this is a justified approach and required for the Plan to be positively prepared and justified. A corresponding change (**SDMM08**) to Policy SP3 is also needed in this regard.
113. Policy B2 contains several parts that relate to other policies in the SDMP. To ensure the Policy is effective, we consider that changes are required to cross-reference the other policies of relevance. This is achieved in modification **SDMM34**.
114. The start of Policy B2 sets out that proposals must maximise the provision of business floorspace in line with the priorities for each location before then going on to say that proposals which are not considered to maximise business floorspace will not be permitted. We consider this to be repetitive and negatively worded. For the Policy to be effective, a modification (**SDMM34**) is necessary to remove the repetition.
115. Part F of Policy B2 includes some design criteria. Not all of the criteria are appropriate for industrial uses and therefore a modification (**SDMM34**) is needed to make clear that the criteria relate to non-industrial uses. This ensures the Policy is justified. In addition, the supporting text of Policy B2

provides some further guidance on the design features for business floorspace. We consider that it is important to allow some flexibility as it may not always be possible to include all of the design requirements. **SDMM34** is therefore needed to insert the text 'wherever possible' and ensures the Policy is justified.

116. Industrial uses can have the potential to affect air quality. To ensure that such matters are suitably addressed a change is needed to Policy B2 (**SDMM34**) and the supporting text to set out that all development proposals within LSISs will need to prevent or mitigate impacts on air quality and promote sustainable transport. This ensures the Policy is justified and consistent with national policy.
117. As a result of the modifications set out above, changes are needed to Figure 4.1 Local Plan Business Designations. This is secured by modification **SDMM35** and ensures that the Plan is effective.
118. Policy B3 relates to the protection of existing business floorspace. Part C of the Policy currently sets out that there must be at least no net loss of industrial use as part of development proposals. However, the Policy then sets out several circumstances where such a loss will be accepted. **SDMM36** is therefore also needed to address this contradiction and ensures the Policy is effective.
119. Policy B3 requires a 24-month marketing period to demonstrate that there is no longer demand for the existing use. We consider this period of time to be appropriate. Notwithstanding this, the Policy requires a building to be both vacant and continuously marketed for at least 24 months. We consider that the requirement for the property to be vacant to be overly onerous. For example, there may be instances where an occupier is coming to the end of their lease and marketing could feasibly occur before it is vacant. We consider that a 24 month marketing period in itself is sufficient to establish whether or not there is a demand for the existing business floorspace. A modification is therefore needed as set out at **SDMM36** to address this matter and this will ensure the Policy is justified.
120. The Policy refers to Appendix 1, which sets out marketing and vacancy criteria and requires a detailed marketing report to be provided. Concerns have been raised that some of the requirements of the report are overly onerous. However, we consider that the requirements are reasonable and necessary to

show there is no demand for the existing business floorspace. Furthermore, it is clear when reading Appendix 1 that the examples are indicative and clearly there will be room for some agreement on the nature and extent of marketing and vacancy evidence required to support a development proposal.

121. Policy B3 does not currently allow the loss of business floorspace where it can be demonstrated that the existing building is no longer suitable for continued use. We consider that there may be circumstances where this could be relevant and therefore **SDMM36** addresses this by including this criterion in the Policy. This will ensure the Policy is justified.
122. As set out above under Policy B2, we consider it appropriate to use Planning conditions to secure specific sub-categories within Class E use. Subsequently, a modification is required to Policy B3 and the supporting text to set out Policy requirements for the loss of the conditioned Class E sub-category, including the marketing period, before full Class E flexibility can be gained. It is also necessary to set out requirements for the loss of Class E use more generally to other use classes. These are achieved through **SDMM36** that ensures the Policy is justified and effective.
123. We acknowledge that sports uses also fall within Class E. However, we do not consider it necessary to specifically refer to sports uses in Policy B3 or repeat National Policy, specifically paragraph 99 of the Framework.
124. The supporting text to Policy B3 notes that the London Plan identifies Islington as a Borough which must retain and intensify industrial floorspace capacity and follow a general principle of no net loss across designated LSISs. This does not accurately reflect the London Plan as adopted. A change (**SDMM36**) is therefore needed to alter the supporting text to address this matter.
125. Policy B4 seeks to secure affordable workspace as part of schemes involving business floorspace over certain thresholds in certain locations. Based on the evidence provided in the ELS (Exam Ref: EB4) and the Employment Topic Paper (Exam Ref: SD16), we are content that there is a clear need for additional affordable workspace in Islington. In addition, there is no substantive evidence to suggest that affordable workspace distorts the market or would reduce and/or disincentivise the amount of business space that comes forward in Islington.

126. The Policy currently relates to 'gross' additional floorspace rather than 'net'. We consider that this could disincentivise the delivery of redevelopments, particularly if the existing floorspace is let and income producing. A modification as outlined at **SDMM37** is therefore needed to refer to net rather than gross to ensure the Policy is justified.
127. Policy B4 includes various affordable workspace requirements depending on the location and scale of the proposed development. The appropriateness of these requirements based on the Viability Study (EB17), the Viability Topic Paper (SD29) and its update (EB18) were debated at the hearing sessions due to concerns by numerous representors. As a result of this, the Council was asked to undertake further viability analysis for affordable workspace. This was done through an Affordable Workspace Viability Addendum (Exam Ref: LB25) that considered a further 29 development typologies. As a result of this additional assessment work the Council put forward alterations to some of the thresholds by which developments in certain locations would need to provide for affordable workspace. This is further explained in the Council's note on the amended thresholds (LBI27).
128. These suggested alterations include, requiring:
- 10% affordable workspace to be leased to the Council at a peppercorn rent in perpetuity in the CAZ and its fringe locations rather than in areas of high land value across the Borough;
 - 10% affordable workspace to be leased to the Council at a peppercorn rate for 20 years for developments involving 3,000 sqm additional floorspace in a LSIS rather than 1,000 sqm in the submission Plan; and
 - 10% affordable workspace to be leased to the Council at a peppercorn rate for 20 years for developments involving 2,500 sqm additional floorspace in a PEL or Town Centre.
129. Based on the evidence provided in the above documents and additional assessment work, we consider the amended thresholds to be appropriate to ensure that most developments coming forward in the Borough will be viable in this regard. The changes are required to ensure the Plan is justified and

consistent with National Policy. This is addressed by modification **SDMM37** which makes these alterations to the Policy and supporting text.

130. Numerous concerns have been raised with regard to the assumptions used and the level of detail provided in the various viability reports, topic papers and additional work. We consider that the Viability Study (EB17), Affordable Workspace Viability Addendum (LB25), the Council's Note on the Affordable Workspace Viability Addendum Assumptions (LBI29) and the Council's reply (PD21b) to main modification representation MM056 provide a sufficient and proportionate level of detail.
131. We acknowledge that the Viability Study (EB17) was undertaken in 2018, which is some time ago. However, an Affordable Workspace Viability Addendum (Exam Ref: LB25) was undertaken in December 2021 and included updated data where necessary. We are mindful that some of the assumptions are necessarily based on professional judgement. There is no clear evidence before us to suggest that the Council's judgements are inappropriate.
132. We are mindful that Plan preparation is not a quick process and data and sources are constantly evolving. It is simply not possible to incorporate all of the latest evidence throughout Plan making and the examination process. We also consider that it is important to note that the role of the viability work is to give confidence that the majority of developments coming forward across the Borough as a whole would remain viable and it cannot by its nature ensure that all development proposals in all locations will be viable. Overall and in our view, the viability work to support Policy B4 is suitably proportionate, robust and the modified thresholds are justified.
133. Notwithstanding this conclusion, we do however acknowledge that there are likely to be some circumstances where the requirements of Policy B4 (as modified) may make the proposed development unviable. Policy B4 does not in itself allow the provision of site-specific viability appraisals, although it is noted that these may be considered in the supporting text. To comply with National Policy, **SDMM37** is required to set this out in Policy B4 rather than the supporting text.
134. The Framework at paragraph 58 sets out that *'It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability*

assessment at the application stage'. Modification **SDMM37**, as drafted during the MM consultation suggests that the list of exceptional circumstances is limited to those set out in Part G (a) to (c). We have therefore amended Part G of Policy B4 (**SDMM37**) to make clear that (a) to (c) are circumstances that might be considered to be exceptional, but they are not exhaustive. A consequential modification is also needed to the wording of Part H (ii) in this regard.

135. The additional flexibility in Policy B4 for developers to demonstrate exceptional circumstances to be able to provide site specific viability assessments at the planning application stage will help to ensure that developments can still come forward. It is clear that the exceptional circumstances set out in Part G include significant shifts in macro-economic conditions, so the potential future long term impacts of factors such as Brexit (which are somewhat still unknown) and recent inflation trends could be considered where appropriate. The Council will also need to review the Plan within 5 years of adoption.
136. Policy B4 does not in itself allow for financial contributions in lieu of on-site provision, but notes this may be considered in the supporting text. A modification is therefore needed to Policy B4 as set out at **SDMM37** to incorporate this into the Policy itself. This will ensure the Plan is justified and effective.
137. Supporting paragraph 4.50 sets out that a late stage review will be undertaken where a level of affordable workspace is below that expected in the Policy. It also goes on to say that any additional value arising over and above the projected position agreed by the Council at the Planning application stage would then be utilised to extend the peppercorn period as far as possible. However, this does not take into account a development where no affordable workspace was provided on the grounds of viability. A change is therefore needed as set out at **SDMM37** to explain that where on-site affordable workspace was not provided at the application-stage, any surplus arising from the late-stage review will be used to provide off-site financial contributions towards affordable workspace. This will ensure the Policy is justified and effective.
138. For mixed-use developments, it may be that both affordable housing and affordable workspace may be sought. The Council has sought to make clear that where the provision of affordable workspace would undermine the ability of the scheme to secure affordable housing compliant with Policy H3, the provision of

affordable housing will take priority. Given the acute need for affordable housing, we consider that this clarification as outlined at **SDMM37** is necessary for the Plan to be justified and effective.

139. The use of 'at least' appears in several locations in Policy B4. However, this is ambiguous and in many areas thresholds higher than those set out in the Policy have not been tested. Therefore, all reference to 'at least' needs to be deleted for the Policy to be justified. This is undertaken by modification (**SDMM37**).
140. Policy B4 sets out that the affordable workspace would be leased to the Council and then managed by an approved operator following a commissioning process (which could include the Council itself). Whilst acknowledging such an approach is different to many other Boroughs, we consider this to be an appropriate approach, which has already been established by the Council and see no reason why this would be an inappropriate conflict of interest or that the Council would not manage such processes appropriately in line with the aims of the Policy. Whilst paragraph 6.3.2 of the London Plan notes that affordable workspace can be delivered by a range of providers it does not seek to suggest that a range of providers must be included in Borough policies. However, in order for the Policy to be justified **SDMM37** is needed to set out more clearly the process that would be followed. This will ensure the Policy is effective.
141. The use of peppercorn rent has raised some concern. However, we are mindful that this is commonly used and based on the viability evidence, the majority of developments would be feasible. The use of peppercorn rent is therefore justified. The term peppercorn rent is, however, not defined in the Plan. In order for Policy B4 to be effective, we consider that a definition is added to the glossary. This is addressed through modification **SDMM91**.
142. Due to alterations to the supporting text from the above modifications, there is a need to delete footnote 25 in the Plan. This is undertaken by modification **SDMM38** and is necessary for the Plan to be effective.
143. Policy B5 sets out the approach to jobs and training opportunities. Part A and Part B of the Policy is repetitive and therefore for the Policy to be effective, a modification is required to combine them as set out at **SDMM41**. The Policy requires non-residential developments of 500 sqm or greater to provide for on-site job and training opportunities. However, there is no evidence to suggest

that developments of this scale would generate sufficient construction value or training opportunities to provide on-site construction opportunities. We consider that it should be changed to 1,000 sqm to reflect the evidence base, including the Council's current Planning Obligations (Section 106) SPD.

144. The Policy refers to financial contributions being sought as set out in the Planning obligations (Section 106) SPD. However, the SPD does not form part of the Development Plan and therefore modification **SDMM41** is necessary to address this and state that such requirements should instead have regard to the SPD or any successors. This will ensure the Plan is effective.
145. Part C of the Policy as originally drafted requires all developments to help support initiatives which tackle worklessness. However, National Policy is clear that Planning obligations should only be sought from major developments. A modification (**SDMM41**) is therefore needed to ensure compliance with National Policy.

Bunhill and Clerkenwell Area Action Plan

146. In terms of the BCAAP, Policy BC1 outlines the area wide Policy to prioritising office use. This Policy is largely reflective of the fact that Bunhill and Clerkenwell comprise the majority of Islington's Central Activities Zone (CAZ) and the area provides an important economic and business function to the Borough. Policy BC1 seeks to support office floorspace as a priority land use and provides a criteria based approach to assessing new development proposals. **BCMM03** amends the wording at part D (iv) from wholly to predominantly residential parts of the AAP as this is more accurately reflective of the position regarding residential neighbourhoods within Bunhill and Clerkenwell. In addition to amend the Policy to reflect the new UCO, the modifications also add text to the supporting text to outline that the Council will use conditions to ensure that any new office use secured is restricted against a change to another Class E use as well as providing greater clarity regarding the application of Part C of the Policy. This approach is both necessary and justified in light of the economic function of

the area outlined above. Subject to the modification outlined, Policy BC1 presents a sound approach.

Conclusion

147. Having regard to the modification set out above, we conclude that the strategy for job growth and employment is sound.

Issue 5 Area Spatial Strategies: Is the Plan's overall spatial strategy in general conformity with the London Plan, is it positively prepared, based on robust evidence and is it justified and effective?

General approach

148. The London Plan at Policy D1, Part A sets out that '*Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the Plan area to develop an understanding of different areas' capacity for growth*'. Whilst the Council has not specifically undertaken a piece of work in this regard, we consider that the spatial area strategy policies are supported by an acceptable level of evidence that fulfil this requirement. This includes, the Integrated Impact Assessment, Strategic Flood Risk Assessment, the SHMA, the Gypsy and Traveller Accommodation Assessment, Employment Land Study, Retail and Leisure Study, Sites of Importance for Nature Conservation (SINC) Review, Open Space, Sport and Recreation Assessment, Tall Building Study, Vale Royal/Brewery Road LSIS Study and the Bunhill and Clerkenwell Urban Design Study.
149. The SALP sets out the likely housing and employment floorspace delivery in each of the defined spatial strategy areas. However, these are not set out in the overarching strategic policies. In order for the SALP to be positively prepared and effective, we consider that these figures should also be set out in the spatial area strategy policies themselves. Modifications (**SDMM06, SDMM08, SDMM10, SDMM12, SDMM14, SDMM16 and SDMM18**) are therefore needed to resolve this matter.

150. In many cases (Policies SP2, SP4, SP5, SP6, SP7 and SP8), the approach to the delivery of housing, including whether windfall development will be supported, is not clear in the spatial area strategy policies. Modifications (**SDMM06, SDMM10, SDMM12, SDMM14, SDMM16, SDMM18**) are therefore needed to set out clearly in the spatial area strategy policies how the delivery of housing will be considered. This will ensure the policies are positively prepared, justified and effective.

Changes to the Use Classes Order

151. A number of changes came into effect on 1 September 2020 in relation to the UCO. These changes have implications for a number of policies contained within the Plan. In summary, the changes involve the following:

(i) Revocation of the current use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure);

(ii) Creation of new use classes E (commercial, business and service), F1 (learning and non-residential institutions) and F2 (local community); and

(iii) Redistribution of the uses within the former classes A, B1

152. These changes to the UCO principally impact on the Inclusive Economy section of the Plan, in particular the retail frontages policies which seek to ensure the vitality of town centres within the Borough. They also impact on a significant number of the site allocations within both the SALP as well as the BCAAP. In order to address these changes to the UCO, the Council have produced a number of MMs which apply to a number of policies and site allocations throughout the Plan. These modifications take into account the changes to the UCO, as well as ensuring the protection of the town centres and primary shopping frontages. All of these modifications are necessary to ensure that the Plan is effective and consistent with National Policy.

153. The modifications are listed as follows: **SDMM08, SDMM10, SDMM14, SDMM16, SDMM33, SDMM34, SDMM36, SDMM37, SDMM39, SDMM40, SDMM42, SDMM43, SDMM44, SDMM45, SDMM46, SDMM47, SDMM48,**

SDMM49, SDMM50, SDMM51, SDMM66, SDMM79, SDMM80, SDMM81, SDMM83, SDMM86, SDMM87, SDMM88, SDMM89, SDMM90, SDMM92, SDMM93, SDMM95, SDMM97, SDMM98, BCMM03, BCMM04, BCMM06, BCMM17, BCMM34, BCMM35, BCMM36, BCMM41, BCMM43, BCMM50, BCMM52, BCMM54, BCMM58, BCMM59, BCMM60, BCMM64, BCMM65, BCMM66, BCMM67, BCMM68, BCMM69, SAMM03, SAMM04, SAMM10, SAMM11, SAMM12, SAMM19, SAMM21, SAMM24, SAMM25, SAMM26, SAMM27, SAMM28, SAMM30, SAMM31, SAMM32, SAMM35, SAMM36, SAMM37, SAMM38, SAMM40, SAMM41, SAMM44, SAMM45, SAMM47, SAMM49, SAMM50, SAMM52, SAMM54, SAMM55, SAMM57, SAMM58, SAMM59, SAMM60, SAMM63, SAMM64, SAMM67, SAMM68, SAMM73, SAMM74, SAMM77, SAMM79, SAMM80, SAMM81, SAMM83, SAMM84, SAMM85, SAMM86, SAMM88, SAMM90, SAMM91, SAMM93, SAMM94, SAMM96, SAMM99, SAMM109, SAMM125, SAMM126, SAMM127, SAMM128, SAMM129, SAMM130, SAMM131, SAMM132.

Area Spatial Strategies – Policies SP1-SP8

Policy SP1 – Bunhill and Clerkenwell

154. Policy SP1 notes that the Bunhill and Clerkenwell area comprises six spatial strategy areas as identified at figure 2.2. Parts B and C of the Policy identified that the AAP will set out area wide policies focused on prioritising and delivering the office function of the area, as well as consolidating and enhancing the areas cultural, retail and leisure role. This approach is reflective of the concentration of the existing floorspace within Bunhill and Clerkenwell and is justified. The Policy notes that the area is expected to see the most significant level of growth within the Borough and the BCAAP provides the site allocations where this growth is expected to be delivered. **SDMM05** is necessary to add a new part D to the Policy which identifies the level of housing and office growth from the site allocations which this area is anticipated to deliver over the Plan period. This is necessary to ensure the Policy is effective.

Policy SP2 - King's Cross and Pentonville Road

155. Policy SP2 at Part B refers to the area around King's Cross being a 'Knowledge Quarter'. However, there is no defined boundary and the Council set out at the hearing sessions that there is not sufficient evidence to allow one to be drawn at the current time. On this basis, we are not of the view that reference to the 'Knowledge Quarter' is justified. **SDMM06** is needed to remove it from Policy SP2 and the supporting text. This modification means that figure 2.3 also needs to be updated and this is provided at **SDMM07**.
156. Part I of Policy SP2 considers proposals for residential moorings along the canal. However, the Policy does not set out how boater facilities such as mooring points, water and electrical supply and waste collection would be considered. A modification **SDMM06** is necessary to address these matters and to ensure that the Policy is effective. In addition, Part I does not require proposals to have regard to the living conditions of neighbouring residents. Again, a modification **SDMM06** is needed to add this criterion to Part I of Policy SP2 to ensure the Policy is effective.
157. The King's Cross and Pentonville Road area includes Regent's Canal. This is used for residential and leisure moorings. The GTAA identified a need for 7 additional permanent moorings for boat dwellers by 2025. Whilst Policy SP2 of the SDMP refers to proposals for new residential moorings, it does not positively seek to make provision for this need. During the hearings, the Council set out that although it was not possible to allocate specific moorings to meet this need, it would work with the Canal and River Trust to identify opportunities for and convert, where appropriate, existing leisure moorings in the area as well as exploring other opportunities for moorings through a waterspace strategy. A statement of common ground (SoCG) was also signed between the Council and the Canal and River Trust to this effect (LB26). We consider this to be a pragmatic approach to meeting this need and therefore a modification (**SDMM06**) is needed to set this out in Policy SP2. However, given the Council were unable to allocate specific moorings, it will need to work actively with the Canal and River Trust to identify such opportunities. Given the identified need is for the beginning part of the Plan period, we consider that a focused early review should be undertaken should the 7 additional moorings not be delivered by the end of 2024. Modification **SDMM06** also includes this mechanism. These changes will ensure that the Plan is positively prepared.

158. Through the discussions on the additional moorings, it became clear that such development would need to be located on the south of the canal (off-side) and necessary supporting uses and facilities would need to be in place before the first use of any additional moorings. A change (**SDM006**) is therefore needed to guide future applicants and will ensure the Plan is effective.

Policy SP3 - Vale Royal/Brewery Road Locally Significant Industrial Site

159. Having regard to discussion on Policy B2 above and for those reasons, the Policy warrants a more positive approach to supporting non industrial uses here. As a result, **SDMM08** amends the Policy wording at criteria C to state that proposals for the co-location of industrial uses with office and/or research development use will be permitted, where there would be an intensification of industrial use on the site (either through new floorspace or the redevelopment/modernisation of existing floorspace) and it can be demonstrated that the continued industrial function of the LSIS would remain. This revised approach also needs to be reflected in the site allocations VR1-VR10 which are covered at issue 6 of our report.
160. In addition, parts E-G inclusive of the Policy, as currently drafted, place an overly restrictive approach on the height of any proposed new building, extension or redevelopment in this location. We are not satisfied that there is sufficient evidence to justify such an approach. Accordingly, the modification **SDMM08** deletes these parts from the Policy wording which is necessary for the Policy to be justified. Part H of the Policy also identifies the office floorspace which the site allocations within the SP3 area are expected to deliver. This part of the Policy does not represent a cap but merely reflects the site capacity assumptions within the Site Allocations document. This is a justified approach. The modification also covers a number of changes to the supporting text which provide greater clarity in relation to the Policy and its application which are necessary for the Policy to be effective.
161. The boundary to the Vale Royal/Brewery Road LSIS needs to be updated for the Policy to be effective in its application. As drafted, it includes residential sites on the edge of the boundary (LBI18). This change is brought about by **SDMM04** and **SDMM09**. However, as we do not have the ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of this change.

Policy SP4 - Angel and Upper Street

162. The supporting text to Policy SP4 sets out that Crossrail 2 is not yet funded and will not be delivered until the end of the Plan period at the earliest. However, following the Transport for London (TfL) funding settlement in November 2020 the project is ready to be restarted. A modification set out at **SDMM10** is therefore required to reflect the most up-to-date position to ensure the Plan is effective. In light of the modification set out in **SDMM10**, figure 2.5 needs to be updated and this is addressed through **SDMM11**.
163. In relation to the other parts of the Policy, **SDMM10** is necessary to ensure the Policy provides adequate protection to the specialist retail function of Camden Passage and to include a cross reference to Policy R7 for effectiveness. Additional text also provides a reference to housing coming forward on allocated sites and upper floors and these changes are also necessary to ensure the policy is effective.

Policy SP5 - Nag's Head and Holloway

164. The Morrison's supermarket and its adjacent car park is the key opportunity site within the Nag's Head and Holloway spatial area. The Council has proposed alterations to Site Allocation NH1 to include residential use, in its attempts to boost the supply of housing (see matter 7). Modifications are therefore needed to Policy SP5, Part E and the supporting text to reflect this change. This is set out at **SDMM12**. This will ensure the Plan is positively prepared and effective.
165. Part I of Policy SP5 relates to the London Metropolitan University and states that additional accommodation for students will not be allowed other than on sites allocated for student accommodation in the Spatial Strategy area. However, this is not consistent with Policy H6 and how it is proposed to be modified, as set out above. To ensure the Plan is consistent and therefore effective, **SDMM12** is needed to address this matter.
166. The potential removal of the Isledon Road / Tollington Road gyratory system has raised concerns. Whilst Part K of Policy SP5 sets out that this will only be done if feasible in the long term, it is necessary to include a change (**SDMM12**) to set out that removal of the gyratory system will need to consider and mitigate any significant adverse impacts on existing residents and businesses. This will ensure the Policy is justified. In light of this modification and

modifications to site allocations in the area, figure 2.6 needs to be updated and this is addressed through **SDMM13**.

Policy SP6 - Finsbury Park

167. Policy SP6 identifies Finsbury Park as a potential CAZ satellite location for business uses, with the potential for small and medium-sized enterprises (SME) occupation. Finsbury Park station is well connected to the CAZ via the Piccadilly and Victoria line as well as the wider South East. We are also mindful that the ELS (Ref EB4) found that *'...generally, Finsbury Park is the most viable location for encouraging non-CAZ B-use employment generating development, thanks to its excellent transport links'*. The Council has also identified that the central area has seen significant increases in business floorspace in recent years with the delivery of the City North development scheme and that rents in Finsbury Park are generally lower than the CAZ making the ability for SME to establish in Finsbury Park more viable.
168. There is a significant need identified for additional business floorspace in the ELS and subsequent updated topic paper (Ref SD16) and it is clear that all of this floorspace cannot be delivered within the CAZ. Given the excellent transport links, we consider that Finsbury Park is well positioned to deliver further business floorspace over the Plan period.
169. It has been suggested that the local Finsbury Park office take up is slow and demand does not exist. However, we are mindful that over recent years the office market has been impacted by the Covid-19 pandemic and it is still somewhat unclear what the long-term position will be.
170. Whilst there is a focus on the protection and intensification of business uses in Policy SP6, it does not rule out mixed use developments and would allow residential development on upper floors in the Town Centre. Consequently, the potential to deliver SME workspace and/or affordable workspace could potentially form part of larger mixed-use schemes. Whilst we note the concerns about only smaller parcels of land now being available in Finsbury Park, the Plan period is over the next 15 years and therefore there is the potential for larger sites to become available or redeveloped.
171. As discussed above, we consider that modifications are required to Policy B4 'affordable workspace' in terms of viability and site-specific assessments to

allow greater flexibility. This would allow for developments with genuine viability constraints to still be delivered.

172. Given all of the above, we are content that the spatial area strategy for Finsbury Park, in terms of strongly encouraging the intensification of business uses, including SMEs is justified. Although, the Council will clearly need to carefully monitor the take up of new office space and the delivery of SMEs and/or affordable workspace in Finsbury Park to inform any future reviews of the Plan. Policy SP6 notes that Finsbury Park has the potential to be a CAZ satellite location. However, the London Plan does not identify Finsbury Park as a potential CAZ satellite location and therefore modification **SDMM14** is necessary to remove this reference.
173. Policy SP6 seeks to protect and enhance the Fonthill Road specialist shopping area. We consider that this contributes significantly to the character and vitality of this area of Finsbury Park. The supporting text to Policy SP6 also notes that the Council will seek to work with traders and partners to re-invigorate manufacturing and workshop functions in Fonthill Road. There is no evidence to suggest that this aspiration is not feasible should there be an appetite from traders. We are mindful that such an aim would not, in any event, preclude other development that would protect and/or enhance the shopping area from being delivered in accordance with Part C of Policy SP6. Therefore, we consider the approach to Fonthill Road specialist shopping area to be justified. We note the representations regarding defining the specialist shopping area and the use of SSA as an acronym however this is not an acronym used within either Policy SP6 or supporting text so is not necessary for soundness.
174. Part M of Policy SP6 identifies heritage assets that contribute significantly to the character of the area. However, Finsbury Park lies close to the boundaries of the neighbouring authorities of the London Boroughs of Haringey and Hackney. Consequently, development within the area covered by Policy SP6, which includes the potential for tall buildings, could also affect heritage assets in the neighbouring authorities. **SDMM14** is therefore required to Part M of Policy SP6 to make clear that future proposals would need to consider impacts on heritage assets in the neighbouring Boroughs. In light of these modifications, figure 2.7 needs to be updated and this is addressed through **SDMM15**.
175. In order to ensure the policy approach is consistent with Policy SP4, **SDMM14** is necessary to ensure the Policy provides adequate protection to the specialist

retail function of the Fonthill Road. This modification also provides a reference to residential use coming forward on allocated sites and upper floors. These changes are also necessary to ensure the Policy is effective.

Policy SP7 - Archway

176. The Archway spatial area includes the district centre which is centred around Archway Underground Station and Navigation Square as well as the wider area extended to include Whittington Hospital as well as the Archway Campus. Policy SP7 includes a thirteen point criteria based approach to development which seeks, amongst other things, to maintain and enhance the town centre offer, support the growth of existing social infrastructure as well as new business floorspace.
177. The Plan as submitted included the designation of the Archway spatial area as a Cultural Quarter. However, this approach is not justified by the evidence base. In particular, the Retail & Leisure Study (EB7) and associated Topic Paper (SD22) establishes that the existing presence of cultural uses within Archway is comparable to both Finsbury Park and Nags Head. Furthermore, there is no clear concentration of activity within the spatial area, as set out within the Plan. Following the hearings, we wrote to the Council in relation to this issue and set out our views as to how the issues could be remedied (INS14). Accordingly, **SDMM16** is necessary to delete the reference to supporting the role of Archway as a Cultural Quarter within Policy SP7 as well as the associated supporting text. This is necessary for the Policy to be justified. In light of the modifications to Policy SP7, figure 2.8 needs to be updated to be effective and this is addressed through **SDMM17**.

Policy SP8 Highbury Corner and Lower Holloway

178. Due to the modifications required to Policy SP8 (**SDMM18**), as set out above (paragraphs 149 and 150), Figure 2.9 needs to be updated for effectiveness and this is addressed through **SDMM19**.

Bunhill and Clerkenwell Policies BC1 – BC8

179. In addition to Area Spatial Strategy (ASS) SP1 which covers the whole of the Bunhill and Clerkenwell AAP, the BCAAP divides the Bunhill and Clerkenwell

Area into 5 spatial strategy areas. The extent of these are illustrated at figure 4.1 and are set out at table 4.1 within the Plan. **BCMM18** updates figure 4.1 to ensure that the site allocation boundaries are correctly drawn, which is necessary for the Policy to be effective. These policies set the parameters for development within the spatial strategy area, including identifying any key development considerations or sites which are likely to provide development opportunities throughout the Plan period. Where relevant, these individual sites are then covered by site allocations. The approach to site capacity assumptions is then set out within the Plan at page 56. The text explains how the assumptions have been calculated using an appraisal based on site size, allocated uses and site constraints. This has then been used to derive an indicative quantum of residential and office floorspace figures. We are satisfied that the approach to site capacity assumptions is a sound and effective one. As currently drafted, table 4.2 is not effective as it does not contain the most up to date information. **BCMM19** is necessary to address this.

Policy BC3 – City Fringe Opportunity Area

180. The City Fringe Opportunity Area includes parts of Old Street and City Road. The designation aims to provide a Policy focus for the growth of the tech sector and related businesses, as well as a variety of office development such as small stand alone offices as well as larger floorplates. The Policy notes the important role which the Moorfields Eye Hospital site will play in terms of the provision of business floorspace over the Plan period. **BCMM06** amends criteria G in relation to the Old Street roundabout to ensure that the Policy wording is positively prepared. Additional supporting text is set out at paragraph 3.18 to provide greater clarity in terms of the tall building sites identified. **BCMM07** also amends figure 3.2 which illustrates the City Fringe Opportunity Area Spatial Strategy diagram. Subject to the modifications, the Policy and figure 3.2 present a justified approach.

Policy BC4 – City Road

181. City Road is acknowledged within the Plan to provide an important link between the two business nodes at Kings Cross and the City Fringe Opportunity Area. It presents a linear route with opportunities for enhancing the business uses located in this area. In accordance with the Council's priority for the City Road commercial corridor, proposals for redevelopment must look to increase business floorspace provision as far as possible. Criteria G of the Policy relates

to supporting greater public access around the City Road Basin. This is an important and valued place for a number of reasons including its recreation and scenic value. The Policy provides a framework to balance the open space and biodiversity habitat with the enjoyment of the canal as a waterspace. **BCMM08** provides additional wording for clarity and effectiveness of the Policy, and a new criteria H with associated supporting text is also introduced to provide more detailed criteria based approach to proposals for residential moorings. This is necessary to make the Policy effective. Subject to this modification, BC4 presents a sound and justified approach.

Policy BC5 – Farringdon

182. The Farringdon area has a role as a major transport interchange. In land use terms, in addition to the office and employment focus, the area also includes the Farringdon Local Shopping Area as well as part of the Clerkenwell/Farringdon Cultural Quarter where the development of cultural and night time economy uses will be supported. **BCMM09** amends the wording at criteria F, G, H and new text at I to ensure the Policy is positively prepared and that criteria I recognises the focus of the Clerkenwell/Farringdon Cultural Quarter. In addition, **BCMM10** amends figure 3.4 which illustrates the Farringdon Spatial Strategy area to include the Clerkenwell/Farringdon Cultural Quarter boundary. Subject to this modification, BC5 presents a sound and justified approach.

Policy BC6 – Mount Pleasant and Exmouth Market

183. Mount Pleasant and Exmouth Market includes both the Mount Pleasant sorting office, a major redevelopment site which spans both the Camden and Islington Borough boundaries, as well as Exmouth Market Local Shopping Area. The Policy outlines the importance of these two key features, as well as a number of other key locations such as the former Clerkenwell Fire Station. **BCMM11** is necessary for the Policy to be positively prepared, by removing the reference to harming local character or amenity within both criteria B as well as the supporting text. The modification also introduces new text at criteria G to acknowledge that the area includes part of the Clerkenwell/Farringdon Cultural Quarter and includes an appropriate cross reference to Policy BC2. **BCMM12**

amends figure 3.5 which is the spatial strategy diagram for the Mount Pleasant and Exmouth Market area, by adding the Clerkenwell/Farringdon Cultural Quarter boundary. It also includes the addition of the Skinner Street Open Space as a site of Importance for Nature Conservation (SINC) for effectiveness (see **SDMM56** for details at paragraph 322). Subject to this modification, BC6 presents a sound and justified approach.

Policy BC7 – Central Finsbury

184. The Central Finsbury Area includes a number of housing estates, employment uses along Old Street and Goswell Road, the designated local shopping area of Whitecross Street as well as two significant sports and leisure facilities in the form of Finsbury Leisure Centre and Ironmonger Row baths. As currently drafted, the Policy is not effective as it fails to acknowledge the re-provision of the sports and leisure function of the Finsbury Leisure Centre as part of the redevelopment proposals. **BCMM13** rectifies this by providing additional wording at criteria F. The modification also adds a number of new criteria to include reference to the Clerkenwell/Farringdon Cultural Quarter which covers part of the spatial strategy area (G), as well as new criteria I-L which moves what was supporting text relating to the design to the Policy wording for effectiveness. **BCMM14** amends figure 3.6 which is the spatial strategy diagram for the Central Finsbury, by adding the Clerkenwell/Farringdon Cultural Quarter boundary. It also includes the addition of the Skinner Street Open Space as a SINC for effectiveness (see **SDMM56** for details at paragraph 322). Subject to this modification, BC7 presents a sound and justified approach.

Policy BC8 – Historic Clerkenwell

185. This spatial strategy area includes a number of heritage assets including designated conservation areas, scheduled ancient monuments, listed buildings as well as strategic and local designated views. The area includes part of the Clerkenwell/Farringdon Cultural Quarter. In order to ensure the Policy is consistent with National Policy, criteria A needs to be amended (**BCMM15**) from preserve and enhance to preserve or enhance. A corresponding change to appendix 1 of the BCAAP is also necessary and this is outlined at **BCMM63**. The last sentence of criteria A is also deleted for the Policy to be effective.

186. In order to ensure the Policy is effective and consistent with the approach to employment uses throughout the Plan, **BCMM15** provides a new criteria B. Further new criteria are also included at H and I to ensure that the Policy provides a positive approach to public realm and street improvements and a cross reference to Policy BC2 and the Clerkenwell/Farringdon Cultural Quarter. The modification also amends the supporting text to correctly refer to the scheduled ancient monument of the Benedictine nunnery of St Mary, Clerkenwell.
187. A corresponding change is necessary in the form of **BCMM62** which amends appendix 1 and the list of Scheduled Monuments. **BCMM16** amends figure 3.7 which is the spatial strategy diagram for Historic Clerkenwell, by adding the Clerkenwell/Farringdon Cultural Quarter boundary, as well as amending the reference to the pedestrian route so it aligns correctly with the Policy aspirations outlined at site allocation BC50 (see **BCMM59**). It also includes the addition of the Skinner Street Open Space as a SINC for effectiveness (see **SDMM56** for details at paragraph 322). Subject to this modification, BC8 presents a sound and justified approach.

Conclusion

188. We conclude that with the recommended modifications, the strategic spatial area policies are soundly based.

Issue 6 – Do the site allocations contained within the SALP and BCAAP present a sound approach? Are they justified, effective and consistent with National Policy?

Introduction

189. As outlined under issue 5 above, the SDMP allocates seven area spatial strategies. These spatial strategy areas form the basis for the allocations contained within the Site Allocations Plan. In addition, the BCAAP outlines the site allocations relative to the eight spatial strategy areas contained within the Bunhill and Clerkenwell Area. To avoid excessive repetition within this section of our report, we have concluded in relation to the soundness of policies as a whole for each spatial strategy area rather than for each Policy conclusion.

190. Each of the site allocations follow set criteria, outlining key items such as development considerations, site designation and constraints and estimated timeframe for delivery. These Policy parameters have been informed by the Council's site appraisal work which included an assessment of Borough wide Policy considerations, suitability and deliverability as well as physical site constraints. This process also included the Council's assessment of the contribution the individual site(s) would make to delivering the spatial priorities for the area. The Council should be commended for the overall approach to these site allocations which is sufficiently detailed yet not overly complex.

Sites within the Islington Local Plan Site Allocations

191. The site allocations within each spatial strategy area which are covered within our report are set out below. In addition, it should be noted that the following site allocations are deleted through modifications **SAMM23, SAMM65, SAMM97, SAMM100, SAMM102** as the developments which the site allocations refer to have been completed and the policies are therefore no longer justified:

- VR6: The Fitzpatrick Building, 188 York Way (due to renumbering of the sites this allocation has become 4 Brandon Road)
- FP10: Former George Robey Public House, 240 Seven Sisters Road
- OIS9: Ladbroke House, 62-66 Highbury Grove
- OIS12: 202-210 Fairbridge Road
- OIS13: Highbury Roundhouse Community Centre

192. As we do not have the ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of the above changes.

193. In light of these changes, and to address the renumbering of a number of the site allocations for consistency across the SALP, table 1.1 at section 1 which lists the strategic and non strategic policies and site allocations requires

updating. This is addressed through **SAMM05**. This modification is necessary for the policy to be effective.

194. As a result of the modifications outlined below, corresponding changes are necessary to figures 1.2, 2.1, 3.1, 4.1, 5.1, 6.1, 7.1 and 9.1 for effectiveness and to reflect the modifications to the site allocations throughout the Plan as well as the Vale Royal/Brewery Road LSIS boundary. We recommend **SAMM02, SAMM09, SAMM17, SAMM29, SAMM42, SAMM56, SAMM71 and SAMM89** to address this.

King's Cross and Pentonville Road

195. There are seven site allocations contained within the Plan for this spatial strategy area. KC1 covers the Kings Cross Triangle site which is bounded by York Way, the East Coast mainline and the Channel Tunnel Rail link comprising disused former railway lands, temporary storage and car parking. The allocated use is reflective of the planning permission which is for a mixed use residential led development including leisure, community and retail uses as well as open space. **SAMM10** updates the protected viewing corridor reference as well as correctly referencing the concrete batching Plant under development considerations. This is necessary for the Policy to be effective.
196. KC2 covers 176-178 York Way and 57-65 Randell's Road. The allocation is identified for a business-led mixed use development and the intensification of business use is identified as a priority for this site. **SAMM11** is necessary to correct the planning history reference contained within the Policy for effectiveness and for the same reason as allocation KC1, to update and include a reference to the nearby concrete batching Plant.
197. KC3 relates to Regents Wharf (10,12,14,16 and 18 All Saints Street). The site is currently in office use however the allocation outlines how the site should provide for the retention and reprovision of business floorspace with the potential for intensification of business use. As drafted, the Policy wording includes 'limited' business use however this wording is neither necessary or justified as an uplift in commercial floorspace on the site has recently been permitted. **SAMM12** deletes this text, as well as updating the planning history to reflect this recent permission and site ownership details. In order to ensure the living conditions of nearby residents are adequately protected, the

modification also provides additional wording in this regard. The modification is necessary for the Policy to be effective.

198. We have taken site allocations KC6 and KC7 together as these allocations address sites at 8 All Saints Street and All Saints Triangle, Caledonian Road. Both sites are allocated for employment related uses, being located within the King's Cross Priority Employment Location. **SAMM13** is necessary to correctly reference the protected viewing corridor within KC6. **SAMM14** is necessary to add additional text to the development considerations of KC7 to ensure that the living conditions of neighbouring residential properties are protected. Both of these modifications are necessary for the allocations to be effective.
199. KC8 provides a new site allocation at the Bemerton Estate South. This modification is set out at **SAMM15** and is necessary for the Plan to meet overall housing need and to be positively prepared. The allocation identifies the site for infill residential development, including the reprovion of community space and the provision of new retail/commercial space along Caledonian Road. The modification also addresses the issue of green space through the development considerations by seeking to ensure that opportunities to improve urban greening and enhance green infrastructure be maximised. Overall, this is a justified and proportionate approach.
200. Subject to the modifications set out above, the approach outlined throughout the King's Cross and Pentonville Road site allocations is sound. As we do not have the ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of these changes.
201. As a result of these modifications, table 2.1 which sets out the site allocations within this area also needs to be updated and this is set out at **SAMM08**.

Vale Royal/Brewery Road Locally Significant Industrial Site

202. There are ten site allocations within this spatial strategy area. As a general point, the allocations here seek to ensure that adequate access and servicing arrangements in relation to business/industrial uses are incorporated into any proposals and that access for servicing and deliveries should be on site. In light of the approach outlined within Policy T5 of the SDMP concerning delivery and servicing, this is in our view a justified approach.

203. As submitted, site allocation VR1 relates to the wider site known as Fayers site, 202-228 York Way, 22-23 Tileyard Road, 196-200 York Way. However in reality two separate planning permissions exist for the site so it has been split accordingly as the allocation as it stands is no longer justified. **SAMM18** amends this by updating the Policy text to accurately reflect the developable site area and the Policy criteria. The modification will also necessitate a change to the site boundary as illustrated on the policies map. It will be for the Council to update the policies map in light of this change.
204. Located to the north of VR1, VR2 covers 230-238 York Way. In order to reflect the more positive Policy approach to the co-location of office and/or research and development use outlined at Policy B2, **SAMM19** is necessary. This modification provides an appropriate cross reference to policies B2-B4 and SP3 within the Policy and updates the reference to the protected viewing corridor for effectiveness.
205. Tileyard Studios are covered at site allocation VR3. This site relates to existing activities servicing the music industry including studios, writing rooms and offices. As drafted, the current/previous use section of the Policy is not justified as it does not accurately reflect the broad range of activities taking place at the site. We have considered the specific Policy wording following the evidence presented at the hearing, the written representations as well as the views expressed within the SoCG prepared by the Council and landowner on this matter (LBI28). In our view, **SAMM20** is necessary to amend the Policy wording and also updates the allocation and justification text to be more positively prepared and reflect the overarching Policy approach outlined at policies SP3 and B2. In this way, we consider that the allocation will appropriately support the growth of the existing Tileyard Cluster of businesses operating here. It provides an appropriate Policy response to the specific circumstances of the site within the context of policies SP3, B2 and the broader LSIS objectives. The proposed modification presents a justified and effective Policy approach to the site allocation. The reference to the protected viewing corridor is also updated for effectiveness and the development considerations are also updated to provide a more positive and flexible approach to servicing and deliveries at the site.
206. VR4 covers a relatively narrow site at 20 Tileyard. The site is currently used as a food production factory. In common with site VR2, the allocation and justification section as drafted is not positively prepared. **SAMM21** addresses

this by outlining how co-location of office and/or research and development uses would be appropriate. This modification provides an appropriate cross reference to policies B2-B4 and SP3 within the Policy and updates the reference to the protected viewing corridor for effectiveness.

207. As set out above, the submission Plan allocated VR5 at 4 Brandon Road. However, this allocation is updated through **SAMM22** to cover 22-23 Tileyard Road and part of 226-228 York Way. This allocation previously formed part of VR1 but has been allocated separately to reflect the separate planning permissions for each part of the site. The allocation reflects the extant planning permission for light industrial, flexible business use and an ancillary café, as well as supporting the principal of co-location of uses in line with policies B2-B4 and SP3. As we do not have the ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of these changes.
208. We recommend **SAMM24** for site allocation VR6 which allocates the former VR5 site at 4 Brandon Road as an appropriate site for co-location of office and/or research and development uses in line with the other VR site allocations. The modification also updates the timeframe for delivery for effectiveness and deletes text referring to a maximum building height which is not justified by the evidence base.
209. VR7, VR8 and VR9 relate to a number of properties on Brewery Road - 43-53, 55-61 and Rebond House at 98-124 Brewery Road respectively. Both VR7 and VR8 are privately owned. VR9 is under the ownership of the City of London. All three sites are able to contribute to the spatial strategy by providing additional employment floorspace. **SAMM25**, **SAMM26** and **SAMM27** amend a number of the development criteria for effectiveness, including the cross referencing to other relevant policies within the Plan, as well as correctly referencing the relevant Islington Local View Corridor.
210. The final site within the Vale Royal/Brewery Road LSIS is VR10. This site covers 34 Brandon Road. As submitted, the Policy is not positively prepared as it fails to recognise the contribution which the co-location of office and/or research and development use can make. **SAMM28** amends the Policy wording in this regard and also deletes wording which is not justified in relation to building heights. The modification also correctly references the Islington Local View protected viewing corridor. This modification is necessary for effectiveness.

211. As a result of these modifications, table 3.1 also needs to be updated as this sets out the site allocations within the area, this is reflected in **SAMM16**.
212. Subject to the modifications set out above, the approach outlined throughout the Vale Royal/Brewery Road LSIS site allocations section of the Plan is sound.

Angel and Upper Street

213. There are sixteen site allocations across the Angel and Upper Street spatial strategy area. With the exception of AUS15, all of the sites are either located within the Angel Town Centre, the CAZ or both.
214. Site allocations AUS1, AUS6, AUS7, AUS10, AUS12, AUS13, AUS16 do not accurately reflect the correct protected viewing corridor. In order to ensure the policies are effective, this is rectified through modifications **SAMM30, SAMM33, SAMM34, SAMM37, SAMM38, SAMM39** and **SAMM41**.
215. AUS2 relates to Pride Court, 80-82 White Lion Street. This site which is currently in office and residential use, is located within the Angel Cultural Quarter, Angel Town Centre and CAZ. As drafted, the Policy is not justified as it fails to reflect the recent planning permission granted at the site. **SAMM31** addresses this by updating the relevant planning history and allocation and justification sections of the Policy.
216. AUS8 relates to the former cinema and bingo hall at 161-169 Essex Road. This is a grade II* listed property, located partly within the Canonbury Conservation Area and Angel Town Centre. As drafted, the allocation and justification section of the Policy is not effective as the uses proposed are not justified. **SAMM35** addresses this by providing greater clarity in relation to the mix of uses envisaged for the site. It also adds additional text to the development considerations section to confirm that marketing evidence as required by Policy R10 of the SDMP is not required for development proposals which are consistent with the site allocation.
217. Subject to the modifications set out above, the approach outlined throughout the Angel and Upper Street site allocations section of the Plan is sound.

Nag's Head and Holloway

218. There are a total of fourteen site allocations within this spatial strategy area.
219. Site allocations NH7 and NH10 do not accurately reflect the correct protected viewing corridor. In order to ensure the policies are effective, this is rectified through **SAMM48** and **SAMM51**. **SAMM48** also updates how allocation NH7 was identified to ensure the text is reflective of pre-application discussions which have taken place.
220. NH1 relates to the Morrisons supermarket and adjacent car park as well as 10 Hertslet Road and 8-32 Seven Sisters Road. As drafted, the Policy is unsound as it seeks to focus on a retail led mixed use development with residential use only permitted on the upper floors. The Policy also fails to cross reference Policy SC1 in relation to the existing snooker hall. In order to address this, **SAMM43** amends the allocation and justification text as well as the development considerations to provide a more flexible approach to residential use as well as a focus on the retention and improvement of the existing retail offer. The modification also adds additional text to cross reference to Policy SC1 as well as adding additional wording in relation to the existing operation of the food store during the construction phase. This modification is necessary for effectiveness. For the same reason, the modification also covers and updates the estimated timescale for delivery.
221. NH3 covers 443-453 Holloway Road. The site is currently in arts/cultural and business use and the allocation identifies the site as being suitable for intensification of business use and commercial uses. However, the existing arts/cultural uses should be retained. **SAMM45** is necessary to update the timescale for delivery, planning history and use classes in order to ensure the Policy is effective. NH4 covers the Territorial Army Centre at 65-69 Parkhurst Road. **SAMM46** updates the relevant planning history to reflect the most recent consent and is necessary for effectiveness.
222. NH11 covers the Mamma Roma site at 377 Holloway Road. This site is identified for the potential intensification for business use. The Policy requires modification through **SAMM52** to acknowledge the potential for site assembly with the neighbouring allocation at NH12 which is already reflected within allocation NH12 as well as providing clarity in relation to the primary shopping

area designation. This modification is necessary to ensure the Policy is effective. The adjoining site allocation is covered by NH12 which is 341-345 Holloway Road and 379-391 Camden Road. This site has been identified through the Tall Buildings Study as having scope to provide a local landmark building. **SAMM53** updates the development considerations to ensure that any development should respect the amenity of neighbouring residential properties. This is necessary to ensure the Policy is effective in its application.

223. The final two allocations in Nag's Head and Holloway are covered by allocations NH13 and NH14. Both of these sites are owned by the London Metropolitan University. NH13 relates to 166-220 Holloway Road. A number of changes to the Policy text are necessary for effectiveness and are addressed through **SAMM54** to provide greater clarity in relation to the approach to the existing tall building, update the reference to the viewing corridor and acknowledge the acceptability of student accommodation in this location. NH14 also requires amendment through **SAMM55** to ensure the Policy is effective. This modification provides clarity to the Policy wording in relation to active frontages, the acceptability of student accommodation in this location and updates the UCO references as well as the reference to the viewing corridor.
224. Subject to the modifications set out above, the approach outlined throughout the Nag's Head and Holloway site allocations section of the Plan is sound.

Finsbury Park

225. There are a total of fifteen site allocations within this spatial strategy area. FP3 relates to the Finsbury Park Station and Island, Seven Sisters Road. This site represents one of the major strategic transport interchanges within the Borough. Redevelopment is expected to provide a mixed use commercial led scheme to include both offices and residential uses. **SAMM59** is necessary to correct an error in the site size and also amend the appropriate uses in light of the changes to the UCO.
226. FP4 refers to a site allocation fronting Fonthill Road and Goodwin Street. The site is allocated for a retail led mixed use redevelopment to complement the specialist shopping function of Fonthill Road. **SAMM60** is necessary to amend the allocation to reflect that an element of residential use may be acceptable, subject to the relevant affordable housing policies and also to update the

relevant planning history section. This modification is necessary to ensure the Policy is effective.

227. FP5 refers to a site at 1 Prah Road. The allocation and justification section of the Policy requires amendment to refer to residential development only as the remainder of the text is not necessary for effectiveness. This is addressed through **SAMM61**. FP7 refers to the Holloway Police station at 284 Hornsey Road. It is not a justified approach to require the justification of the loss of social infrastructure on this site and as a result, **SAMM62** is necessary. This modification also adds an appropriate reference to the viewing corridor. FP9 relates to 221-233 Seven Sisters Road. This site is located within Finsbury Park town centre and has been identified through the tall buildings study as an appropriate location for a local landmark building. **SAMM64** amends the Policy wording to provide a clearer commitment regarding the comprehensive development of the site and to amend the current and previous uses in light of the changes to the UCO. This modification is necessary for effectiveness.
228. Site allocations from FP11 onwards in the Submission Plan are renumbered as a result of the deletion of FP10. **SAMM67** is necessary to amend the relevant planning history, allocation, reference to the protected viewing corridor and current/previous use to ensure the policy is effective.
229. FP11 of the submission SALP is to be renumbered FP10 through **SAMM66** as a result of the deletion of the former allocation at FP10 (**SAMM65**). The modification also updates the planning history section. The modification is necessary for effectiveness. Site allocation FP13 addresses the Andover Estate. An additional reference within the site designations and constraints is necessary to reference the relevant viewing corridor. This is addressed through **SAMM69**. Finally, FP14 refers to 216-220 Seven Sisters Road. This allocation identifies the site for an office/business led development with retail at ground floor level. **SAMM70** amends the estimated timescale for delivery which is necessary for effectiveness.
230. Subject to the modifications set out above, the approach outlined throughout the Finsbury Park site allocations section of the Plan is sound.

Archway

231. There are a total of twelve site allocations within this spatial strategy area.
232. ARCH1 covers the Archway Bus Station site on Vorley Road. The site has been identified as having potential to accommodate a local landmark building through the Islington Tall Buildings Study. **SAMM72** is necessary to amend the allocation and justification section of the text to ensure that social and community infrastructure uses are recognised as appropriate here as well as introducing greater flexibility around the wording concerning business floorspace. The modification is necessary to ensure the Policy wording is effective.
233. ARCH3 relates to the Archway Central Methodist Hall within Archway town centre. The site is located within the primary shopping area as well as the St. John's Grove Conservation Area. **SAMM74** is necessary to amend the Policy wording to provide the correct address details, correctly identify the relevant planning history and amend the Policy wording in terms of the allocation and justification as well as development considerations. The modification is necessary to ensure the Policy wording is effective. Whilst we note representations to the effect that this allocation should be deleted as a result of the deletion of the cultural quarter designation, we do not consider that this would be necessary for soundness.
234. ARCH5 refers to the Archway Campus at Highgate Hill. As currently drafted, the Policy wording is not effective as it fails to provide flexibility in terms of the land uses identified. This is addressed through **SAMM76** which acknowledges the appropriateness of student accommodation and active frontages in this location. The modification also adds reference to the Islington Local View and additional text highlights the importance of recognising that any development should respect the amenity of neighbouring residential properties, including properties on Lidyard Road. The modification is necessary to ensure the Policy wording is effective.
235. The former Job Centre at 1 Elthorne Road is covered by ARCH6. This allocation requires modification through **SAMM77** to recognise that the existing property is now vacant, update the current ownership, timescale for delivery and provide greater flexibility to the allocations and justification section. The modification is necessary to ensure the Policy wording is effective. ARCH7 and ARCH8 (formerly ARCH8 and ARCH9 in the submission Plan) are further allocations at Brookstone House and Holloway Road respectively. Both of the allocations

require modification through **SAMM79** and **SAMM80** respectively to ensure the policies are effective. These modifications amend the address and planning application details.

236. ARCH7 refers to 207A Junction Road. This site is to be deleted from the Plan through **SAMM78**. This is because the extensive representations received (including those of the existing leaseholder) at the MM consultation have demonstrated that the site would not be deliverable during the Plan period. This deletion from the Plan necessitates the renumbering of allocations ARCH7-ARCH12 inclusive which are covered by the MM outlined within our report. As a result of the deletion of the Archway Cultural Quarter which we have addressed under issue 5 above, there are corresponding changes to the relevant site allocations to delete this reference which are covered by **SAMM72, SAMM73, SAMM74, SAMM77, SAMM79, SAMM80, SAMM82, SAMM83**. In order for these policies to be effective, it will also be necessary for the corresponding removal of the cultural quarter from the policies map. However, as we do not have the ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of these changes.
237. ARCH9 relates to the existing community facility and sports pitches at the Elthorne Estate. **SAMM81** amends the allocation to ensure the development also secures a new community centre as well as providing additional text in terms of the planning permission and to reference a replacement ball court at Zoffany Park. The modification is necessary to ensure the Policy wording is effective.
238. ARCH10 covers Dwell House which was numbered as ARCH11 in the submission version of the Plan. **SAMM82** is necessary for effectiveness to ensure the site is correctly referenced as only being partly within the town centre boundary and also to acknowledge that development should respect the amenity of surrounding residential properties. In relation to ARCH11, this modification also updates the planning history which is necessary for effectiveness. The timescale for delivery of ARCH4 is amended through **SAMM75** which is necessary for effectiveness.
239. Subject to the modifications set out above, the approach outlined throughout the Archway site allocations section of the Plan is sound.

Highbury Corner and Lower Holloway

240. There are a total of six site allocations within this spatial strategy area. **SAMM87** amends the planning history section of allocation HC4 Dixon Clark Court which is necessary for effectiveness. In terms of allocation HC3 which relates to Highbury and Islington Station, Holloway Road, **SAMM86** is necessary for effectiveness to ensure that the development considerations section acknowledges that any decking scheme should be sensitively designed in relation to the amenity impacts on residents.
241. Subject to the modifications set out above, the approach outlined throughout the Highbury Corner and Lower Holloway site allocations section of the Plan is sound.

Other important sites

242. There are a total of twenty six sites contained under the heading of 'other important sites'. These are generally dispersed throughout the Borough outside the designated spatial strategy areas. In common with the above allocations, **SAMM90, SAMM91, SAMM94, SAMM95, SAMM96, SAMM99, SAMM104, SAMM105, SAMM106 AND SAMM107** are necessary to site allocations OIS1, OIS2, OIS6, OIS7, OIS8, OIS15, OIS16, OIS18, OIS19 and OIS22 as the Policy wording as drafted does not reflect the most up to date changes made to the UCO and/or to update the relevant planning history sections where necessary which is required for effectiveness. **SAMM110** is necessary for Policy OIS24 in the submission Plan (renumbered to OIS23 through the modification) this modification also amends the site boundary and area. As we do not have the ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of this change.
243. **SAMM107, SAMM109, SAMM111, SAMM112** are necessary to allocations OIS19, OIS24 and OIS25 to correctly reference the Islington Local View and/or the London View Management Framework viewing corridor, or both.
244. OIS4 originally included 1 Kingsland Passage. However, this part of the site has recently been subject to a comprehensive development. **SAMM92** is necessary to correctly reflect this and update the site area, ownership, timescale for delivery and address to ensure the Policy is effective. As we do not have the

ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of this change.

245. OIS5 relates to Bush industrial Estate, Station Road. In order to reflect the more flexible approach to co-location of office and/or research and development uses, the allocation and justification is amended through **SAMM93** for effectiveness. The modification also amends the site designation and constraints section as well as the development considerations to accurately reflect the site's locational characteristics in terms of it being adjacent to the Whittington Park SINC, residential uses as well as Yerbury Primary School. These changes are also necessary for effectiveness.
246. **SAMM98** introduces a new OIS9 which relates to the Highbury Quadrant Congregational Church. This allocates the site for re provision of the existing Church and community space alongside residential development, including affordable housing. The modification has been amended since the consultation on the MM to replace 'application' with 'permission' which is a more accurate reflection of the current position. The development considerations and estimated timescale are all necessary to ensure the Policy is effective.
247. OIS10 covers 500-502 Hornsey Road and Grenville Works, 2A Grenville Road. The planning history and allocations sections require modification through **SAMM99** to reflect a recent successful appeal on the site. This is necessary for the Policy to be effective.
248. **SAMM101** introduces a new allocation at OIS12 which was previously OIS32 and covers the New Orleans Estate. The allocation is necessary to adequately address the Boroughs housing needs over the Plan period. This Policy allocation focuses on the provision of new additional residential development including affordable housing, whilst also recognising the importance of the relocation and re-provision of the existing multi-use games area and community building as well as improvements to play space, amenity space and landscaping across the estate. The development considerations are justified and effective. The modification is necessary for the Policy to be effective.
249. OIS14 (renumbered as formerly OIS15) addresses Athenaeum Court, Highbury New Park. This site is allocated for infill residential development. **SAMM103** is necessary to update the development considerations section to ensure that

development respects the amenity of neighbouring residential properties, including residents of Orwell Court and also to ensure that trees are appropriately covered by any landscaping Plan. This modification is necessary for effectiveness.

250. OIS20 (renumbered as formerly OIS21) addresses the Former Railway Sidings adjacent to Caledonian Road Station. A number of changes to the development considerations section are necessary to ensure the on-site and nearby heritage assets are accurately covered by the Policy. This change is brought about by **SAMM108** and is necessary for effectiveness.
251. **SAMM113- SAMM118** cover modifications to allocations OIS26 – OIS31 (formerly OIS33) inclusive. These allocations were previously identified within the pre hearing modifications and cover a number of existing Housing Estates within the Borough which the Council have identified as appropriate for additional residential development including affordable housing. These modifications (including the renumbering of the policies) are necessary to meet overall housing needs over the Plan period and will ensure the Plan is positively prepared. As we do not have the ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of these changes.
252. Subject to the modifications set out above, the approach outlined throughout the Other Important Sites section of the SALP is sound.

Sites within the Bunhill and Clerkenwell AAP

253. BC3 allocates the Islington Boat Club at 16-34 Graham Street for the provision of residential development as well as the refurbishment of the boat club facilities. **BCMM20** adds additional text to the development considerations for effectiveness to ensure that the community and sporting uses should be provided consistent with the requirements of Policy SC1 of the SDMP Plan. For the same reason, the modification also adds additional text in relation to any residential use proposed here to refer to the agent of change principle as set out at Policy DH5. Subject to this modification, the allocation at BC3 presents a sound and justified approach.
254. BC4 covers one of the larger site allocations within the BCAAP at Finsbury Leisure Centre. The site is allocated to provide leisure facilities, housing, energy

centre, nursery and public open space. As currently drafted, the Policy is not effective as it fails to adequately acknowledge the need to protect the amenity considerations of occupiers in the vicinity of the site. We have amended the modification wording in light of the representations made to ensure that the protection of the amenity of neighbouring properties is not only focused on Burnhill House, Norman Street as this will ensure the Policy is effective. As drafted, the Policy also fails to adequately acknowledge that the redevelopment should ensure the re-provision of the existing sports pitches and facilities which are a well used feature of the area. **BCMM21** amends the Policy text to address these two issues. Subject to this modification, Policy BC4 presents a sound approach.

255. BC5 relates to the London College of Fashion, Golden Lane. Whilst the site's current use is as a further education venue, the site is allocated for the refurbishment of the existing building for office use. **BCMM22** provides greater detail to the Policy wording which is necessary for effectiveness. The modification notes where additional extensions to the existing building may be appropriate. Subject to this modification, Policy BC5 presents a sound approach.
256. Sites BC6 and BC7 cover the Redbrick Estate and Vibast Centre, garages and car park as well as 198-208 Old Street (Petrol Station site). BC6 is allocated for residential use and BC7 is allocated for redevelopment of the petrol station to provide retail/leisure uses at ground floor level with offices above. **BCMM23** adds the re-provision of the community centre and small scale retail use to the allocation, as well as acknowledging that the health care centre previously provided on the site has been re-provided off site. **BCMM24** adds additional text to the allocation and justification section of BC7 to recognise the existing petrol filling station will continue prior to the site's redevelopment. Both of these modifications are necessary for the effectiveness of the policies and subject to these modifications, policies BC6 and BC7 present a sound approach.
257. Old Street roundabout is covered by Policy BC8. This site is allocated for a number of gyratory and highways improvements as well as enhanced retail provision and the provision of significant new public open space. In relation to the relevant planning history, **BCMM25** updates the text here to ensure the Policy is effective and accurately reflects TfL's wider role within the area. Under development constraints, additional text is also added to highlight that proposals should improve conditions and safety for cycling. Subject to this modification, the approach outlined at Policy BC8 is sound.

258. 254-262 Old Street is covered by allocation BC10. As drafted, the allocation sought to include the Golden Bee Public House at 262 Old Street and referred to any development should consider the retention of this public house. In light of the other Policies contained within the Plan to protect such uses, namely Policy R11, this approach is neither justified or effective. In order to rectify this, the inset map and Policy text is amended through **BCMM26** to remove the reference to the public house. As we do not have the ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of this change. The modification also updates the ownership and address details which is necessary for the Policy to be effective. Subject to this modification, the approach outlined at Policy BC10 is sound.
259. Site allocations BC11 and BC12 cover Longbow House, 14-20 Chiswell Street and Cass Business School, 106 Bunhill Row. BC11 allocates the site for commercial office use whilst BC12 is allocated for limited intensification of the education use including increased teacher facilities. In order to ensure the policies are effective, **BCMM27** and **BCMM28** amend the development considerations parts of the policies and estimated delivery timeframe for BC11. Subject to these modifications, the approach outlined at Policy BC11 and BC12 is sound.
260. The Car Park at 11 Shire House, Whitbread Centre, Lambs Passage is covered by Policy BC13. In order to ensure the Policy is effective, the allocation and justification text needs to be updated. This is addressed through **BCMM29** which outlines appropriate uses as a mixed use development with residential and a significant amount of office floorspace. An element of hotel use is also identified as being acceptable in principle. Subject to this modification, the approach outlined at Policy BC13 is sound.
261. Site allocations BC15, BC16, BC17, BC18, BC19, BC20, BC22, BC25, BC26, BC27, BC29, BC32, BC34, BC35, BC46 require either the planning history section to be updated, the correct reference to the Islington Local View and/or the London View Management Framework viewing corridor to be included, or both. These modifications are brought about through the following modifications: **BCMM30, BCMM31, BCMM32, BCMM33, BCMM34, BCMM35, BCMM37, BCMM39, BCMM40, BCMM41, BCMM43, BCMM44, BCMM46, BCMM47 and BCMM56** respectively. Site allocation BC28 is amended through **BCMM42** as the Policy as drafted fails to acknowledge the heritage assets at 320-326 City Road within the development considerations section of the Policy.

BC33 covers the site allocation at Oliver House, 51-53 City Road. This allocation is modified through **BCMM45** for effectiveness so that the allocation and justification section of the Policy refers to commercial uses as well which provide an active frontage to the ground floor. In addition to correcting the references to the protected viewing corridors, **BCMM48** also amends the allocation and justification section of site allocation BC36 concerning the London Metropolitan Archives and Finsbury Business Centre. This modification ensures the intensification of business use reference is specific to the Finsbury Business Centre which is necessary for effectiveness. Subject to these modifications, the approach outlined at the aforementioned policies is a sound one.

262. In addition, a number of the site allocations require amendment to the Policy wording in relation to development considerations, current/previous use, estimated timescales and/or the relevant planning history sections. These modifications are necessary to ensure the policies are effective in their application. This applies to policies BC37, BC40, BC41, BC43, BC44, BC45, BC47, BC49, BC51 and these modifications are brought about by **BCMM49, BCMM51, BCMM52, BCMM53, BCMM54, BCMM55, BCMM57, BCMM58** and **BCMM60** respectively. Subject to the modifications outlined, the Policy approaches are sound.
263. BC21 relates to the site allocation at 4-10 Clerkenwell Road, 29-39 Goswell Road and 1-4 Great Sutton Street. As drafted, the Policy is not effective as it does not accurately reflect the proposed uses for the site. **BCMM36** rectifies this by updating the allocation and justification text to state hotel led mixed use development with retail and leisure uses. The modification also updates the planning history section for clarity and effectiveness. Subject to this modification, the approach outlined at Policy BC21 is sound.
264. BC24 covers the Clerkenwell Fire Station at 42-44 Rosebery Avenue. This allocation is highlighted as a key development opportunity within the spatial strategy area section at Part D of BC6: Mount Pleasant and Exmouth Market. The Policy as drafted is not effective as it fails to acknowledge the importance of securing active frontages at the ground floor for commercial, a small element of social infrastructure or community uses. **BCMM38** amends the Policy wording to address this. It also updates the references to the London View Management Framework to accurately reflect the correct references within the Policy. Subject to this modification, the approach adopted by Policy BC24 is a justified one.

265. Two of the most comprehensive development sites within the BCAAP are covered by BC38 – Moorfields Eye Hospital and BC50 – Queen Mary University, Charterhouse Square Campus. In terms of BC38, the existing Moorfields Eye Hospital site is located on the City Road and its redevelopment is acknowledged to provide a significant opportunity for expansion of tech businesses in this area. The site is located within the CAZ and the City Fringe Opportunity Area. **BCMM50** amends the reference to social infrastructure and also the public space reference for effectiveness. Following representations received at the main modifications consultation, we have also amended the allocation and justification section of the policy to include reference to research and development which is a justified approach to reflect the fact that research and development use previously formed part of the former B1 use class.
266. The Queen Mary University, Charterhouse Square Campus (BC50) is allocated for a variety of uses including higher education and medical research uses, office and research uses and student accommodation. We are mindful of the representations received regarding the potential security constraints in connection with providing a new pedestrian route through the site. As a result, the development considerations section of the Policy needs amending to demonstrate greater flexibility in this regard and this is carried out through **BCMM59**. Furthermore, the modification also provides more positive commentary regarding student accommodation on the site further to modification **SDMM24** and correctly references the London View Management Framework viewing corridor. Subject to these modifications, the approach outlined at both BC38 and BC50 is sound.

Conclusion

267. Subject to the modifications outlined, the Council's approach to the site allocations within both the SALP and BCAAP is sound. The approach is justified, effective and consistent with National Policy.

Issue 7 – Whether the Plan will meet the identified housing need and whether there is a reasonable prospect of a five year supply of deliverable housing sites on adoption

Meeting the housing need

268. The overall housing target for the Plan period (as modified) from 2020/21 to 2036/37 is 13,175 homes. Policy H2 of the Plan does not identify the overall housing need over the Plan period, and we consider this is necessary for the Plan to be positively prepared. Modification (**SDMM21**) addresses this matter. A corresponding change (**SAMM07**) is also needed to amend the overall housing target in the SALP. This will ensure effectiveness.
269. The Plan as submitted would not meet the overall need. Early in the examination we wrote to the Council to set out that it should seek to boost the supply of housing to meet the identified housing need. The Council chose to identify further site allocations, namely associated with their own housebuilding programme and revised the allocated uses on some site allocations. These were subject to a pre-hearing consultation to ensure that no party was prejudiced and could actively take part at the hearing sessions. Modifications (**SAMM15, SAMM35, SAMM43, SAMM98, SAMM99, SAMM101, SAMM113, SAMM114, SAMM115, SAMM116, SAMM117** and **SAMM118**) are therefore necessary to allocate the additional sites and alter the allocated uses on some sites. This will ensure the Plan is positively prepared. The Council will also need to ensure that such changes are reflected on the policies map when adopted.
270. The SDMP does not contain a housing trajectory, which is a requirement of the Framework. A modification (**SDMM100**) is therefore needed to add this as a new appendix. This will ensure compliance with National Policy. The Council's latest housing trajectory as set out in modification SDMM100 shows the Plan (as modified) would deliver 14,029 dwellings over the Plan period.
271. The Plan would provide a buffer of over 850 dwellings. We consider this to be a reasonable figure to take into account any potential non delivery of sites over the Plan period.
272. The Council has assumed a small site windfall allowance of 484 dpa and this figure has originated from Table 4.2 of the London Plan. There is no reason before us to consider that this is not an appropriate figure. Further, the Council has applied a large site windfall allowance of 62 dpa from 2025/26 onwards. We consider this to be a reasonable estimate based on past trends and there is compelling evidence that they will provide a reliable source of supply.

Five-year housing land supply

273. The housing requirement established in the Plan is 775 dpa. At the time of the examination hearings the Council accepted that it was a 20% buffer authority due to the housing delivery test results in 2019. However, the most recent housing delivery test results (14 January 2022) for the period 2018/19 to 2020/21, show that the Council delivered more homes than required (104%). We therefore agree with the Council (LBI33) that having regard to paragraph 74 of the Framework, Islington is a 5% buffer authority. As a result, we have altered the housing trajectory (**SDMM100**) to remove reference to a 20% buffer, by deleting this row of the table.
274. The Council has confirmed (LBI33) that during the first year of the Plan period (2020/21) completions were 657 homes. This creates a shortfall of 118 dwellings since the start of the Plan period. This should be taken into account in the five-year calculation. The Council had sought to move the base date of the Plan from 2020/21 to 2021/22. However, we are not of the view that there are any reasons for doing so to make the Plan sound.
275. At the time of the examination hearings the period for calculating the Council five year housing land supply was 2021/22 to 2025/26. We acknowledge that due to delays in the examination, things have moved on. However, we have examined the deliverability of the Council supply based on this time period and consider that the most pragmatic approach, to avoid further delays that would have significant consequences for the examination, is to still adopt this timeframe. Notwithstanding this, we consider that the most recent housing delivery test results should be taken into account as this is a factual matter. Based on the housing requirement of 775 dpa, the shortfall of 118 dwellings and a 5% buffer, we consider that the five-year requirement is 4,193 homes (839 dpa).
276. Turning to supply, the Framework requires sites within the five-year housing land supply calculation to be 'deliverable' as defined in Annex 2 of the Framework. There are a number of site allocations that do not currently have planning permission but are considered to be deliverable within the 5 year period. The Framework notes that where a site has been allocated in a development Plan it should only be considered deliverable where there is clear

evidence that housing completions will begin on site within five years. The PPG² expands on this by setting out that this could include firm progress being made towards the submission of an application; firm progress with site assessment work; or clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

277. Based on the evidence provided by the Council, both within its hearing statements and provided orally at the hearing session, we are content that the Council's assumption on delivery from the site allocations without planning permission are robust and they should be considered deliverable.
278. We note that the Council has confirmed (LBI33) that actual completions for 2021/22 were 441 homes, lower than the 708 anticipated completions set out in the housing trajectory (**SDMM100**). However, given 2021/22 is the first year of the five year period, we consider it is reasonable to consider that the delayed 267 homes will still likely be delivered over the five year period.
279. The Council's housing trajectory (**SDMM100**) shows the delivery of 5,031 dwellings over the five year period. This equates to a supply of 6 years. Even if the 267 homes were excluded, the Council's supply would still remain at 5.68 years. We consider that the robustness of these figures are further increased by the lapse rates that have been applied to unimplemented permissions for all sites based on past trends.

Conclusion

280. We consider that with the recommended modifications, the Plan will meet the identified housing need and the Council will be able to demonstrate a five-year housing land supply on adoption of the Plan.

Issue 8 – Whether the Plan's approach to infrastructure is justified and consistent with National Policy

281. The Plan's approach to the provision of strategic infrastructure to support the delivery of the proposed development in the Plan is set out by Policies ST1 to ST4. The Infrastructure Delivery Plan (EB12) (IDP) also supports the Plan in

² Paragraph: 007 (Reference ID: 68-007-20190722).

this regard. We consider that the IDP appropriately identifies the necessary infrastructure requirements and considers how they will be delivered and funded.

282. The supporting text to Policy ST1 refers to a Regulation 123 Infrastructure list. This is no longer maintained by the Council and therefore a modification as set out at **SDMM73** is required to remove this reference and replace with reference to the Council's obligation to produce an Infrastructure Funding Statement on an annual basis. It also adds a specific additional reference to the use of Community Infrastructure Levy (CIL) payments for school place provision. Subject to this modification, the Policy will be effective.
283. During the pre-hearing modification consultation, the Council suggested a modification to the supporting text of Policy ST1 to set out that developer contributions may be secured retrospectively where it has been necessary to forward fund infrastructure projects. However, we consider that there is no basis to require retrospective developer contributions and that this would be unlikely to meet the tests for Planning obligations in the Framework and CIL Regulation 122. Consequently, we have not recommended this modification.
284. Policy ST2 considers waste and sets out that the Hornsey Street Re-use and Recycling Centre will be safeguarded in order for Islington to continue to contribute to meeting aggregated waste Planning requirements. However, the submission policies map does not illustrate the safeguarded site. This will need to be shown on the policies map when it is adopted for Policy ST2 to be sound. As we do not have the ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of these changes. We consider that modification **SDMM74** is necessary to refer to the policies map within the Policy. This will ensure the Policy is effective.
285. Policy ST3 sets out the Council's approach to telecommunications, communications and utilities equipment. The Policy does not currently refer to the TfL Streets toolkit guidance, which is an important consideration. To ensure the Policy is effective, modification **SDMM75** is therefore required to address this matter.
286. The supporting text of Policy ST3 at paragraph 9.12 sets out that on-street location of telecommunications boxes and other utilities equipment should be

avoided, but where this is not possible, equipment must be designed and located to prevent street clutter and conflict with pedestrian movement and street furniture. Such equipment may also conflict with cyclists and for the Plan to be effective a change is needed through **SDMM75** to address this matter.

Conclusion

287. Subject to the above modifications, the Plan's approach to infrastructure is justified and consistent with National Policy.

Issue 9 –Town Centres and Retail: Whether the approach to town centres and retail development is justified, in general conformity with the London Plan and consistent with National Policy. Are the Plan policies based on a robust evidence base and are they justified and effective?

Meeting Retail needs over the Plan Period

288. The retail and leisure needs over the Plan period are outlined within the Council's retail evidence base (EB7). It outlines the future retail and leisure needs across the Borough until 2036. The study concludes that in order to meet identified need, the evidence base identified need for 6341sqm of convenience floorspace and 12247sqm of comparison floorspace to be provided by the end of the Plan period. **SDMM42** reflects these figures as an amendment to the supporting text which is necessary for the Plan to be effective. In addition to capacity, the study also includes health checks for the four town centres. This assessment follows the guidance contained within the PPG, and the evidence in relation to both need as well as the health checks undertaken presents a robust and proportionate approach to meeting retail needs over the plan period.

Strategic and Development Management Policies Plan

289. In order to meet this need, the Plans strategy will focus development towards designated town centres as outlined within the spatial strategy areas. Turning to the specific retail policies themselves, Policy R1 provides the overall approach towards retail, leisure and services as well as culture and visitor accommodation across the Borough. The Policy aims to support the town centres as the focal

point for commercial, cultural and civic activity within the Borough and goes on to outline the role and function which the Primary Shopping Areas (PSA) and Local Shopping Areas (LSA) will play in achieving this objective. **SDMM42** is necessary to ensure criteria F of the Policy accurately reflects the appropriateness of residential accommodation within town centres and local shopping centres, consistent with the approach outlined by the Framework. The modification also amends the text in relation to specialist shopping areas, cultural quarters and Primary Shopping Areas to ensure the Policy is effective and consistent with the remainder of the Plan. In addition, the modification also amends the supporting text for consistency and effectiveness with the Policy changes. Subject to this modification, the Policy is sound.

290. The PSAs are covered by Policy R2. This Policy seeks to maintain minimum percentage levels of retail uses across the designated centres. **SDMM43** amends the Policy wording to ensure that any new development at the ground floor level of a PSA contributes to the retail function of the PSA. This is necessary for the effectiveness of the Policy. In light of the changes to the UCO, new criteria are introduced to the Policy at D and E to introduce a marketing evidence requirement in relation to proposals which seek a change of use to another Class E use. Associated amendments to the supporting text are also made. This requirement is both necessary and justified in light of the changes to the UCO and for consistency with the requirement for marketing evidence across other policies contained within the Plan. Subject to this modification, the Policy presents a sound approach to dealing with the PSA.
291. As drafted, Policy R3 fails to acknowledge residential use as an appropriate use within town centres. A number of amendments are necessary to Policy R3 in the form of **SDMM44**. The Policy is renamed Islington's Retail Hierarchy instead of Islington's Town Centres through this modification as this more accurately reflects the purpose of the Policy. Sub headings are introduced throughout the Policy wording to ensure the Policy is effective in its application. The modification amends the detailed wording of part F of the Policy (now part C) to ensure the Policy is positively prepared. Parts G and H of the Policy as well as the supporting text are also amended to ensure that residential use is recognised as an appropriate town centre use, for consistency with National Policy and other policies contained within the Plan. The modification also adds additional text in relation to the role which impact assessments can play in relation to proposals outside of town centres. Subject to this modification, the Policy is justified.

292. LSAs are covered by Policy R4. The Policy outlines the overall approach to supporting town centres uses within the LSAs, including identifying the approach to proposals for a change of use. **SDMM45** is necessary to ensure the Policy cross references the policies map for effectiveness, removes the reference to residential uses being strongly resisted as this is neither justified or consistent with National Policy. In addition, the modification also introduces additional supporting text regarding marketing evidence requirements to ensure a consistent approach is adopted across all designated retail frontages. Subject to this modification, the Policy approach is sound.
293. The modification also provides new text at criteria C which states that development of main town centres uses over 200sqm must meet the requirements of Policy R3 Part E. Whilst we recognise that this approach goes beyond the requirements of National Policy in the case of Islington, LSA provide an important element of the retail offer with some 40 LSAs designated. This additional text will permit the Council to assess the impact of larger proposals on the character and function of the LSA and is considered a justified approach in this instance.
294. Policy R5 addresses dispersed retail and leisure uses within the Borough. The Policy outlines how the Council will support and protect retail uses located outside designated town centres and LSAs. This Policy recognises the role and function which dispersed retail and leisure uses can play to the local community and particularly those with mobility difficulties. As a result, the Policy sets out a criteria based approach. **SDMM46** deletes the references to dispersed A3 uses which is no longer justified in light of the changes to the UCO and adds additional text for clarity and effectiveness regarding new retail development proposals which may come forward. Subject to this modification, the Policy presents a sound approach.
295. Policies R6 and R7 deal with the special retail character of Islington including markets and specialist shopping areas. These policies are necessary as the Borough has a relatively unique concentration of small specialist shops, well established markets such as Chapel, Exmouth and Whitecross Street, Camden Passage and Archway as well as specialist shopping locations such as Camden Passage and Fonthill Road. All of these add to the unique local character of the areas concerned, and the policies aim to support the role and function of these areas across the Borough.

296. **SDMM47** outlines modifications to Policy R6 to introduce the wording and/or for clarity and effectiveness of the Policy, as well as clarifying that the supporting text relates to active frontages. **SDMM48** modifies Policy R7 to add additional text to recognise the contribution which residential use can play which is necessary for consistency with other policies contained within the Plan. The addresses of the specialist shopping areas covered by Policy R7 have been added to ensure the Policy is effective in its application. The modification also clarifies that individual or cumulative impacts on vitality, viability character, vibrancy and predominantly retail function should be prevented and/or mitigated. Subject to these modifications outlined, policies R6 and R7 present a sound approach. We note the concerns expressed regarding the use of SSA as an acronym and the extent to which the specialist shopping areas are defined within the Plan. However, an address schedule is provided within the Policy itself and where SSA is used as an acronym, it is preceded by the address reference. We are therefore of the view that this presents a sound approach.
297. Policy R10 addresses culture and the night time economy. This Policy provides a criteria based approach to the location of new cultural uses as well as separate criteria applicable to proposals involving the redevelopment and reprovion of existing cultural uses, the loss and/or change of use of these facilities as well as proposals for new night time economy uses. **SDMM51** amends the Policy to replace 'must' with 'should' to ensure the Policy is positively prepared. The modification also provides greater clarity to the Policy wording in terms of criteria B and the reprovion of new cultural uses, including in locations outside of the CAZ and town centres, as well as the requirements for marketing for town centre uses. The modification also deletes text which is no longer justified in terms of residential uses and the cultural quarters. Subject to this modification, the approach outlined by Policy R10 is sound.
298. Public houses are addressed by Policy R11. Public Houses are acknowledged to form an integral part of the urban fabric of the Borough. The Policy outlines how the Council will resist the redevelopment, demolition and change of use of public houses which meet identified criterion. **SDMM52** is necessary to add the emphasis of and/or in relation to the assessment criteria, as well as referencing the marketing and vacancy requirements outlined at appendix 1 of the Plan. Subject to this modification, the approach outlined by Policy R11 is sound.
299. Appendix 1 of the Plan sets out the marketing and vacancy criteria which will apply to the retail policies as well as Policy B3 and SC1. As currently drafted, it

is not clear from the appendix how the different marketing and vacancy criteria are applied across the policies of the Plan. **SDMM78** addresses this through a new table A1.1 which clearly sets out the marketing and vacancy periods applicable. This is necessary for the policy to be effective.

Bunhill and Clerkenwell Area Action Plan

300. Policy BC2 of the BCAAP outlines the overall approach to culture, retail and leisure uses within the area. The Policy recognises the importance of these uses to the functioning of the AAP area and support the primary economic function of the area. **BCMM05** amends the wording of Policy BC2 to ensure the Policy wording is positively prepared in relation to retail and leisure uses and deletes the reference at part B to the application of the sequential test (as well as the associated supporting text) as this is not justified. The modification also adds clarity to the application of part C of the Policy. Subject to this modification, the approach outlined by Policy BC2 is sound.

Conclusion

301. To conclude and subject to the above modifications, the Plan's approach to Town Centres and Retail development is justified, in general conformity with the London Plan and consistent with National Policy.

Issue 10 – The Built and Natural Environment: Are the Plan's policies for the environment, including green infrastructure, transport and biodiversity justified, effective and in general conformity with the London Plan?

Sustainable Design

302. The Council identifies how sustainable design will be delivered through Policy S1. This Policy and the Sustainable Design chapter of the Plan set out how development should maximise energy efficiency and minimise greenhouse gas emissions in accordance with the energy hierarchy. The approach has been informed by the evidence base (EB9) including the energy report and associated addendum. This evidence sets out a number of key Policy recommendations necessary for the Council to be in a position to achieve Islington's 2050 net zero carbon aim. Accordingly, policies S1-S10 inclusive provide this broad Policy

framework. We are satisfied that the evidence supports this broad objective and the policies outlined within the Plan will provide the Council with the Policy framework to achieve this target within the timeframe identified.

303. Policy S1 as submitted includes a reference within the supporting text to Islington's gas combined heat and power network however this text needs deleting as this is no longer considered to be a low carbon option. **SDMM58** addresses this and is necessary for the Policy to be justified. The modification also introduces additional text at paragraph 6.10 to recognise the role which heat networks provide. The Policy provides a clear and robust framework for prioritising renewable and low carbon heat and energy which is consistent with the London Plan.
304. Policy S2 addresses Sustainable Design and Construction. It outlines how development proposals will be required to submit a Sustainable Design and Construction Statement identifying how proposals will meet the relevant sustainable design policies. **SDMM59** amends criteria D (iii) to ensure that the payment of a monitoring fee would be secured through a legal agreement – this is necessary for the Policy to be effective. The modification also includes additional supporting text to outline how the monitoring is expected to be carried out. Subject to this modification, Policy S2 presents a sound approach.
305. In the context of energy infrastructure, Policy S5 outlines appropriate heat sources in accordance with the heating hierarchy. **SDMM60** provides for a number of updates to the Policy which are necessary for effectiveness. Firstly, to include the correct dataset reference in the form of Business, Energy & Industrial Strategy (BEIS) energy projections, to provide additional text to the Policy at parts C and D to clarify the Policy approach to larger minor new build developments as well as those with individual heating systems as well as deleting the references to gas boilers to reflect the most recent Future Homes Standards. Corresponding changes are required to the supporting text for consistency and also to update the references to air source heat pump systems. Subject to this modification, the approach outlined within Policy S5 is sound.
306. Policy S7 outlines the approach to improving air quality, outlines how all developments should mitigate or prevent adverse impacts on air quality and assess reasonable opportunities to improve air quality. In order to ensure the Policy is effective, **SDMM61** amends the size threshold at part D from 200 to 150 dwellings to be in accordance with the London Plan. Additional text to part

F is also necessary to reference where off site provision of a sufficient standard cannot be provided, a financial off setting contribution may be acceptable, secured through a legal agreement. The supporting text is amended for consistency with additional text regarding overshadowing of solar panels in the vicinity of canals. This modification will ensure the Policy is justified.

307. Flood Risk Management is covered by Policy S8. In order to ensure the Policy is effective and consistent with National Policy, additional text is necessary to reference the exception test, update the references to Annex 3 of the Framework and to ensure the flood risk vulnerability classifications are consistent with National Policy. These changes are set out at **SDMM62** and **SDMM63**. Subject to these modifications, the Policy approach is sound.
308. Finally, Policy S9 addresses Integrated Water Management and Sustainable Drainage. This is a seventeen-part Policy which outlines the approach in relation to surface water runoff, sustainable drainage, water quality, biodiversity and water efficiency. **SDMM64** is necessary to ensure that part C of the Policy references both direct and cumulative flood risk, amends part G of the Policy for effectiveness and part O and the reference to contaminated land with an associated amendment to the supporting text to state that preliminary rather than full details of any proposed decontamination will be necessary. Subject to the modification, Policy S9 presents a sound Policy in relation to water management and sustainable drainage.

Design and Heritage

309. The SDMP provides for a number of policies to support the approach to design and heritage throughout the Plan.
310. The overarching approach is set out within Policy DH1 concerning innovation and conserving and enhancing the historic environment. The Policy covers a number of strategic matters including but not limited to the protection of views, the approach to Islington's Heritage Assets and tall buildings as well as basement developments. As submitted, the Policy fails to make a clear distinction between views and local views as defined through the London View Management Framework and Local Landmarks. **SDMM69** addresses this by separating the two into different criteria. The modification also deletes part of the supporting text which relates to the historic environment as this is not

consistent with the Framework. Subject to this modification, the approach outlined at Policy DH1 is sound.

311. Policy DH2 addresses heritage assets. **SDMM70** is necessary to ensure the Policy wording is consistent with the Framework and also makes the distinction clear between the London View Management Framework, Local Views Framework and Local Landmarks. It also updates the text regarding scheduled monuments within the Borough which is necessary for accuracy. Subject to this modification, the approach outlined at Policy DH2 is sound.
312. The approach to tall buildings has been informed by both the London Plan and the Tall Buildings Study (EB14) and the overall approach outlined within the subsequent Topic Paper. As advocated by the London Plan, the Tall Buildings Study identifies a number of locations across the Borough as suitable for tall buildings. The approach within the study follows the methodology advocated within Policy D9 of the London Plan. The study outlines a spatial overview of the Borough, followed by a search for potential tall building locations. It then identifies eight tall building principles which set the objectives and define criteria to identify suitable appropriate locations. The sifting exercise comprised a strategic search and then local search. The local search focused on the following areas: Archway, Finsbury Park, Holloway Road/Caledonian Road/Emirates Stadium, Highbury Corner, Dalston Fringe, Kings Cross Fringe/Pentonville Road and the Central Activity Zone/City Fringe. As part of this local search, the study took into account a number of factors not limited to but including character, the existing prevailing building heights and important townscape features and local views, as well as the identification of opportunity sites for tall buildings which has fed into the site allocations part of the Plan. We are content that the evidence base is sufficiently robust to direct development towards suitable locations to accommodate tall buildings. Overall, we are satisfied that the approach adopted is consistent with the approach advocated by the London Plan.
313. Policy DH3 provides a criteria based approach to the location of tall buildings within the Borough. **SDMM71** is necessary to clearly define what constitutes a tall building, and also amend criteria C so that it is clearly related to the maximum building heights identified within the site allocations. The modification also deletes criteria's D,E and F from the submission version of the Plan as they are not consistent with the London Plan. A new criteria cross references to Policy PLAN1 of the SDMP, and provides greater clarity and effectiveness to the

factors which need to be taken into account in terms of the visual and functional impact of the tall building concerned. An additional criteria at F is also included through the modification which identifies how buildings which are not classified as tall buildings but would still be prominent within their surrounding context should be addressed. These changes also mean that a number of the corresponding supporting text paragraphs have been amended for overall consistency with the Policy. It sets out clearly the definition of what constitutes a tall building, as well as defining clearly where tall buildings will be supported. Following the main modifications consultation, it was highlighted that the definition for tall buildings within the appendix does not match the policy text and this should be amended for consistency. A further modification is therefore necessary in the form of **SDMM101**. Subject to these modifications, the Policy presents a sound approach to the location of tall buildings within the Borough.

314. Policy DH5 outlines the approach to agent of change as well as noise and vibration. This Policy relies on the premise that proposals for new development in close proximity to an existing use which may be adversely impacted by a new use will require the change to be managed by the person or organisation responsible, if necessary, any identified impacts must be fully mitigated. **SDMM72** provides greater clarity to the wording at part D (ii) of the Policy, subject to this modification, the Policy approach is sound.

Public Realm and Transport

315. Policy T1 outlines how the Borough will aim to achieve enhancing public realm and sustainable transport. Its overarching aim, amongst other things, is to prioritise practical, safe and convenient access to development through the design process as well as the use of suitable modes of transport. **SDMM65** amends part B of the Policy to acknowledge accessible parking provision and the requirements of blue badge holders. This is necessary for the Policy to be justified and effective. Additional supporting text is also included within the modification to reflect the fact that the Council has adopted its Transport Strategy since the Regulation 19 consultation took place. We have amended the wording of this paragraph to refer specifically to people walking and cycling in light of representations made to the main modifications consultation. The modification also introduces the concept of low traffic neighbourhoods within the Plan. We consider it is necessary to define this term within the glossary. Accordingly, **SDMM96** addresses this. Taking into account the modifications outlined, Policy T1 presents a sound approach.

316. Sustainable transport choices are addressed through Policy T2. The wording at part A is amended through **SDMM66** to acknowledge both existing and planned improvements to sustainable transport infrastructure and update the supporting text to ensure it includes the correct London Cycling Design standards, the Mayors Transport Strategy and TfL's Healthy Street Indicators. Subject to the modification, the Policy presents a sound approach.
317. Car Free development is addressed through Policy T3. In order to ensure the Policy is positively prepared, criteria B, C, F and G are amended through **SDMM67** to ensure that the Policy appropriately acknowledges that vehicle parking for essential drop off and accessible parking will be permitted. Furthermore, additional text to recognise that a financial contribution towards investment in other accessible or sustainable transport initiatives should be possible if a development is unable to deliver designated spaces on street. **SDMM99** adds to the glossary contained at appendix 9 to provide a definition for the term 'non-motorised forms of transport' which was omitted from the Regulation 19 version of the Plan.
318. Policy T5 deals with delivery, servicing and construction. It identifies criteria against which proposed servicing and delivery arrangements will be assessed. **SDMM68** provides a greater emphasis on the delivery of clean, safe and efficient delivery and servicing arrangements. Subject to this modification, the overall approach presented at policy T5 is a sound one.
319. Appendix 4 of the Plan sets out cycle parking standards. **SDMM82** is necessary to provide additional supporting text and **SDMM83** amends a number of thresholds used within the table for clarity. Subject to these modifications, the approach to cycle parking standards within the Plan is sound.

Green Infrastructure

320. Policy G1 provides the overarching Policy for Green Infrastructure within the Borough. It identifies how green infrastructure provision should be assessed as part of development proposals, as well as identifying the requirements in terms of the Urban Greening Factor assessment outlined within the London Plan. **SDMM53** strengthens the Policy wording at part E of the Policy in relation to how the Urban Greening Factor assessment applies to general industry and as well as storage and distribution uses. This is necessary for the Policy to be effective. Subject to this modification, the Policy presents a sound approach.

321. The approach to protecting open space is outlined by Policy G2. In order to ensure the Policy is positively prepared, **SDMM54** amends the wording of criteria A and D and clarifies how the Policy will apply in relation to development associated with the canal as the definition of green infrastructure in Islington includes both green and blue infrastructure. The modification also includes additional supporting text to provide clarity regarding the definition of significant private open space within the Borough. The submission version of the Plan provides no definition within the glossary of significant private open space. We consider this needs to be addressed and accordingly **SDMM94** provides a definition through the glossary. Subject to these modifications, the Policy presents a suitable and robust approach to the protection of open space within the Borough.
322. Policy G4 deals with Biodiversity, landscape design and trees and outlines how developments should protect, enhance and contribute to the landscape, biodiversity value and growing conditions of the development site and surrounding area. The Policy as currently drafted is not positively prepared. **SDMM55** provides a positive Policy approach and greater clarity in relation to part B of the Policy and outlines the mitigation hierarchy applicable to SINCs. It also amends part H of the Policy to outline the hierarchy applicable to replacement tree provision. In addition, there was an error on the policies map concerning the SINC boundary at 351 Caledonian Road and the residential gardens at Gifford Street. A number of MMs are necessary to address this boundary as well as amend the boundary around the buildings and to the western boundary where it has been extended to adjoin the railway line. The MM also shows the Skinner Street Open Space as a SINC which was not included within the Regulation 19 Plan in error. These changes are rectified at **SDMM56** in relation to figure 5.2 within the Plan, **BCMM02** as a change to figure 1.4 as well as **SDMM85** which covers appendix 7. These changes will also necessitate an update to the policies map. As we do not have the ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of these changes.
323. Finally, Policy G5 addresses green roofs and vertical greening. The Policy outlines how development proposals should utilise roof space to incorporate biodiversity based green roofs. The Policy also outlines a number of design criteria applicable to the green roof. However, **SDMM57** amends the supporting text to provide greater clarity regarding the issue of green roofs. Subject to this modification, the Policy is justified and effective

Conclusion

324. Subject to the above modifications, the Plan's approach to the built and natural environment is justified and consistent with National Policy.

Issue 11 – Social and Community Infrastructure: Are the Plan's policies in relation to Social and Community Infrastructure justified, effective and in general conformity with the London Plan and National Policy?

325. Policy SC1 sets out a detailed Policy which deals with both the protection of existing social and community infrastructure as well as providing a criteria-based approach to the provision of new and/or extended facilities within the Borough. The supporting text highlights the importance of these facilities to delivering sustainable communities and creating a sense of place and community for Islington's residents. We concur that this is an approach which is supported by the Framework, and in particular paragraph 93.
326. A number of amendments are necessary to Policy SC1 and the supporting text in order to ensure the Policy is sound. **SDMM29** amends criteria A to reference a need assessment by the Council, adds an additional criterion at C regarding the provision of new facilities to mitigate the impacts of existing or proposed development and also modifies the Policy wording at part H for effectiveness. In addition, the modification also addresses part H of the Policy as submitted to cross reference Approved Document M, Volume 2. New supporting text within the modification also sets out that following the changes made to the UCO, the Council may use Planning conditions where it is deemed appropriate to restrict the uses. Given the specific nature of social and community infrastructure within the Borough, we are satisfied that in this instance this is a justified approach. Subject to the modification, Policy SC1 is justified.
327. Policy SC2 addresses Play Space provision within the Borough, seeking to resist its loss unless replacement facilities are provided. As currently drafted, the Policy is not effective as there is no commitment within the Policy to a mechanism to secure replacement facilities. **SDMM30** rectifies this through the introduction of additional text at part A to reference a Section 106 Agreement. **SDMM30** also amends criteria C to ensure that appropriate reference to the ongoing management and maintenance of any play space is also referenced

within the Policy. Subject to this modification, the approach to Play Space provision within the Borough is sound.

328. Health Impact Assessment (HIA) are addressed through Policy SC3. Part A requires all major developments, and developments where potential health issues are likely to arise, to complete a screening assessment to determine if a full HIA is required. The objective of the Policy is to identify all the potential health impacts of the proposed development and recommend measures to enhance positive impacts and mitigate adverse impacts. **SDMM31** adds a new section to part D which identifies that where a health impact assessment is carried out and specific measures are identified to mitigate health impact or enhanced health benefits, they will be secured through a legal agreement and/or condition as appropriate. Subject to this modification which is necessary to make the Policy effective in its application, Policy SC3 is sound.
329. The submitted Plan also includes a Policy on promoting Social Value at SC4. However, this Policy duplicates much of the overall objectives of PLAN1 of the SDMP. Whilst we commend the overall objective of embedding the approach to social value in the Planning process, the Topic Paper (SD25) does not provide sufficient evidence to justify this Policy. The wording is also ambiguous meaning that it is not clear how a decision maker should react to development proposals. As a result, **SDMM32** is necessary to delete Policy SC4 from the Plan and its associated supporting text. As a result of this modification, appendix 5 which sets out the social value self assessment is no longer necessary, and this is deleted through **SDMM84**. Further, a consequential change is needed to remove part V. of Policy H1 and this has been added to **SDMM20**.

Conclusion

330. In conclusion, subject to the modifications set out above the Plan's policies and overall approach in relation to social and community infrastructure is justified, effective and in general conformity with the London Plan and National Policy.

Issue 12 – General Matters

331. As currently drafted, the SDMP only refers to monitoring through the text at paragraph 10.1-10.7 inclusive. We consider that this is not a justified approach. In order to address this, **SDMM76** sets out a table which identifies key indicators, target milestones and the relevant policies. This will ensure the

Policy is effective in this regard. **SDMM77** adds additional supporting text to this section of the Plan to explain the overall approach. In a similar manner, **BCMM61** is also necessary to introduce new text and table 10.1 which will clearly identify BCAAP monitoring indicators for policies BC1 and BC2 which are necessary for the policies to be effective.

332. In order to update the site allocation monitoring indicators, the text referring to monitoring within the supporting text at page 177 is updated through **SAMM124** to include a reference to indicator monitoring of individual site allocations and to delete text within this paragraph which is no longer necessary. **BCMM61** updates the references to the monitoring indicators of the BCAAP for effectiveness and consistency with other policies contained within the Plan.
333. It is also necessary to update the Schedule Monuments section of Appendix 1 of the BCAAP as there have been a number of changes to this list made by Historic England. This modification is provided through **BCMM62** for effectiveness. There will be a corresponding change necessary to the policies map as a result of this modification. However, as we do not have the ability to amend the policies map, it will be for the Council to make the necessary amendments to the policies map in light of this change.

Overall Conclusion and Recommendation

334. The Council has requested that we recommend MMs to make the Plan sound and/or legally compliant and capable of adoption. We conclude that the duty to cooperate has been met and that with the recommended MMs set out in the Appendices the Islington Strategic and Development Management Policies, Site Allocations and Bunhill and Clerkenwell Area Action Plan Development Plan Documents satisfy the requirements referred to in Section 20(5)(a) of the 2004 Act and are sound.

Jonathan Manning and C Masters

INSPECTORS

This report is accompanied by appendices containing the Main Modifications.

Appendix 1 Strategic and Development Management Policies Main Modifications Schedule

Reference	Page in submitted plan	Section/ Paragraph/ Policy	Proposed change																		
SDMM01	4	Paragraph 1.2	The Local Plan provides a clear, bold framework for planning decisions which set out what we expect from development. The Local Plan covers the period 2020/21 to 2035/36 2036/37 (“the plan period”). Islington is a borough with significant constraints, and it is not hyperbole to state that each and every development must make the most of every site and development opportunity, in order to ensure that opportunities for using increasingly scarce resources, including a lack of developable land, are not wasted.																		
SDMM02	7, 8	Table 1.1	<table><tr><th colspan="2">Table 1.1: List of strategic and non-strategic policies</th></tr><tr><th colspan="2">Strategic and development management policies</th></tr><tr><th>Strategic policies</th><th>Non-strategic policies</th></tr><tr><td>Policy PLAN1: Site appraisal, design principles and process</td><td>Policy H5: Private outdoor space</td></tr><tr><td>Policy SP1: Bunhill and Clerkenwell</td><td>Policy H6: Purpose-built Student Accommodation</td></tr><tr><td>Policy SP2: King’s Cross and Pentonville Road</td><td>Policy H7: Meeting the needs of vulnerable older people</td></tr><tr><td>Policy SP3: Vale Royal/Brewery Road Locally Significant Industrial Site</td><td>Policy H8: Self-build and Custom Housebuilding</td></tr><tr><td></td><td>Policy H9: Supported Housing</td></tr><tr><td></td><td>Policy H10: Houses in Multiple Occupation (HMOs)</td></tr></table>	Table 1.1: List of strategic and non-strategic policies		Strategic and development management policies		Strategic policies	Non-strategic policies	Policy PLAN1: Site appraisal, design principles and process	Policy H5: Private outdoor space	Policy SP1: Bunhill and Clerkenwell	Policy H6: Purpose-built Student Accommodation	Policy SP2: King’s Cross and Pentonville Road	Policy H7: Meeting the needs of vulnerable older people	Policy SP3: Vale Royal/Brewery Road Locally Significant Industrial Site	Policy H8: Self-build and Custom Housebuilding		Policy H9: Supported Housing		Policy H10: Houses in Multiple Occupation (HMOs)
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	Policy H10: Houses in Multiple Occupation (HMOs)																				

Reference	Page in submitted plan	Section/ Paragraph/ Policy	Proposed change
			<div>Policy SP4: Angel and Upper Street</div> <div>Policy SP5: Nag's Head and Holloway</div> <div>Policy SP6: Finsbury Park</div> <div>Policy SP7: Archway</div> <div>Policy SP8: Highbury Corner and Lower Holloway</div> <div>Policy H1: Thriving communities</div> <div>Policy H2: New and existing conventional housing</div> <div>Policy H3: Genuinely affordable housing</div> <div>Policy H4: Delivering high quality housing</div> <div>Policy H5: Private outdoor space</div> <div>Policy H12: Gypsy and Traveller Accommodation</div> <div>Policy SC1: Social and Community Infrastructure</div> <div>Policy H11: Purpose Built Private Rented Sector development</div> <div>Policy H12: Gypsy and Traveller Accommodation</div> <div>Policy SC2: Play space</div> <div>Policy SC3: Health Impact Assessment</div> <div>Policy SC4: Promoting Social Value</div> <div>Policy B5: Jobs and training opportunities</div> <div>Policy R5: Dispersed retail and leisure uses</div> <div>Policy R6: Maintaining and enhancing Islington's unique retail character</div> <div>Policy R7: Markets and specialist shopping areas</div> <div>Policy R8: Location and Concentration of Uses</div> <div>Policy R9: Meanwhile/temporary uses</div>

Reference	Page in submitted plan	Section/ Paragraph/ Policy	Proposed change	
			<p>Policy B1: Delivering business floorspace</p> <p>Policy B2: New business floorspace</p> <p>Policy B3: Existing business floorspace</p> <p>Policy B4: Affordable workspace</p> <p>Policy R1: Retail, leisure and services, culture and visitor accommodation</p> <p>Policy R2: Primary Shopping Areas</p> <p>Policy R3: Islington's Town Centres</p> <p>Policy R4: Local Shopping Areas</p> <p>Policy G1: Green infrastructure</p> <p>Policy G2: Protecting open space</p> <p>Policy G3: New public open space</p>	<p>Policy R10: Culture and the Night-Time Economy</p> <p>Policy R11: Public Houses</p> <p>Policy R12: Visitor accommodation</p> <p>Policy G5: Green roofs and vertical greening</p> <p>Policy S2: Sustainable Design and Construction</p> <p>Policy S6: Managing heat risk</p> <p>Policy S8: Flood Risk Management</p> <p>Policy S9: Integrated Water Management and Sustainable Drainage</p> <p>Policy S10: Circular Economy and Adaptive Design</p> <p>Policy T2: Sustainable Transport Choices</p> <p>Policy T4: Public realm</p>

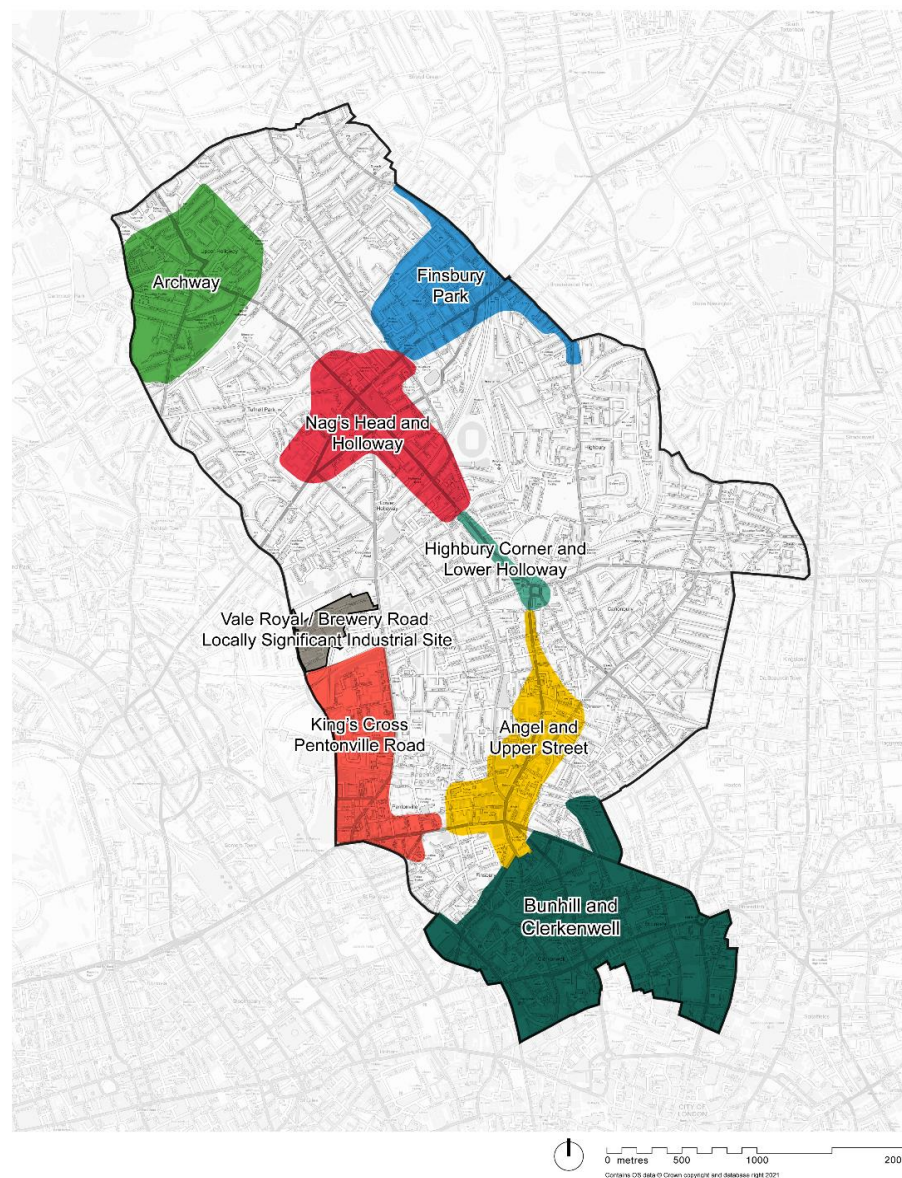
Reference	Page in submitted plan	Section/ Paragraph/ Policy	Proposed change	
			<p>Policy G4: Biodiversity, landscape design and trees</p> <p>Policy S1: Delivering Sustainable Design</p> <p>Policy S3: Sustainable Design Standards</p> <p>Policy S4: Minimising greenhouse gas emissions</p> <p>Policy S5: Energy Infrastructure</p> <p>Policy S7: Improving Air Quality</p> <p>Policy T1: Enhancing the public realm and sustainable transport</p> <p>Policy T3: Car-free development</p> <p>Policy DH1: Fostering innovation and conserving and enhancing the historic environment</p> <p>Policy DH3: Building heights</p> <p>Policy ST1: Infrastructure Planning and Smarter City Approach</p>	<p>Policy T5: Delivery, servicing and construction</p> <p>Policy DH2: Heritage assets</p> <p>Policy DH4: Basement development</p> <p>Policy DH5: Agent-of-change, noise and vibration</p> <p>Policy DH6: Advertisements</p> <p>Policy DH7: Shopfronts</p> <p>Policy DH8: Public art</p> <p>Policy ST3: Telecommunications, communications and utilities equipment</p> <p>Policy ST4: Water and wastewater infrastructure</p>

Reference	Page in submitted plan	Section/ Paragraph/ Policy	Proposed change
			Policy ST2: Waste
SDMM03	12	Paragraph 1.38	1.38 Provision of affordable workspace and suitable space for a range of businesses, including Small and Medium Enterprises (SMEs), is key to delivering an inclusive economy, as this is a tangible mechanism to open up the local economy to those who would otherwise find it difficult or impossible to access. Provision of student bursaries, funded by new student accommodation, also offer opportunities to tackle the root cause of worklessness and give young people the opportunity to develop skills and learning.

SDMM04

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Figure
2.1: Key
Diagram



SDMM05	24	Policy SP1: Bunhill and Clerkenwell	D. Site Allocations within the Spatial Policy Area are expected to deliver 1,260 homes and 216,900 of office space over the plan period.
SDMM06	27, 28	Policy SP2: King's Cross and Pentonville Road and supporting text	<p>A. The King's Cross Spatial Strategy area is partly covered by the CAZ, while the remaining part is a CAZ fringe location, including the King's Cross Priority Employment Location (PEL). Within these locations existing business uses will be safeguarded and proposals for the intensification, renewal and modernisation of existing business floorspace is encouraged. Proposals for new business floorspace are required to maximise the provision of business floorspace.</p> <p>B. The Knowledge Quarter refers to the area around King's Cross where many important institutions spanning research, higher education, science, art, culture and media are based. Maximisation of B1 floorspace in the King's Cross Spatial Strategy area could support the expansion of the 'Knowledge Quarter' in Islington, and advance the development of a commercial corridor along Pentonville Road/City Road.</p> <p>C. B. A broad range of business floorspace typologies are suitable within the Spatial Strategy area, including Grade A offices, hybrid space, and co-working space.</p> <p>D. C. The Local Shopping Areas (LSAs) of Kings Cross, Caledonian Road (Copenhagen Street) and Caledonian Road (Central) are located in the Spatial Strategy area. The existing retail and service function of these areas will be maintained and enhanced in line with Policy R4. These shopping areas function together collectively to form a 'high street' along Caledonian Road, which should</p>

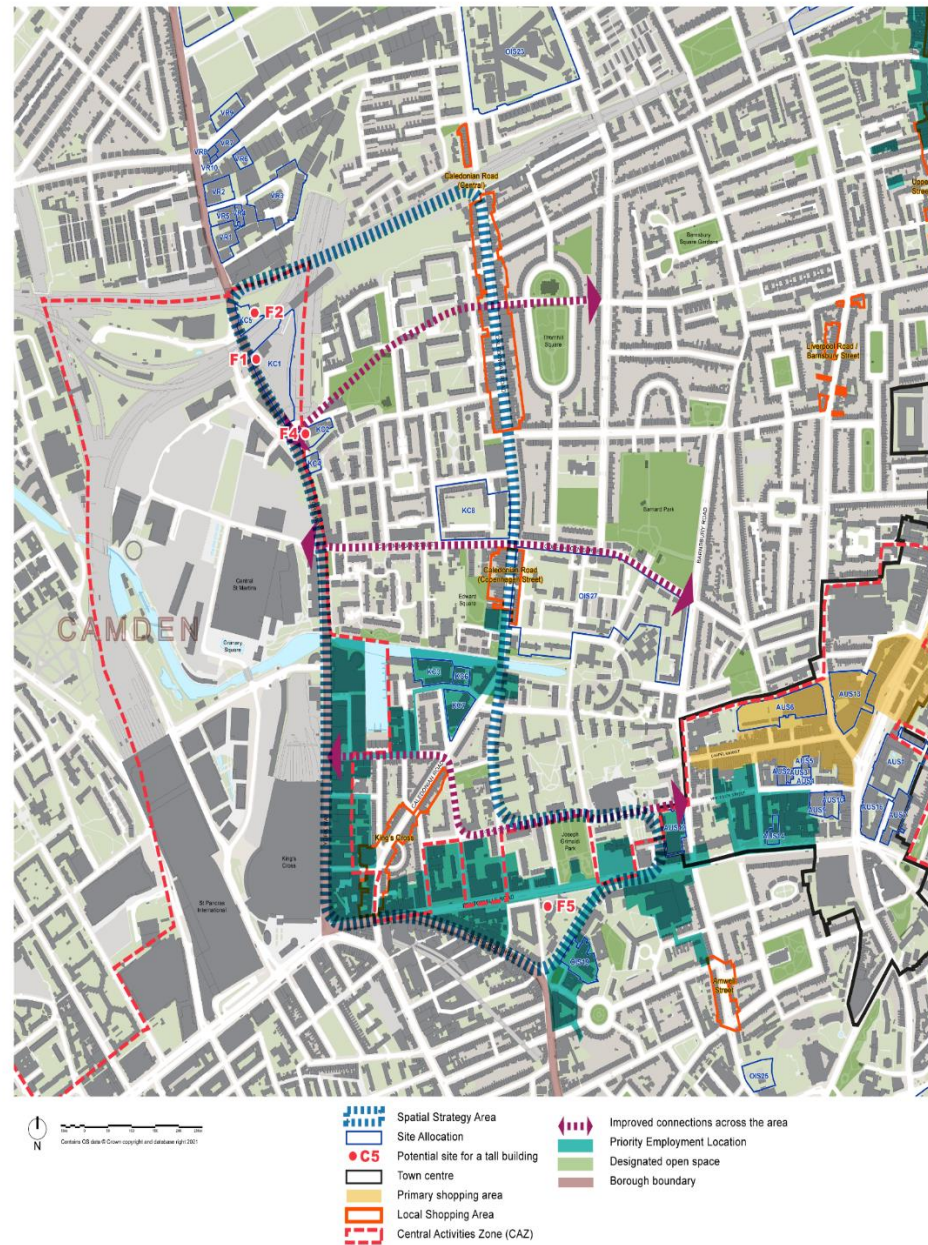
			<p>continue to provide important services for local communities, particularly retail and leisure.</p> <p>D. D. Opportunities to repair, improve and unify existing frontages on Caledonian Road are encouraged, in particular the stretch between the junctions of Twyford Street and Copenhagen Street.</p> <p>F. E. The Council aims to improve the pedestrian, cyclist and bus network and will seek to reduce traffic access on some residential roads. Improvements to public transport capacity are supported. General improvements to the public realm, specifically along York Way and Caledonian Road, will create a safer and better-quality environment for pedestrians and cyclists. Measures to improve bus journey time and bus priority (especially over private vehicles) are supported.</p> <p>G. F. The Council will seek to improve connectivity and permeability for pedestrians and cyclists, within and across the Kings Cross area and nearby neighbourhoods, particularly east-west access. Removing barriers to movement and integrating the urban fabric are key priorities for the whole area, but particularly between the area east of York Way and King's Cross Central. All new development proposals, transport and other public realm schemes must contribute towards achieving these priorities.</p> <p>H. G. Regent's Canal will continue to be an important multifunctional space, primarily as a wildlife corridor but also as a recreational space for pedestrians and cyclists. Access to the canal should be improved, although increased access must not cause detrimental impacts, particularly for biodiversity.</p>
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			<p>I-H. Proposals for boater facilities and residential moorings, including those which meet an identified housing need for boat dwellers, will be permitted where:</p> <ul style="list-style-type: none"> (i) they are located on the south of the canal (off-side); (ii) supporting uses and facilities are in place from the first use of the mooring; (iii) (i) public access to and along the towpath is not impeded; (iv) (ii) they do not hinder navigation along the waterway; (v) (iii) there is no adverse impact on leisure provision that cannot be mitigated; and (vi) (iv) there is no detrimental impact on air quality, nature conservation / and biodiversity value or the and the character and amenity of the waterway : corridor including its function as public open space; and (v) they respect the amenity of neighbouring residential properties. <p>I: In addition to part H above:</p> <ul style="list-style-type: none"> (i) To meet the identified need for 7 additional permanent moorings for boat dwellers by 2025 the council will work with the Canal and River Trust to identify opportunities for and convert, where appropriate, existing leisure moorings in the area as well as exploring other opportunities for moorings through a waterspace strategy. (ii) If the measures in (i) do not result in the delivery of 7 permanent moorings by the end of
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			<p>2024, the Council will undertake an early focused review of Policy SP2.</p> <p>(iii) Development of boater facilities will only be acceptable where there is an identified need, which will include being identified in the London Mooring Strategy.</p> <p>(iv) Development of residential moorings must be located on the south of the canal (off-side) and supporting uses and facilities must be in place before the first use of the mooring.</p> <p>J. King's Cross has a distinct character, and the area contains a number of heritage assets, including the Regent's Canal and a number of listed buildings. The area's character will be protected and enhanced, with high quality design encouraged to respect the local context of King's Cross and its surroundings.</p> <p>K. Four sites in the Spatial Strategy area have been identified as potentially suitable for tall buildings over 30 metres.</p> <p>L. Housing development will come forward on sites allocated for housing as well as windfall sites in the area over the plan period.</p> <p>M. Site Allocations within the Spatial Policy Area are expected to deliver 270 homes and 20,500m² of office space over the plan period.</p> <p><i>Remove footnote 5:</i> There is no defined boundary for the Knowledge Quarter within the Local Plan. For avoidance of doubt, the Knowledge Quarter would not encompass land north of the London Overground line which crosses York Way.</p>
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			<p>2.13 The remainder of the Spatial Strategy area – outside of the PELs – may also be appropriate for the development of business floorspace as the 'halo effect' from the King's Cross central development continues. North of the canal it is recognised that there is a predominantly residential character where the development of business uses will be considered in line with relevant policies including B2 and H2.</p> <p>2.15 The activities of the Knowledge Quarter could encourage and support development which Camden and Islington Councils could harness for employment opportunities for local residents. This could range from employment opportunities in Knowledge Quarter industries; placements, apprenticeships, training and skills development, to affordable workspace provision. Ensuring an adequate supply of business floorspace in the Spatial Strategy area will support the Knowledge Quarter. The Knowledge Quarter could also support the development and enhancement of a commercial corridor, in particular the provision of additional business space of various typologies, along Pentonville Road/City Road, down to Old Street and the City of London boundary.</p> <p><i>All subsequent paragraph numbers to change</i></p> <p>...</p> <p><i>Add new paragraphs:</i></p> <p>2.23 Residential Moorings including those which meet an identified housing need for boat dwellers. In order to meet the identified need for 7 additional permanent moorings for boat dwellers during the plan period the Council will work with the Canal and River Trust to identify opportunities for and convert existing leisure moorings in the area where possible. Alongside this the council will explore the</p>
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			<p>potential for the conversion of other types of moorings as well as opportunities for new moorings through the development of a waterspace strategy for the borough. Should the waterspace strategy not identify sufficient moorings by the end of 2024, it will be necessary to undertake an early focused review of policy SP2.</p> <p>2.24 Boater facilities for the canal corridor includes infrastructure such as mooring points, water and electrical supply, and waste collection and does not include the development of buildings, which in accordance with policy G2 should not be developed on significant open spaces including the canal corridor.</p> <p>2.25 Housing development will come forward on sites allocated for housing. It is recognised that smaller windfall housing development, including through the utilisation of permitted development rights, will also come forward in the area over the plan period.</p>
SDMM07	31	Figure 2.3: King's Cross and Pentonville Road Spatial Strategy diagram	<p><i>Replace Figure 2.3 with the updated map below:</i></p> <p>Refer to Appendix 1 for a high resolution version of this map.</p>



SDMM08	32, 33	Policy SP3: Vale Royal/Brewery Road Locally Significant Industrial Site and supporting text	<p>A. The Vale Royal/Brewery Road Locally Significant Industrial Site (LSIS) will be retained and strengthened as the borough's most significant industrial location. The principal objective in this area is to retain industrial land and intensify B1(e) light industrial, B2 general industry and B8 storage and distribution uses, including Sui Generis uses akin to these industrial uses. Light industrial use is now part of Class E and continues to be sought in the LSIS. For proposals involving light industrial floorspace, the Council will use conditions to limit Class E for this specific purpose (consistent with Policy B2: New business floorspace, Part C) and to protect the primary industrial function of the LSIS. To ensure an adequate supply of industrial land and floorspace in Islington industrial uses in the area will be protected in accordance with Policy B3. proposals that would result in a loss of industrial land or floorspace, either through change of use or redevelopment, will not be permitted. In addition, The encroachment of some non-industrial uses (especially office and residential uses) over time, which would jeopardise long term sustainability, economic function and future economic growth of the LSIS as an industrial area and will not be allowed.</p> <p>B. The provision of 'hybrid workspace', which may incorporate a mix of the industrial-related uses, is encouraged. Such Pproposals (including those for refurbishment) for refurbishment of existing buildings or redevelopment should provide a variety of spaces that can accommodate a range of industrial uses, including spaces which are suitable for SMEs.</p>

			<p>C. The LSIS is a successful industrial location which accommodates a wide range of operators, including some existing office usenon-industrial uses such as offices. Proposals for the co-location of industrial use with office and/or research development use will be permitted, where there would be an intensification of industrial use on the site (either through new floorspace or the redevelopment/modernisation of existing floorspace) and it can be demonstrated that the continued industrial function of the LSIS would remain. While these existing operators currently co-exist with the predominant industrial uses, additional non-industrial uses would undermine the industrial function of the area. Any proposal which introduces additional offices, regardless of whether there is existing office use on site, and which does not result in the building being in predominantly industrial use, will be refused. The encroachment of offices is considered to be the principal threat to the continued industrial function and balance of uses in the LSIS. The development of office use may be permissible as part of a hybrid workspace scheme, but it must only constitute a small proportion of the overall gross floorspace proposed.</p> <p>D. The Council recognises the contribution of businesses related to the music and entertainment industry in the area, including Tileyard Studios, and seeks to support this successful economic cluster, including through allocation VR3: Tileyard Studios, Tileyard Road, of the Site Allocations DPD. through protecting existing uses. However, the development of new floorspace related to the music and entertainment industry uses/cluster must be in line with the land use policies set out in Parts A and C of this policy.</p> <p>E. Where development is proposed — new build, alterations to existing buildings, extensions and/or demolition and</p>
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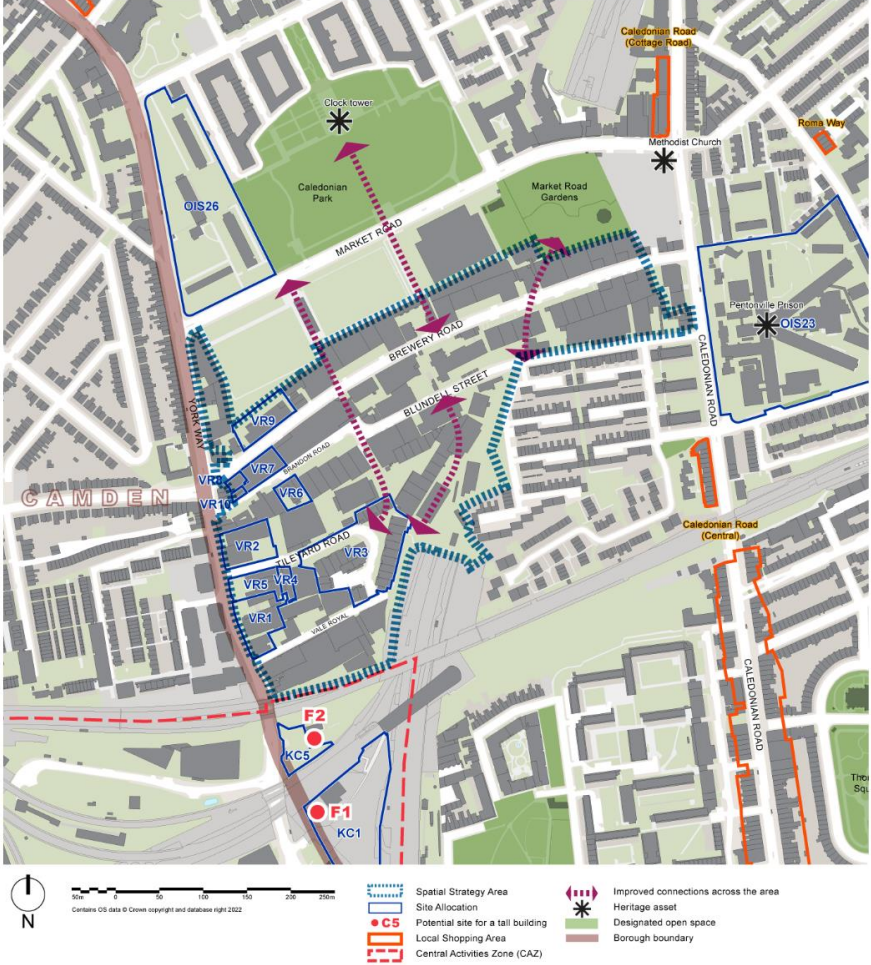
			<p>redevelopment—building heights must not exceed five storeys (and in some locations should be less). Taller building elements may be acceptable where identified in relevant site allocations. All proposals which would increase existing heights must fully address criteria in Policy DH3 and other relevant policies.</p> <p>F. Development must protect and enhance heritage assets in the area. Any proposals within the viewing corridor from Randell's Road Bridge to the clock tower on Market Road should be limited to three to four commercial storeys.</p> <p>G. Development on York Way or Vale Royal, in proximity to the Maiden Lane tower adjacent to the western boundary of the LSIS, must be clearly sub-ordinate in height. Given the narrow street profile of York Way and Vale Royal, proposals should avoid creating a canyon effect through appropriate set back; and by stepping down heights to avoid adverse impacts on local character and the street scene</p> <p>H. E. The LSIS is currently inward facing. Where possible, development should avoid blank frontages and create active frontages towards open spaces, such as Market Road Gardens and the sport pitches on Market Road. The creation of active frontages may also be appropriate along York Way and Caledonian Road, where consistent with the land use policies set out above.</p> <p>I F. Development proposals in the LSIS should, where possible, improve pedestrian and vehicle connections throughout the LSIS and have regard to proposed routes set out on the Spatial Strategy diagram.</p>
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			<p>F G. All development proposals in the LSIS must (individually and cumulatively) consider the layout, orientation, access, servicing and delivery arrangements in order to minimise conflict and to avoid potential negative impacts on highways safety and amenity. Proposals for B8 space should consider the potential provision of yard space.</p> <p>H. Site Allocations within the Spatial Policy Area are expected to deliver 4,800m² of office space over the plan period.</p> <p><i>Update supporting text as follows:</i></p> <p>2.29 The retention and intensification of industrial uses in the Vale Royal/Brewery Road LSIS is a key priority. The Council considers industrial uses to be those which fall within B1(e) light industrial, B2 general industry and B8 storage and distribution, as well as certain Sui Generis uses with a clear industrial function. The LSIS must be protected and nurtured for a range of industrial uses, including the provision of hybrid workspace, which is particularly supported. The Council's evidence also suggests that the LSIS is an appropriate location for providing space for start-up companies and SMEs, in particular older, lower value stock which remains perfectly functional.</p> <p><i>Add new paragraph 2.31 after paragraph 2.30</i></p> <p>2.31 Islington's economic success relies on the diversity of its business clusters and the Brewery Road/Vale Royal LSIS is an example of this. In recent years, there has been an increase in "clean" industrial activities driven by market demand. Light industrial activities, particularly in the LSIS, have an important function in complementing and</p>
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			<p>supporting general industrial and storage and distribution uses in the area. The LSIS has also an important role in supporting Central London's economy due to its proximity to the CAZ. The Council recognises the important economic function that the LSIS has and the need to safeguard existing and deliver new industrial floorspace in the borough. Existing B2 general industrial and B8 storage and distribution will continue to be protected from change of use to non-industrial. New light industrial floorspace will be secured through the use of conditions to avoid further losses of industrial floorspace to other Class E uses.</p> <p>2.312 B1(a) or Office space is sought elsewhere in the borough – particularly in the CAZ and other designated employment areas – due to its contribution to jobs growth and employment floorspace. However, in the LSIS specifically, other forms of industrial business floorspace are prioritised. and proposals involving additional floorspace must not result in the overall building being in more than 20% office use. Office and research and development floorspace will only be considered if they are included as part of a scheme where it can be clearly demonstrated that there would be an intensification of industrial floorspace and the continued industrial function of the LSIS would remain. Non-industrial floorspace as part of any proposals will be required to provide affordable workspace in line with policy B4, part B. The predominant land use must be industrial use (B1(c), B2 and B8, or Sui Generis use akin to an industrial use). Office uses may be acceptable as part of a hybrid workspace scheme where it is clear that it is not the predominant use. Other non-industrial uses which are not considered ancillary to the development could jeopardise the long term sustainability, economic function and future economic growth of the LSIS as an industrial area and will</p>
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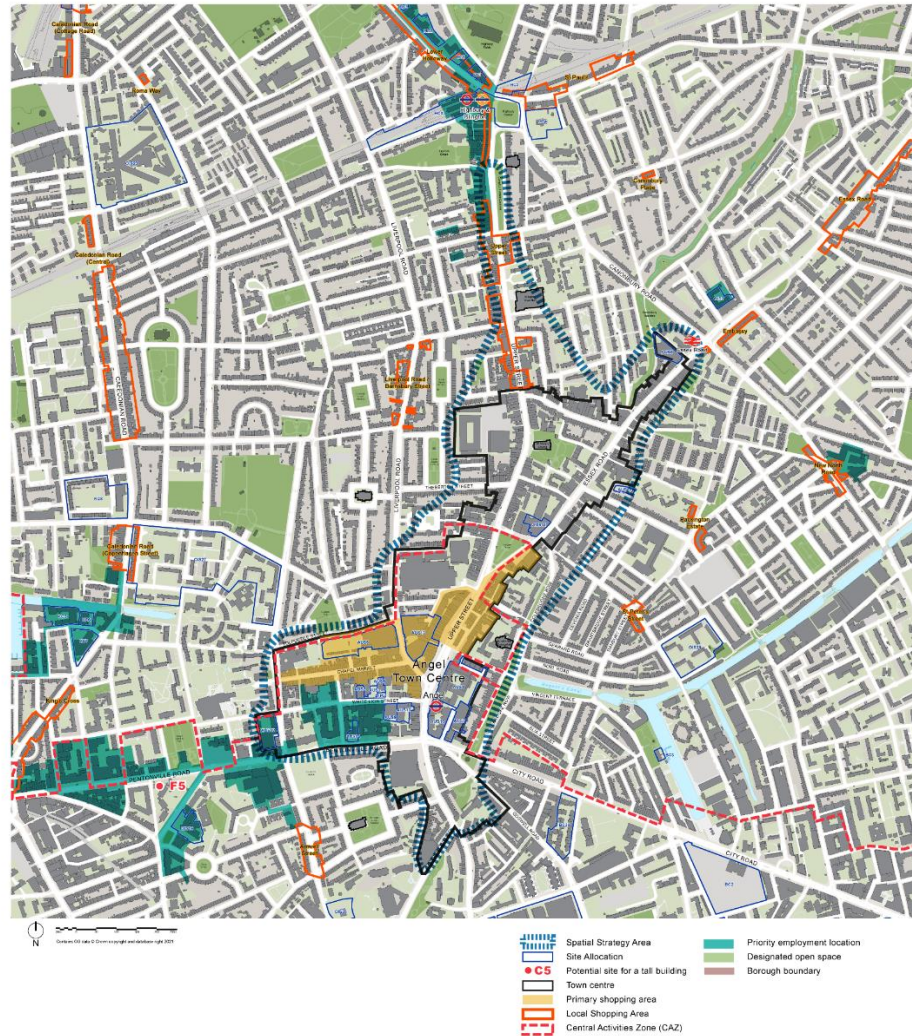
			<p>not be allowed. The introduction of other uses which could compromise the economic function and future economic growth of the LSIS (especially residential uses) will not be allowed, either stand alone or as part of mixed use or co-location schemes.</p> <p>2.32—Notwithstanding this clear priority for industrial uses and the resistance of B1(a) and/or B1(b) and/or general B1 floorspace and/or Sui Generis use floorspace akin to B1(a)/B1(b) within the Vale Royal/Brewery Road LSIS, if such floorspace is permitted within the LSIS, affordable workspace must be provided in line with policy B4 Part B.</p> <p>2.35 All development proposals in the LSIS must maximise the provision of industrial uses, including the delivery of hybrid workspace in the LSIS. Where new B-industrial uses are provided, conditions will be attached to the permission to remove any applicable permitted development rights and restrict changes via section 55(2) of the Town and Country Planning Act 1990 (as amended). This will ensure that specific industrial use(s) are retained and that any future loss is assessed against Local Plan policies via a planning application. By maximising these appropriate industrial uses, the LSIS can be developed without harming the delicate balance of existing industrial uses (including lower value uses) that are vital in sustaining economic diversity in the borough, and in supporting the wider economy.</p> <p>2.36—A detailed urban design and character assessment undertaken for the LSIS and its wider context concluded that a maximum height of around 20m (approximately five commercial storeys) would be appropriate in the LSIS. 20m is not automatically acceptable and would be dependent on assessment against all relevant policies. Any increase in height will be considered prominent in the prevailing context, and would</p>
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			<p>therefore trigger policy DH3 Part E; this will necessitate assessment against the criteria in policy DH3 Part F. Buildings of over five storeys may have a negative impact upon the scale of the streets within the LSIS and may appear overbearing, due to narrow road widths. It is also considered that five storeys is appropriate in terms of responding sensitively to the area's historic setting and heritage assets. Development of up to five storeys can accommodate a range of industrial uses, consistent with the Council's priorities for the area. Building height should step down to 12-16m (three to four commercial storeys) within the viewing corridor to the Market Road Clock Tower, a designated local landmark which can be seen from Randell's Road Bridge, as shown in Figure 2.4. This will ensure that the view of this landmark is preserved and will maintain appropriate building height to street width ratio.</p> <p><i>Subsequent paragraph numbers to be updated accordingly</i></p>
SDMM09	37	Figure 2.4: Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy diagram	<p><i>Replace Figure 2.4 with the updated map below:</i></p> <p><i>Refer to Appendix 1 for a high resolution version of this map.</i></p>

			 <p>The map shows the Camden Passage area in Edinburgh. Key features include: - Streets: Market Road, Brewery Road, Blindell Street, Caledonian Road (Cottage Road), Caledonian Road (Central), and Leith Road. - Parks: Caledonian Park and Market Road Gardens. - Heritage Assets: Clock Tower and Methodist Church. - Planning Zones: Spatial Strategy Area (blue dashed line), Site Allocation (blue solid line), Potential site for a tall building (red dot), Local Shopping Area (red dashed line), and Central Activities Zone (CAZ) (red solid line). - Other Labels: O/S26, O/S23, VR9, VR7, VR6, VR5, VR4, VR3, VR2, VR1, F2, KC5, F1, KC1, Roman Way, Pentonville Prison, and The Square. - Legend: Includes a north arrow, a scale bar (0-250m), and symbols for improved connections, heritage assets, designated open space, and borough boundaries.</p>
SDMM10	38, 39	Policy SP4: Angel	E. Camden Passage is a specialist shopping area with a significant concentration of antique, curio and vintage stores. The unique function of this area will be strongly protected. In line with

		and Upper Street, part E and I and new parts Q and R and supporting text at paragraph 2.52.	<p>protecting this function retail use, including at upper floors, will be strongly protected consistent with policy R7.</p> <p>I. Consistent with the CAZ/CAZ fringe location, business use is a priority land use in Angel Town Centre, and on upper floors in the rest of the Spatial Strategy area. Existing B1 office, research and development and light industrial use will be protected and proposals for new business floorspace must maximise the provision of business floorspace, particularly in White Lion Street, Pentonville Road and upper floor locations across the Town Centre. The Sainsbury's site is a key strategic site which could deliver a significant amount of new business floorspace.</p> <p>Q. Housing will come forward on sites allocated for housing, on upper floors within the town centre (outside of the Specialist Shopping Area) as well as windfall sites within the wider area.</p> <p>R. Site Allocations within the Spatial Policy Area are expected to deliver 80 homes and 24,600m² of office space over the plan period.</p> <p><i>Update supporting text as follows:</i></p> <p>2.52 Crossrail 2 is a proposed North-South South-West – North East rail link across London, with a station planned at Angel. Following the TfL funding settlement in November 2020 the project is ready to be restarted when the time is right. Crossrail 2 will still be needed in the future to support London's growth and TfL has demonstrated the case for the scheme. The route is not yet funded and will not be delivered before until the end of the plan period at the earliest. Any associated development must be in-keeping with the character and</p>
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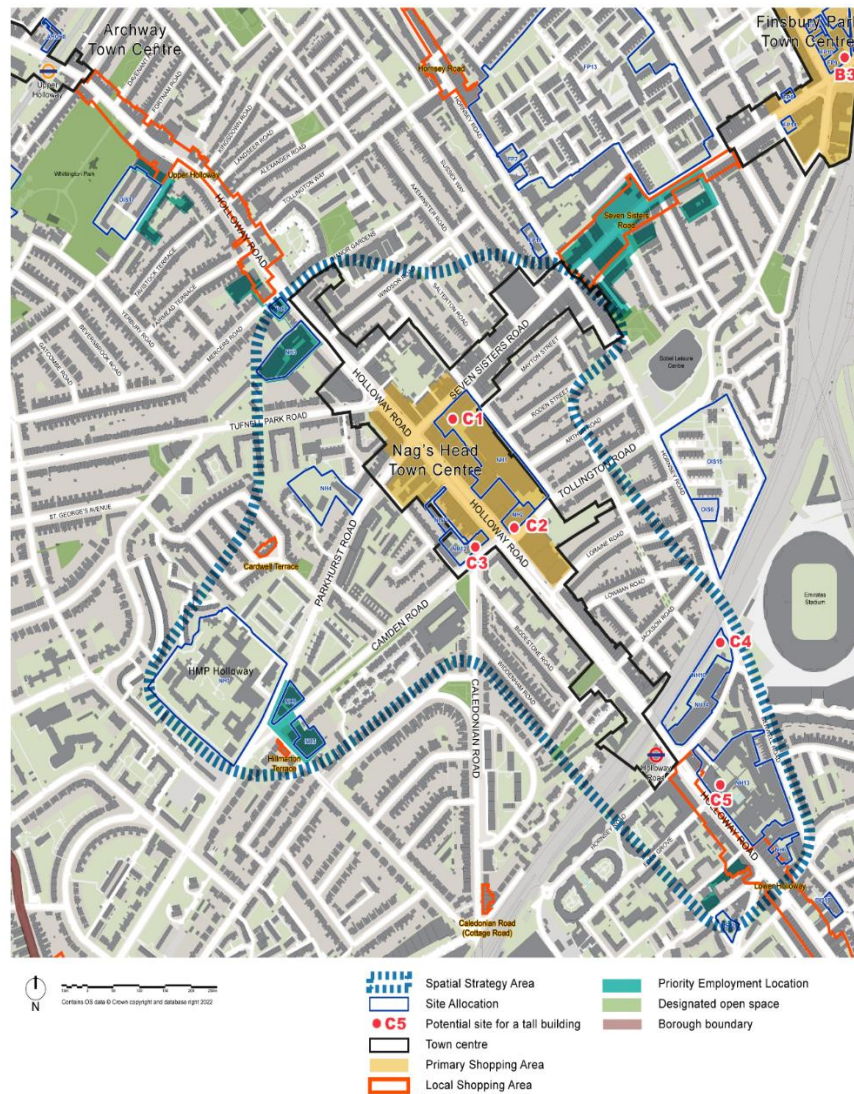
			function of the area and must prioritise public realm improvements in order to positively improve the experience of the centre. A number of sites within Angel Town Centre are safeguarded to protect land needed to build and operate Crossrail 2, including land for the Crossrail 2 station itself. These sites are allocated in the Site Allocations DPD. Crossrail 2 should improve pedestrian permeability in the area and create a 24-hour pedestrian access between Islington High Street and Torrens Street through RBS building (site allocation AUS1).
SDMM11	42	Figure 2.5: Angel and Upper Street Spatial Strategy diagram	<i>Replace Figure 2.5 with the updated map below: Refer to Appendix 1 for a high resolution version of this map.</i>



SDMM12	43 and 45	Policy SP5: Nag's Head and Holloway, part E, part K and new Part O and supporting text at paragraph 2.58.	<p>E. Morrison's supermarket and its adjacent car park is the key opportunity site to for the maximise retention and enhancement of retail floorspace provision in the Town Centre in the longer term, as well as for the deliverying of a significant amount of residential and office floorspace on the upper floors, subject to amenity issues being addressed in line with the agent-of-change principle. Other Town Centre uses may be appropriate as part of redevelopment of the site, including night-time economy uses such as restaurants. Conventional residential accommodation will be acceptable on the upper floors, subject to amenity issues being addressed in line with the agent-of-change principle. Existing site permeability through to Seven Sisters Road and the Nag's Head market must be maintained and retail user amenity should be improved. Enhancements to the covered market are encouraged where they fit with the wider function of the area and do not lead to adverse amenity impacts. Public open space should be provided to act as a focal point for the Town Centre.</p> <p>I. The London Metropolitan University will continue to play an important role in contributing to the local economy. Increased Space for learning should be consolidated and improved the focus for development within the university campus. Additional accommodation for students will not only be allowed where consistent with policy H6 other than on sites allocated for student accommodation in the Spatial Strategy area.</p> <p>K. The Seven Sisters Road, Isledon Road/Tollington Road gyratory system will be removed if feasible in the long term. Removal of the gyratory system will need to consider and mitigate any significant adverse impacts on existing residents and businesses. A cycle route linking Camden and Tottenham Hale along Seven Sisters Road will be supported. A</p>
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			<p>junction improvement incorporating a cycle route link between Sussex Way to Hornsey Road will be progressed. Junction improvements to Seven Sisters Road/Holloway Road, Hornsey Road/Seven Sisters Road and Holloway Road/Tollington Road/Camden Road will be prioritised.</p> <p>N. Housing will come forward on sites allocated for housing, on upper floors within the town centre as well as windfall sites within the wider area.</p> <p>O. Site Allocations within the Spatial Policy Area are expected to deliver 1530 homes and 22,000m² of office space over the plan period.</p> <p><i>Update supporting text as follows:</i></p> <p>2.58 The Nag's Head Shopping Centre is at the heart of the Town Centre and is occupied principally by Morrison's supermarket alongside a number of smaller retail units. The western part of the site fronting Seven Sisters Road includes the Nag's Head covered market, which contains a variety of retail, café and takeaway uses and adds vibrancy to the Town Centres retail and leisure offer. The shopping centre is a key development opportunity in the longer term, which could contribute towards enhancing theimproved retail provision in the Town Centre alongside significant residential and also intensifying office provisionfloorspace, pending consistency with relevant Local Plan policies including agent-of-change. The existing centre could be improved; with reconfiguration to provide a better use of space with additional planting, pop-up stalls and events. The opportunity to create a significant public open space fronting Holloway Road should also be explored. Some residential uses on upper floors of</p>
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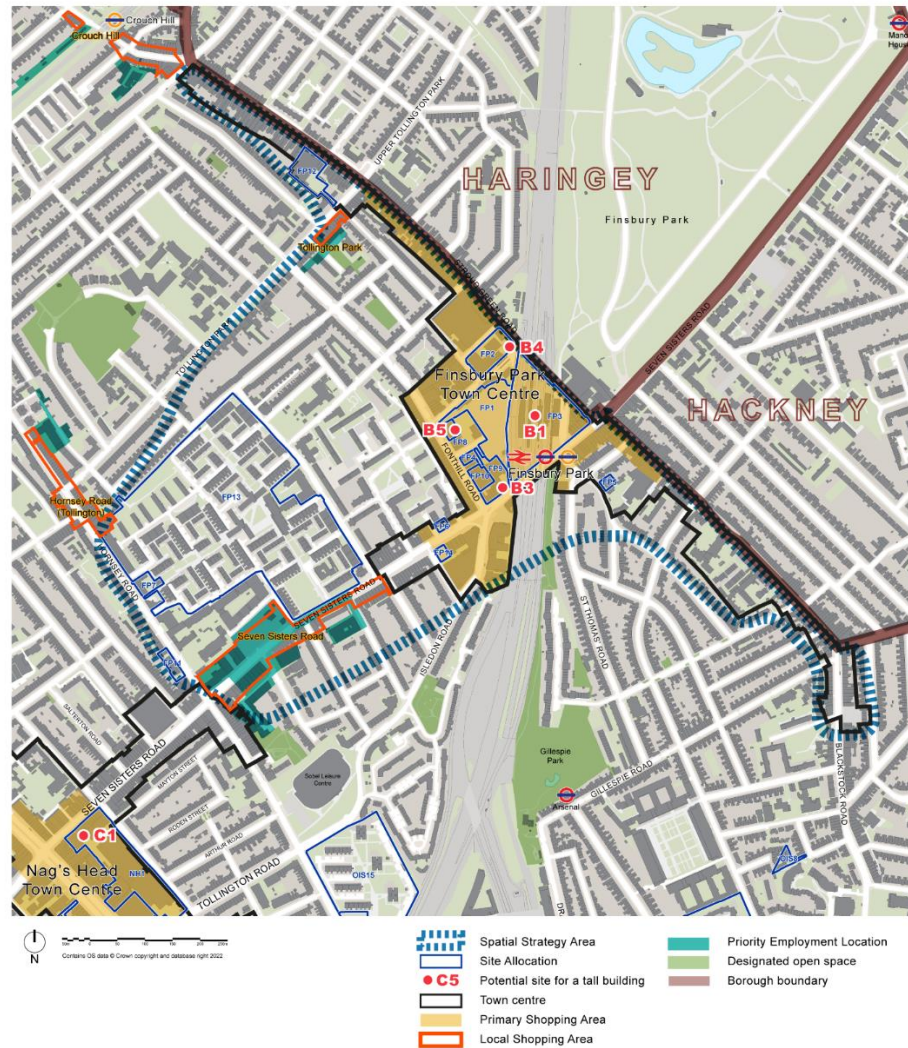
			any redevelopment may be acceptable, pending consistency with relevant Local Plan policies including agent of change.
SDMM13	47	Figure 2.6: Nag's Head and Holloway Spatial Strategy diagram	<i>Replace Figure 2.6 with the updated map below: Refer to Appendix 1 for a high resolution version of this map.</i>



SDMM14	48, 49, 50	Policy SP6: Finsbury Park and supporting text at paragraph 2.70 and 2.71.	<p>C. The Specialist Shopping Area at Fonthill Road is a unique agglomeration of specialist clothing stores which adds significant value to the character and vitality of the Town Centre and wider area. This specialist shopping role must be strongly protected and enhanced. In line with protecting this function retail use, including at upper floors, will be strongly protected consistent with policy R7.</p> <p>D. Finsbury Park has potential to develop as an important CAZ satellite location for additional business uses to supplement the provision in the CAZ, due to its excellent transport links to Central London and to the wider South East, and its relatively low rents. In order to realise this potential, diminution of office, research and development, light industrial B1, B2 and/or B8 uses will resisted and further intensification of these uses, particularly units suitable for SME occupation and light industrial B1(c) 'maker space', will be strongly encouraged.</p> <p>E. In principle, residential development will only be suitable on upper floors in the Town Centre. Acceptability on upper floors will be judged on a case by case basis, factoring in the need to conserve sufficient ancillary space to allow commercial uses to continue to operate successfully as well as other considerations such as amenity impacts. Housing will come forward on sites allocated for housing, on upper floors within the town centre (outside of the Specialist Shopping Area) as well as windfall sites within the wider area.</p> <p>M. The area's key heritage assets include the Grade II* listed former Rainbow Theatre and the Grade II listed Church of St. Mark with St. Anne, which contribute significantly to Finsbury Park's character and townscape and will be protected and enhanced. Development proposals must also conserve or enhance</p>
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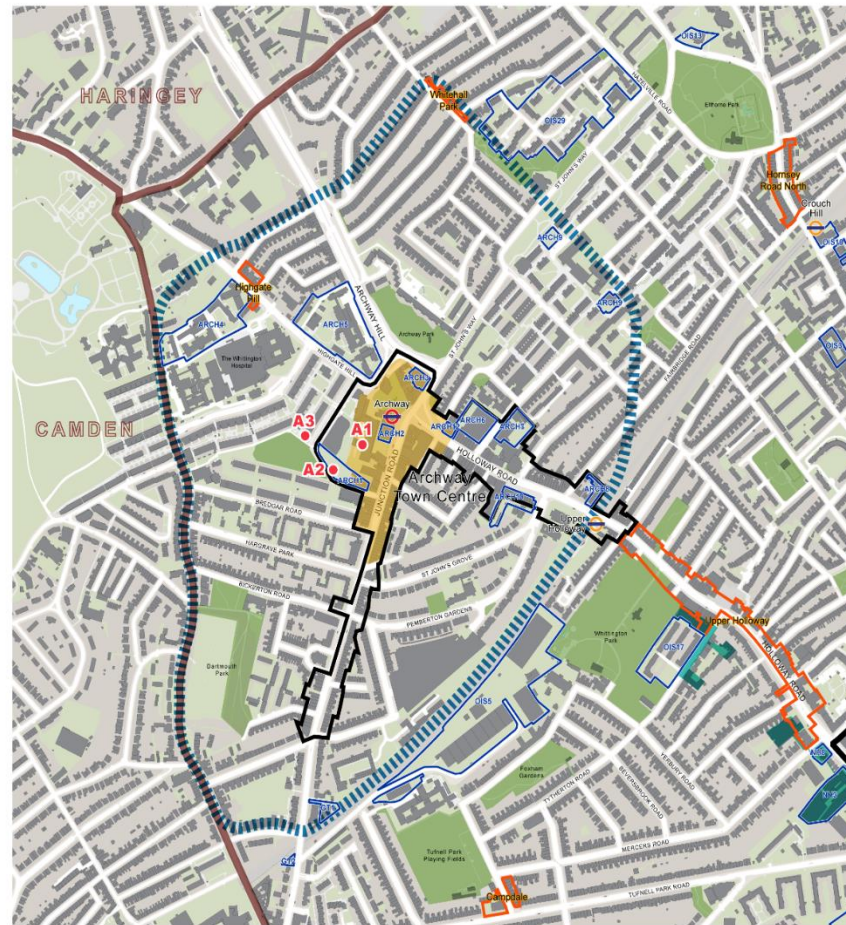
			<p>heritage assets including those in neighbouring boroughs where impacted.</p> <p>O. Site Allocations within the Spatial Policy Area are expected to deliver 290 homes and 20,200m² of office space over the plan period.</p> <p><i>Update supporting text as follows:</i></p> <p>2.66 Finsbury Park is a District Town Centre and its predominant commercial role must be maintained. A diverse range of shops within the area is essential, so that the overall retail offer can cater for the needs of different sections of the community, including the least well off residents in the area. The Primary Shopping Area seeks to secure a vibrant and viable A1-use retailing core. However, the overarching commercial role of the area is changing from traditional retailing to more leisure and experience-based retailing.</p> <p>2.70 Finsbury Park has significant potential to develop as an important unique-satellite location, outside the CAZ, for additional business uses to supplement the provision in the CAZ, due to its excellent transport links to Central London and to the wider South East, and its relatively low rents. In developing this potential location, the focus should be on promoting and enhancing the nascent fashion, tech and creative industries through provision of units suitable for SME occupation and light industrial B1(e) space, particular 'maker space', as well as affordable workspace where appropriate. Ensuring adequate provision of such spaces in Finsbury Park will enable opportunities for the establishment of a mix of dynamic, sustainable local businesses.</p> <p>2.71 Residential development will generally be resisted in the Town Centre on ground floors or below in order to retain the</p>
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			<p>predominant retail function of the Town Centre. Residential uses on upper floors in the Town Centre may be acceptable except for Fonthill Road SSA where because of the unique function and character, proposals for the change of use from main town centre uses to residential of any part of the premises, including upper floors or ancillary space will be strongly protected in line with Policy R7. dependent on the need to conserve sufficient ancillary space to allow for commercial uses to continue to operate successfully. Other impacts, including the impact on the amenity of adjacent occupiers, will also be considered in line with relevant policies.</p>
SDMM15	52	Figure 2.7: Finsbury Park Spatial Strategy diagram	<p><i>Replace Figure 2.7 with the updated map below: Refer to Appendix 1 for a high resolution version of this map.</i></p>



SDMM16	53, 54	Policy SP7: Archway , parts B, F, I, N and supporting text at paragraph 2.83 and 2.84	<p>B. The Council will support Archway Town Centre role as a Cultural Quarter where existing cultural quarter uses will be protected. Opportunities to further develop and enhance the cultural offer in the Town Centre must be investigated as part of all relevant development proposals.</p> <p><i>Other clause references to be updated</i></p> <p>FE. Existing business floorspace will be protected and proposals that result in a net loss of business floorspace in the Town Centre will be resisted. Development proposals for new business floorspace, particularly SMEs and/or light industrial B1(c) floorspace which supports the areas cultural offer or other local institutions such as the Whittington Hospital, will be encouraged.</p> <p>IH. Residential development is considered acceptable on sites allocated for this purpose. Small scale residential use on upper floors across the Town Centre may be acceptable where it does not adversely impact the commercial function of the centre and where the ability of commercial uses in the area to operate effectively is not compromised. Housing will come forward on sites allocated for housing, on upper floors within the town centre as well as windfall sites within the wider area.</p> <p>N. Site Allocations within the Spatial Policy Area are expected to deliver 580 homes and 8,300m² of office space over the plan period.</p> <p><i>Amend supporting text as follows:</i></p> <p>2.83 There is a growing reputation for culture in Archway, which is a designated Cultural QuarterThe area currently has a diverse cluster of community led arts, culture organisations and music</p>
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			<p>venues, providing a dynamic, inclusive cultural offer; this varies from the annual cultural events such as the Archway with Words Festival, to important art and drama venues such as Kogan Academy and Central Saint Martins.</p> <p>2.84 It is vital that the Town Centre secures cultural facilities that are suitable, attractive and affordable, in order to further enhance Archway's reputation as a cultural destination with a diverse locally inclusive arts scene. The Methodist Hall, adjacent to Navigator Square, could provide a cultural hub for the Town Centre. Similarly, the Archway Tavern could be revitalised to complement other music venues in the area.</p> <p>2.86 The Primary Shopping Area will remain the focus of A1 retail use with a range of other uses promoted elsewhere in the Town Centre. Archway is identified as a night-time economy of more than local significance in the London Plan; the area has potential for expansion of night-time economy uses, dependent on mitigation of any adverse impacts, particularly noise and disturbance for residents and businesses.</p>
SDMM17	57	Figure 2.8: Archway Spatial Strategy diagram	<p><i>Replace Figure 2.8 with the updated map below: Refer to Appendix 1 for a high resolution version of this map.</i></p>



- | | | | |
|---|------------------------------------|---|------------------------------|
|  | Spatial Strategy Area |  | Priority Employment Location |
|  | Site Allocation |  | Designated open space |
|  | Potential site for a tall building |  | Borough boundary |
|  | Town centre | | |
|  | Primary Shopping Area | | |
|  | Local Shopping Area | | |

SDMM18	58	Policy SP8: Highbury Corner and Lower Holloway	<p>H. Housing will come forward on sites allocated for housing as well as windfall sites within the spatial strategy area.</p> <p>I. Site Allocations within the Spatial Policy Area are expected to deliver 50 homes and 4,200m² of office space over the plan period.</p>
SDMM19	60	Figure 2.9: Highbury Corner and Lower Holloway Spatial Strategy diagram	<p><i>Replace Figure 2.8 with the updated map below:</i></p> <p>Refer to Appendix 1 for a high resolution version of this map.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
SDMM20	61, 62	Policy H1: Thriving Communities	<p>A. Islington should continue to be a place where people of different incomes, tenures and backgrounds can live in mixed and balanced communities which are economically, environmentally and socially healthy and resilient. All new housing development must be fully integrated within, and relate positively to, its immediate neighbours and locality. Gated development is not suitable, as it isolates and compartmentalises communities.</p> <p>B. All new housing must contribute to the delivery of the Local Plan vision and objectives, making the borough a fairer place through the delivery of the right type of housing that meets identified needs.</p> <p>C. Islington support high density housing development. Proposals which include housing must make the most efficient use of land to ensure that the optimal amount of housing is delivered, while having regard to other Development Plan policies and the specific site context. Proposed developments which result in the reduction of land supply which could reasonably be expected to be suitable for conventional housing, and would therefore threaten the</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>ability to meet housing targets, will be refused. Further detail on this policy approach is set out in Policy H2.</p> <p>D. High quality new homes are integral to achieving the aim of making the most efficient use of land and improving quality of life of residents. Homes should be designed as a place of retreat and as such must contribute to improving the health and wellbeing (both physical and mental health) of residents. New homes must be designed to be adaptable over their lifetime to accommodate changing needs. Further detail on this policy approach is set out in Policy H4.</p> <p>E. Delivery of genuinely affordable housing is a key priority of the Local Plan. The overarching strategic target over the plan period is for 50% of all new housing to be genuinely affordable. Further detail on this policy approach is set out in Policy H3</p> <p>F. The affordable housing tenure split on all schemes must prioritise forms of affordable housing which is genuinely affordable for those in need, particularly social rented housing. Further detail on this policy approach is set out in Policy H3.</p> <p>G. Islington will seek affordable housing contributions from small sites (less than 10 net additional units) to fund the development of affordable housing in the borough, including Council-led housing developments. Further detail on this policy approach is set out in Policy H3.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>H. Islington is committed to meeting and exceeding the boroughs minimum housing delivery target as set out in the London Plan. Further detail on this policy approach is set out in Policy H2.</p> <p>I. The Council will maintain a supply of housing land to meet housing targets over the plan period, with a particular focus on demonstrating a five year supply of land. The Council will produce a housing trajectory, which will be published annually as part of the monitoring framework. Further detail on this policy approach is set out in Policy H2.</p> <p>J. The size mix of new housing must reflect local need, with priority for units suitable for families. Further detail on this policy approach is set out in Policy H2.</p> <p>K. Conventional residential accommodation must be designed to meet a variety of needs throughout its lifetime. Various forms of specialist housing may be necessary to provide support to specific groups of vulnerable people and those at risk. Further detail on this policy approach is set out in Policy H7.</p> <p>L. Housing needs for older people will predominantly be met through conventional housing. In exceptional circumstances Where there is an identified need, specialist accommodation for vulnerable older people may be required. Further detail on this policy approach is set out in Policy H7.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>M. The provision of additional student accommodation will be restricted to allocated sites or sites in existing use as purpose built student accommodation or where there is a wider master-planned approach to consolidate and reconfigure educational floorspace on a university campus. Any proposals for student accommodation will be expected to provide funding for bursaries for students as a priority, and affordable student accommodation. Further detail on this policy approach is set out in Policy H6.</p> <p>N. Purpose Built Private Rented Sector development will need to provide affordable housing in line with Policy H3 and meet the criteria set out in Policy H11. Purpose Built Private Rented Sector development will be resisted. The so-called 'Distinct Economics' of Purpose Built Private Rented Sector development is not in itself justification to circumvent policy requirements.</p> <p>O. Self-build and Custom build housing will be supported on suitable sites, where compliant with other relevant policies. Further detail on this policy approach is set out in Policy H8.</p> <p>P. The Council will support the provision of new supported housing where there is an identified need, and will resist the loss of existing supported housing. Further detail on this policy approach is set out in Policy H9.</p> <p>Q. Existing good quality Houses in Multiple Occupation (HMO) will be protected. Large-scale HMOs – such as co-living schemes – will generally be refused as they are not</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>considered to make the best use of land and undermine efforts to deliver affordable housing and deliver other the land use priorities of the Local Plan. Proposals for large scale HMOs will be assessed against the criteria set out in Policy H10.</p> <p>R. The Council will seek to meet an identified need for Gypsy and Traveller accommodation. This may include provision of a site within the borough following further site finding work, or by securing provision outside the borough in consultation with neighbouring boroughs and the GLA. Further detail on this policy approach is set out in Policy H12</p> <p>S. Islington will support the retention and development of social and community infrastructure necessary to support the borough's residents, workers and visitors. This infrastructure must be designed to be high quality, appropriate to specific needs and requirements of the use and users; and located in places that are accessible, safe and convenient for people of all ages that use them. Further detail on this policy approach is set out in Policy SC1.</p> <p>T. Existing play space will be protected and new play space will be sought as part of development. This should meet the needs of children and young people of all ages and abilities. Provision of incidental play space and the creation of playable environments, as part of building/public realm design, adds a further important element of play. Further detail on this policy approach is set out in Policy SC2.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>U. The health of communities is a very important consideration as part of new development. Health Impact Assessments will be required in order to assess how new development will affect the health of local communities. Further detail on this policy approach is set out in Policy SC3.</p> <p>V. New development in Islington should maximise social value, beyond what the Council would expect as a standard level of social value on a scheme (resulting from compliance with all relevant policy requirements).</p>
SDMM21	65-66 and 68-69	Policy H2: New and existing conventional housing, Parts A, C, F, G and H and supporting text (paragraphs 3.29, 3.34 and 3.35)	<p>A. Islington aims to meet and exceed the housing target of 7,750 units by 2028/29, which equates to an annualised target of 775 per annum. The overall housing target for the plan period from 2020/21 to 2036/37 is a minimum of 13,175 homes.</p> <p>C. Loss of Existing housing</p> <p>The following applies to proposals resulting in the loss of existing housing:</p> <p>(i) The loss of existing self-contained housing will be permitted where resisted unless the housing is replaced by at least equivalent floorspace and does not involve the net loss of more than one unit.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>(ii) The net loss of existing affordable housing units will only be permitted in exceptional circumstances where there is no net loss of affordable housing floorspace overall and in terms of social rented floorspace housing—will not be permitted</p> <p>(iii) Conversion of two or more units into a single dwelling is considered material and would require planning permission.</p> <p>...</p> <p>F. Studio and bedsit units will not be permitted unless where all of the following exceptional circumstances are demonstrated:</p> <p>(i) Studios/bedsits would constitute a very small proportion of the housing mix of a development proposal, both overall and/or in any constituent market or affordable elements;</p> <p>(ii) The delivery of additional higher priority unit sizes and/or proposed higher priority units of an increased size is not possible; and</p> <p>(iii) Provision of studios/bedsits would result in a high quality dwelling in accordance with Policy H4 and other relevant design policies.</p> <p>...</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>G. To maintain a supply of larger family homes, the conversion of a residential units into a larger number of self-contained units will only be permitted where:</p> <ul style="list-style-type: none"> (i) The total floor area of the existing dwelling is in excess of 125sqm GIA; (ii) The total number of new homes resulting from the conversion is optimised in line with the housing size mix priorities; and (iii) The dwelling mix does not contain any studio/bedsit units or more than one one-bedroom unit. <p>H. All residential developments of 20 units and over are required to enter into a Section 106 legal agreement to ensure that all residential units will be occupied, to prevent wasted housing supply.</p> <p><i>Update supporting text as follows:</i></p> <p>3.29 Where redevelopment of affordable housing is proposed, there should be no net loss of existing affordable housing units, both overall and in terms of existing social rented units. In exceptional circumstances, any net loss of affordable housing units may be acceptable, where:</p> <ul style="list-style-type: none"> • there is no net loss of affordable housing floorspace, both overall and in terms of existing social rented floorspace; replacement affordable dwellings are of high quality replacement dwellings are provided in line with the

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>requirements of with policy H4 and the replacement units are addressing a specific need in terms of unit size, to be agreed with the Council's Planning and Housing departments.</p> <p>...</p> <p>3.34 Studio and bedsit units are not a priority housing size mix across any affordable or market tenures, and they will only not be permitted unless where specific exceptional circumstances are demonstrated, including demonstrating that studio/bedsit units form a very small proportion of the housing mix of a development proposal, both overall and/or in any constituent market or affordable element. This is considered to be no more than 5% of units, as a percentage of units overall and as a percentage of each of the affordable and market elements of a proposal. Applicants will also need to provide evidence clearly showing why higher priority housing sizes cannot be accommodated; this includes either additional higher priority unit sizes; or increased floorspace for higher priority units already proposed, which will be particularly important where such units are at the margins in terms of meeting space standards. Regarding the latter, additional space should not result in a unit/units being over-sized, as this would not be considered to be optimal use of a site/land in line with Part B of the policy.</p> <p>...</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>3.35— Meeting Islington’s housing need is challenging given the context of the borough and the competing development needs that need to be planned for. Where housing is provided, it is of paramount importance that the housing is occupied and contributes toward meeting housing need. To ensure that units are occupied, all new housing developments which propose 20 units or more will be required to enter into a planning obligation which requires the owners of individual dwellings within the development to use and occupy the individual dwellings as a dwelling house (i.e. personal occupation) or to ensure such use and occupation (i.e. through private rental). Further guidance is provided in the Prevented Wasted Housing Supply SPD. The requirement will not be applied to any affordable housing units as these would be bound by other legal requirements which would ensure occupation.</p> <p><i>Remaining Paragraph numbering to be updated</i></p>
SDMM22	70-77	<p>Policy H3: Genuinely affordable housing</p> <p>And supporting text at paragraphs 3.44, 3.45, 3.46, 3.47, 3.48, 3.49,</p>	<p>A. A minimum of 50% of the total net additional conventional housing built in the borough over the plan period must be genuinely affordable. Affordable housing tenures which are not considered to be genuinely affordable will be resisted and will not be counted towards the level of affordable housing provision on individual schemes.</p> <p>B. All sites (except for those which are currently or have been in full or partial public sector ownership) which are capable of delivering 10 or more conventional units (gross) and/or which propose 1,000sqm (GIA) residential floorspace or more must:</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
		3.51, 3.60, 3.61, 3.62 and 3.63.	<p>(i) provide at least 45% on-site affordable housing (by net additional unit) without public subsidy; and</p> <p>(ii) demonstrate how exhaust all potential public subsidy options for maximising the delivery of on-site affordable housing to reach 50% (by net additional unit) have been utilised. to reach and exceed the strategic 50% target particularly through securing public subsidy.</p> <p>C. Where a site triggers Part B, and proposes a level of on-site affordable housing above 45% but less than 50% (regardless of whether public subsidy is provided or not), the proposal will be subject to detailed review mechanisms throughout the period up to full completion of the development, including an advanced a late stage review mechanism. Any sites which trigger Part B and provide 50% on-site affordable housing (by net additional unit) will not be subject to a review mechanism. Any sites which trigger Part B and provide at least 50% on-site affordable housing (by net additional unit) will not be subject to an advanced stage review mechanism but will be subject to review mechanism which will be triggered if an agreed level of progress on implementation is not made within a certain period following grant of planning permission; and, in the case of large phased schemes, triggered prior to the implementation of later phases of the development.</p> <p>D. All sites which are capable of delivering 10 or more conventional units (gross) and/or which propose 1,000sqm (GIA) residential floorspace or more, and which are currently</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>or have been in public sector ownership (either part or full public ownership) must:</p> <ul style="list-style-type: none"> (i) provide at least 50% on-site affordable housing (by net additional unit) without public subsidy; and (ii) demonstrate how exhaust all potential public subsidy options for maximising the delivery of on-site affordable housing in excess of 50% (by net additional unit) have been utilised, particularly through securing relevant public subsidy, and demonstrate additionality delivered using any and all forms of public subsidy. <p>E. Where a site triggers Part D, and additional on-site affordable housing does not demonstrate 'additionality' above 50% to the Council's satisfaction, the proposal will be subject to detailed review mechanisms throughout the period up to full completion of the development, including an late advanced stage review mechanism.</p> <p>F. Where a proposal seeks to apply the portfolio approach in line with London Plan policy H5 the following will need to be demonstrated:</p> <ul style="list-style-type: none"> (i) At least 35% affordable housing is provided on-site (without subsidy); (ii) Confirmation of the Mayor's agreement to use of the portfolio approach and robust evidence to demonstrate the delivery of 50% affordable housing (without subsidy) across the portfolio and the timescales associated with achieving this; and

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>(iii) All reasonable steps have been undertaken to maximise delivery of on-site affordable housing through public subsidy to deliver additionality above the level provided on-site under the portfolio approach.</p> <p>The Council will employ the use of early stage review mechanisms, as set out in paragraph 3.51, if substantial implementation is not achieved within two years. Where there are future changes to a proposal that result in a reduction of affordable housing provision agreed for the site under the portfolio approach, the proposal will be required to follow the viability tested route as set out in this policy.</p> <p>If a site falls outside of the portfolio approach due to a change in circumstances then the proposals will be required to comply with H3 parts B, C, D or E as relevant.</p> <p>G. F. Any proposal which does not provide the minimum required level of affordable housing set out in Part B or D will be refused unless the Council accepts Part H can be applied.</p> <p>H.G. Site-specific viability information will only be accepted in exceptional cases determined by the Council. This could include circumstances:</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>(a) where a significant shift in macro-economic conditions has occurred which has a demonstrable negative impact on the delivery of development.</p> <p>(b) where a development is proposed which is of a wholly different type and is therefore not reflected by any of the typologies used in the viability assessment that informed the Local Plan.</p> <p>(c) where a development is proposed which demonstrates a very close alignment to a typology shown to be unviable at full policy compliance in the viability assessment that informed the Local Plan.</p> <p>(d) where the development in question is an Estate re-development scheme which involves the demolition and replacement of affordable housing.</p> <p>Where it is accepted that a site-specific financial viability assessment should be considered as part of an application, the Council will determine the weight to be given to the viability assessment alongside other material considerations, ensuring that developments remain acceptable in planning terms. For schemes where a site-specific financial viability assessment is accepted, the site specific targets set out in Parts B or D must remain the starting point. Site-specific viability assessments will be tested rigorously and undertaken in line with the Council's Development Viability SPD and the maximum viable amount of affordable housing must be delivered. Any</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>proposals where site specific viability evidence is accepted must provide the maximum amount of affordable housing, informed by detailed viability evidence consistent with the Development Viability SPD. Such proposals will be subject to detailed review mechanisms throughout the period up to full completion of the development, including an advanced late stage review mechanism.</p> <p>I. For schemes which are capable of delivering 10 or more conventional units (gross) and/or which propose 1,000sqm (GIA) residential floorspace, in genuinely exceptional circumstances affordable housing may be provided off-site or as a cash in lieu contribution. Cash in lieu contributions will be calculated based on the financial equivalent to on-site provision including an appropriate amount to take into account the value of the land.</p> <p>H.J. Where affordable housing is provided on-site, the Council will require an affordable housing tenure split of 70% social rented housing and 30% intermediate housing. The majority of intermediate units should be London Living Rent, and regard will be given to the priorities set out in the Council's Housing Strategy and other agreed evidence of housing need.</p> <p>I.K. Sites delivering fewer than 10 residential units (gross) and/or which propose less than 1,000sqm (GIA) residential floorspace are required to provide a financial contribution to fund the development of affordable housing off-site. The</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>level of contribution required will be £50,000 per net additional unit, except for the area south of Pentonville Road/City Road where the contribution required will be £60,000 per net additional unit.</p> <p>H.L. For proposals which trigger affordable housing requirements in Islington (either onsite or through financial contributions), application of the Vacant Building Credit will not be appropriate. Where an applicant provides exceptional reasons will be required to justify application of why the Vacant Building Credit should be applied on a particular development, they must meet and all of the following criteria must be met:</p> <p>It is clearly demonstrated that the site would otherwise not come forward for any form of redevelopment at any point over the medium to long term;</p> <p>(i) It has been demonstrated that the proposal has been considered under Policy H3, part H and the criteria for pursuing the viability tested route are not satisfied.</p> <p>(ii) All buildings within the site boundary must be vacant at the time the application is submitted; and it should be demonstrated that the buildings have been vacant for 3 years or more (this must meet the requirements set out in appendix 1).</p> <p>(iii) There are no extant or recently expired permissions on the site, for any proposed use class.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>(iv) The proposal does not involve the loss of any capacity to meet other development needs from a site allocated for non-housing development; and</p> <p>(v) It is clearly demonstrated that the site would otherwise not come forward for any form of redevelopment and The the building has not been made vacant for the sole purpose of redevelopment;. This should be evidenced by provision of marketing and vacancy evidence for a continuous period of 24 months five years (up to the point of submission of an application). Such evidence must meet the marketing and vacancy requirements set out in Appendix 1. Evidence should also be provided setting out any site specific issues which form a barrier to the redevelopment of the site.</p> <p><i>Update supporting text as follows:</i></p> <p>3.44 The London Plan advocates a 'portfolio approach' to delivering affordable housing, whereby public sector landowners must deliver 50% affordable housing in total across a number of sites (which can be in multiple boroughs); individual sites within the portfolio can deliver less than 50% so long as the overall amount is at least 50%. The portfolio approach is not considered acceptable for any schemes in Islington. Where the portfolio approach is used it is important that opportunities for affordable housing are still maximised given the levels of affordable housing need in the borough, this should include</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>exploring opportunities for public subsidy, taking account of the London Plan and borough-wide strategic 50% affordable housing target. Each site must deliver affordable housing in line with the relevant part of policy H3. The Council will not accept lesser delivery to compensate for other sites, either elsewhere in the borough or outside the borough. Such an approach is detrimental to the achievement of mixed and balanced communities. It will also be important that evidence is provided about the wider portfolio approach, including agreements with the Mayor to demonstrate affordable housing delivery will meet the London Plan strategic 50% target and timescales for this. Portfolio approach sites will be subject to Fast Track Route early viability review mechanisms as set out in London Plan Policy H5 if substantial implementation is not achieved within two years. It is recognised that there may be changes to individual schemes that form part of a portfolio approach. Where there is a proposed reduction in the level of affordable housing the proposal will be required to follow the viability tested route as set out in Policy H3; a site specific financial viability assessment should be undertaken in line with the Council's Development Viability SPD. If a scheme no longer meets portfolio approach requirements it will be required to comply with Parts B, C D or E of Policy H3 as relevant.</p> <p>3.45 On all sites (both public sector and non-public sector), in addition to the respective minimum affordable housing requirements to be funded from development value alone, all potential options to secure public subsidy to provide further</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>affordable units (i.e. additionality) must be fully investigated utilised, including seeking public subsidy. This should include proactive engagement with Registered Providers at the earliest possible opportunity, ideally at pre-application stage. Public subsidy includes, but is not limited to, any form of grant and loan from a public body, land received at zero or discounted value, and other funding sources available to Registered Providers such as rent receipts, receipts from sale of land, sale of shared ownership properties or similar products, and other funding a Registered Provider may provide. Proposals must make clear the level of affordable housing provision with and without subsidy as part of the application process. On non-public sector sites which are required to provide a minimum of 45% affordable housing from development value alone, where the level of affordable housing does not meet at least 50% following any investigation of potential further options, the proposal will be subject to detailed review mechanisms throughout the period up to full completion of the development, including an advanced a late stage review mechanism.</p> <p>3.46 PPG states that review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project. Advanced stage RReview mechanisms are an important tool to bolster affordable housing provision on each and every housing scheme, and thereby assist in meeting the Council's key priority of delivering genuinely affordable</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>housing. Further detail on review mechanisms is set out in paragraphs 3.51 and 3.52.</p> <p>3.47 For avoidance of doubt, any site which is not in public sector ownership which triggers part B of policy H3 which achieves at least 50% affordable housing on-site (by net additional unit), without public subsidy, will not be subject to an advanced stage a review mechanism. however, such sites should still exhaust all potential options for maximising the delivery of genuinely affordable housing in excess of 50%.</p> <p>3.48 Any proposal which does not provide the minimum required amount of affordable housing – in line with relevant policy requirements – will be refused. These levels of affordable housing have been informed by detailed viability evidence which demonstrates that these levels are viable and will not preclude development from coming forward. On a limited number of sites, there may be genuine exceptional circumstances which necessitate provision of site-specific viability information; the Council will consider this on a case-by-case basis. but The expectation is that such circumstances would usually only relate to a significant shift in macro-economic conditions. include those set out in Part H of Policy H3, but in rare cases could include other factors and it would be for the applicant to demonstrate such exceptional circumstances. The amount paid for land is not considered to be an exceptional reason to justify provision of site-specific viability, in line with Government guidance. The Council will not entertain a viability assessment if it</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>is considered that there are no exceptional circumstances which justify doing so.</p> <p>3.49 Generally, viability information should not normally be required at application stage in order to inform future review mechanisms, and therefore this will generally not be considered appropriate except in exceptional circumstances. Values and costs will be assessed in the future, at the point of the viability review, informed by the Council's Development Viability SPD and, where relevant, the use of indices, to assess the change in values and build costs since permission was granted. However, there may be some cases – determined by the Council – where limited site-specific viability information is necessary to enable future review mechanisms to operate effectively. Specific models of housing delivery including purpose built PRS and large scale HMOs would not justify provision of site-specific viability.</p> <p>...</p> <p>3.51 A pre-implementation review mechanism will be applied to all proposals which include affordable housing; this will trigger if a permission has not been substantially implemented within 12 months of permission being granted (and may trigger in other circumstances including where development is substantially implemented then stalled). Mid-point review mechanisms will also be applied to large phased schemes.</p> <p>In line with Part C, Part E and Part H, the Council will employ the use of the following viability review mechanisms:</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>(a) Early Stage review mechanism which will be triggered in the event that a planning permission has not been substantially implemented within 24 months of the planning permission being granted.</p> <p>(b) Mid-term review mechanisms on large phased schemes which will be triggered prior to the implementation of phases.</p> <p>(c) Late Stage review mechanisms which will be triggered at the point that 75 per cent of homes are sold, or at a point agreed by the Council.</p> <p>...</p> <p>3.53 Given the acute affordable housing need in the borough and the limited availability of developable land it is essential that major housing developments provide affordable housing on-site. Experience over the past 10 years has shown that this can be achieved even on small/constrained sites. Consistent with the London Plan, affordable housing should be delivered on site. However, it is recognised that in some genuinely exceptional circumstances, this may not be possible and where this is the case off-site provision will be prioritised. Cash in lieu payments should be used in even more limited circumstances where there is detailed evidence that on-site delivery is not practical and off-site options have been explored but are not acceptable.</p> <p>...</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>3.60 Contributions for off-site affordable housing for small sites – whether for the full amount or a lesser amount in line with the findings of agreed viability evidence – and the trigger point for payment of the contribution will be secured through a unilateral undertaking (Section 106, Town and Country Planning Act, 1990) which site owners, including mortgagees, will be required to enter into before the planning permission is issued. In line with part H of policy there may be exceptional circumstances where viability evidence is necessary for small sites in particular where a proposal-demonstrates a very close alignment to a typology shown to be unviable in the Small Sites Viability Study. The contribution will be payable on commencement of the development, although in exceptional cases the Council may accept alternative payment triggers, such as:</p> <ul style="list-style-type: none"> • Payment on practical completion for very small developments (i.e. subdivision of an existing home to create one additional unit). • Payment on future sale where an additional self-contained unit is being created for a family member (or in similar circumstances) and there will be no immediate sale of the unit. <p>3.61 The Vacant Building Credit (VBC) is a material consideration in relevant planning determinations but in Islington, it is likely</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>that the acute need for affordable housing will outweigh application of the VBC in all cases. The aim of the VBC is to incentivise development on brownfield sites, however all of Islington's land supply is brownfield land and Islington has some of the highest development values in the country. In Islington, in situations where a site is vacant and particularly where it possesses a low Existing Use Value (EUV), there is an inherent incentive to redevelop the site. This means that even where there have been occasions, where one developer has not been able to bring vacant sites forward for housing because they were unable to deliver it in line with the development plan policies, they have been able to sell the site to another developer who could. Where a site is marketed – this should be for the existing use and other suitable alternative uses, including residential use. –but this is an unnecessary incentive in Islington given that all development sites are brownfield, and the rate of recent and projected housing delivery is strong. Applicants looking to justify application of the VBC will need to demonstrate exceptional circumstances and ensure that they meet all the following criteria in H3, part L:</p> <p>–Provision of evidence that clearly demonstrates that the site would not come forward for redevelopment without use of the VBC. This should include, but is not limited to, viability evidence.</p> <p>□ Marketing and vacancy evidence to a standard set out in Appendix 1. This must be for a continuous period of at least five years up to the point of submission of an application. Any gaps in marketing or periods of time where marketing activity was less active will not be considered part of a continuous period.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>□ The proposed site is not allocated for non-housing development, either fully or in part. VBC may exacerbate loss of such sites which will detrimentally affect the ability to meet other development needs. For the purposes of the policy, non-housing development includes mixed-use allocations for housing alongside other uses and is not limited to sites allocated for 100% non-housing uses.</p> <p>□ There should be no extant or recently expired permissions (i.e. expired permissions with lapse date within three years prior to the point of submission of an application). Evidence of extant and/or recently expired permissions demonstrate that development is likely to come forward without additional incentive.</p> <p>3.62 Where an applicant meets the criteria and VBC is applied, the affordable housing policy will be applied to the uplift in the floorspace. VBC should be applied to the strategic policy of 50% affordable housing.</p> <p>3.63 It should be noted that if a scheme qualifies for VBC, it cannot also claim Community Infrastructure Levy (CIL) relief through the vacancy test.</p>
SDMM23	77-84	Policy H4: Delivering high quality housing and supporting text	<p>A. All new C3 and C4 housing developments (including conversions and changes of use) and specialist housing identified in policies H6-H7 to H9 and to H11 must be designed and built to a high quality for the duration of its lifetime. A high quality dwelling is one which meets the criteria set out in this policy and accords with the Local Plan objectives and other relevant Local Plan policies. Sufficient information, such as detailed dwelling plans showing internal layout, must</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>be provided at the earliest possible stage of an application, to allow for proper assessment of proposals.</p> <p>B. Residential development must be functional, useable and comfortable space that has good amenity for occupiers of all ages. Regard must be had to the surrounding local context as part of the holistic consideration of inclusive design. Housing must be built to be accessible and adaptable to meet changing occupier circumstances over the lifetime of the development, and must provide 90% of dwellings to Category M4(2) 'Accessible and Adaptable' standard; and the remaining 10% of dwellings to 'Wheelchair Adaptable Category M4(3)(2)(a) user dwellings' standard or, where Islington Council are responsible for allocating or nominating a person to live in that dwelling, Wheelchair Accessible Category M4(3)(2)(b) as set out in the Approved Document M of the Building Regulations. Category M4(3) standard dwellings must:-</p> <p>(i) be provided across all tenures and unit sizes, and integrated within the development;</p> <p>(ii) be fitted out appropriately to enable occupation by a range of occupiers with diverse and changing needs; and</p> <p>(iii) be single storey, preferably on the ground floor. Where provided above or below entrance level there must be at least two suitable lifts available for use by each unit within a convenient distance from the front door of the units.</p> <p>C. The Council may, in limited circumstances, accept a S106 contribution in lieu of Category M4(3) units on</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>site, where there is definitive local evidence (produced by the Council) of a supply/demand imbalance for wheelchair accessible units. This contribution will be used to finance the development of new and adapted wheelchair accessible units elsewhere in the borough where demand is more acute. Any units where the Council accepts a contribution in lieu must be designed to Category M4(2) standard, instead of M4(3). The process for securing this contribution, and the amount required, will be set out in a revised Inclusive Design SPD.</p> <p>...</p> <p>J. All development proposals which include residential units must fully assess noise and vibration impacts on and between dwellings, in line with policy DH5. Proposals should:</p> <ul style="list-style-type: none"> (i) ensure residential units are sited away from sources of noise and vibration, to prevent impacts occurring; or (ii) Where this is not possible, provide a detailed assessment of noise and vibration impacts. Where noise and/or vibration effects are identified suitable mitigation measures must be put in place to reduce these effects, through the proposed layout (including the interaction of non-residential and residential uses in mixed use developments), design and materials. If Effects will need to be suitably cannot be mitigated for; planning permission will not to be granted.

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p><i>Update supporting text as follows:</i></p> <p>3.71 Approved Document M of the Building Regulations sets out standards for 'Accessible and Adaptable' – known as Category M4(2) – and 'Wheelchair user dwellings' – known as Category M4(3). Category M4(3) consists of two sub-categories; 'Wheelchair Adaptable' Category M4(3)(a) - which requires the dwelling to be constructed with the potential to be adapted for occupation by a wheelchair user - and 'Wheelchair Accessible' Category M4(3)(b) - which requires the dwelling to be suitable for immediate occupation by a wheelchair user.</p> <p>...</p> <p>3.73 Category M4(2) and M4(3) dwellings must be fitted out appropriately to enable occupation by a range of occupiers with diverse and changing needs. This includes consideration of how occupiers use internal space. Further guidance is provided in the Inclusive Design SPD, but generally development should include:</p> <ul style="list-style-type: none"> appropriate internal door opening weights (no more than 30N); a level entrance with threshold heights not exceeding 15mm; window controls that are reachable and usable by those with mobility impairments; and

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>kitchens and bathrooms capable of being adapted easily— e.g. walls capable of taking grab rails, appropriate drainage to facilitate step free shower installation, kitchen tiling and plumbing which supports the operation of flexible height work surfaces and sink.</p> <p>3.74 The Council may, in limited circumstances, accept a S106 contribution in lieu of Category M4(3) units on site, where there is definitive local evidence (produced by the Council) of a supply/demand imbalance for wheelchair accessible units. This contribution will be used to finance the development of new and adapted wheelchair accessible units elsewhere in the borough where demand is more acute. Any units where the Council accepts a contribution in lieu must be designed to Category M4(2) standard, instead of M4(3). The process for securing this contribution, and the amount required, will be set out in a revised Inclusive Design SPD.</p> <p>3.75 Where the accommodation is provided on two or more floors, an indicative position for a through the floor lift must be shown on plan and a soft spot constructed on site.</p> <p>3.76 The provisions of Part M take no account of local context in terms of development type or density, travel and transport facilities, or the infrastructure (utilities and amenities) supporting new or converted residential development, which are important as part of holistic consideration of inclusive design. The following</p>

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			<p>requirements will help ensure the delivery of inclusive environments, rather than just focusing on inclusive design within dwellings. Further information is also provided in the Inclusive Design SPD and the Streetbook SPD.</p> <p>Wheelchair housing units must be single storey, as multi-storey wheelchair units have significantly increased energy usage due to the need to operate a through the floor lift, which also leads to increased energy costs for occupiers. Wheelchair housing units must be provided across all tenures and unit sizes, and integrated within the development, preferably on the ground floor. Where provided above ground floors they must be served by at least two suitable lifts, within the common parts, within a convenient distance.</p> <p>The overall travel distance between transport drop-off points (e.g. bus stops, car parking spaces, car club bays, loading bays), the main entrance of a development, and the entrance of each individual dwelling should be kept to a minimum and demonstrably within the reach of ambulant disabled people. There should be a maximum total distance of 75 metres from the drop-off point to the dwelling entrance.</p> <p>Gates must be avoided on all entrance routes to buildings. Common entrances should be designed in accordance with standards set out in Islington's Inclusive Design SPD. Revolving doors are not considered acceptable for any entrances; provision of pass doors adjacent to revolving doors will not make revolving doors acceptable, as they create a separation between entrances for different users,</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>which is not consistent with Local Plan inclusive design objectives and policies.</p> <p>In all residential development, provision for the storage and charging of mobility scooters should be provided within communal parts, in close proximity to lifts, and no more than 20m from dwelling entrances. Entrances to mobility scooter stores must be step free. All doors must be lightweight yet secure, and sufficient turning space must be provided</p> <p>Recycling and refuse stores, bins, post boxes and other communal facilities must be wheelchair accessible and located conveniently within the development, to encourage uptake of recycling.</p> <p><i>Paragraph numbers to be updated accordingly</i></p> <p>...</p> <p>3.89 3.85 Dual aspect dwellings have multiple 'comfort' benefits, particularly by maximising levels of natural light and enabling cross ventilation (and therefore reducing necessity for mechanical ventilation). All residential dwellings should be dual aspect. There may be legitimate circumstances where dual aspect is impossible or unfavourable, but this must be clearly demonstrated in line with the policy requirements. Provision of a greater quantum of residential units is not considered adequate justification for provision of single aspect units. An example of</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			where a dual aspect unit maybe impossible is a highly constrained site where there are issues of unacceptable overlooking/loss of privacy.
SDMM24	87-89	Policy H6: Purpose-built student accommodation and supporting text paragraphs 3.99, 3.100 and 3.101, 3.105, 3.106 and 3.107	<p>A. Proposals involving the development, redevelopment and/or intensification of purpose-built student accommodation will only be permitted on:</p> <ul style="list-style-type: none"> (i) sites allocated for purpose-built student accommodation; or (ii) sites with existing purpose-built student accommodation, subject to consistency with other Local Plan policies and additional impacts of development being acceptable; or (iii) a university campus where reconfiguration of the educational floorspace as part of a wider master-planned approach to the higher education providers' plans for change result in a consolidation of social infrastructure floorspace that complies with Policy SC1, part D (iii) <p>B. All proposals involving the development, redevelopment and/or intensification of purpose-built student accommodation must ensure a high standard of amenity for future occupiers of the development and residents in the surrounding area and must meet all the following criteria:</p> <ul style="list-style-type: none"> (i) Provide high quality accommodation in line with the relevant policy requirements set out in policy H4, including the

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>provision of good-sized rooms and communal space in-line with relevant space standards. General needs units must be designed to be 'visitable' and shared facilities must be accessible. A high level of amenity must be provided, including limiting noise impacts and providing good levels of daylight and sunlight, and natural ventilation;</p> <p>(ii) Ensure that 10 5% of bedspaces, their associated bathrooms and all common parts (including a unisex WC on every floor) are easily adaptable for occupation by wheelchair users accessible from the outset, consistent with relevant guidance and best practice. Where wheelchair accessible rooms are located above entrance level, at least two lifts must be provided (of which one must be an evacuation lift), in addition to any requirement for a fire fighting lift;</p> <p>(iii) Provide an ongoing financial contribution (as long as the site is in use as student accommodation) towards the provision of student bursaries for students leaving Council care and/or other Islington students facing hardship who are attending a higher or further education establishment;</p> <p>(iv) (iii) Ensure that the development is subject to an appropriate site management and maintenance plan;</p> <p>(v) (iv) Demonstrate, through a binding nomination agreement, that the accommodation will only be occupied by students of one or more higher education provider(s). Priority must be given to higher education providers in close proximity to the</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>proposed accommodation in the first instance, then those located elsewhere within the borough;</p> <p>(iv) (v) Prevent Temporary use of student accommodation for ancillary uses as general visitor accommodation will be secured via legal agreements/conditions to ensure – either short term or long term – due to the potential impacts on the safety, security and privacy of both resident students and wider amenity impacts long-term residents will be managed, and the . The potential individual and cumulative impact on housing supply will be considered and any proposal for temporary use which cannot be demonstrated ancillary will be resisted; and</p> <p>(v) (vi) Provide at least 35% affordable student accommodation in line with London Plan policy H15, unless this level of provision would affect other requirements in policy H6, particularly student bursaries. In such cases, the level of affordable student accommodation must be the maximum viable.</p> <p>(vi) (vii) Demonstrates that the development contributes to a mixed and inclusive neighbourhood.</p> <p>...</p> <p>3.99 Islington has consistently had the highest rates of student housing delivery in London over the past 10-15 years. Due to this substantial amount of delivery, as well the need to prioritise conventional housing and employment growth in a borough with</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>severe constraints on land, the development of purpose-built student accommodation is limited to specific locations, either allocated sites, or, in certain circumstances, intensification of existing student accommodation. It is recognised that higher education providers' estate and expansion plans can change. As university campus plans emerge surplus land may become available which may provide opportunities for other land uses to be considered including an element of purpose built student accommodation. The scale of this opportunity should be determined through a master-planned approach that demonstrates a clear strategy for the wider higher education providers' campus and estate. A piecemeal approach to campus and estate rationalisation will not be supported. Any loss of social infrastructure would also need to comply with Policy SC1.</p> <p>3.100 The delivery of student accommodation contributes to overall housing delivery based on the amount of general housing that is (theoretically) freed up from students residing in other forms of accommodation. Previously permitted student accommodation was counted towards the housing target on a 1:1 basis, meaning that one bedspace counted as one housing unit for monitoring purposes. Any student accommodation permitted following the adoption of the Local Plan should be monitored on a 32.5:1 basis (in line with the London Plan), meaning every three two and a half bedspaces will equate to one unit of housing. This makes student accommodation a less optimal use of land than</p>

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			<p>conventional housing, which can manage the same, if not greater delivery levels but with the benefit of meeting a broader range of needs.</p> <p>3.101 It is important that student accommodation is high quality, in line with Local Plan policies which look to secure high quality housing. including The following parts of policy H4 are relevant; Part C (ii) and (iii) in relation to provision of recycling and waste facilities and provision of functional rooms for their intended purpose, Part G in relation to intensification of existing PBSA and consideration of impacts (i) to (iv), Part J for noise and vibration and Part K in relation to approach to building entrances. this includes requirements, relating to daylight and sunlight and noise.</p> <p>Bedrooms and separate communal/amenity areas should consider HMO guidance as a starting point to considering good-sized rooms. must reflect relevant space standards.</p> <p>Kitchen, washing and utility facilities should meet environmental health requirements.</p> <p>...</p> <p>3.105 Restrictions will be imposed to ensure that the whole scheme is retained as an individual unit of student accommodation. The use of student accommodation for ancillary uses including providing accommodation for conference delegates, visitors, interns on university placements, and</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>students on short-term education courses may be acceptable where they can be demonstrated to be ancillary. Any ancillary use should be outside term time and should not disrupt the accommodation of resident students during their academic year. or any part of a scheme as general visitor accommodation at any time (including temporary use outside term time) is considered unsuitable. This could have a significant The potential impact on local housing supply by removing units from the housing market for certain periods will be considered. There are also potential amenity issues for longer-term student occupants, particularly related to noise, safety and security issues. Use of student accommodation for ancillary purposes—for example conference delegates, interns on university placements, and students on short-term education courses—may be acceptable. However, this must be demonstrably linked to a higher education provider with a nomination agreement for the student accommodation in question. aAny suggested ancillary use of a scale which is likely to cause such disruption would constitute a material change and therefore would not be classed as ancillary and may require planning permission.</p> <p>3.106 All new student accommodation, including any extension/intensification to existing built or permitted schemes, is required to contribute funding for bursaries. The bursaries will help increase access to higher and further education and tackle worklessness by providing funding for bursaries for students leaving Council care and other Islington students facing hardship who are attending a higher or further education establishment. The funding provided by the development will be an annual payment, equivalent to 2.4%1 of the total annual rental income</p>

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			<p>from a development of student accommodation for thirty years or as long as the site is used for student accommodation, whichever is the shorter period of time.</p> <p>3.107 The London Plan requires provision of 35% affordable student accommodation. Islington support this in principle, but the clear priority is for the provision of student bursaries. All new student accommodation, including any extension/intensification to existing built or permitted schemes, should provide both student bursaries and affordable student accommodation, the latter to be provided in line with London Plan policy H17. However, where evidence suggests that full delivery of both requirements is not financially viable, the requirement for student bursaries will take precedence. Given the extreme inequality in Islington related to long term worklessness and other factors, bursaries are much more likely to have a meaningful positive impact by offering education opportunities to local young people.</p> <p><i>Paragraph numbering to be updated accordingly</i></p>
SDMM25	90, 91	Policy H7: Meeting the needs of vulnerable older people, Parts A, C and F	<p>A. The need for accommodation for older people will be met primarily through delivery of conventional residential accommodation designed to be adaptable to changing needs over time. Different levels of care may be delivered in conventional accommodation which means there is likely to be a lesser no need for certain specialist forms of older persons housing, in particular market extra care housing.</p> <p>...</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
		Supporting text, paragraphs 3.108 to 3.109	<p>C. Specialist C3 and non-C3 older peoples residential accommodation such as care homes and extra care facilities will only be suitable where:</p> <ul style="list-style-type: none"> (i) there is an evidence of local unmet need for specialist older people accommodation, _or it would contribute to meeting the London Plan benchmark figure of 900 dwellings over the plan period; (ii) affordable housing is provided in line with policy H3; (iii) it has adequately considered and addressed all design issues in Part D or Part E to ensure the accommodation is suitable for the intended occupiers; (iv) it provides the necessary level of supervision, management and care/support, which is secured in a legal agreement; (v) it is easily accessible to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and (vi) It constitutes a suitable use for the site considering the surrounding neighbourhood, potential for development of other priority land uses and its contribution to mixed and balanced communities. <p>...</p> <p>3.108 Islington is expected to experience growth in its older population as part of the long term trend in population growth. However, the proportion of older people in Islington is currently below the London and UK average; this is not projected to change substantially and it will likely remain below the London average for the foreseeable future. Older people's needs vary with the</p>

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			<p>majority expected to remain housed in existing housing stock, with some demand for down-sizing in response to changing lifestyle. Demand for various types of accommodation for vulnerable older people exists and new specialist accommodation may be appropriate in certain circumstances. Market extra care accommodation will is not considered a be supported as a priority due to its cost, which is often inflated due to provision of 'luxury' communal facilities that are not a necessary component of care.</p> <p>3.109 Accommodation for older people will be met through conventional housing designed to be adaptable/wheelchair accessible, in line with policy H4. More specialist accommodation (with varying elements of care) may also contribute to meeting some vulnerable older peoples' need where it is affordable. The future accommodation needs for older people are considered in the SHMA which demonstrates varying levels of need depending on the base data. The London Plan contains a benchmark which is intended to help inform a local level assessment. however it is considered that The preferred only local solution is to meet most of this need through conventional housing with some exceptions for affordable extra care units to meet defined local need (the quantum of which will be informed by relevant up-to-date evidence produced by the Council). Where affordable extra care units are deemed acceptable (only through engagement with the Council's Adult Social Care service), provision will be offset against affordable housing requirements of a scheme.</p>

SDMM26	96-98	Policy H10: Houses in Multiple Occupation (HMOs), Parts A and C and supporting text at paragraphs 3.129 and 3.130	<p>A. The Council will support the provision of new small-scale HMOs where they:</p> <ul style="list-style-type: none"> (i) do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood; and (ii) do not result in the loss of existing larger family housing (3-bed units or more); and (iii) provide a good quality of accommodation within non-self-contained units, consistent with in line with the relevant requirements set out in policy H4 and other <p>HMO best practice standards.</p> <p>...</p> <p>C. Proposals for large-scale HMOs will generally be refused as they limit capacity to deliver conventional housing, limit the ability to secure genuinely affordable housing tenures and are not considered to be a sustainable model of residential development in line with Local Plan objectives are not considered the best approach to meeting housing needs in the borough. On sites where the Council considers that large-scale HMOs may be an acceptable form of housing in principle, proposals must:</p> <ul style="list-style-type: none"> (i) prevent any significant adverse amenity impact(s) on the surrounding neighbourhood. Sufficient evidence – including a detailed management plan – must be provided; (ii) be consistent with all relevant parts of policy H2 and H4. With regard to minimum space standards, living space and communal space must be comfortable and functional for the needs of tenants and must include adequate space for storage;
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			<p>(iii) Ensure that 10 5% of bedspaces, their associated bathrooms and all common parts (including a unisex WC on every floor) are easily adaptable for occupation by wheelchair users accessible from the outset, consistent with relevant guidance and best practice. Where wheelchair accessible rooms are located above entrance level, at least two lifts must be provided (of which one must be an evacuation lift), in addition to any requirement for a fire-fighting lift;</p> <p>(iv) provide 35% (or 50% where on public sector land) on-site affordable housing and provide tenures on-site genuinely affordable housing in line with policy H3. Cash in lieu payments will not be acceptable where it can be demonstrated that it is not possible to deliver the affordable housing on-site in accordance with London Plan policy H16. in any circumstances; and</p> <p>(v) provide appropriate and accessible communal facilities and services.</p> <p><i>Update supporting text as follows:</i></p> <p>3.129 Large-scale HMOs will be refused unless they can demonstrate to the Council that on-site genuinely affordable housing can be secured; and that they are not constraining the delivery of conventional residential uses London Plan Policy H16 'Large-scale purpose build shared living' is relevant to Policy H10. Given the extent of the overall housing need and the shortage of land, large-scale HMOs are not capable of meeting the range of housing needs in the borough and priority for family housing. Large-scale HMOs will need to</p>
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			<p>demonstrate to the Council that genuinely affordable housing can be secured; and that they are not constraining the delivery of conventional residential uses. Evidence must also be provided to demonstrate that there is actual demand for what is currently a niche style of accommodation that, while attractive to some limited parts of the population is unlikely to be sustainable model of development in the long term (especially for a range of household types including families), and hence could lead to land in Islington effectively being wasted if demand for such accommodation was to reduce in future.</p> <p>3.130 Where large-scale HMOs meet initial policy requirements and are acceptable in principle, proposals will need to address specific criteria, including provision of on-site genuinely affordable housing in line with policy H3. The large-scale HMO format would in such cases be the format for the private/market element of housing; the affordable provision must be conventional self-contained units in line with tenures/mix set out in policy H3. Due to the style and operation of large-scale HMO accommodation, pepper-potting of affordable provision with HMO units will not be appropriate. Affordable housing must therefore be separate to the HMO units, including separate access. Tenure blind principles must be adhered to, alongside other relevant Local Plan policies including policy H4. Sites which cannot provide separate affordable housing (e.g. due to constraints with site size, inability to provide multiple cores) may provide cash in lieu payments will not be considered acceptable for large-scale HMO use, and will be refused.</p> <p>...</p> <p>3.132 Living space and communal space must be comfortable and functional for the needs of tenants and must include adequate</p>
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			<p>space for storage. What constitutes comfortable and functional will be determined on a case-by-case basis, but relevant Environmental Health standards and private internal space standards set out in the London Plan will be used as a reference point. Relevant parts of policy H4 will also apply when assessing the standard of proposed applications. The following parts of policy H4 are relevant; Part C (ii) and (iii) in relation to provision of recycling and waste facilities and provision of functional rooms for their intended purpose, Part G and consideration of impacts (i) to (iv), Part J for noise and vibration and Part K in relation to approach to building entrances. The Inclusive Design SPD and BS8300:2018 (Part 2) will also be important considerations, alongside other guidance and/or best practice which the Council considers is relevant.</p>
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SDMM27	99-100	Policy H11: Purpose Built Private Rented Sector development, Part A Supporting text, paragraphs 3.139, 3.141-3.142	<p>A. The Council considers that the purpose built Private Rented Sector (PRS) development model does not have a role in meeting identified housing need in Islington. Proposals for purpose built (PRS) development will not be permitted unless where they comply with all of the following criteria:</p> <ul style="list-style-type: none"> (i) There will be no adverse impacts on local amenity; (ii) On-site genuinely a Affordable housing is provided in line with policy H3. Affordable Private Rent (APR) is not considered to be an acceptable affordable housing tenure; (iii) High quality housing is provided in line with policy H4. All units must be self-contained and let separately; (iv) The PRS units are held under a covenant for the lifetime of the building, generally no less than 50 15 years. The covenant will be strictly enforced and must not allow any provision for general market sale of any units (either individually or as a group of units), for the length of the covenant period; (v) A clawback mechanism is put in place to ensure that the maximum amount of affordable housing is provided on-site where the covenant is broken (notwithstanding criterion iv); (vi) Unified management and unified ownership, including partnerships, of the development is guaranteed throughout the covenant period; (vii) Longer tenancies (three years or more) are available to all tenants. The tenancy process should give security to the renter, with appropriate break clauses and transparency on rent increases enshrined in the tenancy

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			<p>agreement. The tenant should be able to end the tenancy with a month's notice any time after the first six months. Upfront fees during the letting process must not be charged, except for security deposits and upfront rent payments.</p> <p>...</p> <p><i>Update supporting text as follows:</i></p> <p>3.139 However, there is little evidence to suggest that the reasons which underpin regional and national policy support for purpose built private rent exist in Islington. Therefore, this form of housing would not be the best use of the limited land available in the borough, and is inconsistent with the strategic aims of the Local Plan. There is no evidence of significant medium to long-term issues of housing delivery in the borough, nor is there evidence of issues of poor absorption rates. Sales values are strong; with no shortage of investors but there is a shortage of land. In other words, the purpose built PRS development model has been invented to solve problems which do not exist in Islington. In addition, the private rented market in Islington is very strong and the borough has a high proportion of private rented accommodation in terms of overall housing stock.</p> <p><i>Removal of this paragraph will result in renumbering of all subsequent paragraphs in Chapter 3: Thriving Communities</i></p> <p>3.141 3.140 Purpose built PRS must provide genuinely affordable housing in line with policy H3, including the required tenure mix</p>

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			<p>which prioritises social rented accommodation. The purpose built PRS business model is not an acceptable excuse for not meeting these policy requirements; for example, PRS schemes can be designed with separate cores to allow for delivery of social rented accommodation. Purpose built PRS developments which do not provide the required proportion and tenure split of affordable housing will be refused. Unified management and unified ownership of the development can include partnerships; these should be guaranteed throughout the covenant period.</p> <p>3.142 3.141 In addition, developers must enter into a covenant to ensure that PRS schemes commit to provide rental accommodation for the lifetime of the building, during which period no sales out of the covenant will be allowed. In exceptional circumstances, Where it is agreed that sale out of the covenant can take place, this will only be suitable where it involves sale of all PRS units. Such a break in the covenant will trigger a clawback mechanism requiring the maximum reasonable amount of affordable housing, in line with the Local Plan affordable housing requirements. In the event that the covenant is broken in order to enable the level of clawback to be calculated a valuation of the market and affordable units must be included within the S106 agreement. The clawback must provide for provision on-site by identifying specific units that will be converted to genuinely affordable housing, which reflects the tenure split set out in policy H3, particularly social rented housing. Provision of clawback through financial contributions is generally not acceptable.</p>

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SDMM28	101-102	Policy H12: Gypsy and Traveller Accommodation Supporting text, paragraphs 3.145-3.152	<p>A. To meet the identified maximum need for 10 Gypsy and Traveller pitches, the Council will seek to provide a site(s) for Gypsy and Traveller accommodation through undertake an immediate focused review of this policy following its adoption. If the focused review is not submitted to the SoS for examination within 24 months from the date of adoption of the SDPM, this policy will be considered out-of-date for the purposes of the NPPF.</p> <p>(i) use of its own sites identified as part the Council's ongoing housebuilding programme; and/or (ii) joint working with the GLA and other boroughs to determine scope for accommodating need on a sub-regional basis; and/or (iii) a potential review of Site Allocations where need is not met through Part A(i) and/or (ii).</p> <p>B. In the absence of a particular site allocation(s) to meet defined need, the following criteria will apply to any windfall sites which come forward before the immediate review is completed during the plan period, including any sites identified under Part A(i). Any site proposed in order to meet an identified need must:</p> <p>(i) have suitable access for the type of vehicles that could reasonably be expected to use the site; (ii) be able to provide basic amenities, including water and sewerage;</p>

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			<p>(iii) provide a good level of residential amenity and high quality housing, in line with relevant policy requirements set out in policy H4;</p> <p>(iv) not have any relevant pre-existing policy designations that restrict the use of the site, including green infrastructure such as Metropolitan Open Land; and the site is not allocated for other uses, e.g. conventional housing, offices.</p> <p><i>Update supporting text as follows:</i></p> <p>3.145 The Council's Gypsy and Traveller Accommodation Assessment (2019) (GTAA) considered the need for such provision against several different definitions. Following the judgement Smith v Secretary of State for Levelling Up, Housing and Communities [2022] EWCA Civ 1391, it is considered the need identified under the 'ethnic' definition in the GTAA should be selected. This results in a need for 10 Gypsy and Traveller pitches over the plan period. There is no history of need for Gypsy and Traveller accommodation in Islington, aside from some families in permanent accommodation who consider themselves to be Gypsies/Travellers and may need to return to non-fixed accommodation in the future.</p> <p>3.146 The Council has not been able to identify any sound site allocations to meet the identified need as part of plan preparation or during the examination of the plans. It will therefore undertake an immediate focused review of Policy H12 following the adoption of the SDPM. This will include a review of the need for Gypsy and Traveller accommodation</p>

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			<p>as well as positively meeting the identified need. This must be submitted for examination to the SoS no later than 24 months following the adoption of the SDMP. If this does not occur, then Policy H12 will be considered out-of-date in accordance with Paragraph 11 d) of the NPPF. The definition applied to Gypsies and Travellers makes a significant difference in terms of the assessment of accommodation needs. The definition set out in the Government's Planning Policy for Traveller Sites (PPTS) excludes certain groups of Gypsies and Travellers, for example those who have ceased to travel permanently. However, the London Plan definition includes those who currently live in bricks and mortar dwelling households whose existing accommodation is unsuitable for them, by virtue of their cultural preference not to live in bricks and mortar accommodation. The London Plan definition also considers those who, on grounds of their own or their family's or dependants' educational or health needs or old age, have ceased to travel temporarily or permanently. The effect of these different definitions has been considered as part of the Council's Gypsy and Traveller Accommodation Assessment (2019).</p> <p>3.147 Previously the council has worked with the Greater London Authority on a pan London study, the London Boroughs' Gypsy and Traveller Accommodation Needs Assessment 2008. The council considers that the assessment of need is best done at the subregional level, which would better reflect the constraints and current level of provision in individual boroughs. The majority of need for Gypsy and Traveller accommodation is focused in Outer London.</p>

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			<p>3.148 The London Plan policy H16 states that boroughs should meet the identified need for Gypsy and Traveller accommodation, based on a figure of need identified in a needs assessment. The Council will seek to identify a site(s) to meet the identified need for 10 pitches identified in the 2019 assessment, which is based on the London Plan definition rather than the more restrictive PPTS definition. The need is for 8 pitches by 2025 with a further two pitches required by 2035 (based on newly forming families on existing sites on the assumption that the initial need by 2025 is met and sites are provided).</p> <p>3.149 In the first instance, the council will seek to identify a site through its ongoing housebuilding programme. The 2019 assessment sets out factors to consider when identifying sites which are likely to pose particular challenges given the borough's densely developed context, e.g. sites would not be sought between tower blocks, which potentially rules out a number of council owned sites.</p> <p>3.147⁵⁰ Depending on the scale of accommodation that can be met through council site(s), there may be further sites needed to meet the full need of 10 pitches, which could be met through a focused review of the Site Allocations document, and/or by working subregionally with other boroughs and the GLA. The policy also sets out assessment criteria for any windfall applications for Gypsy and Traveller accommodation, which would apply to future applications for sites on council owned or privately owned land, until the focused review is completed. The relevant aspects of policy H4 in relation to amenity includes ensuring a good level of privacy and aspects in</p>

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			<p>relation to high quality housing relate to ensuring provision meets accessibility standards in terms of access to amenity blocks for example. Other aspects of policy H4 may also be relevant.</p> <p>3.151 The 2019 assessment identifies that the need is entirely from members of the Gypsy and Travellers community who live in permanent 'bricks and mortar' accommodation, including social housing in Islington. Therefore, this theoretical need may not translate to real need in practice. Some of the need identified arises from individuals in social rented accommodation; therefore, the council is, on one hand, already meeting the needs of these individuals. The identified need in the 2019 assessment is not 'new' need; it is need for a different form of accommodation determined by the preference of Gypsies and Travellers living in 'bricks and mortar' accommodation, as stated at the point in time when the interviews which informed the assessment were undertaken.</p> <p>3.152 Regardless of these issues, the local needs assessment recognises that, in an Inner London borough such as Islington, the shortage of land and the need to optimise development potential; high land values; and acute need for social rented housing, present significant challenges in meeting this need.</p>

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SDMM29	104, 105 and 107	Policy SC1: Social and Community Infrastructure, Part A, new Part C, Part D, Part E and Part H, new supporting paragraph after 3.154 and modifications to supporting paragraph 3.167 (formerly 3.165))	<p>A. The Council will support proposals to provide new and/or extended social and community infrastructure facilities and their co-location with other social and community uses, subject to an assessment of need by the Council and against all relevant Local Plan policies.</p> <p>...</p> <p>C. Where a proposed social and community infrastructure use/facility is deemed necessary to mitigate the impacts of existing or proposed development (e.g. a health centre to serve the residents of a large housing scheme), that specific use will be secured at planning stage.</p> <p>C. D. D. Where new and/or extended social and community infrastructure is provided on-site it must be designed in line with criteria in part G H.</p> <p>D. E. E. The Council will not permit any loss of social and community infrastructure uses unless:</p> <p><i>Remaining criterion references to be updated accordingly.</i></p> <p>....</p> <p>H. I. I. Proposals involving new/redeveloped social and community infrastructure should provide free, publicly available provision of accessible toilet, baby change and drinking water facilities. 'Changing Places' toilets will be required in appropriate social and community facilities in building types as specified within</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>Approved Document M, Volume 2. Changing Places toilets will be especially encouraged in town centres, and other areas with high footfall.</p> <p><i>Add new supporting paragraph 3.155</i></p> <p>3.155 With regards to proposals for new or extended social and community infrastructure facilities that sit within Class E, such as health centres, nurseries and day centres, the Council will use conditions to secure the specific proposed use (e.g. a GP surgery or a nursery) through the planning process where it is deemed necessary to mitigate the impacts of development and/or meet the needs of the community. Social and community infrastructure uses not falling within Class E will now be classified as either F.1 (learning and non-residential institutions) or F.2 (local community) uses. Applications involving social and community infrastructure uses will be fully assessed against the requirements of policy SC1 and other relevant Local Plan policies.</p> <p><i>Existing paragraph 3.155 to be renumbered as 3.156 and subsequent paragraphs re-numbered accordingly.</i></p> <p>3.165 3.167 Where specified within Approved Document M, Volume 2 and in other appropriate locations, social and community infrastructure should incorporate Changing Places WCs; this is a toilet for people with profound and multiple learning disabilities which has enough space for disabled people and their carers; and the right equipment, including a height adjustable</p>

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			<p>changing bench and a hoist. Depending on the scale of a proposal, the following infrastructure may be considered appropriate for Changing Places WCs, in addition to those proposals specified within Approved Document M, Volume 2:</p> <ul style="list-style-type: none"> • sport and leisure facilities. • cultural centres, such as museums, concert halls and art galleries. • stadia and large auditoria. • town halls, civic centres and main public libraries. • educational establishments. • health facilities, such as hospitals, health centres and community practices.
SDMM30	107-108	Policy SC2: Play space, part A, part C	<p>A The Council will strongly resist the loss of existing play spaces across the borough unless replacement play space of equivalent size and functionality is provided to meet the needs of the local population. Any replacement space must be provided on-site or in the immediate vicinity, and access must be unrestricted which will be secured by section 106 agreement.</p> <p>...</p> <p>C All major residential development must make appropriate on-site provision for free-to-use publicly accessible play space, which is suitable for children and young people of all ages and abilities. Provision must be proportionate to the anticipated increase in child population as a result of development proposals. All</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			proposed provision of new play space within development sites must be designed in partnership with Islington Council, in line with any relevant best practice standards. Where on-site publicly accessible play space is provided details of ongoing management and maintenance will be secured by condition.
SDMM31	109-110	Policy SC3 Health Impact Assessment, part B and supporting paragraph 3.178	<p>B Where the screening assessment identifies that a full HIA is required, this must be prepared as early as possible in the development process so that potential health gains can be maximised and any negative impacts can be mitigated. HIAs, where required, should be submitted at the planning application stage and must be proportionate to the scale of the development.</p> <p>...</p> <p><i>Add new part D:</i></p> <p>D Where a HIA is carried out and specific measures are identified to mitigate health impact or enhance health benefits, they will be secured through a legal agreement and/or condition as appropriate.</p> <p><i>Modify supporting paragraph 3.178 as follows:</i> The Council have produced guidance on the HIA process - Islington HIA Guidance. All relevant proposals must have regard to this guidance when screening for HIA or subsequently</p>

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			preparing an HIA. The scope of any HIA must be agreed with the Council's Public Health department. The HIA must be proportionate to the size of the development and must look at the issue of health in the round, not just focus on access to health services.
SDMM32	110-111	Policy SC4 Promoting Social Value and supporting text	<p><i>Delete policy SC4 and associated supporting text as follows:</i></p> <p>Policy SC4: Promoting Social Value</p> <p>A All development in Islington is encouraged to maximise social value in order to deliver as many public benefits as possible</p> <p>B Major development proposals must undertake a Social Value self-assessment which clearly sets out the specific social value which would be added through delivery of the proposal</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>3.179 The concept of social value relates to the delivery of positive social, economic and environmental impacts, arising from the actions and operations of various organisations. This means that as well as taking into account the direct effects of interventions, the wider effects on other areas must also be considered, particularly the effects on the local economy and the health and wellbeing of local residents. It is important to ensure that potential benefits—including small scale benefits which together can have major cumulative benefits—are maximised from all possible sources.</p> <p>3.180 To date, social value has been utilised fairly narrowly, for example the Public Services (Social Value) Act which focuses on commissioning of services by the public sector. There is considerable potential to broaden the scope of social value to other areas, including planning.</p> <p>3.181 In planning terms, maximising social value involves considering the social, environmental and economic costs and benefits. This has a clear synergy with the overarching aim of the planning system—to deliver sustainable development and underpins the Local Plan vision and objectives.</p> <p>3.182 Planning can play a key role in ensuring that social value is maximised, by encouraging all development proposals to engage with the concept and consider whether doing things differently can lead to additional benefits; for example, by utilising local supply chains so money spent on developments stays in the local economy; and taking steps to recruit local people for construction of development and in any resulting employment use.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>3.183 All development proposals, including small householder applications, are encouraged to maximise social value throughout the lifetime of the development, by considering at the outset whether the planned development can be approached in a different way which could add additional social value, for example, hiring local tradesman to undertake construction work. Such considerations are unlikely to lead to additional cost implications, especially if they are considered at the earliest possible stage of development; the delivery of these considerations will therefore not impact on scheme viability. Where social value benefits are identified which go beyond what the Council would expect as a standard level of social value on a scheme (resulting from compliance with all relevant policy requirements), this could constitute a material consideration which would add weight to a proposal (although the level of weight would be determined on a case by case basis and may depend on the provision of specific information to demonstrate how any identified social value benefits will be delivered and sustained over the lifetime of the development).</p> <p>3.184 All major developments must undertake a Social Value self-assessment form, based on the template provided at Appendix 5. This must be submitted at planning application stage although applicants are encouraged to complete this form at the earliest possible stage of the development (e.g. at initial design stage or preapplication stage), so that the consideration of social value can meaningfully influence proposals.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			3.185 Further guidance on delivering social value may be developed through a SPD.
SDMM33	113-115	<p>Policy B1: Delivering business floorspace, Parts B, C, D and E</p> <p>Supporting text paragraphs 4.6, 4.8, 4.9 and 4.14</p>	<p>A. In line with the Local Plan objectives, in particular the aim to deliver an inclusive economy, the Council will seek to cultivate a diverse and vibrant economic base through requiring development to provide a range of workspace types and unit sizes, which are affordable for a range of occupiers, including established and emerging enterprises, and SMEs.</p> <p>B. New business floorspace will be focused in the CAZ, Bunhill and Clerkenwell AAP area, the CAZ fringe Spatial Strategy areas of Angel and Upper Street and Kings Cross and Pentonville Road, PELs and Locally Significant Industrial Sites. Proposals in these areas must maximise the amount of make efficient use of land by providing new business floorspace; proposals which do not demonstrate maximisation will be considered to be an inefficient use of a site and will be refused.</p> <p>C. For Islington, evidence estimates that there is an office need of 443,000sqm for the plan period. The Council is committed to ensuring there is an adequate supply of business space in line with job growth projections and will protect existing business space throughout the borough through implementing planning policies which seek to ensure, at least, no net loss of business floorspace as per policy B3, and through the making of Article 4 Directions, where appropriate.</p> <p>D. The Council will aim to secure space that fosters the development and expansion of businesses, particularly space suitable for start-ups and small businesses. This includes the</p>

			<p>delivery of affordable workspace as required in policy B4; and the provision of small units suitable for SMEs.</p> <p>E. Islington's Locally Significant Industrial Sites are the focus for new industrial uses, namely B1(e) light industrial, B2 general industrial and B8 storage and distribution uses, and Sui Generis uses which are akin to industrial uses. Existing industrial land and floorspace will be safeguarded and any future proposals will be considered in line with policy B2: New business floorspace, policy B3: Existing business floorspace and policy SP3: Vale Royal/Brewery Road Locally Significant Industrial Site as relevant to the proposals. and the introduction of non-industrial uses will not be permitted. The renewal, modernisation and intensification of industrial uses will be encouraged.</p> <p>F. Development in the borough must provide jobs and training opportunities/support.</p> <p><i>Amend supporting text as follows:</i></p> <p>4.6 Business floorspace in this chapter is considered to be activities or uses that fall within the B-use class (i.e. offices, research and development, industry, or warehousing) and some Sui Generis uses which are akin to business uses, such as building merchants and depots. Employment floorspace is a broader term which refers to activities or uses that generate employment, including offices, industry, warehousing, showrooms, hotels, retail, entertainment, educational, health and leisure uses (regardless of whether the end occupier is private, public or charity sector). Policy B1 works alongside other policies in providing the framework for other employment uses. This includes sui generis uses akin to industrial use</p>
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			<p>in SP3, and B3, other spatial policies such as those covering the town centres alongside policies such as R3: Islington's Town Centres and R4: Local Shopping Areas and site allocations which also form part of this framework. In the Bunhill and Clerkenwell Area, policies BC1: Prioritising office use and BC2: Culture, retail and leisure uses provide a clear framework for non-business employment floorspace in that part of the borough.</p> <p>...</p> <p>4.8 The Council recognises that although it is unlikely that this need will be fully met, given the significant land constraints in the borough as well as competing needs for development of other uses, policies and their implementation must go as far as possible to meet this need. This means that the maximisation an efficient use of land for the delivery of business floorspace delivery is an absolute priority, in addition to housing, whereas the delivery of uses, including other types of commercial floorspace, can be considered as secondary. In achieving maximisation an efficient use of land which prioritises business floorspace, a longer term view of viability must be taken, i.e. where there are short terms dips in the market, this does not necessarily negatively impact the delivery of business floorspace in the future.</p> <p>...</p> <p>4.9 The success of Islington's economy can be attributed to a number of factors, including being located in the CAZ, which accommodates 70% of the borough's jobs, and several unique economic clusters which are of sub-regional or national</p>
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			<p>significance. These clusters include Tech City around Old Street; the Clerkenwell Design Cluster; the Kings Cross-Moorfields Eye Hospital corridor which links the Kings Cross life sciences cluster/Knowledge Quarter' with Old Street; and the Vale Royal/Brewery Road industrial cluster. There are also a number of smaller scale clusters of business uses and industrial areas which are located across the borough. Given the concentration of jobs in the CAZ, even a small proportional decrease in office floorspace would have a significant impact on the boroughs economy. Equally business clusters in other locations can be undermined by gradual loses of business floorspace, including to other Class E uses, which could have wider negative impacts on the agglomeration benefits that can be created in these areas with the concentration of business floorspace.</p> <p>...</p> <p>4.14 LSISs are the focus for B1(c), light industrial, B2 general industrial and B8 storage and distribution uses. Existing industrial land will be safeguarded, and its renewal and modernisation will be encouraged. Non-industrial uses will not be allowed in LSISs. It is recognised, however, that some of the existing premises in the LSISs will be able to utilise the flexibility of the new Class E. The Vale Royal/Brewery Road LSIS is the largest concentration of industrial uses in the borough. The area is an established cluster of industrial uses. In addition to the more conventional industrial uses expected in an inner London industrial area, the area is also home to a small cluster of creative industries and specialist event companies/music orientated businesses. The unique function of this LSIS must be protected and nurtured to allow for an intensification of industrial uses – see policy SP3 for further</p>
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			detail. In other LSISs, industrial land will be protected and the industrial function of the areas will be safeguarded, with renewal and modernisation of this industrial function encouraged.
SDMM34	115-121	Policy B2: New business floorspace, part A, C, D, E, F and G and supporting text	<p><i>Amend text as follows:</i></p> <p>A. New business floorspace will be directed to the locations identified in (i) to (iii) below (and shown on Figure 4.1) to support the specific role and function of each of the locations. The Council will use conditions on future proposals to ensure that specific uses such as new office, research and development and light industrial floorspace are secured in these locations. Proposals must maximise the provision of business floorspace in line with the priorities for each location. Proposals which are not considered to maximise business floorspace will not be permitted. Proposals involving existing business floorspace must prioritise the intensification, renewal and modernisation of this business floorspace throughout the borough and particularly in the locations set out below.</p> <p>(i) CAZ and Bunhill and Clerkenwell AAP area: office uses are the clear priority in this area, in order to support London's strategic business role. The primary economic function of the CAZ and AAP area depends on maintaining and enhancing office uses. A range of workspace typologies are supported, including Grade A offices, serviced offices, co-working spaces, hybrid workspace and other types of flexible workspace and lower specification office space suitable SMEs and business services. Residential uses are not a key priority in this location. Policy BC1: Prioritising office use of the Bunhill and Clerkenwell AAP sets out when residential uses may be considered acceptable in this area.</p>

			<p>(ii) CAZ fringe Spatial Strategy areas – Angel and Upper Street; and King’s Cross and Pentonville Road: New business floorspace is a priority in these Spatial Strategy areas, particularly on White Lion Street, Pentonville Road and upper floor locations across Angel Town Centre. A variety of business floorspace typologies is encouraged along Pentonville Road and around Kings Cross/York Way, including business space which meets the needs of SMEs. Spatial policies SP2: King’s Cross and Pentonville Road and SP4: Angel and Upper Street set out when residential uses may be considered acceptable in this area.</p> <p>(iii) Priority Employment Locations (PELs): Growth and intensification of business uses to provide for the SME sector, as well as meeting local/specialist needs, is the key priority within these areas. Increasing provision of space that is appropriate to meet the diverse needs of the SME economy is supported. Business floorspace should be prioritised in these areas. The provision of non-business uses will be managed in line with policy B3: Existing business floorspace. Residential use will not be supported in these areas.</p> <p>B. The introduction of uses that could undermine the specific economic function of the locations identified in Part A will be resisted.</p> <p>C. In LSISs shown on Figure 4.1, the overriding priority land uses are industrial uses (B1(e)light industrial, B2 general industrial, B8 storage and distribution and Sui Generis uses which are akin to industrial uses). The retention and intensification of industrial uses and existing clusters of industrial activity in LSISs will be required as part of any proposal within a</p>
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			<p>LSIS. The light industrial element of Class E continues to be sought in the LSIS and will be secured through condition. The provision of hybrid space is supported. The development co-location of industrial use with office and/or research and development uses may be permissible as part of a hybrid workspace scheme, but it must only constitute a small proportion of the overall gross floorspace proposed will be permitted where there would be an intensification of industrial use on the site (either through new floorspace or the redevelopment/modernisation of existing floorspace) and it can be demonstrated that the continued industrial function of the LSIS would remain. The introduction of some non-industrial uses would could undermine the primary industrial economic function and compromise the future growth of LSISs and will therefore not be permitted unless they are clearly ancillary to a proposal only be allowed where proposals comply with the co-location criteria as set out above and/or policy B3: Existing business floorspace, Part D, where relevant. Residential use is not acceptable within LSISs.</p> <p>D. All development proposals within LSISs must prevent or mitigate impacts on air quality, in line with policy S7: Improving air quality and promote sustainable transport in line with policies T2: Sustainable transport choices and T5: Delivery, servicing and construction. Proposals for industrial uses which would lead to a significant increase in vehicle movements may potentially have particular impacts on air quality, and will be required to put in place robust, specific mitigation measures to minimise the impacts.</p>
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			<p>D E. Proposals for B1(a)office, research and development and B1(c)light industrial floorspace that meets local and/or wider demand shouldmust be located on upper floors in the Primary Shopping Area of designated Town Centres consistent with policy R2, but are considered suitable on any floor elsewhere in designated Town Centres and in LSAs subject to the relevant criteria in policies R3 and R4 respectively. as long as the business use provides an active frontage</p> <p>E F. Outside of the locations mentioned in Parts A, C and ED, new business floorspace is acceptable where it would not detract from the character of the local area; and would not detrimentally impact on residential amenity. Proposals for new business floorspace in these locations must be accessible to all in accordance with the priority for sustainable modes of transport set out in policy T1, and must not prejudice the overall aim of reducing the need to travel.</p> <p>F G. All development proposals involving non-industrial business floorspace (including affordable workspace provided in line with policy B4) must have regard to the following:</p> <p>(i) Business floorspace must allow for future flexibility for a range of occupiers, including future subdivision and/or amalgamation, and provide a range of unit types and sizes, including a significant proportion of small units, particularly for SMEs. Full separation of business and residential floorspace is required where business floorspace forms part of a mixed use residential development.</p> <p>(ii) Provision of a good level of amenity for occupiers of the business floorspace, including adequate levels of daylight and</p>
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			<p>sunlight; and access to communal/ancillary facilities including meeting rooms.</p> <p>(iii) The development of new business floorspace must incorporate the highest inclusive design standards achievable in context, and meet the travel and transport needs of those for whom public transport remains inaccessible.</p> <p>(iv) Applicants must clearly demonstrate how the design of proposals individually and cumulatively contribute to providing the range of spaces required to support the primary function/sector of the particular area in which it is located.</p> <p>G H. Proposals for new industrial and warehousing uses must provide: (i) satisfactory access and servicing, including off-street loading, appropriate delivery arrangements in line with policy T5, and adequate yard space; and (ii) good quality design which provides space that is adaptable to meet the needs of a range of industrial uses and occupiers, including sufficient clear internal ceiling/eaves heights and loads, and adequate goods lifts.</p> <p>H I. Where proposed, live-work units will be considered to be C3 residential floorspace and will not be considered business or employment floorspace. Such units will not contribute towards the maximisation requirement set out in Part A of this policy. Existing live/work units are classed as business floorspace; proposals involving the change of use/loss of existing live/work units will be assessed against policy B3: Existing business floorspace.</p> <p><i>Update supporting text as follows:</i></p> <p><i>Add new paragraphs after paragraph 4.17 as follows:</i></p>
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			<p>The south of the borough has an important role in supporting Central London's economy including the knowledge economy due to its strategic position within the CAZ. Other areas outside the CAZ such as Priority Employment Locations and Town Centres are important employment hubs that support economic growth in the borough and supply affordable office space suitable for SME occupiers. A supply of offices outside the CAZ is also important and serves different markets. Amongst other things these locations support the establishment of knowledge networks between the CAZ and other areas, including other neighbouring boroughs. These locations suffered significant losses in previous years due to the introduction of Permitted Development Rights. Considering the marked losses of office to residential in past years and the constrained supply, it is important that office floorspace is protected and maximised to ensure that there is a balanced supply to meet demand in key business floorspace locations across the borough.</p> <p>Whilst recognising the benefits and flexibility of class E in different parts of the borough, the Council will use conditions to ensure that in new proposals the office and research and development floorspace is secured for those specific activities in the CAZ, Bunhill and Clerkenwell AAP area and the CAZ fringe Spatial Strategy areas of Angel and Upper Street and King's Cross and Pentonville Road and PELs. The restriction of other elements of class E in this context is justified and proportionate based on the harmful impacts that changes to business floorspace could have on the wider economy.</p>
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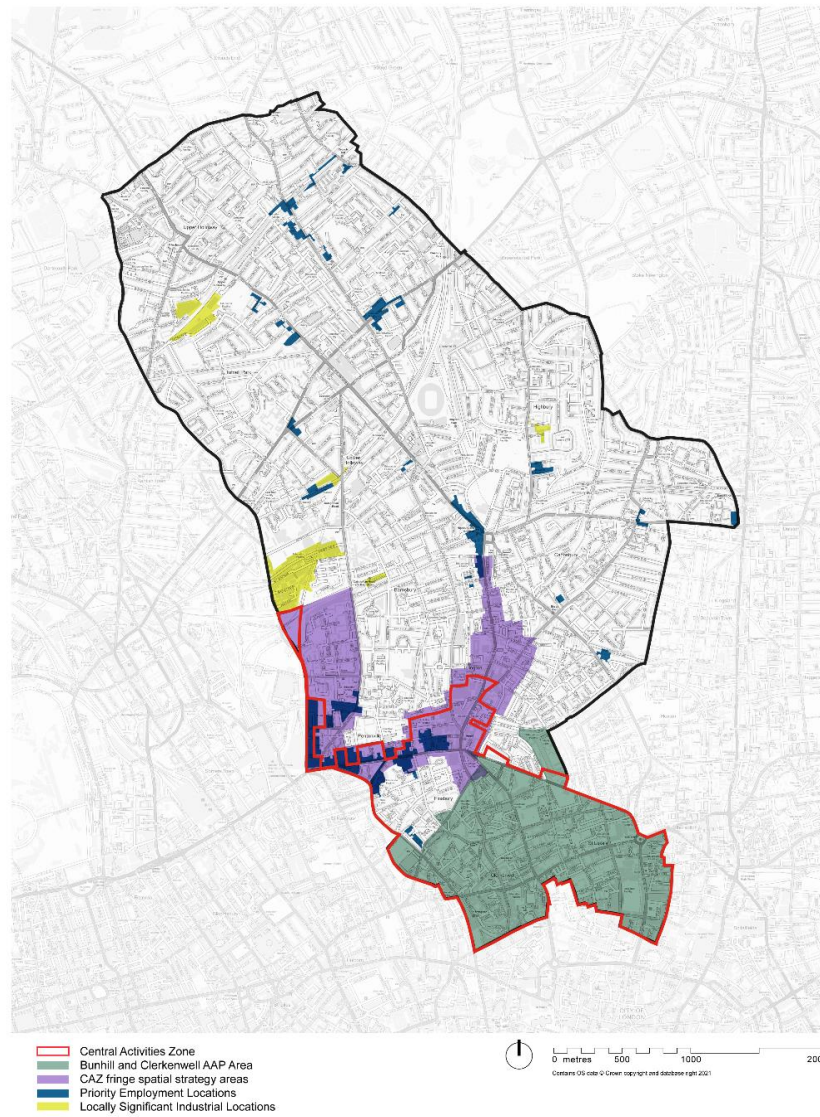
			<p><i>Other paragraph numbers to be updated accordingly.</i></p> <p>4.23 4.25 Industrial floorspace is vitally important as an economic driver in its own right but also to support other economic functions, including servicing both the wider borough and Central London economies. Within LSISs in particular, the principal objective is to retain and intensify B1(c) light industrial, B2 general industry and B8 storage and distribution uses. Office and research and development floorspace will only be considered if they are included as part of a scheme where it can be clearly demonstrated that there would be an intensification of industrial floorspace and the continued industrial function of the LSIS would remain. Other non-industrial uses which are not considered ancillary to the development could jeopardise the long term sustainability, economic function and future economic growth of the Locally Significant Industrial Sites. The introduction of non-industrial uses which could compromise the economic function and future growth of LSISs (including offices and residential uses) will not be permitted. Sui Generis industrial uses may be acceptable but care must be taken to ensure that any non-industrial uses which form part of the overarching Sui Generis use are not of a scale that could adversely impact the LSIS. Similarly, non-industrial uses may be suitable ancillary uses, but only where their operation is clearly ancillary, particularly in terms of scale and function.</p> <p><i>Add new paragraphs after paragraph 4.23 as follows:</i></p> <p>4.26 The Council recognises the importance that LSISs have as an economic driver in the borough and Central London economies. Existing B2 general industrial and B8</p>
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			<p>storage and distribution will continue to be protected from change of use to non-industrial. New light industrial floorspace within LSISs will be secured and protected through the use of conditions in order to protect the primary economic function of the LSISs and avoid further losses of industrial floorspace to other Class E uses. The borough has lost a significant amount of industrial land over recent years. The proportionate use of conditions to secure light industrial uses in the boroughs 6 LSISs is essential to protect the primary industrial function of the last remaining concentrations of industrial land in the borough and their role in supporting Islington's and London's economy.</p> <p>4.27 Improving air quality is a key aim of the Local Plan, for this reason growth must be managed sensitively. Whilst Islington safeguards, protects and encourages the intensification of industrial uses, these can adapt to the challenges of a 21st century Islington. Policy S7 sets out detailed requirements which development proposals must meet to ensure that adverse impacts on air quality are prevented or mitigated, and that reasonable opportunities to prevent negative impacts on air quality are investigated and implemented. While there are a number of industrial uses that would not cause particular concerns regarding air quality, certain industrial uses could (without specific mitigation) lead to adverse impacts on air quality, due to the specific use or, more likely in the LSIS context, due to associated increases in vehicle movements. The Local Plan transport policies promote sustainable modes of transport and limit car parking; these policies will be important considerations when assessing development proposals, in conjunction with policy S7, T2, T5 and other relevant Local</p>
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			<p>Plan policies. For avoidance of doubt, the policy aim to intensify industrial uses in the LSIS would not outweigh air quality considerations, meaning that any proposed intensification of use which creates unacceptable impacts on air quality will be refused.</p> <p><i>Other paragraph numbers to be updated accordingly.</i></p> <p>...</p> <p>4.24 4.28 Where new B-uses are business floorspace is provided in the borough, conditions may be attached to the permission to remove any applicable permitted development rights and/or restrict changes via section 55(2) of the Town and Country Planning Act 1990 (as amended). The Council will also use conditions to ensure that new office, research and development and light industrial floorspace is secured and protected as such longer term. For example, this may include restricting business floorspace to B1(a)offices or B1(c)light industrial uses only, within Class E the wider B1-useclasswhich ordinarily would not be classed as development. The condition could be worded as follows:</p> <p><i>Operation of Section 55(2)(f) of the Town and Country Planning Act 1990 is precluded with regard to permitted B1(a)office/B1(c)light industrial use [DELETE AS APPLICABLE]. The premises shall only be used for B1(a)office/B1(c)light industrial use [DELETE AS APPLICABLE] and for no other purpose (including any other purpose within Class B1E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and subsequent Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in</i></p>
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			<p><i>any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.</i></p> <p>...</p> <p>4.31 4.35 The design of business floorspace should be flexible and wherever possible include the following design features:</p> <ul style="list-style-type: none"> • A Floor to ceiling heights which allow at least 3 metres of free space, and up to 5 metres in industrial buildings to allow for the introduction of mezzanines; • Strategic lay-out of entrances, entry cores, lift cores, loading facilities and fire escapes, to allow mixing of uses within the building; grouping of services including plumbing, electrics, cabling, communications infrastructure and circulation; • Full separation of business and residential floorspace, where forming part of a mixed use residential development. Alternative layouts may be acceptable where it can be demonstrated that sufficient measures are put in place and secured to ensure that the amenity of residents and businesses is protected, particularly with regard to safety, privacy and security; • Flexible ground floor access systems that can easily be adapted for goods delivery (e.g. through adaptable façade panels); and • Good standards of insulation to mitigate any overspill from future alternative uses in the building.
SDMM35	118	Figure 4.1: Local Plan	<i>Replace map.</i>

		Business Designations	<i>Refer to Appendix 1 for a high resolution version of this map.</i>
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SDMM36	122-124	<p>Policy B3: Existing business floorspace, parts B, C and D.</p> <p>Supporting text, paragraphs 4.33 and 4.36</p>	<p>A. The Council will protect existing business floorspace throughout the borough.</p> <p>B. Proposals resulting in the net loss of business floorspace within the CAZ, Bunhill and Clerkenwell AAP area, PELs, LSISs, Town Centres, LSAs, and non-designated locations, either through change of use or redevelopment, will be refused unless there are exceptional circumstances which demonstrate:</p> <ul style="list-style-type: none"> (i) there is no demand for the use of the floorspace, unit, building and/or site for a business use appropriate to the role and function of the area. Evidence must be submitted demonstrating that such space has been continuously marketed for a period of at least 24 months, in line with Appendix 1. There is no requirement for business floorspace to be vacant before the start of the marketing period, however evidence of vacancy will be required at the time of application. For proposals for loss of Class E this must include marketing for the current use as well as other class E uses (where a particular element of Class E has been secured by condition part C applies); and (ii) the loss of business floorspace – either individually or cumulatively – would not compromise the operation of the wider area, and that the proposed non-business use is compatible with existing uses (including consideration of amenity impacts on uses in the vicinity). Or (iii) where it can be robustly evidenced that the existing building and/or site is no longer suitable for its existing business use and the existing
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			<p>building and/or site cannot reasonably be redeveloped for continued business use.</p> <p>C. For proposals where the business floorspace is conditioned to be within a particular Class E use, the property must be marketed for that particular use for at least 6 months to demonstrate that there is no longer demand for that use before being able to utilise full class E flexibility, as set out in Appendix 1.</p> <p>D. C. In addition to Part B which relates to all business floorspace, w Where existing business uses are industrial in nature – i.e. B1(e) light industrial uses (subject to provisions of Class E), B2 general industrial or B8 storage and distribution uses, or Sui Generis uses which are akin to industrial uses - net loss of floorspace will only be allowed where the following marketing requirements have been met—there must be at least no net loss of industrial uses as part of development proposals.†</p> <p>(i) Mmarketing requirements for proposals involving the net loss of industrial uses within the LSIS must market the floorspace for continued industrial use;</p> <p>(ii) where a proposal is outside an LSIS, marketing must be primarily for industrial use but could include marketing for other business uses (offices and research and development) as a potential option.</p> <p><i>Supporting text updated as follows:</i></p> <p>4.33 To meet the identified need of 443,000sqm 400,000sqm of office floorspace up to 2036, the Local Plan aims to promote new</p>
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			<p>business floorspace and ensure that existing business floorspace is strongly protected; this dual approach is integral to policy B1, and both strands must operate together to achieve the overarching objective of meeting employment projections. Intensification, renewal and modernisation of existing space is particularly encouraged. To ensure that short term economic uncertainties do not impact the delivery of business floorspace in the medium term, marketing and vacancy evidence will be required for a period of 24 months. As stated in Policy B3, part B (i), there is no requirement for business floorspace to be vacant before the start of the marketing period, however evidence of vacancy will be required at the time of application. Although Islington's economy is strong and is set to grow even further, there may be instances where market demand dips but will likely pick back up in line with medium to long term projections. This approach means that once the market regains strength, business floorspace has not been lost unnecessarily as the marketing period is long enough to allow for market fluctuations.</p> <p>...</p> <p>4.36 Industrial uses have seen wholesale losses in recent years. There continues to be significant pressure to redevelop Islington's remaining industrial land for other uses, due to its often perceived lower value. However, as noted in policy B2, a good supply of industrial land is integral to ensuring inclusive economic development in Islington and Central London. Islington's Employment Land Study forecasts further losses of industrial land, some 90,000sqm up to 2036. Given the importance of industrial land, the Local Plan will strongly resist the loss of all industrial uses. The London Plan, policy identifies Islington as a borough which must retain and intensify industrial</p>
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			<p>floorspace capacity and follow a general principle of no net loss across designated LSIS. The Council will ensure that a sufficient supply of industrial land is maintained to meet future demand in the borough, and that the retention, enhancement and provision of additional industrial capacity is adequately managed and monitored, consistent with the London Plan.</p> <p>...</p> <p>4.40. Replacing business uses with non-business uses (particularly residential use) could compromise the operation and viability of the wider area/cluster. Where a proposal for a non-business use satisfies the marketing criteria set out in Appendix 1, it must also demonstrate to the Council's satisfaction that the proposal would not compromise the operation and viability of the wider area, and would not negatively impact the primary economic function of the area or the local economy. There may be genuinely exceptional circumstances where an existing building or site is considered to be no longer suitable for continued business use. Where this can be robustly evidenced, there will be no requirement to complete the full marketing campaign. In such situations it should be demonstrated that the building or site is no longer suitable for its existing business use and cannot be reasonably redeveloped to re-provide a viable replacement/alternative business use on the site in order to justify the loss of business floorspace. In such exceptional situations a detailed site report will be required setting out the justification for this. The detailed site report should consider the market demand for the existing building or site in the form of an appraisal, taking into account the current condition/specification and likely</p>
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			<p>occupational demand. The detailed site report should further consider whether any identified deficiencies limiting market demand can be overcome through refurbishment and/or redevelopment and consider the feasibility of this.</p>
SDMM37	124-126	<p>Policy B4: Affordable workspace, parts A, B, C, G and H</p> <p>Supporting text, paragraphs 4.44 - 4.51</p>	<p><i>Amend text as follows:</i></p> <p>A. Within the CAZ, Bunhill and Clerkenwell AAP area, CAZ fringe Spatial Strategy areas (Angel and Upper Street; and Kings Cross and Pentonville Road), PELs and Town Centres,:</p> <p>(i) Major development proposals involving 1,000sqm or more gross net additional B1(a) office and/or B1(b) research and development and/or general B1 use and/or a Sui Generis use akin to B1(a) office/B1(b) research and development floorspace must incorporate at least 10% affordable workspace (as a proportion of proposed B1(a) office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to office/research and development B1(a)/B1(b) floorspace GIA) to be leased to the Council at a peppercorn rent rate for a period of at least 20 years. The Council will subsequently lease the space to a Council approved operator.</p> <p>(ii) Major development proposals involving 10,000sqm or more net additional office and/or research and development and/or a Sui Generis use akin to office/research and development floorspace must incorporate 10% affordable workspace (as a proportion of proposed office and/or research and development and/or a Sui Generis use akin to office/research and development floorspace GIA) to be leased to the Council at a peppercorn rent in perpetuity.</p>

			<p>B. Within the Vale Royal/Brewery Road Locally Significant Industrial Site (LSIS) and other LSISs, major development proposals involving 3,000sqm or more net additional office and/or research and development and/or a Sui Generis use akin to office/research and development floorspace must incorporate 10% affordable workspace (as a proportion of proposed office and/or research and development and/or a Sui Generis use akin to office/research and development floorspace GIA) to be leased to the Council at a peppercorn rent for a period of 20 years.</p> <p>B A requirement for affordable workspace will also apply to any major development proposals involving 1,000sqm or more gross B1(a) and/or B1(b) and/or general B1 and/or a Sui Generis use akin to B1(a)/B1(b) floorspace within a LSIS.</p> <p>C. Within the remaining Town Centres and PELs, major development proposals involving 2,500sqm or more net additional office and/or research and development and/or a Sui Generis use akin to office/research and development floorspace must incorporate 10% affordable workspace (as a proportion of proposed office and/or research and development and/or a Sui Generis use akin to office/research and development floorspace GIA) to be leased to the Council at a peppercorn rent for a period of 20 years.</p> <p>C For proposals involving 10,000sqm or more gross B1(a) and/or B1(b) and/or general B1 and/or a Sui Generis use akin to B1(a)/B1(b) floorspace; or significant office extensions/intensification proposals in high value areas, 10% affordable workspace (as a proportion of proposed B1(a) and/or</p>
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			<p>B1(b) and/or general B1 and/or a Sui Generis use akin to B1(a)/B1(b) floorspace GIA) for a peppercorn period longer than 20 years will be sought, including space in perpetuity.</p> <p>D Where 1,000sqm or more gross B1(a) and/or B1(b) and/or general B1 and/or a Sui Generis use akin to B1(a)/B1(b) floorspace is proposed outside areas identified in parts A and B of this policy, the maximum amount of affordable workspace must be provided, based on site specific viability information.</p> <p>E. D All proposals which provide affordable workspace must prepare an Affordable Workspace Statement to be submitted alongside the relevant planning application.</p> <p>F. E Affordable workspace must be built to at least Category A fit out, and must provide a high standard of amenity for occupiers, including access to relevant servicing and facilities.</p> <p>H. F Proposals for major commercial development not covered by Parts A to C D – such as hotels and retail – may be required to provide affordable workspace and/or affordable retail space, subject to viability. Priority will be given to on-site provision.</p> <p>G. Site-specific viability assessments will only be accepted in exceptional circumstances. This could include:</p> <ul style="list-style-type: none"> (a) where a significant shift in macro-economic conditions has occurred which has a demonstrable negative impact on the delivery of development. (b) where a development is proposed which is of a wholly different type and is therefore not reflected by any of the typologies used in the viability assessment that informed the Local Plan.
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			<p>(c) where a development is proposed which demonstrates a very close alignment to a typology shown to be unviable at full policy compliance in the viability assessment that informed the Local Plan.</p> <p>Where site-specific viability assessments are accepted, proposals must provide the maximum viable amount of onsite affordable workspace, informed by detailed viability evidence consistent with the Development Viability SPD. Where the Council accepts a level of affordable workspace that does not comply with policy requirements, the Council will impose a late stage review mechanism which would be triggered three months prior to practical completion and will reassess the construction costs and commercial values of the scheme at that point in time.</p> <p>H. Off-site financial contributions for affordable workspace may be sought in exceptional circumstances. The following exceptional circumstances may be considered: (i) Where the affordable workspace to be provided on site does not meet the qualitative criteria, and where it can be demonstrated that the on-site provision of such workspace is inappropriate. (ii) Where a proposal demonstrates exceptional circumstances outlined in Part G, a site-specific financial viability assessment can also be used to determine the maximum viable off-site affordable workspace financial contribution.</p> <p>I. On mixed use proposals which deliver on-site affordable housing, in exceptional circumstances, where the provision of affordable workspace will undermine the ability to the scheme to secure affordable housing</p>
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			<p>compliant with the Policy H3: Genuinely affordable housing, the provision of affordable housing will take priority.</p> <p><i>Updated supporting text as follows:</i></p> <p>4.44 Affordable workspace is business floorspace/workspace which is leased to the Council at a peppercorn rate rent for a period of at least 20 years, and managed by a Council approved operator (which could be the Council itself or a Council-approved operator selected through a commissioning process in return for social value). Rental values for end occupiers will ultimately depend on the quality of space and its location, and will be considered on a case-by-case basis through the Council's Affordable Workspace Commissioning Process; however, rents (including service charges) must be significantly below the prevailing market rate for the specific sector and/or location, otherwise the workspace would not be affordable. To ensure there is no conflict of interest, the council runs a competitive procurement process to manage the affordable workspaces that are secured through the planning process, in line with the Council's Procurement Rules. Through this process the council assesses potential organisations to manage the spaces through the following criteria: workspace management (including proposed workspace model and financial due diligence), property management and social value outcomes. The Council's Inclusive Economy team will lead on the Affordable Workspace Commissioning Process selection of a Council-approved operator once affordable workspace is secured. Operators will be expected to cover business rates and other related</p>
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			<p>building costs. More information is provided in the Council's Affordable Workspace Strategy.</p> <p>4.45 For the avoidance of doubt, floorspace which does not meet these requirements will not be considered to be affordable workspace for the purposes of policy B4. This includes stand-alone small business units, although such units may be required in addition to affordable workspace, under policy B2. Proposals for business floorspace (including various different typologies such as individual desk spaces and co-working space) at a discounted market rent let directly to an end occupier will not be considered to be affordable workspace (regardless of the level of discount) if the space is not let through the Council's Affordable Workspace Commissioning Process managed by a Council-approved operator, or the Council itself (incorporating requirements for letting the head lease at peppercorn rent, with the space being let and managed by a Council approved operator).</p> <p>4.46 Major development proposals for 1,000sqm or more (gross floorspace) of B1(a) and/or B1(b) and/or general B1 and/or a Sui Generis use akin to B1(a)/B1(b) floorspace within the CAZ, Bunhill and Clerkenwell AAP area, CAZ fringe Spatial Strategy areas of Angel and Upper Street and King's Cross and Pentonville Road, PELs and Town Centres, must provide at least 10% of affordable workspace, as a proportion of proposed B1(a) and/or B1(b) and/or general B1 and/or a Sui Generis use akin to B1(a)/B1(b) floorspace GIA.</p> <p>4.47 4.46 The policy requirements will apply to net additional floorspace brought forward as part of new development, including redevelopment or extension of existing floorspace. For proposals involving redevelopment,</p>
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			<p>refurbishment (or refurbishment and extension), the requirement would apply to all redeveloped, refurbished and/or extended space, regardless of the fact that there is existing floorspace. For proposals solely involving extension of floorspace with no change to existing floorspace, the requirement can be considered to apply to the new floorspace only. In the event that plans to refurbish existing floorspace were arbitrarily excluded and brought forward in a separate proposal (if it required planning permission), this would be subject to affordable workspace requirement at that time.</p> <p>4.48 Where new business floorspace is proposed outside the locations specified in Parts A and B of the policy¹, and where 1,000sqm or more gross B1(a)office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to B1(a)office/B1(b)research and development floorspace is proposed, affordable workspace will be required. The quantum of affordable workspace to be provided must be the maximum amount that is viable, based on site specific viability information.</p> <p>4.49 4.47 A requirement for affordable workspace will also apply to any major development proposals involving 31,000sqm or more gross B1(a)office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to office/research and developmentB1(a)/B1(b) floorspace within the Vale Royal/Brewery Road LSIS and other LSISs. Policies SP3 (with regard to the Vale Royal/Brewery Road LSIS specifically) and B2 are clear that industrial uses within B1(c)light industrial, B2 general industrial and B8 storage and distribution uses classes are the priority uses within the</p>
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			<p>LSISs, and that other business uses, namely B1(a), B1(b) and general B1 floorspace capable of being used for B1(a) or B1(b), will not be permitted except as part of a hybrid workspace scheme where such uses only constitute a small proportion of the overall gross floorspace proposed. Notwithstanding this, in circumstances where B1(a) office, B1(b) and research and development and/or general B1 and Sui Generis uses akin to office and research and development uses are is proposed, affordable workspace would be required from any such proposal as set out above permitted floorspace. There is no general requirement for seeking affordable workspace from industrial/hybrid uses within the LSISs as seeking affordable workspace from non-office/research and development B1(a)/B1(b)/general B1 uses in this area is more likely to constrain viability of such uses and therefore may preclude them coming forward, contrary to policy aims for the area; however, B1(a) office and research and development B1(b) floorspace has no such viability concerns, and hence any proposals which would allow for the development of B1(a) office or research and development B1(b) must provide affordable workspace. For avoidance of doubt, this requirement must not undermine the clear policy position to resist non-industrial uses in the LSISs.</p> <p>4.50 4.49 In exceptional circumstances (based on robust justification including viability information consistent with the requirements of the Development Viability SPD), where the Council accepts a level of affordable workspace that does not comply with the policy requirements, the Council will impose a late stage review mechanism which will reassess the construction costs and commercial values of the scheme at a future date. Any additional value arising over and above the projected position agreed by the Council at the planning application stage would then be utilised to extend the peppercorn period as far as</p>
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			<p>possible. Where site specific viability assessments are accepted, in circumstances where on-site affordable workspace was provided at the application-stage, any surplus arising from the late stage review will be used to extend the peppercorn rent period. In circumstances where on-site affordable workspace was not provided at the application-stage, any surplus arising from the late stage review will be used to provide off-site financial contribution towards affordable workspace.</p> <p>4.51 4.50 Viability work undertaken by the Council suggests that large schemes in certain locations can deliver affordable workspace at peppercorn rent certain sites can lease the space for a longer peppercorn period, including space in perpetuity. This applies to schemes of 10,000sqm or more net floorspace within the CAZ, Bunhill and Clerkenwell AAP area, CAZ fringe Spatial Strategy areas as set out in Policy B4 A (ii). The Council will seek a peppercorn period longer than 20 years, including space in perpetuity where case-by-case viability evidence demonstrates this is possible.</p> <p><i>Remaining paragraph numbers in the chapter to be updated.</i></p>
SDMM38	126	Footnote 25	<p><i>Amend as follows:</i></p> <p>Such proposals would need to justify the suitability of the location in line with Policy B2 Part E</p>
SDMM39	126	Footnote 26	<p><i>Amend as follows:</i></p> <p>Sui Generis floorspace akin to office/research and development B1(a)/B1(b) is any floorspace where the predominant use is B1(a) office and/or B1(b) research and</p>

			development but the overarching lawful use is Sui Generis by virtue of elements of other uses which would not constitute an ancillary use.
SDMM40	127	Affordable workspace contributions formula	<p>Step 1: calculate projected B1(a) Office rental values from subject property or comparables (on a per square metre per annum basis).</p> <p>Step 2: Identify 10% of floorspace in square metres (NIA)</p> <p>Step 3: 10% of floorspace (from step 2) x rental value per square metre (from step 1) = rent per annum</p> <p>Step 4: identify B1(a) Office yields from subject property or comparables (All Risks Yield)</p> <p>Step 5: calculate multiplier as follows: $(1+i)^n - 1 / (i (1+i)^n)$ n = number of years at peppercorn rent (20 years) i = All Risks Yield (calculated as Yield divided by 100)</p> <p>Step 6: rent per annum x multiplier = level of Affordable Workspace Contribution required</p>
SDMM41	128	Policy B5: Jobs and training opportunities, parts A, B and C	<p><i>Amend as follows:</i></p> <p>A. On-site construction job and training opportunities, including apprenticeships, for local residents are required from developments of 10 residential units or above; hotels, student accommodation or hostels with 20 or more rooms; and non-residential developments with an uplift in floorspace of 500 1,000sqm GEA or greater of employment floorspace.</p> <p>B. Jobs and training opportunities, including apprenticeships, will be required from developments where there is an uplift of 500sqm GEA of employment floorspace (i.e. any employment-generating use).</p>

			<p>€ B. Financial contributions from all major developments to help support initiatives which tackle worklessness will be sought as set out in having regard to the Planning Obligations (Section 106) SPD and its future updates and/or other relevant supplementary documents.</p>
SDMM42	130-134	Policy R1: Retail, leisure and services, culture and visitor accommodation and supporting text	<p>A. Town Centres are a focal point for commercial, cultural and civic activity in the borough. There are four Town Centres in Islington: Angel; Nags Head; Finsbury Park; and Archway. Each Town Centre has its own character and serves different functions, which must be maintained and enhanced. Each Town Centre is covered by a specific Spatial Strategy, set out in chapter 2. The Town Centre boundaries are defined on the Policies Map and shown in Figures 4.2 to 4.5 below.</p> <p>B. The Council will seek to ensure that all Town Centres develop in a way that supports their continued vitality and viability to meet the needs of local residents and provide a diverse retail and leisure experience for residents, workers and visitors alike.</p> <p>C. Primary Shopping Areas are where retail (particularly A1 uses) uses are concentrated in Islington's Town Centres. The Primary Shopping Area boundaries in each Town Centre are defined on the Policies Map and shown in Figures 4.2 to 4.5 below. Where possible R retail uses will be subject to stronger protection maintained in Primary Shopping Areas. Outside the Primary Shopping Area, a range of main Town Centre uses are considered suitable, in order to promote and encourage diverse shopping and leisure destinations.</p> <p>D. LSAs provide more local services, particularly essential convenience retail which caters for daily shopping needs. Some LSAs also have a more diverse mix of commercial uses,</p>

			<p>particularly leisure uses, which can help to sustain the vibrancy of these areas. LSAs are identified on the Policies Map.</p> <p>E. There are a number of other retail and leisure uses that provide a valuable service to local communities but are not within specifically designated areas. These dispersed uses, particularly within retail the A1 and A3-café/restaurant use classes, will must be protected where possible.</p> <p>F. Residential uses may be acceptable on upper floors in town centres and local shopping areas where they contribute have significant potential to cause adverse impacts on to the vitality and viability of the designated retail area, and reflect existing character. s. As such, they must be located outside the Primary Shopping Area (where proposed in a Town Centre) and situated on upper floors (where proposed elsewhere in Town Centres or in LSAs). Residential uses must also fully prevent/mitigate risk of future impacts on operation and amenity through their design, consistent with relevant Local Plan policies including the agent of change principle.</p> <p>G. Small shops/commercial units contribute to the unique character of Islington and support local businesses. The Council will protect existing small shops/commercial units where possible. The Council will and promote new small shop retail provision as part of new developments at ground floor.</p> <p>H. Specialist Shopping Areas, such as Fonthill Road and Camden Passage, have a add to the unique selling proposition function and character within Angel and Finsbury Park Primary Shopping Areas, and contribute to the vitality</p>
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			<p>and viability of the borough. Retail uses in this area will be strongly protected, including retail use on upper floors.</p> <p>I. Retail, service and leisure uses will be resisted where, by virtue of their location and/or concentration, they would have negative impacts on the character, function and amenity of an area or would negatively impact on the health and wellbeing of the borough's residents.</p> <p>J. Within retail areas, streets will be actively managed to balance the demands on the public realm from businesses, particularly restaurants and cafés, and the need for easy pedestrian movement. Active frontages will be promoted.</p> <p>K. New retail development must incorporate the highest inclusive design standards achievable in context, in line with relevant guidance produced by the Council.</p> <p>Culture and the Night-Time Economy</p> <p>L. Cultural uses are an essential part of Islington's social and economic fabric and their loss or diminution will be strongly resisted.</p> <p>M. Islington has a varied night-time economy which the Council will seek to protect and enhance where appropriate. Concentrations of night-time economy uses exist in the borough including in designated Cultural Quarters. The Council will work with partners to support and manage a thriving and safe night-time economy that is well served by safe, convenient and sustainable night-time transport.</p>
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			<p>N. Angel Town Centre, Archway Town Centre and part of the Clerkenwell and Farringdon area are designated Cultural Quarters. All development proposals within Cultural Quarters must enhance the Cultural Quarter should be consistent with Policy R10 by providing new/improved cultural uses and/or uses which support the cultural function within the Quarter and the character of the area. The Cultural Quarter boundaries are defined on the Policies Map.</p> <p>O. Pubs are part of Islington's social fabric and they contribute positively to Islington's culture, character and economy. The loss of pubs will be resisted and new pubs encouraged where appropriate.</p> <p>P. The development of new cultural and night-time economy uses must incorporate the highest inclusive design standards achievable in context, in line with relevant guidance produced by the Council.</p> <p>Visitor Accommodation</p> <p>Q. To ensure that land is safeguarded for uses which are greater strategic priorities in Islington, development, redevelopment and/or intensification of visitor accommodation will only be supported in specific locations.</p> <p>R. Visitor accommodation must be well-designed, accessible and sustainable.</p> <p><i>Update supporting text as follows:</i></p>
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			<p>4.64 In order to meet identified need, the evidence base identifies need for 6,341sqm of convenience floorspace and 12,247sqm of comparison floorspace to be provided by the end of the plan period [footnote 29]. Islington, on the whole, has a robust and thriving retailing, leisure and service offer which serves the needs of residents and workers and is part of what attracts visitors to the borough. However, there are significant structural challenges facing the retail sector, from internet shopping to changing retailer and customer requirements and demands. Retail centres in Islington therefore need to adapt and futureproof for these changing circumstances while maintaining a level of retail needed to cater for local communities and workers; the future for Town Centres is as a 'place to be' rather than solely a 'place to buy'. They are also places which encourage social interaction and play an important part in cohesive communities.</p> <p>4.65 Major Town Centres at Angel and Nag's Head are at the top of the borough's retail hierarchy, followed by District Town Centres at Archway and Finsbury Park. Town Centres are the key focus for new retail and leisure development. Policy R3 supports a town centre first approach in order to retain the retail hierarchy.</p> <p>...</p> <p>4.68. Each of Islington's Town Centres includes a Primary Shopping Area designation. The Primary Shopping Area (PSA) is located in the core of each Town Centre and is the Council is seeking the PSA to remain the focal point for A1-usesretail. Units within the Town Centre oOutside of the Primary Shopping Area conversely have there is greater flexibility both for Class</p>
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			<p>E uses and to change to other suitable main Town Centre uses which will to help increase the diversity and vibrancy of uses.</p> <p>...</p> <p>4.70 Development proposals will be resisted where they result in an unacceptable concentration of night-time economy uses, hot food takeaways, betting shops and other gambling facilities, financial and professional services such as payday loan shops or estate agents, or other similar uses. It is important to ensure a mix and balance of complementary day and night-time uses that creates an attractive and vibrant area that co-exists successfully with neighbouring residential areas and does not significantly compromise wellbeing. Certain types of uses can cause detrimental cumulative impacts as a result of their concentration or location. The Council will therefore resist applications for such uses where they would cause harm.</p> <p>...</p> <p>4.73 Retail to residential prior approval applications, currently permitted under Part 3, Class M of the General Permitted Development Order ("the GPDO") will be assessed against relevant Local Plan policies related to prior approval categories; such policies are material to the prior approval determination. The most relevant prior approval category related to land use is condition M.2(1)(D), which requires an assessment of whether it is undesirable for the building to change to residential use because of the impact of the change of use:</p> <p>(i) on adequate provision of Use Class A1/A2 retail and professional/financial services, but only where there is a reasonable prospect of the building being used to provide such services; or</p>
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			<p>(ii) where the building is located in a key shopping area, on the sustainability of that shopping area.</p> <p>4.74 Applicable policies will be dependent on the location of the building subject to the application, for example policies R2 and R3 will apply to applications in the Primary Shopping Area of and Town Centres, while policy R4 will apply to applications in LSAs. In the absence of a definition of the term 'key shopping area' set out in the GPDO, a key shopping area (for the purposes of any prior approval assessment) will be considered to be any Town Centre or LSA designated in the Local Plan.</p> <p>...</p> <p>4.80 Cultural and night time economy activities, must be located in the CAZ or Town Centres and will be especially encouraged in Cultural Quarters. Cultural and night time economy uses in Town Centres and the CAZ This allows for a critical mass of these uses to support a vibrant and viable clustering, in areas which are commercially-focused and therefore less likely to lead to adverse amenity impacts, especially for residential uses as set out in Policy R10 Part A. There are also benefits in the form of containing adverse impacts such as noise and being able to direct resources for the management of the night-time economy activities. However, encouraging a critical mass does not detract from the importance of balancing needs so that a variety of existing and new uses can thrive.</p> <p>...</p> <p>Add new footnote 29 (other footnote numbers to be updated accordingly:</p>
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			<p>The 6,341sqm figure was identified in the Retail and Leisure Study (RLS) by assuming that new convenience floorspace will be operated by a foodstore retailer. However, the RLS notes that a higher figure of 11,323sqm of convenience retail floorspace will be needed if local/discount supermarket formats transpire to be the preferred format in the borough. The Council will monitor the delivery of town centre uses and delivery of convenience and comparison floorspace.</p>
SDMM43	135-136	<p>Policy R2: Primary Shopping Areas</p> <p>Supporting text, paragraphs 4.86 – 4.91</p>	<p>A. In order to meet retail needs and support a retail function within Primary Shopping Areas (PSA), the Council is seeking a the percentage of retailA1 uses must be maintained at a minimum of 60% in Angel and Nag's Head Major Town Centres; 55% in Finsbury Park District Town Centre; and 50% in Archway District Town Centre.</p> <p>B. New development at ground floor in the PSA should contribute to the retail function as set out in Part A and will be appropriately conditioned to maintain this.</p> <p>BC. Proposals for Class E uses which do not contribute to the retail function at the ground floor within the PSAwhich result in the percentage of A1 uses in a Primary Shopping Area falling below the percentages in Part A must:</p> <p>(i) demonstrate that the premises have been vacant for a continuous period of at least two years. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used for continued A1 use, or other appropriate main Town Centre uses;</p> <p>(ii) prevent/mitigate any individual or cumulative impact on the objective to maintain the vitality, viability, character and</p>

			<p>vibrancy of the and predominantly A1 retail function of the Primary Shopping Area;</p> <p>(iii) provide an active main town centre use frontage at ground floor level, particularly where fronting main transport/pedestrian route(s); and</p> <p>(iii) v ensure there is no harmful break in the continuity of the active frontage retail units.</p> <p>D. Where ground floor retail floorspace is conditioned for that use, and a proposal is seeking a change of use to another Class E use or full class E flexibility, the proposal must demonstrate continuous marketing evidence for a period of 6 months, to demonstrate that there is no reasonable prospect of the unit being used for continued retail use.</p> <p>E. Proposals for change of use on the ground floor from Class E use to other main town centre uses will be required to demonstrate that the premises have been vacant for at least 12 months. Continuous marketing evidence to cover this period must be provided to demonstrate that there is no reasonable prospect of the unit being used in its current use as well as other main town centre E uses as set out in the Appendix 1, to demonstrate that no main town centre E use is viable.</p> <p>F. Proposals for change of Class E use on the ground floor of premises in the PSA to residential, outside of the Specialist Shopping Area, will be required to demonstrate that the premises have been vacant for a continuous period of at least two years. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the</p>
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			<p>unit being used for retail, Class E or other appropriate main Town Centre uses.</p> <p><i>Update supporting text as follows:</i></p> <p>4.86 The Council seeks to To ensure support the vitality and viability is maintained, the Primary Shopping Areas of Islington's Town Centres, meet retail needs and maintain a retail function will be protected and enhanced. Primary Shopping Areas contain the greatest concentration of shops-retail (A1 retail use); are the most accessible part of the Town Centre; and are key to protecting the character and function of Town Centres, and ensuring their continued vibrancy, vitality and viability. Where proposals within Town Centres fall outside the Primary Shopping Area, Policy R3 will apply.</p> <p>4.87 To ensure a critical mass of retailing uses is maintained within Primary Shopping Areas, the A1 retail function will be supported through use of conditions to ensure that new proposals contribute to the PSA function. must remain the principal use; this will be achieved by imposing a specific percentage requirement for A1 uses within Primary Shopping Areas. Whilst recognising the benefits and flexibility of class E in different parts of the borough, the Council considers use of conditions in the PSA at ground floor is appropriate to ensure that new proposals for retail floorspace is secured for those specific activities. Proposals which would result in the overall percentage falling below this minimum level must provide marketing and vacancy evidence and meet other criteria to demonstrate that potential adverse impacts are prevented. Appendix 1 sets out the information to be provided in relation to marketing of vacant floorspace.</p>
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			<p>4.88 To determine the existing Primary Shopping Areas retail make-up A1 percentage figure, the number of Use Class A1 'retail' units with a ground floor presence within the Primary Shopping Area should be divided by the total number of units with a ground floor presence within the Primary Shopping Area. A unit with a ground floor presence would include those with additional space below and/or above ground floor level. Other methods to calculate the percentage, for example considering only specific frontages, will not be acceptable for the purposes of meeting monitoring policy R2. The Camden Passage and Fonthill Road Specialist Shopping Areas provide a unique retail proposition that contributes to the character of Angel and Finsbury Park Town Centres. These are included in the PSA but where development is proposed in these areas, Policy R7 is applicable.</p> <p>4.89 Appendix 1 sets out the information to be provided in relation to marketing and vacancy of floorspace.</p> <p>4.89 4.90 While the loss of space below and above ground floor level may not trigger policy R2 where a ground floor use is unaffected, policy R3 Part F C may apply. Where the change of use of ancillary space below and/or above ground floor level would necessitate significant changes to the frontage to facilitate separate access, this must be factored into the frontage percentage calculations, e.g. it must be classed as the introduction of a separate use into the frontage, which would affect the percentage calculations.</p> <p>4.90 4.91 To ensure the Primary Shopping Areas sustain their vitality and function as important the retail hubs of Town Centres and the borough, it is important to avoid harmful breaks in retail active frontages. What constitutes as a 'harmful</p>
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			break' will be assessed on a case-by-case basis taking into account site specific circumstances, but generally refers to the introduction of a use that does not complement the Primary Shopping Area and detracts from the continuity of a publicly accessible, active and engaging frontage. This includes conversion to non- main town centre commercial uses in the centre of a frontage, corner units or larger units. Heritage considerations, shopfront design and the relationship to neighbouring units will also be considered.
SDMM44	136-137 and 143-144	Policy R3: Islington's Town Centres and supporting text.	<p>Policy R3: Islington's Town Centres Retail hierarchy</p> <p>A. The Council will seek to maintain and enhance the retail, service and leisure function of Islington's four Town Centres, which are designated on the Policies Map and shown on Figures 4.2 to 4.5.</p> <p>B. Proposals for A1-A5, D2 and/or Sui Generis main Town Centre use floorspace should be located within a designated Town Centre. Proposals for these uses outside a designated Town Centre will only be permitted where they meet relevant criteria under Part C, D, or E or F.</p> <p><u>Town Centres</u></p> <p>CF. Any development proposed within a designated Town Centre must:</p> <p>(i) be of an appropriate scale related to the size and role of the centre;</p> <p>(ii) ensure there are no adverse impacts on vibrancy, vitality, viability and character of the centre are fully mitigated, including as a result of concentrations of non-A1 uses.</p>

			<p>(iii) provide a frontage which engages positively with local character and the street scene. Where historic shopfronts and features are present, these must be retained.</p> <p>(iviii) provide a high quality design including meeting policies related to accessibility and sustainability;</p> <p>(iv) provide a good level of amenity for residents and businesses and ensure that adverse impacts from noise, odour, fumes, anti-social behaviour and other potential harms are fully mitigated;</p> <p>(vi) not involve the loss of ancillary floorspace (e.g. storage, back-office functions) which could compromise the future operation of the retail unit and make the unit less desirable for future occupiers.</p> <p><u>Central Activities Zone</u></p> <p>CD. Proposals for A1-A5, D2 and/or Sui Generis main Town Centre use floorspace in the CAZ may be acceptable where The CAZ is the primary office location and offices will be supported and secured in line with Policies BC1 (AAP) and B1. Proposals for other elements of class E including retail and other main Town Centre use floorspace in the CAZ may be acceptable where:</p> <p>(i) the scale of the development would not have an adverse individual or cumulative impact on the character, function, vitality and viability of Islington's Town Centres or LSAs. An impact assessment may be required to fully assess potential impacts;</p> <p>(ii) the proposal can be accommodated without adverse impact on the amenity of residents and businesses; and</p> <p>(iii) the proposal does not involve the loss of existing business floorspace in line with Policy B3; complements the overarching business floorspace focus within the CAZ; and does not detract</p>
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			<p>from the policy requirement to maximise the amount of business floorspace as part of new development.</p> <p><u>Local Shopping Areas</u></p> <p>E D. Proposals for development of up to 200sqm of A1-A5, D2 and/or Sui-Generis main Town Centre uses in LSAs are not required to meet the sequential test. Proposals in excess of 200sqm must meet the sequential test and actively investigate and consider preferable locations in line with the Council's retail hierarchy. An impact assessment may also be required for proposals in excess of 200sqm, to assess the impact of larger proposals on the existing character and function of the LSA and relevant neighbouring LSAs and Town Centres.</p> <p><u>Edge of centre/Out of centre</u></p> <p>EF. Any proposal for A1-A5, D2 and/or Sui-Generis main Town Centre uses floorspace in an edge-of-centre location outside LSAs or in an out-of-centre location must:</p> <ul style="list-style-type: none"> (i) meet the sequential test and actively investigate and consider sequentially preferable locations in line with the Council's retail hierarchy, and provide robust justification for not locating in sequentially preferable locations; and (ii) provide an detailed impact assessment which determines whether there would be likely significant adverse impacts on relevant Town Centres and/or LSAs. <p><u>Residential use in town centres</u></p>
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			<p>G. Residential uses are not suitable in Town Centres at Ground Floor level or below. Any applications for residential uses in such locations will be strongly resisted. Additional conventional housing in town centres is acceptable subject to compliance with the following criteria and other relevant policies. Applications involving the change of use from existing A1-A5, D2 and/or Sui Generis Class E and/or main Town Centre uses, (on any floors) to residential use must:</p> <ul style="list-style-type: none"> (i) demonstrate that the premises have been vacant for a continuous period of at least two years. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used in its current use or any other main Town Centre use which could reasonably be assumed to occupy the premises; (ii) follow the 'agent-of-change' principle consistent with policy DH5. (iii) not involve the loss of ancillary floorspace (e.g. storage, back office functions) which could compromise the future operation of the retail unit and make the unit less desirable for future occupiers; (iv) ensure that access to the proposed residential use does not affect the operation of any continued A1-A5, D2 and/or Sui Generis main Town Centre use floorspace or impact on the streetscene and the provision of an active frontage, especially where the loss of floorspace is proposed to facilitate access; and (v) provide high quality dwellings with a high standard of residential amenity, consistent with other relevant policies, including those relating to housing standards, design, accessibility and sustainability. <p>H. Any applications for nNew conventional housing residential uses in Town Centre locations not involving change of use of</p>
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			<p>existing A1-A5, D2 and/or Sui Generis main Town Centre uses is supported must. Proposals should be located on upper floors and. Proposals must address criteria set out in Part G(i) to (viii).</p> <p><i>Update supporting text as follows:</i></p> <p>4 .92 Islington's Town Centres are the primary focus for retailing in the borough. The core of A1-retailing retail in Town Centres is focused in Primary Shopping Areas (see policy R2), with locations outside of this suitable for a range of A1-A5, D2 and/or Sui Generis main Town Centre uses.</p> <p>4.93 Ensuring that retail and other important services and facilities (such as solicitors, post offices, groceries and newsagents) remain readily accessible is essential to the vitality and viability of Town Centres. Focusing these shopsretail and services within Town Centres will contribute to the inclusivity and sustainability of local communities and the local economy and reduce the number and length of trips undertaken.</p> <p>4.94 To promote the economic and cultural function of Town Centres, in line with the National Planning Policy Framework, the Council will apply a sequential approach to assessing applications for retail, services, entertainment, assembly and leisure uses outside of the Town Centres. For the purposes of this policy, the local impact assessment threshold is 0sqm, meaning that any proposal in an edge-of-centre or out-of-centre location may be required to submit an impact assessment. The level of detail provided in the impact assessment must be proportionate to the scale of the proposed development.</p>
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			<p>4.95 Offices in the B1 use class are also considered a Town Centre use however such applications will be considered in relation to other relevant Local Plan policies and their impact on the predominant retail and leisure function of Town Centres.</p> <p>4.96 London's CAZ has a unique role in the retail hierarchy. The CAZ function is primarily linked to business floorspace, but retail uses are important supporting uses. The CAZ contains clusters of retail premises, notably at Angel (partly covered by the CAZ), which is a designated Town Centre. There are four LSAs within the CAZ, covered by policy R4 and the Bunhill and Clerkenwell AAP. Given the nature of the CAZ, retail uses are also dispersed in numerous other locations. Proposals for new A1-A5, D2 and/or , Sui-Generis, main Town Centre use floorspace within the CAZ may be appropriate where it would not undermine the overarching business function of the CAZ and would not detrimentally affect the vitality and viability of Town Centres and/or local amenity. An impact assessment may be required where the proposed scale of retail could have adverse impacts on nearby Town Centres, LSAs or other undesignated clusters of retail, service and leisure uses.</p> <p>4.97 Impact assessments, as defined in the NPPF, will sometimes be required for development outside of town centres depending on the floorspace thresholds set out in policies. The purpose of an impact assessment is to assess the impact on the viability of neighbouring or linked retail centres as well as the quantitative and qualitative impacts of the proposed use on the function and character of the location. An impact assessment must consider relevant main town centre uses, including Class E uses.</p>
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			<p>4.98 4.97 Residential uses on ground floors or below are generally not appropriate in Town Centres, primarily due to the harmful break in shopfront continuity which in town centres can contribute towards a mix of uses that support healthy town centres. Upper floors are appropriate for residential uses where adverse impacts can be prevented/mitigated. Change of use of upper floors to residential use must not compromise main town centre uses' ability to effectively occupy the ground floor premises. Proposals for residential uses must ensure that the side or rear of a building used for waste, refuse and/or servicing by commercial uses is not unreasonably compromised. Breaks in active frontages affects the viability, vitality and vibrancy of the centre, and therefore is detrimental to the retail and commercial function of Town Centres. Ground floor and basement levels can often also provide ancillary space for storage or backroom functions and therefore must be preserved for the effective operation of retail and commercial units. Residential development on the ground floor or below also raise issues of amenity for the future residential occupiers, as Town Centre uses create heavy footfall and can create disturbance. The quality of retail shop conversions to residential is generally poor and therefore would not provide high quality housing as required by policy H4.</p> <p>4.98 For proposals to change the use of existing ground floor units (or below), continuous marketing evidence will be required demonstrating lack of demand for main Town Centre uses. Appendix 1 sets out the information to be provided in relation to marketing of vacant floorspace.</p> <p>4.99 4.99 Residential uses may be suitable on upper floors in Town Centres, outside of Primary Shopping Areas, where they</p>
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			<p>adhere to specified criteria set out in the policy. With regard to facilitating access to upper floor residential units, this must not affect the continued operation of any A1-A5, D2 and/or E, Sui Generis or F.2 main Town Centre use floorspace, or impact the street scene or the provision of an active frontage. The loss of such floorspace to facilitate access would trigger Part G of policy R3, unless it was of such a small scale that it was considered de minimis. Other policies may also apply, for example policy DH7.</p> <p><i>Updated paragraph numbers to be amended throughout rest of the chapter...</i></p> <p>Footnote 29-30 Amend as follows:</p> <p>B1 Office uses are also suitable Town Centre uses; however, proposals for B1 Office uses in Town Centres will be assessed against policy B2</p>
SDMM45	144-148	Policy R4: Local Shopping Areas and supporting text	<p>A. All proposals must maintain and enhance the retail and service function of the Local Shopping Areas (shown in Figure 4.6 and on the Policies Map).</p> <p>B. Proposals involving the change of use from E A1 – including ground floor, basement and first floor operational or ancillary space - to non-E main town centre A1-commercial use must demonstrate that:</p> <p>(i) the premises have been vacant for a continuous period of at least six months and continuous marketing evidence to cover this period has been provided which demonstrates that there is no reasonable prospect of the unit being used in its current E A1 use in line with requirements in Appendix 1;</p>

			<p>(ii) there would not be a significant adverse effect on amenity, particularly the surrounding residential amenity; and</p> <p>(iii) the proposal does not cause any individual or cumulative adverse impact on the vitality, viability, character, vibrancy and function of the area.</p> <p>C. Development of main town centre uses over 200sqm must meet the requirements in Policy R3 Part E.</p> <p>CD. Residential uses in Local Shopping Areas at Ground Floor level or below will be strongly resisted. Applications for the change of use of A1-A5, D2 Class E and/or Sui Generis main Town Centre use floorspace to residential use and/or a use other than those specified in Part B must:</p> <p>(i) demonstrate that the premises have been vacant for a continuous period of at least two years and continuous marketing evidence to cover this period has been provided, which demonstrates that there is no reasonable prospect of the unit being used in its current use and any other use which could reasonably be assumed to occupy the premises;</p> <p>(ii) prevent/mitigate any individual or cumulative impact on the vitality, viability, character, vibrancy and function of the area;</p> <p>(iii) comply with the 'agent-of-change' principle consistent with Policy DH5;</p> <p>(iv) not create a harmful break in the active frontage of the Local Shopping Area;</p> <p>(v) not involve the loss of ancillary floorspace (e.g. storage, back-office functions) which could compromise the loss of ancillary space that is integral to the future operation of the retail unit and make the unit less desirable for future occupiers in the future</p>
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			<p>(viv) ensure that access to the proposed residential use does not affect the operation of any continued A1-A5, D2 and/or Sui Generis main Town Centre use floorspace or impact on the streetscene and the provision of an active frontage, especially where the loss of floorspace is proposed to facilitate access; and (viivi) provide high quality dwellings with a high standard of residential amenity, consistent with other policies relating to housing standards, design, accessibility and sustainability.</p> <p>D E. Any applications for new residential uses in a Local Shopping Area not involving change of use of existing A1-A5, D2 and/or Sui Generis main Town Centre uses must be located on upper floors. Proposals must address criteria set out in Part C (ii), (iii), (v), (vi) and (vii) of Policy R4.</p> <p><i>Update supporting text as follows:</i></p> <p>4.102 The impact of proposals will therefore affect LSAs differently, with the loss of retail and service A1 uses in smaller LSAs being felt more acutely. The impact on the amenity of local users of a LSA will depend on its size, the current mix of uses, and its proximity to other centres (whether that be LSAs or Town Centres).</p> <p>4.103 LSAs are not immune from wider changes to the retail environment, and therefore need to be resilient to any future changes, such as increases in online shopping. For LSAs to be resilient they need to be able to change use class more flexibly in response to changing demands and trends in local shopping. In the context of LSAs the six-month period of vacancy and marketing evidence for a change of use from E to non-E main town centre use or conditioned retailA1 to other E non-A1 commercial uses reflects this increased flexibility.</p>
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			<p>4.104 Non-retailA1-commercial main town centre uses refer to those uses that provide an active frontage and enhance the function of Town Centres through employment or the provision of leisure and retail services. Non-retailA1 main town centre usescommercial uses may include professional/financial services, cafes/restaurants, offices, research and development, light industrial, indoor recreation, outdoor recreation, assembly and community, pubs, hot food takeaways and some further sui generis usesA2-A5, B1(a), B1(c), D2 and some Sui-Generis uses. However, non-retailA1 main town centre commercial uses can vary in their impact, therefore proposals of this nature (including what constitutes a suitable non-retailA1 main town centrecommercial use) will be assessed on a case-by-case basis.</p> <p>4.105 An impact assessment may be required for proposals for main town centre uses of more than 200sqm in line with Policy R3 Part E, to assess the impact of larger proposals on the character and function of the LSA and relevant neighbouring LSAs/town centres</p> <p>4.106 For proposals that are marketed within Class E, Appendix 1 sets out the requirements. Applicants must engage with Appendix 1 closely and submit marketing evidence in line with this. Where a proposal seeks a change from an E to a non- E main town centre use, the premises must be vacant and marketed for 6 months. This ensures that suitable E uses that have the ability to provide key goods and services, and leisure uses like cafes/restaurants are demonstrated not to be in demand before a change of use away from Class E takes place. Where a proposal seeks the change of use from a retail</p>
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			<p>use specifically secured through condition, the premises should be marketed for the specific conditioned use for six months.</p> <p>4.107 4.105 In order to protect the function of LSAs, proposals to change the use of ground floor units (including space below ground floor) from A1-A5, D2 and/or Sui-Generis main Town Centre use floorspace to residential use will be required to provide marketing and vacancy evidence for a period of two years, to demonstrate that there is no continued demand for the existing use and any other use which could reasonably be assumed to occupy the premises.</p> <p>4.108 1.106 Proposals of this nature must also not cause a harmful break in the continuity of commercialactiveretail frontages. What constitutes as a 'harmful break' will be assessed on a case-by-case basis taking into account site specific circumstances, but generally refers to the introduction of a use that does not complement the LSA and detracts from the continuity of a publicly accessible, active and engaging frontage. This includes conversion to non-main town centrecommercial uses in the centre of a frontage, corner units or larger units. Heritage considerations, shopfront design and the relationship to neighbouring units will also be considered.</p> <p>4.110 4.107 Residential uses may be suitable on upper floors in LSAs where they adhere to specified criteria set out in the policy. With regard to facilitating access to upper floor residential units, this must not affect the continued operation of any A1-A5, D2 and/or Sui-Generis main Town Centre use floorspace or, impact the streetscene or the provision of an active frontage. The loss of such floorspace to facilitate access would trigger Part E C of policy R4, unless it was of such a small scale that it was</p>
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			considered de minimis. Other policies may also apply, for example policy DH7.
SDMM46	149-150	Policy R5: Dispersed retail and leisure uses and supporting text	<p><i>Amend text as follows:</i></p> <p>A. The Council will support and protect A1retail uses located outside designated Town Centres and LSAs. Proposals involving the loss of dispersed shopsretail units and cafes/restaurants – including ground floor, basement and first floor operational or ancillary space to non-E main town centre use- must:</p> <p>(i) demonstrate that the premises have been vacant for a continuous period of at least one year. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used in its current use or any other suitable E use; and</p> <p>(ii) provide evidence that there will be accessible provision of essential daily goods (typically convenience retail) within a short walking distance (within 300m).</p> <p>B. The Council will support and protect dispersed A3 uses located outside designated Town Centres and LSAs. Proposals involving the loss of dispersed A3 units – including ground floor, basement and first floor operational or ancillary space – must:</p> <p>(i) demonstrate that the premises have been vacant for a continuous period of at least six months. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used in its current use; and</p>

			<p>(ii) demonstrate that the loss of the A3 unit will not have an adverse impact on the local community, including through the loss of social value.</p> <p>B. Where a new retail development comes forward in some circumstances where there is a particular local need, the council will seek to condition the unit in retail use to provide essential daily goods.</p> <p>C. Proposals for the change of use of dispersed A1 or A3 retail or café/restaurant units to residential use will only be considered acceptable where Part A and B of this policy are is satisfied, where high quality dwellings with a high standard of residential amenity will be provided consistent with other policies and standards relating to housing and design, and where the Change of Use would not detrimentally affect the street scene and/or the wider character of an area.</p> <p><i>Amend supporting text as follows:</i></p> <p>4.108 Local shops located outside designated Town Centres and LSAs can provide a valuable service to the local community by providing for essential day-to-day needs. Their accessibility is particularly important for those with mobility difficulties.</p> <p>4.109 There has been a loss of a number of local shops, particularly to residential use, in recent years. Continuous marketing evidence will be required for proposals for the Change of Use of existing retail units, demonstrating lack of demand for retail or an appropriate commercial use that provides an essential service to residents. Appendix 1 sets out the information to be provided in relation to marketing of vacant floorspace.</p>
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			<p>4.110 Protection of retailA1 units can assist with work to mitigate the prevalence of food deserts in the borough, in line with the overarching plan objective on healthy environments. Food deserts are where local access to affordable and healthy food is lacking, which can contribute to ill health including cancer, heart disease, diabetes and mental health problems. Accessible provision of essential goods has multiple benefits including a balanced diet, active travel, reduced transport congestion, and increased social contact.</p> <p>4.111 Dispersed café/restaurantA3 leisure units can contribute positively towards the vibrancy and character of places outside of Town Centres and LSAs, especially in residential areas. These units often provide an inclusive meeting place within a community, contributing to community cohesion and can significantly increase the wellbeing and social interaction of those with mobility issues such as the elderly. Facilitating social contact through café/restaurantA3 premises benefit mental health and promotes civic activity by providing spaces that can be used as informal community hubs. The Council will seek to protect such uses and any change of use must provide evidence that loss of the café/restaurantA3 unit will not have an adverse impact on the local community. Appendix 1 sets out the information to be provided in relation to marketing of vacant floorspace.</p> <p>4.112 Proposals for the Change of Use of dispersed retail or café/restaurantA1/A3 to residential use must demonstrate and ensure a high standard of design and residential amenity for occupants (consistent with policy H4) and must not lead to unacceptable adverse impacts on the street scene and the character of an area.</p>
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SDMM47	150-151	Policy R6: Maintaining and enhancing Islington's unique character, and supporting text	<p>A. The Council views the retention of small shops as a baseline and places great weight on the need to retain any retail unit shops which currently or potentially could be utilised by small retailers. In order to encourage new provision of small retail shop units, the Council will seek to secure small retail shop units (generally considered to be units of around 80sqm GIA or less) suitable for occupation by small retailers by:</p> <p>(i) requiring proposals for new retail development to incorporate small retail shop premises, proportionate to the scale of the proposal and/or;</p> <p>(ii) requiring proposals for the redevelopment of small retail shop units to incorporate adequate re-provision of small units to compensate for any loss, particularly for essential services and/or;</p> <p>(iii) requiring proposals for major housing developments to incorporate small retail shop units where there is no accessible provision of essential daily goods available within a short walking distance (within 300m); and</p> <p>(iv) where appropriate, attaching conditions to permissions for small retail shop units, requiring planning permission to be sought for the future amalgamation of units into larger premises; specifying a certain level of convenience goods in order to protect and promote essential services; and/or making planning consent personal to a specific individual/organisation.</p> <p>B. In order to maintain Islington's retail character, particularly the prevalence of small retail shop units, the Council will resist the amalgamation of individual E use shop units incorporating A Use Classes. Amalgamation of retail units may be suitable where development proposals demonstrate that the intensification of use would not:</p>
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			<p>(i) detrimentally affect the street scene and/or character of the local area; and/or cause unacceptable adverse impacts on the local environment and/or amenity, including impacts from altered/intensified delivery and servicing arrangements.</p> <p>(ii) cause unacceptable adverse impacts on the local environment and/or amenity, including impacts from altered/intensified delivery and servicing arrangements.</p> <p><i>Amend supporting text as follows:</i></p> <p>4.113 Islington's many small shops help lend the borough its special character and contribute to the identity of its neighbourhoods. Small shops provide an important role in servicing the day-to-day needs of local residents, workers and visitors, and can provide greater consumer choice and local employment. Certain types of small and independent shops perform an essential service and must be easily accessible to all residents. These essential services can include butchers, bakers, greengrocers, grocers, fishmongers, chemists, post offices, newsagents, cobblers, hardware stores, dry cleaners and laundrettes. The loss of retail shop units suitable for such shops, particularly units which contribute to local character, individuality, convenience and the wider commercial success of an area, will be resisted. Applicants for significant retail developments will be encouraged to seek out independent retailers for small units wherever possible</p> <p>4.114 For the purposes of policy R6, a small retail shop is generally considered to be a unit of around 80sqm GIA or less, usually within the E(A) use A1-use-class. Retention of units suitable for occupation by small retailers must be the starting point when drafting development proposals. Any proposals which</p>
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			<p>have not explored the possibility of retaining these units will be resisted.</p> <p>4.115 Proposals for new retail development in the borough must incorporate small E use shop premises suitable for occupation by small retailers. Proposals for major residential developments will also be encouraged required to provide small retail units shops where no suitable retail provision is accessible within a short walking distance (300m or less). Proposals involving the loss of existing small E use units shops must re-provide small E use shop units. Where new small E use shop units are provided, the Council may put in place measures to control their occupation, and guard against future loss through use of relevant planning conditions.</p> <p>4.116 The amalgamation of individual retail shop units can result in material impacts, primarily relating to physical changes and intensification of use. Amalgamation of retail shop units will be resisted where they materially and detrimentally affect the character of Islington's shopping areas, including the impact of amended active frontages shopfronts. Amalgamated retail shop units may also result in different patterns of delivery and servicing; small supermarkets, for example, depend on very fast sales rates, which (where adequate storage is not available) requires 'just in time' deliveries. This can result in more traffic movements by delivery vehicles, which in turn can impact on residential amenity and environmental quality, and cause adverse impacts on the local highway. Where unacceptable adverse impacts arise, the amalgamation of individual retail shop units will be resisted. Policy T5 will be used to assess proposed delivery and servicing arrangements.</p>
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SDMM48	151-153	Policy R7: Markets and specialist shopping areas and supporting text	<p>A. The Council will seek to maintain, and support the enhancement of, existing markets within the borough.</p> <p>B. New markets are encouraged in Town Centres and appropriate locations in the CAZ, where they support and enhance the function of a specific locality and do not adversely impact any predominant 'bricks-and-mortar' based uses.</p> <p>C. The Council will continue to protect and promote the role of Specialist Shopping Areas at Camden Passage and Fonthill Road. Proposals which should not result in the percentage of A1 retail uses in the Specialist Shopping Areas falling below 75%. Proposals for change of use from E use to non-E main town centre uses must:</p> <p>(i) demonstrate that the premises have been vacant for a continuous period of at least two years. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used for continued retail A1 use or other E class leisure uses which would complement the specialist shopping function. Marketing in SSAs must follow the requirements set out in Appendix 1.</p> <p>(ii) ensure that the proposal would not result in a break in continuity of retail frontage of more than one non-A1 unit in any linear stretch of three units.</p> <p>(iii) prevent/mitigate any individual or cumulative impact on the vitality, viability, character, vibrancy and predominantly A1 retail function of the Specialist Shopping Area; and (iv) provide an active frontage at ground floor level fronting main transport/pedestrian route(s).</p>

			<p>D. In order to not diminish their unique function and character, proposals for the change of use from main town centre uses to residential of any part of the premises, including upper floors or ancillary space, will be required to demonstrate that the premises have been vacant for a continuous period of at least two years. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used for retail use, Class E or other appropriate supporting main Town Centre uses, in line with Appendix 1.</p> <p>.</p> <p>DE. Regardless of the resulting percentage of A1retail uses, proposals that result in the partial loss of retailA1 floorspace (including ancillary floorspace) in Specialist Shopping Areas must demonstrate that the loss will not undermine the effective operation of the A1retail unit and/or collectively undermine the function of the Specialist Shopping Area.</p> <p>F. Any individual or cumulative impacts on the vitality, viability, character, vibrancy and predominantly A1 retail function of the Specialist Shopping Area should be prevented and/or mitigated.</p> <p>...</p> <p><i>Update supporting text at paragraphs 4.125 and 4.126 as follows:</i></p> <p>4.12515 To determine the percentage of retail A1 uses in Specialist Shopping Areas, the total number of retail A1 units within the Specialist Shopping Area should be divided by the total</p>
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			<p>number of units within the Specialist Shopping Area. The Fonthill Road Specialist Shopping Area incorporates some units on Wells Terrace as well as those on Fonthill Road. The Camden Passage Specialist Shopping Area includes units on Camden Passage, Camden Walk, Charlton Place and Pierrepont Row.</p> <p>4.126 The addresses included in the Specialist Shopping Areas are as follows:</p> <p><u>Fonthill Road</u></p> <ul style="list-style-type: none"> • 86-164 (even) Fonthill Road • 93-149 (odd) Fonthill Road • 2-3 Wells Terrace <p><u>Camden Passage</u></p> <ul style="list-style-type: none"> • 1-53 (all) Camden Passage • 2-10 (even) Charlton Place • 17 Charlton Place • 1-6 (all) Camden Walk • Pierrepont Row (all) <p><i>Other paragraph numbers to be updated</i></p>
SDMM49	153-155	Policy R8: Location and concentration of uses and supporting text	<p>A. Proposals will be resisted where they result in an unacceptable concentration of uses, such as night-time economy uses, hot food takeaways, betting shops and other gambling facilities, and payday loan shops, estate agents. The wide range of Class E uses also allows for overconcentration of certain uses, such as but not limited to café/restaurants, which have potential to cumulatively cause heightened adverse amenity impacts. Concentration of uses will be assessed based on the number of units within a 500m radius of the proposed</p>

			<p>development. Proposals must be accompanied by sufficient information to allow for assessment of concentration and potential impacts, including information on how these uses will be managed and operated.</p> <p>B. In addition to the general assessment of overconcentration in Part A:</p> <p>(i) proposals for hot food takeaways (Sui Generis Use Class A5) will be resisted within 200m of primary and secondary schools.</p> <p>(ii) proposals for hot food takeaways (Sui Generis Use Class A5) will be resisted where:</p> <ul style="list-style-type: none"> a. they would result in 4% or more of total units being in hot food takeaway A5 use, in LSAs of 26 units or more; or b. they would result in two or more hot food takeaway A5 units, in LSAs with 25 units or less. <p>(iii) proposals for betting shops and adult gaming centres will be resisted where:</p> <ul style="list-style-type: none"> a. they would result in 4% or more of total units being in betting shop/adult gaming centre use, in LSAs of 26 units or more; or b. they would result in two or more betting shop/adult gaming centre units, in LSAs with 25 units or less. <p>(iv) proposals for betting shops or adult gaming centres in Town Centres will not be permitted where there is an existing betting shop or adult gaming centre within 200m walking distance; or where the resulting amount of betting shops and adult gaming centres would exceed 1.5% of the total units in the Town Centre</p>
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			<p>C. Where proposals for uses serving food and drink are permitted – particularly A3 and A5 café/restaurant and hot food takeaway uses, and A1 retail uses such as coffee shops and sandwich bars – a condition will be attached to require the operator to achieve, and operate in compliance with, the Healthier Catering Commitment standard.</p> <p>D. Where proposals for betting shops, adult gaming centre, payday loan shops, high interest 'rent-to-own' retail stores, pawnbrokers and other similar uses are permitted, conditions may be attached (where relevant) to:</p> <ul style="list-style-type: none"> (i) require the display of information about local credit unions, debt advice services and/or gambling addiction charities; (ii) require the operator to sign up to, and operate in compliance with, any scheme(s) which promotes community safety and/or other good practice; and (iii) require the display of information about any applicable interest rates, fees and charges. <p><i>Update supporting text at paragraphs 4.129, 4.131, 4.132 and 4.133 as follows:</i></p> <p>4.1249 The policy has restrictions (percentage and/or quantum of units) for hot food takeaways (Use Class Sui Generis A5) and betting shops and adult gaming centres (Sui Generis). These restrictions are necessary due to the adverse impacts on health and wellbeing and vitality and viability of retail centres that these uses can cause. These restrictions are part of a wider comprehensive approach to tackle the causes of ill health, in co-operation with other Council departments including Public Health. The restrictions, either the percentage or the quantum, may be updated in future through an SPD.</p>
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			<p>...</p> <p>4.12631 All applications for Sui Generis A5 Hot Food Takeaway's or Betting Shops must provide a Management and Operating Strategy which includes all the standard information needed when the operator applies for a premises licence. Management and Operating Strategies must also consider any other potential impacts on vitality, viability, character, amenity, function and health and wellbeing.</p> <p>4.12732 Hot food takeaway A5 uses are often associated with unhealthy food, but they are not the only type of premises to serve unhealthy food; retail and cafe/restaurant A3 uses such as newsagents, coffee shops and cafes also often sell/serve unhealthy food. Applications for relevant retail A1, café/restaurant A3 and hot food takeaway A5 uses will therefore be conditioned to achieve, and operate in compliance with, the Healthier Catering Commitment standard. This will help provide easier access to healthier food across the borough.</p> <p>4.12833 Islington has a relatively high number of betting shops, compared with other boroughs in London and across the country. Betting shops can have a variety of adverse impacts on communities including worsening mental health (particularly with incidences of problem gambling) and exacerbating incidences of anti-social behaviour and crime. There is evidence of betting shops clustering in deprived areas, and this will be a key consideration as part of any assessment of overconcentration. Tools and evidence such as the gambling-related harm risk index work produced by Geofutures may be utilised to inform this assessment.</p> <p><i>Other paragraph numbering to be updated accordingly</i></p>
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SDMM50	155-157	R9: Meanwhile/temporary uses and supporting text	<p>A. Applications for meanwhile/temporary use of individual vacant A1-A5, D2 E, F.2 or Sui Generis uses in Town Centre locations and in the CAZ will be appropriate where:</p> <p>(i) the temporary use sought is within A use class, B1 or D2 a retail, professional/financial service, café/restaurant, office, entertainment - such as cinema, bingo, music halls, indoor recreation, or outdoor recreation use or is, in the Council's view, a suitable community and/or cultural use;</p> <p>(ii) the period of meanwhile/temporary permission is less than 6 months, and no more than one previous temporary permission have been granted since the last permanent occupation of the unit/building/site;</p> <p>(iii) potential adverse amenity impacts are prevented or mitigated; and (iv) the meanwhile/temporary use does not preclude permanent use of the site for appropriate main Town Centre uses, which includes consideration of the amount of previous temporary permissions.</p> <p>...</p> <p><i>Update supporting text as follows:</i></p> <p>4.1314 Vacant premises can detrimentally affect the vibrancy, vitality and viability of places. The efficient use of land is crucial to sustain a vibrant and engaging built environment and vacant premises can provide opportunities for businesses to establish themselves. This is especially applicable to start-ups and businesses within the creative industries. Despite the flexibility introduced by Class E which combines a large range of activities into one use class there are still circumstances where meanwhile use may be beneficial.</p>
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			<p>4.1325⁵ The Council will encourage meanwhile/temporary use of retail, professional/financial service, café/restaurant, office, entertainment such as cinema, bingo, music halls, indoor recreation, or, outdoor recreation and pubs A-use, D2 and Sui-Generis main Town Centre use units/building/sites in the CAZ and Town Centres, where potential adverse impacts are prevented/mitigated. Temporary use must not preclude permanent occupation of units/buildings/sites, and the Council expect marketing exercises for permanent occupation for an appropriate use to continue throughout the temporary occupation (pending consistency with relevant policies).</p> <p>Meanwhile/temporary permissions sought for cultural or community uses should refer to the Plan's glossary definitions in Appendix 9.</p> <p>...</p> <p>4.140³⁷ To encourage meanwhile/temporary use of vacant retail, professional/financial service, café/restaurant, office, entertainment – such as cinema, bingo, music halls, indoor recreation, or, outdoor recreation, pub or hot food takeaway A-use, D2 and Sui-Generis units, the Council will explore the potential to implement a meanwhile/temporary Use Local Development Order (LDO) which permits temporary uses in specific locations, where certain conditions are met.</p>
SDMM51	157-160	Policy R10: Culture and the Night-time economy and supporting text	<p>A. New cultural uses must should be located in the CAZ or Town Centres, particularly in Cultural Quarters. Such uses must should :</p> <p>(i) complement existing uses in the surrounding area and mitigate/prevent any adverse impacts on the amenity and</p>

			<p>continued operation, of these uses, in line with the 'agent-of-change' principle;</p> <p>(ii) be accessible by a range of sustainable transport modes, including walking, cycling and public transport; and</p> <p>(iii) provide high quality buildings that are designed to be inclusive, accessible and flexible.</p> <p>B. Proposals involving the redevelopment, and re-provision of cultural uses, or intensification of existing cultural uses (except for public houses), or the provision of new cultural uses, including in locations outside of the CAZ and Town Centres will only be acceptable on sites within the CAZ or Town Centres, and must:</p> <p>(i) ensure that the function and role of the existing cultural use is not diminished or put at risk by any proposed changes, particularly where proposals involve development of other uses (including sensitive uses such as residential) as part of mixed use redevelopment;</p> <p>(ii) provide high quality buildings that are designed to be inclusive, accessible and flexible, and in the case of proposals for intensification, explore opportunities to improve design standards in existing buildings;</p> <p>(iii) be conditioned to ensure retention of the specific cultural use; and</p> <p>(iv) where there is a significant intensification of the cultural use, incorporate appropriate measures to limit effects of sound, vibration and other effects of the re-provided/intensified cultural use on existing and potential future land uses in the area, in line with the 'agent-of-change' principle.</p> <p>(v) where use is only intended to operate during evening/night-time hours, investigate potential for allowing daytime uses to activate the space, including on a meanwhile basis.</p>
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			<p>C. The loss and/or change of use of cultural facilities in the borough will be strongly resisted. Any proposals for the loss and/or change of use of such facilities must:</p> <ul style="list-style-type: none"> (i) demonstrate that the premises have been vacant for a continuous period of at least two years. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used for continued cultural use or other suitable cultural uses. Marketing should also be considered for or main town centre commercial uses consistent with the character and function of the area where relevant. Such evidence must meet the marketing and vacancy requirements set out in Appendix 1; (ii) ensure that the character of an area and/or any wider cultural function is not adversely impacted by the loss; and (iii) ensure that the proposed use is appropriate for the area, including through assessment against the agent-of-change policy DH5. <p>D. Proposals for new night-time economy uses (including redevelopment/intensification of existing night-time economy uses) will only be acceptable within the CAZ or in Town Centres. Where proposed, night-time economy uses must:</p> <ul style="list-style-type: none"> (i) complement existing uses in the surrounding area and mitigate/prevent any adverse impacts on the amenity and continued operation, of these uses, in line with the 'agent-of-change' principle; (ii) demonstrate that there would not be a significant adverse effect on amenity or function, particularly impacts on residential uses; (iii) promote access via sustainable modes of transport and avoid reliance on private vehicular transport, including private hire vehicles; and
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			<p>(iii) investigate potential for allowing daytime uses to activate the space, including on a meanwhile basis, where the use is only intended to operate during evening/night-time hours.</p> <p><i>Update supporting text as follows:</i></p> <p>4.143 A Cultural Quarter designation can reflects an aspiration to expand cultural provision in an area, or can cover area where there is already a broader level of cultural activity which must be retained and enhanced. Renewal and enhancement of heritage or otherwise distinct townscape can support the function and role of Cultural Quarters. Residential use is particularly sensitive to noise and other potential impacts of cultural uses, therefore new residential uses (both conventional and non-self-contained) within Cultural Quarters should seek to mitigate negative impacts on the Cultural Quarter in line with the agent of change principle. will generally only be permitted on sites allocated for residential development, where they accord with other relevant Local Plan policies. This strikes a balance between allowing the cultural role of the designated quarters to develop and prosper while providing targeted opportunities for new residential development to meet the borough's housing targets.</p> <p>4.144 Islington has designated three two Cultural Quarters:</p> <ul style="list-style-type: none"> • Angel Town Centre is designated as a Cultural Quarter to reflect its role as the principal cultural destination in Islington and the contribution that this confluence of cultural uses makes to the wider Islington and London economy. • Part of the area around Clerkenwell and Farringdon is designated as a Cultural Quarter to protect and promote the unique concentration of cultural uses and heritage assets in this area, and reflect the concentration of related creative industries.
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			<ul style="list-style-type: none"> Archway Town Centre is designated as a Cultural Quarter to encourage the increasing cultural offer in the centre, including a variety of creative enterprises and independent retailers. <p>...</p> <p>4.1479 Music venues in particular – including pubs which have a frequent live music offer-- highlight the potential dual economic and social role of a cultural use. They are frequented by people from all walks of life, which fosters inclusivity; and can contribute significantly to the local economy both in their own right and as a destination which encourages supporting activities. Across London, music venues are in decline due largely to development pressures and an increase in residential uses located in close proximity to existing venues. Falling within the definition of a cultural use and also part of the night-time economy, music venues usually F.2 D2 or Sui Generis use will be afforded strong protection in future. The Council supports development of new music venues where appropriate.</p> <p>4.14850 The daytime use (including meanwhile/temporary use) of cultural venues that operate solely or predominantly at night can greatly enhance the cultural offer and economy of Town Centres and the CAZ. This can increase employment and add to the vibrancy of an area. Retail, professional/financial services, cafes/restaurants, pubs, and offices A-class uses and office, research and development, light industrialB1 uses are considered particularly suitable uses in this context.</p> <p>...</p>
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			<p>4.150² The Council's strategic employment policy notes the importance of the 24-hour economy, which ensures that a variety of economic activities – both activities which drive and support economic growth – can take place across the borough to help achieve the Council's economic ambitions. The specific night-time economy plays an important role in realising these ambitions. There is crossover between night-time economy uses and cultural uses but the latter holds a wider definition. For the purposes of this policy, night-time economy uses generally fall within the café/restaurantA3, pub A4, hot food takeaway A5, entertainment and recreationD2 and further sui generis uses s-classes, although this is not considered exhaustive and could include other uses – for example some F.1D1 uses such as art galleries.</p>
SDMM52	161-162	Policy R11	<p>A. The Council will resist the redevelopment, demolition and Change of Use of any Public House which:</p> <ul style="list-style-type: none"> (i) has demonstrable community/social value and/or; (ii) contributes to the cultural fabric of the borough, including consideration of any historic/heritage features; and/or (iii) contributes to the economy of the borough, particularly the night-time economy. <p>B. Applications for the Change of Use, redevelopment and/or demolition of a Public House which meets any of the criterion in Part A must demonstrate that:</p> <ul style="list-style-type: none"> (i) the Public House has been vacant for a continuous period of at least two years. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no realistic prospect of the unit being used as a Public House in the foreseeable future. Such evidence must meet the marketing and vacancy requirements set out in Appendix 1;

			<p>(ii) the proposed alternative use will not detrimentally affect the character, vitality and viability of the area; or the amenity or future operation of land uses in the immediate area (including ongoing operation of the Public House where a partial change of use is proposed, e.g. on upper floors);</p> <p>(iii) appropriate, documented measures have been undertaken to improve the viable operation of the public house, which have proven unsuccessful;</p> <p>(iv) the condition of the pub is conducive to occupation; and</p> <p>(v) significant features of historic or character value are retained.</p> <p>C. Visitor accommodation which is proposed on any non-operational upper floors of a Public House, and which is clearly subservient to the Public House function, may be appropriate where:</p> <p>(i) any adverse impacts on the operation of the Public House, particularly relating to issues of security, are prevented through design;</p> <p>(ii) the visitor accommodation does not lead to any intensive additional delivery and servicing requirements;</p> <p>(iii) visitor accommodation achieves the highest possible inclusive design standards;</p> <p>(iv) proposals comply with design requirements set out policy R12 Part D; and</p> <p>(v) visitor accommodation is designed, leased and operated as a hotel for temporary occupation. Where necessary, conditions will be used to ensure that visitor accommodation is not permanently occupied.</p>
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Reference	Page	Section/ Paragraph/ Policy	Proposed change
SDMM53	167- 168	Policy G1: Green Infrastructure and supporting text	<p><i>Amend policy G1, Part E as follows:</i></p> <p>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 (excluding B2 general industry and B8 storage and distribution uses).</p> <p>...</p> <p><i>Amend paragraph 5.5 as follows:</i></p> <p>The London Plan includes an interim London wide UGF model to assist boroughs and developers in determining the appropriate provision of urban greening for new developments. Islington Council will use the London wide model in the determination of planning applications, but may in time develop a local model through further supplementary guidance. Consistent with the London Plan B2 general industry and B8 storage and</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			distribution uses will still be expected to set out what measures they have taken to achieve urban greening on-site and quantify what their UGF score is.
SDMM54	169-172	Policy G2: Protecting Open Space and supporting text	<p>A. — Development is not permitted on any public open space and significant private open spaces.</p> <p>A: All public open space identified on the Policies Map and significant private open spaces are protected from development. The exception to this is where development associated with the use of the canal is proposed, including changes to existing canal facilities. Relevant criteria are set out in policy SP2: King’s Cross and Pentonville Road and Bunhill and Clerkenwell AAP Policy BC4: City Road. Such development may be acceptable where it meets the relevant criteria in these policies and does not unacceptably impact the quality and function of the open space.</p> <p>B. Development within the immediate vicinity of public open space must not impact negatively on the amenity, ecological value and functionality of the space. All impacts must be prevented/mitigated through the design of the scheme.</p> <p>C. The Council will protect open space on housing estates. Where development is proposed on open spaces on housing estates, on-site re-provision of the same quantum of space of an improved quality is encouraged. Full loss of open space on housing estates will be resisted. Proposals which will lead to a net loss but which will re-provide a quantum of on-site open space which is both functional and useable may be acceptable where:</p> <p>(i) the lesser amount of space is of a higher quality;</p>

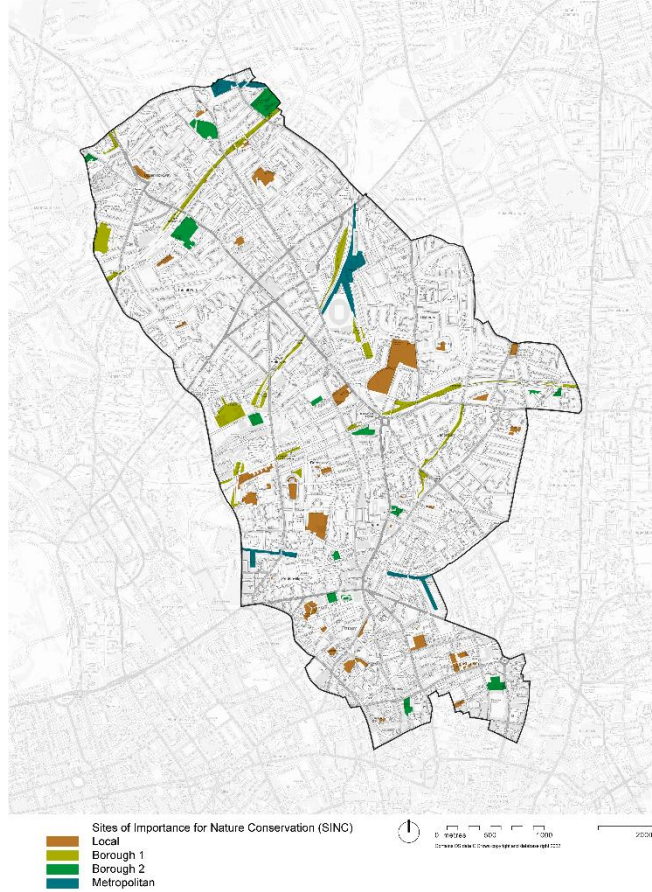
Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>(ii) multi-functional use of the space is encouraged, for example use as play space and/or climate change mitigation (as appropriate);</p> <p>(iii) permeability and connectivity within and between spaces is improved, ensuring that the space remains substantially undeveloped and open, and that accessibility to the general public is improved;</p> <p>(iv) rationalisation of estate car parking has been fully explored, in order to offset the loss of open space as far as possible and in accordance with the Council's car-free policy. Where the existing estate car parking has not been rationalised as part of the proposal, robust justification must be provided to explain why; and</p> <p>(v) improvements to alternative open space provision in the immediate area are investigated and secured, to offset the loss of open space as part of the proposal.</p> <p>D. Development of private open spaces will not be will be permitted where unless, individually or cumulatively:</p> <p>(i) the site makes a valuable contribution to the character and appearance of the surrounding area, including its open aspect;</p> <p>(ii) the site is of biodiversity value, including consideration of ecological connectivity in the wider area;</p> <p>(iii) the site is of social or community value, for example, areas that provide access to green space and nature;</p> <p>(iv) the site makes, or has the potential to make, a contribution to mitigating the impacts of climate change, including urban cooling and reducing flood risk; or</p> <p>(v) the development would have a harmful impact on the amenity of future or neighbouring occupiers through its future development.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p><i>Update supporting text as paragraphs 5.10, 5.13 and 5.14 as follows:</i></p> <p>5.10 The Council will protect all public open spaces, and significant including private open spaces not designated on the Policies Map where such spaces are identified during the plan period, for example during the assessment of a planning application. Designated public open spaces are identified on the Policies Map and listed in Appendix 7. For reference, Figure 5.1 also shows the location of these spaces: ...</p> <p>...</p> <p>Create new paragraph 5.13: 5.13 All significant private open spaces are protected from development under Policy G2 part A. These are larger scale open spaces (generally greater than 1000m²) which make a significant contribution to open space in the borough. Significant private open spaces include Charterhouse Square, the Honourable Artillery Company Grounds and a number of churchyards in the borough. These spaces are not identified on the Policies Map and further significant private open spaces may be identified due to their size or significance in Islington.</p> <p>5.13 5.14 Private open spaces, including private gardens, are an integral part of the boroughs green infrastructure. Private open spaces are protected under Policy G2 part D, unless they are significant private open spaces, which are protected under</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>Policy G2 Part A. It can include small private open spaces such as gardens and also larger private open spaces such as Charterhouse Square, the Honourable Artillery Company Grounds and a number of churchyards in the borough. Existing green roofs are considered to be private open spaces for the purposes of this policy. These undesignated open spaces are essential to the character and appearance of the borough and can also help improve amenity, air quality, drainage, cooling, biodiversity, ecological connectivity, and access to nature, as well as health and wellbeing (although a private open space may not perform all these functions). Their protection is particularly important in Islington due to the high density of development and open space deficiency.</p> <p><i>Subsequent paragraphs in section 5 to be renumbered one forward.</i></p>
SDMM55	174-176 and 179	Policy G4: Biodiversity, landscape design and trees, parts B and H and supporting text	<p><i>Amend policy text as follows:</i></p> <p>B. Development should protect Islington's Sites of Importance for Nature Conservation (SINCs) are. SINCs are areas designated for their importance for wildlife, biodiversity and access to nature and SINC boundaries are shown on the Policies Map. Planning permission will not be granted for any schemes which adversely affect designated SINCs of Metropolitan or Borough Grade 1 Importance. SINCs of Borough Grade 2 and Local Importance, and any other site of significant biodiversity value, will also be strongly protected.</p> <p>The level of protection will be commensurate with the status of a SINC and the contribution it makes to the wider ecological network (refer to paragraph 5.27). Where harm to a SINC is unavoidable, and where the benefits of the</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts:</p> <p>1) avoid damaging the significant ecological features of the site</p> <p>2) minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site</p> <p>3) deliver off-site compensation of better biodiversity value. Refer to paragraph 5.30 for further detail.</p> <p>...</p> <p>H. Any loss of or damage to trees or other significant planting, or adverse effects on their growing conditions or survival, will only be permitted where it is demonstrably unavoidable in order to meet other relevant Local Plan policy requirements (as agreed with the Council). In such circumstances, suitable high quality re-provision of equal value must be provided on-site. Where on-site re-provision is demonstrably not possible (as agreed with the Council), a financial contribution of the full cost of appropriate re-provision will be required. the developer must following the following hierarchy, with each step down justified by evidence and agreed with the Council:</p> <p>1. Replace tree provision on site,</p> <p>2. Replace tree provision directly adjacent to the site on land owned by the developer,</p> <p>3. Pay a financial contribution to the Council to provide appropriate re-provision</p> <p>...</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p><i>Update supporting text at paragraph 5.34 as follows:</i></p> <p>Development proposals involving the creation of new buildings, redevelopment of existing buildings or large extensions are required to submit a Landscape Design Strategy as part of the SDCS. Large extensions will generally be those of 100sqm and over, but could be smaller dependent on the site context. The level of detail provided in the SDCS must be proportionate to the scale of proposed development and allow the Council to fully assess the proposals against relevant planning policies. Further details regarding the Landscape Design Strategy are outlined in the Environmental Design SPD.</p>
SDMM56	177	Figure 5.2: Sites of Importance to Nature Conservation (SINC) designation	<p><i>Map to be updated to reflect amended boundary to the SINC at 351 Caledonian Road and show Skinner Street Open Space as SINC.</i></p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			 <p>Sites of Importance for Nature Conservation (SINC)</p> <ul style="list-style-type: none"> Local Borough 1 Borough 2 Metropolitan <p>0 100m 200m 300m 400m 500m</p> <p>© Crown Copyright and City of Merton 2022</p>
SDMM57	183	Policy G5: Green Roofs and vertical	<i>Amend text as follows:</i>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
		greening, supporting text, paragraphs 5.51 and 5.52	<p>5.51 Development proposals must prioritise biodiversity-based extensive green roofs in favour of intensive and semi-intensive green roofs, unless it can be demonstrated that an intensive or semi-intensive green roof will enhance the biodiversity, sustainable drainage and cooling functions of the green roof. Accessible intensive or semi-intensive green roofs with areas of amenity space will not be allowed unless it can be demonstrated this is necessary to meet other policy requirements, including those relating to the provision of private open space. Clear and convincing evidence must be provided to demonstrate that provision of alternative on-site amenity space is not possible in order to justify why an extensive roof cannot be installed.</p> <p>5.52 'Intensive' and 'semi-intensive' green roofs require higher levels of design and maintenance and can provide different degrees of accessible amenity space, such as rooftop gardens and food growing areas and require higher levels of design and maintenance. These types of roofs must be installed on a stronger structure in order to support the additional weight requirements of deeper soils or substrate and features such as paths. As a result, they can alsooften support a greater diversity of planting and richer ecology including shrubs and tree planting, in addition to wildflowers found on extensive green roofs. Intensive green roofs can provide very effective sustainable drainage as they can support the weight requirements of blue roof storage, which can also be used to irrigate the planting and trees.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change
SDMM58	188 – 189	Policy S1: Delivering Sustainable Design, supporting text, Paragraphs 6.9, 6.10, 6.11	<p><i>Amend text as follows:</i></p> <p>6.9 Islington’s existing heat networks have developed around gas engine combined heat and power (CHP) systems. However, the carbon savings from gas engine CHP are now declining as a result of National Grid electricity decarbonisation, and there is increasing evidence of adverse air quality impacts related to their use. Despite this, Islington’s gas CHP-powered heat networks are still considered to be an effective and low-carbon means of supplying heat when compared to other heat sources, particularly as heat networks offer opportunities to transition to zero-carbon heat sources faster than individual building approaches. In order to minimise negative impacts on air quality, CHP technologies used to develop heat networks will only be acceptable where they do not emit significant levels of Nitrogen Oxides (NOx).</p> <p>6.10 The expansion of Islington’s heat networks is a priority for the Council, particularly because heat networks offer opportunities to transition to zero carbon heat sources faster than individual building approaches. Proven low-carbon and Low-emission CHP technology using natural gas will only be allowed in exceptional cases where CHP is essential for the creation of a strategic heat networkwill continue to be used, where</p>

Reference	Page	Section/Paragraph/Policy	Proposed change
			<p>appropriate, to develop new networks in Islington, with planned future transition to cost-effective secondary sources, including low-grade waste heat. The Council is committed to transition to the use of secondary sources to power heat networks in the long term; however practical limitations relating to the use of these sources (such as government direction, available technology and funding requirements) mean that low-carbon natural gas CHP is the may be most an appropriate heat source to develop the borough's heat networks in the interim. The transition to heat networks powered by secondary sources will ultimately be driven by central government and the evolution of carbon reduction targets through updates to the Building Regulations.</p> <p>6.11 The energy mapping undertaken by Buro Happold suggests that there are a number of sources of low grade heat in the Borough, including London Underground ventilation, data centres and substations. Identifying and capturing such sources of low carbon heat will be key to moving beyond natural gas CHP in the future when heating systems will be required to specify a lower annual carbon content of heat, and natural gas CHP will no longer be a low carbon option.</p>
SDMM59	191	Policy S2: Sustainable Design and Construction Part D (iii) and new supporting text after paragraph 6.19	<p>Amend policy text as follows:</p> <p>D. Developments are required to support monitoring of the implementation of the Sustainable Design and Construction Statement, including through the Green Performance Plan</p>

Reference	Page	Section/Paragraph/Policy	Proposed change
			<p>(where relevant) and other submitted sustainable design details, by:</p> <ul style="list-style-type: none"> i) vii) allowing Council officers access to the development; ii) viii) submitting information to the Council when requested; and iii) ix) where necessary, through payment of a reasonable monitoring fee set by the Council. Where it is established that a fee is required payment will be secured through a legal agreement. <p><i>Add new paragraphs to supporting text as follows:</i></p> <p>6.20 As set out in Part D of this policy, developments are required to support monitoring of the implementation of the Sustainable Design and Construction Statement. Monitoring is expected to be carried out by the developer or building operator, primarily in relation to operational emissions through the submission of a Green Performance Plan (GPP). Monitoring of other elements of the SDCS, such as air quality, may also be required in order to ensure policy objectives are being achieved.</p> <p>6.21 In cases where an acceptable GPP cannot be agreed, or where effective performance monitoring of the SDCS cannot be carried out, the policy makes provision for the payment of a fee to enable the council to undertake additional monitoring responsibilities. The level of the fee will depend on</p>

Reference	Page	Section/Paragraph/Policy	Proposed change
			<p>the type and amount of monitoring required and will therefore need to be agreed on a case by case basis.</p> <p><i>* Remaining paragraph numbers in Chapter 6 will be updated accordingly following the addition of new paragraphs.</i></p>
SDMM60	202-208	Policy S5: Energy Infrastructure, Parts A, C and D and supporting text	<p><i>Amend policy text as follows:</i></p> <p>A. All major developments are required to have a communal low-temperature heating system. Heating systems must have a maximum annual carbon content of heat of less than 280 gCO₂/kWh, calculated using the carbon emissions factor for grid electricity from the most recently available Digest of UK Energy Statistics (DUKES) BEIS energy projections (UEPs) for the first 25 years of operation of the building. The heat source for the communal heating system must be selected in accordance with the following heating hierarchy:</p> <ol style="list-style-type: none"> 1. connect to local existing or planned heat networks (subject to parts F and G below) 2. use zero-emission or local secondary heat sources (in conjunction with heat pump, if required). 3. use low-emission CHP (only where there is a case for CHP to enable the delivery of an area-wide heat network). 4. use ultra-low NO_x gas boilers.

Reference	Page	Section/Paragraph/Policy	Proposed change
			<p>Add new Part C (remaining parts and references to them to be updated accordingly):</p> <p>C. Larger minor new-build developments should have a communal heating system where feasible and select the heat source for the system in accordance with the heating hierarchy in Part A of this policy.</p> <p>Amend Part D (formerly part C):</p> <p>C.D. Minor new-build residential developments with an individual heating system are required to prioritise low carbon heating systems. use ultra-low NOx gas boilers as the system heat source. The use of individual air source heat pumps (ASHPs) as the heat source for minor new-build residential developments is not acceptable unless the development is located in an area which is not connected to the gas network; or where the development will achieve minimal heat demands through Passivhaus standards or similar. The use of individual ASHPs may be appropriate for some minor new-build non-residential developments. Larger minor new-build developments should have a communal heating system where feasible and should be designed to connect to a current or planned heat network where Part F of this policy is applicable. Where network connection is not possible, a communal gas boiler or ASHP system may be appropriate.</p>

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			<p><i>Amend supporting text as follows and add new paragraphs 6.67, 6.69, 6.70, 6.78 and 6.84 (remaining paragraph numbers and references to them to be updated accordingly):</i></p> <p>6.60. The selection of heat sources for major developments and larger minor developments in line with the heating hierarchy will ensure that developments prioritise low and zero carbon heating options in order to contribute to the decarbonisation of heat, and therefore, the reduction of carbon emissions. The use of low and zero carbon heating options, particularly heat networks and secondary heat sources will also help to reduce fuel poverty and increase energy resilience. Examples of secondary heat sources include recovering waste heat from London Underground ventilation shafts, recovering energy from the cooling requirements of datacentres, and using canal water for heating. Waterways such as canals can be an important local energy resource that can be used for both heating and cooling.</p> <p>6.61. The use of existing or planned heat networks must be prioritised. Developments must connect to a heat network if they are located within the specified distance of an existing or future network in accordance with Parts GF and HG. Larger minor new-build developments are defined as developments involving five units or more, or 500sqm of floorspace or more. Such developments must have a communal heating system where feasible.</p>

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			<p>6.62. Where connection to a heat network is not possible (due to distance or feasibility), all developments must consider alternative low and zero carbon heat options in accordance with policy S5.</p> <p>6.63. The use of ASHPs may be suitable where it can be demonstrated that other heat network connections or other appropriate heating systems are not suitable. The appropriateness of using individual and communal Air Source Heat Pump (ASHP) systems will be considered by the council on a case-by-case basis and will depend on the heat loads associated with the development as ASHPs perform better where heat can be delivered using lower flow/return temperatures. , and as a result are less suitable in residential buildings which tend to have high heat demands or high hot water demands. There are also operational, control and fuel poverty issues linked to the use of individual air source heat pump systems, which mean that their use is often not suitable in residential developments. Where the use of an ASHP system is considered to be appropriate for use in a residential development, the council will prefer a communal system to an individual system. The use of individual or communal ASHPs may be acceptable in major and minor non-residential developments, depending on the heat loads involved.</p> <p>6.64. Where the use of ASHPs is considered appropriate, a high specification of fabric energy efficiency will be expected to ensure the system operates efficiently and to reduce peak electricity demand. Where feasible, it must be</p>

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			<p>demonstrated that an ASHP system provides one external point of connection enabling heat and hot water supply from a future heat network system. The appropriateness of individual and communal ASHPs will be considered by the council on a case-by-case basis. The use of ASHPs will continue to be reviewed as Building Regulation carbon factors are updated, and as domestic fossil fuel heating system are gradually phased out. Islington's Environmental Design SPD contains further information on the use of ASHPs.</p> <p>6.65. Development proposals incorporating variable refrigerant flow (VRF) heat pump systems will be treated in the same way as any other ASHP-based systems, and must also ensure they comply with the overheating and cooling requirements in Policy S6. VRF systems use a refrigerant as the cooling and heating medium and are generally specified to provide both cooling and heating.</p> <p>6.66. Proposals for the use of low-emission CHP systems to support area-wide heat networks will continue to be considered on a case by case basis and will only be acceptable where there is a strategic case for low-emission CHP systems to support the delivery of area-wide heat networks as part of the transition to the use of secondary sources to power heat networks in the long term. Low-emission CHP in this policy refers to those technologies which inherently emit very low levels of NOx.</p> <p>6.67. The use of use ultra-low NOx gas boilers as the heat source for the communal heating system of</p>

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			<p>major and larger minor developments will be considered by the council on a case-by-case basis and will only be acceptable where it can be demonstrated that heat network connection and zero-emission or local secondary heat sources are not feasible. Gas will only be considered as the heat source for communally heated developments as part of a hybrid system involving heat pumps. This may be particularly relevant in refurbishments where less can be achieved with the building fabric, and higher heating flow temperatures are therefore needed. The use of direct electric heating as the heat source for a communal heating system will only be acceptable in very exceptional circumstances and is unlikely to be suitable as part of a modern building design.</p> <p>6.68. 6.67 A key consideration when selecting heat sources that use natural gas is their impact on air quality due to the resulting NOx emissions, with Nitrogen Dioxide (NO2) in particular having a major impact on air pollution. This policy adopts an integrated approach to energy supply to ensure that the selection of heat sources will result in low or zero emissions of both carbon dioxide and NOx. In order to avoid further deterioration of existing poor air quality, all development proposals using CHP in Islington must provide evidence to demonstrate that emissions related to energy generation will be equivalent or lower than those of an ultra-low NOx gas boiler. CHP and ultra-low NOx gas boiler communal or heat network systems must be designed to ensure that they have no significant impact on local air quality.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change
			<p>6.69. The most appropriate low carbon heating systems for use in minor new-build developments with an individual heating system will be Air Source Heat Pumps (ASHPs). A high standard of fabric energy efficiency is particularly important where the use of an individual ASHP is proposed. The use of individual ASHPs as the heat source for minor new-build residential developments will only be acceptable where the development will achieve minimal heat demands. Passivhaus standards or similar are strongly encouraged. The council must be satisfied that operational, control and fuel poverty issues have been minimised. The use of smart energy systems and tariffs should be used to help reduce energy bills.</p> <p>6.70 The use of direct electric heating as the heat source for the individual heating system of a minor development will only be acceptable in exceptional circumstances where it can be demonstrated that an ASHP is not feasible. Due to the high running costs associated with direct electric heating, such systems will only be acceptable where the building has been designed to have a very high standard of fabric energy efficiency (Passivhaus standards or similar) and heat demand has been reduced to a very low level. The use of ultra-low NOx gas boilers as the heat source for the individual heating system of a minor development will only be acceptable in exceptional circumstances where it can be</p>

Reference	Page	Section/Paragraph/Policy	Proposed change
			<p>demonstrated that an ASHP or direct electric heating is not feasible.</p> <p>...</p> <p>6.73 6.71 In order to enable better informed decisions to be made when selecting heating systems, applicants are required to calculate the carbon content of heat using the carbon emissions factor for grid electricity from the most recently available DUKES which is published each year by the Department for Business, Energy and Industrial Strategy, BEIS energy projections (UEPs) for the first 25 years of operation of the building, in addition to Building Regulation Part L calculations. The use of more accurate emissions factors to calculate the carbon content of heat will contribute to the decarbonisation of heat and help the borough to meet future carbon reduction targets.</p> <p>...</p> <p>6.77 6.75 The Council will assess whether a development can reasonably connect to an existing heat network or can be designed to connect to a planned heat network based on a feasibility assessment, which must be submitted (as part of the SDCS) at the earliest possible stage of the planning process, ideally at pre-application stage. The feasibility assessment will assess the technical feasibility of a development's heat demand being supplied in part or wholly through connection to a heat network, and the</p>

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			<p>financial reasonableness of the proposed connection charges. The Council, or relevant Energy Service Company, will provide relevant information to inform the feasibility assessment, including an assessment of the approximate cost of connection.</p> <p>Feasibility assessments must consider a range of factors, including:</p> <ul style="list-style-type: none"> • the size and use class of the development, and the associated heat load and energy demands; • the capability of the network to supply part or all of the heat demand; • the location of the development and the distance to network pipes; • physical barriers e.g. roads and railways; • other developments in the vicinity that may also be required to connect to the network; and • an assessment of the financial implications of connection, using a Whole Life-cycle assessment Costing methodology. <p>6.78 The feasibility assessment will be carried out using a whole life-cycle assessment methodology, including maintenance requirements, to be outlined by the council. Assessing the feasibility of heat network connection using a whole life-cycle assessment methodology will capture a building's operational emissions from energy consumption as</p>

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			<p>well as its embodied emissions. This will enable the council to make a fair comparison between the whole life-cycle carbon emissions from developments connected to a heat networks and those using other heat source options. Further guidance on what will be expected as part of a whole-cycle assessment methodology will be provided in a revision of the Environmental Design SPD and/or Net Zero Carbon SPD.</p> <p>6.79 6.76 Where connection of a development to an existing or future planned heat network is required in accordance with parts GF and HG of this policy, and is deemed to be feasible, developers are required to commit to connection prior to occupation via a Section 106 agreement for major developments, and a Unilateral Undertaking for minor developments. The legal agreement will include provision for a reasonable financial contribution to the Council to enable connection and the submission of an updated energy strategy prior to implementation. Major developments located within 500 metres of a planned future heat network are required to be designed to be able to connect to that network in the future, in accordance with Part HG of this policy. Within the legal agreement, a cut-off point will be defined in accordance with Part G of this policy, which will be the latest point at which a decision can be made in relation to connection to a planned network. If at this time it is not possible to agree connection to a network due to the network being unlikely to be incomplete within the 3 years after the grant of</p>

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			<p>planning permission, the alternative energy strategy will be enacted.</p> <p>6.80 6.77 Each of Islington's planned future heat networks is included on Islington's CIL Regulation 123 Infrastructure List (CIL 123 List) as infrastructure that may be funded by CIL. The CIL funding is intended to increase the size of the overall network to bring more sites within a reasonable connection distance. Developments required to be designed to connect to an existing or future heat network in line with Parts F and G of this policy must contribute to the cost of connection via a legal agreement. The This financial contribution towards specifically relates to the cost of connection of a site to a heat network. secured via a legal agreement It is not covered by CIL and is a separate cost to the funding required for the development of heat network infrastructure. The CIL 123 List excludes works that will be funded through Section 106 obligations in accordance with the tests set out in Regulation 122 of the CIL Regulations 2010 (as amended)</p> <p>...</p> <p><i>* Remaining paragraph numbers in Chapter 6 will be updated accordingly following the addition of new paragraphs.</i></p>
SDMM61	211	Policy S7: Improving Air Quality Parts D and F and	<i>Amend policy text as follows:</i>

Reference	Page	Section/Paragraph/Policy	Proposed change
		supporting text 6.92 and new paragraph 6.102	<p>D. Developments in excess of 150 200 net additional residential units or 10,000sqm net additional gross external floorspace must be Air Quality Positive and implement measures on-site to actively reduce air pollution as far as possible.</p> <p>...</p> <p>F. Where it can be demonstrated that on-site measures are impractical or inappropriate, off-site measures to improve local air quality may be acceptable, provided that at least equivalent air quality benefits can be demonstrated. Where off-site measures cannot be provided to a sufficient standard, a financial off-setting contribution secured through a legal agreement may also be acceptable.</p> <p><i>Amend supporting text as follows:</i></p> <p>6.92 It may not always be possible in practice for developments to minimise impacts sufficiently using on-site measures alone. Where a development can provide evidence to demonstrate that on-site measures are impractical or inappropriate, for example due to a particularly constrained site or the limited scope of the development works, off-site measures to improve local air quality may be acceptable. It must be demonstrated that off-site measures will provide at least equivalent air quality benefits to those required on-site. In cases where off-site measures cannot be provided to a sufficient standard, a financial off-setting contribution secured through a Section</p>

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			<p>S106 agreement may also be acceptable. The level of the contribution will be considered by the council on a case-by-case basis and will be based on the air quality benefits that would have been required on-site.</p> <p>...</p> <p>6.102 New development in the vicinity of canals can lead to the overshadowing of solar panels on canal boats, leading to the use of energy generators which have adverse impacts on air quality. Where a proposed development is likely to cause detrimental overshadowing of solar panels, including those on canal boats, the council will expect the development design to be modified where possible, in line with Policy PLAN1, supporting text paragraph 1.67.</p> <p><i>Remaining paragraph numbers in Chapter 6 will be updated accordingly following the addition of new paragraphs.</i></p>
SDMM62	214 and 222	Policy S8: Flood Risk Management Part D and supporting text paragraph 6.118	<p><i>Amend policy text as follows:</i></p> <p>D. As part of the site-specific FRA, development proposals must:</p> <p>(i) carry out a Sequential Test in order to ensure that the vulnerability classification of the proposed development is appropriate to the level of flood risk; and</p>

Reference	Page	Section/Paragraph/Policy	Proposed change
			<p>ii) carry out an Exception Test (parts a and b) to ensure the proposed development will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall; and</p> <p>(ii) (iii) demonstrate a sequential approach to development layout within the development site, in order to ensure that the most vulnerable elements or land uses within a development are located in the lowest risk parts of the site.</p> <p>E. The site-specific FRA must demonstrate how flood risk will be managed and mitigated to ensure the development is safe from flooding and the impacts of climate change for its lifetime. This must include assessment of appropriate flood proof design and construction methods, and SUDS.</p> <p><i>Amend supporting text as follows:</i></p> <p>6.118. The constrained nature of the borough and development pressure mean that it is unlikely that there will be alternative locations where developments could be located. As a result, vulnerable development types will likely be permissible in areas of medium or high surface water flood risk (based on the Environment Agency's RoFSW mapping) on the condition that they achieve the drainage requirements set out in Policy S9; incorporate sufficient flood resilient/resistant measures where required; and apply the sequential approach to development layout.</p>

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			<p>This means that in the majority of cases Part (a) of the Exception Test will not be required as it can be demonstrated that met when any potential flood risk will be outweighed by other sustainability factors; and the fact. A site specific flood risk assessment can help determine whether part (b) of the Exceptions Test can be met. Part (b) of the Exceptions Test will be met when it can be demonstrated that the development will be safe during its lifetime, considering climate change, without increasing flood risk elsewhere and where possible reduce flood risk overall. This can be achieved through the use of mitigation and adaptation measures.</p>
SDMM63	217-219 and 222	Policy S8: Flood Risk Management supporting text paragraph 6.110, Table 6.4 (including footnote 39) and paragraph 6.116	<p>6.110 The flood risk vulnerability classifications for different development uses referred to in Part A of this policy are defined in Annex 3 of the NPPF national PPG and repeated in Table 6.4 below. Where a new development is classified as 'More Vulnerable' or 'Highly Vulnerable', or where a change of use will result in an increase in the vulnerability classification, the FRA must demonstrate how the flood risks to the development will be managed so that it remains safe through its lifetime, including provision of safe access and egress.</p> <p>Table 6.4: Flood Risk Vulnerability Classification:</p> <p>ESSENTIAL INFRASTRUCTURE</p> <ul style="list-style-type: none"> Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.

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			<ul style="list-style-type: none"> Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. Wind turbines. Solar farms <p>HIGHLY VULNERABLE</p> <ul style="list-style-type: none"> Police stations; and ambulance stations; and fire stations and command centres; and telecommunications installations required to be operational during flooding. Emergency dispersal points. Basement dwellings. Caravans, mobile homes and park homes intended for permanent residential use. Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood

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			<p>risk areas, in these instances the facilities should be classified as “essential infrastructure”).</p> <p>MORE VULNERABLE</p> <ul style="list-style-type: none"> • Hospitals. • Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. • Non-residential uses for health services, nurseries and educational establishments. • Landfill* and sites used for waste management facilities for hazardous waste. • Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan. <p>LESS VULNERABLE</p> <ul style="list-style-type: none"> • Police, ambulance and fire stations which are not required to be operational during flooding. • Buildings used for shops; financial, professional and other services; restaurants, and cafes and hot food takeaways, offices; general industry, storage and distribution; non-residential institutions not included in the “more vulnerable” class and assembly and leisure. • Land and buildings used for agriculture and forestry.

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			<ul style="list-style-type: none"> Waste treatment (except landfill* and hazardous waste facilities). Minerals working and processing (except for sand and gravel working). Water treatment works which do not need to remain operational during times of flood. Sewage treatment works, (if adequate measures to control pollution and manage sewage during flooding events are in place). Car parks. <p>WATER-COMPATIBLE DEVELOPMENT</p> <ul style="list-style-type: none"> Flood control infrastructure. Water transmission infrastructure and pumping stations. Sewage transmission infrastructure and pumping stations. Sand and gravel working. Docks, marinas and wharves. Navigation facilities. MOD-defenceMinistry of Defence installations. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation (excluding sleeping accommodation). Lifeguard and coastguard stations.

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			<ul style="list-style-type: none"> • Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. • Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan. <p>* Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010</p> <p>Footnote 39:</p> <p>Available from: https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification National Planning Policy Framework (publishing.service.gov.uk)</p> <p>...</p> <p>6.116 The NPPF requires all plans to apply a sequential, risk-based approach to the location of development, taking into account all sources of flood risk and the current and future impacts of climate change so as to avoid, where possible, flood risk to people and property. The sequential approach must be used in areas known to be at risk now or in the future from any form of flooding. The aim of the sequential test is to steer new development away from areas at risk of flooding to areas with the lowest risk of</p>

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			flooding from any source , and to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. As a result, the application of the sequential test will help to ensure that development can be delivered safely and sustainably, avoiding proposals that are inappropriate on flood risk grounds.
SDMM64	224-226 and 229	Policy S9: Integrated Water Management and Sustainable Drainage, Parts, C, G, O and supporting text paragraph 6.147	<p><i>Amend policy text as follows:</i></p> <p>C. Development proposals for impermeable paving will be resisted, including on small surfaces such as front gardens and driveways, unless they can demonstrate that the level of run-off will not exacerbate flood risk in the area, eitherboth direct and cumulative risk.</p> <p>...</p> <p>G. Major developments involving works to an existing building are encouraged toshould reduce run-off rates for the site as a whole, rather than focusing solely on new buildings.</p> <p>...</p> <p>O. The development of land affected by contamination must not create unacceptable risks to human health and the wider environment, including local water resources. Assessment and adequate treatmentremediation of any</p>

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			<p>contaminated land must be carried out before any development commences on site.</p> <p><i>Amend supporting text as follows:</i></p> <p>6.147. Full Preliminary details of the proposed decontamination will be required as part of any planning application before it is considered.</p>

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SDMM65	233	Policy T1: Enhancing the public realm and sustainable transport, Parts B and D and supporting text	<p><i>Amend Parts B and D as follows:</i></p> <p>B. The design of developments, including building design and internal layout, site layout, public realm and the provision of transport infrastructure, must prioritise practical, safe and convenient access and use by sustainable transport modes, namely walking, cycling and public transport and must include accessible parking provision. Private vehicle use, other than that required by Blue Badge Holders, will be restricted in Islington as far as possible, as it is not sustainable and is a key cause of emissions and congestion.</p> <p>...</p> <p>D. All new development will be car-free, which will contribute to the strategic aim for a modal shift to sustainable transport modes. Private motor vehicles, including electric vehicles, and motorcycles and taxis, will not be accommodated as part of new development in the borough and are not a priority form of transport.</p> <p><i>Add the following paragraph after 7.1 and renumber following paragraphs accordingly:</i></p> <p>The Islington Transport Strategy was adopted on 26 November 2020. It sets the Council's vision for a fairer, healthier, safer, greener transport environment in the borough by 2041. Its overarching themes are the delivery of People Friendly Streets, Vision Zero and a borough wide programme of Low Traffic Neighbourhoods. The Low traffic</p>

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			neighbourhoods are a long term initiative that restrict through traffic to create more space for people walking and cycling on local streets. Through traffic is traffic that is simply taking a short cut through a local area but has no origin or destination within that area.
SDMM66	235 and 237- 238	Policy T2: Sustainable Transport Choices, part A and supporting text former 7.11 (now 7.12), 7.15 (now 7.16) and 7.17 (now 7.18)	<p><i>Amend Part A as follows:</i></p> <p>A. Development proposals must demonstrate that negative impacts on the safe and efficient operation of existing and planned improvements of sustainable transport infrastructure –e.g. the public realm, cycle lanes (including the Tfl Strategic Cycle network or lanes feeding into this network), bus routes/stops -are mitigated/prevented</p> <p><i>Amend text as follows:</i></p> <p>7.117.12 The Local Plan promotes sustainable transport choices in order to mitigate the impact of developments on the environment, improve air quality, reduce health impacts, respond to congestion affecting roads and public transport, and promote healthier lifestyles. Walking is a priority mode of transport; development proposals must be designed from the outset to facilitate walking to and from the development, in line with the Council’s Inclusive Landscape Design and Streetbook SPDs, as well as the <u>Mayor’s Transport Strategy and Tfl’s Healthy Streets Indicators.</u></p> <p>...</p> <p>7.157.16 The Council supports cycling infrastructure improvements that adhere to guiding principles and achieve the good design outcomes set out in the <u>London Cycling Design Standards</u>. TfL’s Strategic Cycling Analysis 2017 identified</p>

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			<p>Kentish Town to Wood Green via Archway going up Junction Road, and Camden Town to Tottenham Hale via Nag's Head on Seven Sisters Road as two of their top priority cycling connection routes with the greatest potential to serve people who currently cycle, and to enable more people to cycle in the borough. In January 2018, the Mayor of London announced the development of the Camden to Tottenham Hale cycle route. Islington will continue to collaborate with TfL to design and deliver this new route, and to progress the Kentish Town to Wood Green route. New developments must not preclude the delivery of cycle infrastructure improvements, particularly along corridors identified as part of TfL's Strategic Cycle Network or which have the potential to feed this network.</p> <p>..</p> <p>7.177.18 The lack of secure and accessible cycle parking is commonly recognised as one of the main barriers to cycling. Cycle parking – including accessible cycle parking spaces for mobility bicycles and tricycles, for cyclists with disabilities, as well cycles for parents with children - must be provided as part of development proposals, including, but not limited to, uses within the E(a) and F2(a) A1 (shops), E(c) A2 (financial and professional services), E(b) A3 (restaurants and cafés), E(c) B1 (offices), D1 (non-residential institutions), D2 F2(b) and E(d) (assembly and leisure) and Sui Generis Use Classes. Cycle parking provision (including accessible parking and visitor parking) must be provided in line with Appendix 4.</p>
SDMM67	238-239 and 241	Policy T3: Car-free development, Parts B, C, F and G and	<p><i>Amend Parts B, C, F and G as follows:</i></p> <p>B. Vehicle parking or waiting for essential drop-off and accessible parking will not be permitted for new homes, except for essential drop-off and accessible parking. This does not includes applications for vehicle parking within a site, the</p>

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		supporting text at paragraph 7.27 (now 7.28)	<p>planning unit and/or within the curtilage of existing residential properties, including any undercroft or basement parking. Unless exceptional circumstances can be demonstrated, no parking permits will be issued to occupiers of these new homes.</p> <p>C. Parking will only be allowed for non-residential developments where this is essential for operational requirements and therefore integral to the nature of the business or service (e.g. Use Class B8 storage and distribution uses). In such cases, parking will only be permitted where an essential need has been demonstrated to the satisfaction of the Council and where the provision of parking would not conflict with other Council policies. Normal staff parking will not be considered essential and will not be permitted.</p> <p>...</p> <p>F. Planning applications for uses that require coach parking ancillary to another use will not only be permitted where the coach parking would not give rise to adverse impacts on road safety and congestion. Coach parking must be provided on-site, unless the applicant can identify an alternative location which satisfies the Council in terms of road safety and congestion and other relevant planning matters. Such locations must not be directly outside the main entrance of developments and must not be at the expense of space provided to facilitate other sustainable modes of transport including buses.</p> <p>...</p> <p>G. Accessible parking spaces must be provided based on 10% of the total residential units/bedspaces proposed (for residential proposals); or one accessible parking space per 33 employees (for employment development). For other uses, the number of accessible spaces must be proportionate to the number of building</p>

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			<p>users. Spaces will only be made available for Blue Badge holders who live or work in the development linked to the parking space. The Council will require accessible parking spaces to be located on-street and identified on plan. The cost of provision of parking spaces will be secured by a Section 106 legal agreement to enable the Council to install the accessible parking spaces as and when demand materialises from Blue Badge occupiers/employees. Spaces will generally not be required to be physically provided where this demand has not materialised. Where it is not possible to deliver designated spaces on street, for example due to insufficient space or issues with amending Traffic Management Orders, a financial contribution should be made towards investment in other accessible or sustainable transport initiatives where appropriate.</p> <p><i>Amend supporting text at paragraph 7.27 as follows:</i></p> <p>7.27 7.28 In conjunction with the Council's Highways team, the developer must identify suitable locations for accessible bays (which must be within 75m of the entrance(s) of the proposed development) and pay for the conversion of suitable bays. The amount payable will be determined based on a standard cost of conversion. Where it is not possible to deliver designated spaces on street, for example due to insufficient space or issues with amending Traffic Management Orders, a financial contribution should be made towards investment in other accessible or sustainable transport initiatives where appropriate, for An example of contributions where it is not possible to deliver designated spaces on the street would be to fund a Taxi card scheme for transport users with mobility and/or sight impairments. Further information is set out in the Planning Obligations (Section 106) SPD.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
SDMM68	245	Policy T5: Delivery, servicing and construction, part A	<p><i>Amend text as follows:</i></p> <p>A. Delivery and Servicing Plans will be required for developments that may impact on the operation of the public highway, private roads, the public realm and/or the amenity of residents and businesses, by virtue of likely vehicle movements. These plans must demonstrate how safe, clean and efficient deliveries and servicing has been facilitated and any potential impacts will be mitigated and Delivery and Servicing Plans will be required to assess the ongoing freight impact of the development and minimise and mitigate the impacts of this on the transport system.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
SDMM69	248-249	Policy DH1: Fostering Innovation and conserving and enhancing the historic environment, part C and supporting text at paragraph 8.5	<p>C. Development should protect or enhance the London View Management Framework views and Local Views (identified on the Policies Map).</p> <p>C.D. Development should protect or enhance the settings of Local Landmarks (identified on the Policies Map). All views—the Mayor’s strategic views, local views and views of local landmarks—must be protected and enhanced.</p> <p>D.E. The Council will conserve or enhance Islington’s heritage assets – both designated and non-designated - and their settings in a manner appropriate to their significance, including listed buildings, conservation areas, scheduled monuments, Archaeological Priority Areas, historic green spaces, locally listed buildings and locally significant shopfronts.</p> <p>E.F. Site potential for development and site density levels must be fully optimised, in order to make the best use of the scarce land resource in the borough. High density does not automatically mean buildings need to be tall. The design of development must create a human scale and massing.</p> <p>F.G. Tall buildings can help make best use of land by optimising the amount of development on a site, but they can also have significant adverse impacts due to their scale, massing and various associated impacts. Tall building locations must be carefully managed and restricted to specific sites where their impacts can be managed through appropriate design.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>G.H. Basement development can contribute to accommodating needs, for instance growing families, but they can also have significant adverse impacts. Any development involving basements will be strictly controlled.</p> <p>H.I. The agent-of-change principle ensures that the individual/organisation proposing change is responsible for ensuring that existing uses in the area are not adversely impacted, including through noise and vibration impacts. This principle will apply to all development proposals in the borough, and can include consideration of a wide range of planning issues, including compatibility of land uses and design.</p> <p><i>Remove the following supporting text:</i></p> <p>8.5 In order to successfully deliver new development which fosters innovation and enhances the historic environment, development proposals must, inter alia:</p> <ul style="list-style-type: none"> <input type="checkbox"/> be high quality and contextual, reflecting the valued aspects of local character, while allowing considered, appropriate increases in density and height (in line with policy DH2); <input type="checkbox"/> reinforce, and where possible positively contribute to, Islington's local character and distinctiveness. Applicants must work positively and proactively with all relevant stakeholders to understand the potential scope for maximising the potential positive contribution, including benefits from an improved public realm; and <input type="checkbox"/> preserve or enhance the borough's heritage assets in a manner appropriate to their significance.

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<i>Following paragraphs renumbered accordingly</i>
SDMM70	251- 252 and 258- 260	Policy DH2: Heritage Assets, Parts B and J and supporting text	<p><i>Amend text as follows:</i></p> <p>B. Development within conservation areas and their settings – including alterations to existing buildings and new development - must conserve and or enhance the significance of the area, and must be of a high quality contextual design. Proposals that harm the significance of a conservation area must provide clear and convincing justification for the harm; where proposals will cause substantial harm to the significance of a conservation area, they will be strongly resisted.</p> <p>...</p> <p>J. There are a number of strategic views, local views and views of local landmarks within and across Islington. These give important views toward St. Paul’s Cathedral, while some offer a unique panoramic view of Islington and other parts of London or a view of St. Paul’s or a local landmark as part of the broader townscape (particularly street level views). Development must protect or enhance the London View Management Framework views and Local Views. All views—strategic, local and local landmarks—must be protected and enhanced. Proposals involving the redevelopment of buildings that currently adversely impact a protected view must take all reasonable steps to enhance the view and remove any existing infringement on the view. Development proposals must provide appropriate supporting material – including 3D modelling - to verify the visual impact of proposed development on protected views.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>...</p> <p>New part K: Local Landmarks K. Development in the vicinity of a Local Landmark should protect or enhance their settings. Heritage assessments for development affecting Local Landmarks should identify impacts on the building's role within the townscape.</p> <p><i>Update supporting text as follows:</i></p> <p>8.34 There are two scheduled monuments in the borough — St. John's Gate and the Nunnery of St. Mary de Fonte. These are identified on the Policies Map. 8.33 There is one scheduled monument in the borough – the Benedictine nunnery of St Mary, Clerkenwell, which is identified on the Policies Map.</p> <p>8.35 8.34 All planning applications likely to affect important archaeological remains are required to include an Archaeological Assessment and may require trial excavations to establish the significance and vulnerability of surviving remains. Historic England recommend pre-application consultation with the Greater London Archaeological Advisory Service (Historic England) for all development sites over 0.5 hectares and for smaller development sites in Archaeological Priority Areas*.</p> <p>...</p> <p>8.37 8.36 Protected views policies are intended to operate over the long term, to preserve and enhance important public views now and for generations to come. The</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>long term nature of the policies enables the policy to seek to enhance these public views where they have been adversely impacted by buildings. Over time when redevelopment of a building that has an adverse impact on a view (e.g. if blocks part of the view) occurs, the policy aim is for the new development to enhance the view and not to continue to adversely impact on the view. Islington is home to protected views comprising London View Management Framework views and Local Views a number of protected views and landmarks including strategic views protected by the London Plan and a number of locally protected views. These are shown on the Policies Map and on Figure 8.2 below:</p> <p>8.42 Islington benefits from having many fine buildings, some of which are local landmarks providing a focus of interesting views and skylines. These buildings are key elements within Islington's townscape and help create its local distinctiveness. A number of these landmarks are listed below, although this is not necessarily a comprehensive list and further landmarks could be identified during the decision-making process and/or through further guidance. Each landmark may feature within a number of important views from different locations. The impact of development on these various views needs to be considered when development is proposed in the vicinity of a landmark.</p> <p>8.41 Islington's 18 Local Landmarks are fine historic buildings which have been protected for their contribution to local character and identity, wayfinding, and the historic environment. These buildings are key elements within Islington's townscape and help create its local distinctiveness. All Local Landmarks are listed buildings. Local Landmarks protected by this policy are set out below. As Local Landmarks are listed buildings development affecting them will require a heritage assessment in accordance with Policy DH2, part A. Heritage assessments for development affecting Local Landmarks should identify key impacts on the townscape which could include consideration of views from different locations.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>Add footnote:</p> <p>*Refer to GLAAS consultation guidelines at https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/</p>
SDMM71	262-263 and 266-267	Policy DH3: Building Heights and supporting text	<p><u>Tall buildings</u></p> <p>A. Buildings of more than 30 metres, or those that are more than twice the contextual reference height of surrounding context (whichever is the lesser) will beare considered to be tall buildings.</p> <p>B. Buildings of more than 30 metres are only acceptable in-principle:</p> <p>(i) on sites allocated in the Local Plan where the allocation makes specific reference to suitability for heights of 30 metres or more; and/or</p> <p>(ii) within specific sites identified in a Spatial Strategy area.</p> <p>C. Each relevant allocation and/or Spatial Strategy area policy identifies the maximum permissible heights (in metres) suitable on the respective sites/locations. Any buildings proposed on these sites which exceed the identified maximum heights will be refused.On sites identified as potentially suitable for tall buildings under this policy, development must not exceed the maximum building heights for that specific tall building location, as set out in the site allocation and in Table 8.1, below.</p> <p>C.D. D. Proposals for buildings of more than 30 metres are only acceptable where they fully satisfy the criteria identified in Part E.</p> <p>D. Proposals for buildings which are more than twice the contextual reference height of surrounding buildings, but less than 30 metres, must fully satisfy criteria identified in Part F.</p> <p>E. Buildings that do not meet the criteria in Part A but which are still considered prominent in their surrounding context must respond appropriately to local contextual building heights, the character of the area and other relevant policies, and may be subject to Part F of this policy.</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>F.E. All proposals for tall buildings must mitigate the individual and cumulative visual, functional and environmental impacts on the surrounding and wider context, and fully satisfy all the following criteria:</p> <p>Tall buildings must be high quality in accordance with policy PLAN1. The designs of tall buildings must consider the individual and cumulative visual, functional, and environmental impacts, avoid negative impacts through good design, and mitigate any remaining negative impacts as far as possible. The following criteria must be fully satisfied:</p> <p>Visual Impact</p> <ul style="list-style-type: none"> (i) Protect the legibility and identity of the area by creating a positive landmark within the townscape and creating a strong sense of place; (ii) Protect and or enhance strategic and local views, and views to local landmarks; (iii) Conserve and seek to enhance the significance of designated and non-designated heritage assets and their settings, relative to their respective significance (including in neighbouring boroughs where impacted); (iv) Be proportionate and compatible to their surroundings and the character of the area; (v) Promote exceptional design, through high quality design details and material, positively contribute to the skyline and to the immediate locality, and having regard to any site-specific design principles set out in the relevant site allocations and/or Spatial Strategy area policy, and other relevant design policies (vi) Provide an appropriate transition from the taller section of a building to the lower volume relating to the streetscape and surrounding context and ensuring a human scale street level experience; <p>(vi) Protect or enhance the settings of local landmarks.</p> <p>Functional Impact</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>(vii) Not prejudice the ongoing functionality, amenity, or operation and/or development potential of sites in the local area including in neighbouring boroughs; and/or the development potential of sites in the local area, taking into account the individual impact of the proposal and cumulative impacts of existing and permitted development in the area (all development not just tall buildings);</p> <p>(viii) Ensure that impacts on the levels of daylight and sunlight – both into and between proposed buildings and for adjoining land or properties – are fully assessed and found to be acceptable; and that unacceptable overshadowing is prevented;</p> <p>(ix) Demonstrate how the building will operate and function to provide good levels of amenity for all building users, through provision of a detailed building management plan which details how the proposed building will operate in various circumstances, including emergency procedures. Plans must include information on peak time ingress and egress and the interaction with local and strategic infrastructure; delivery and servicing; vertical transportation; waste arrangements; emergency escape routes and other relevant building services;</p> <p>Environmental impact</p> <p>(x) Promote exceptional sustainable design standards;</p> <p>(xi) Demonstrate that development does not adversely impact, either individually or cumulatively, on the microclimate of the surrounding area, including the proposal site and any public space in close proximity to the site. This may require submission of detailed assessments and/or modelling work; and</p> <p>(xii) Demonstrate that development does not have any adverse individual or cumulative impacts on biodiversity, including watercourses and water bodies and their hydrology.</p> <p>Building heights F: Buildings that do not meet the tall building criteria in Part A but which are still considered prominent in their surrounding context, for example twice the contextual reference height, must respond appropriately to local</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>contextual building heights and be compatible to their surroundings and the character of the area consistent with other relevant policies.</p> <p><i>Update supporting text as follows:</i></p> <p>8.45 8.44 Islington has relatively little available land for development – given the size and built-up nature of the borough - but faces intense pressure for development, particularly for residential and office uses. There are significant opportunities to optimise development while providing a form of development at a human scale which is responsive to the surrounding contextual heights across much of the borough.</p> <p>8.46 8.45 Tall buildings are substantially taller than their neighbours and can significantly change the skyline; they are often seen as an option to optimise development potential on a site. However, due to their scale and visibility, they can have a significant impact on a place, and as such must be subject to detailed scrutiny. They are not uniformly appropriate across the borough.</p> <p>8.47 8.46 For the purposes of this policy, tall buildings are split into two classifications:-</p> <ul style="list-style-type: none"> • Buildings of more than 30 metres in height; or • 8.46 Buildings which are more than twice the contextual reference height of surrounding buildings. <p>8.48 8.46 Buildings of more than 30 metres in height may be suitable:</p> <ul style="list-style-type: none"> • On sites allocated in the Local Plan where the allocation makes specific reference to suitability for heights of 30 metres or more; and/or • Within specific sites identified in relevant Spatial Strategy policies.

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>8.498.47 These sites have been informed by a detailed local urban design assessment which took into account a variety of considerations including public transport accessibility, topography, conservation areas, listed buildings, protected vistas and strategic views, to sieve out areas unsuitable for buildings of more than 30 metres in height.</p> <p>8.508.48 Figure 8.3 shows all locations which are suitable, in-principle, for buildings of more than 30 metres.</p> <p>Footnotes:</p> <p>57 For both classifications, height should be measured to the tallest point of the building including any structures on the roof, e.g. telecommunications equipment, lift overruns, plant machinery.</p> <p>58 For avoidance of doubt, a building which is less than 30m but more than twice the contextual reference height of surrounding buildings would be classed as a tall building.</p> <p>8.51 8.49 Maximum permissible heights for each location, as well as some site specific design principles, including guidance on siting of height within the context of the site/area boundary (where relevant), are set out in the relevant site allocation and/or Spatial Strategy policy . They are repeated in Table 8.1 below, for reference:</p> <p>8.52 8.50 Proposals that do not meet the definition of tall buildings under this policy must still be of an appropriate scale for their context, and will be assessed against all relevant policies including PLAN1, DH1, DH2, and DH3 part E. Proposals will be considered in relation to their impacts and should not undermine the quality of existing development and streetscape. Part E of DH3 is important in this regard to ensure such proposals are</p>

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			<p>considered in and appropriately respond to their context to create a human scale and massing consistent with DH1. Buildings that are below the 30m threshold and less than twice of the height of the surrounding context but which can still be considered prominent may be classed as tall buildings and, as a result, they may be subject to Part F of policy DH3 dependent on site specific circumstances.</p> <p>8.53 8.51 Where policy DH3 Parts D and E refers to the surrounding context height, this is not informed solely by the highest existing height in the surrounding built environment. Surrounding context height will be determined on a case-by-case basis which includes consideration of the broad surrounding heights evident in an area.</p> <p><i>Further paragraphs renumbered accordingly.</i></p>
SDMM72	272	Policy DH5: Agent-of- change, noise and vibration Part D	<p>D. All development proposals which have the potential to cause or exacerbate unacceptable noise and vibration impacts on land uses and occupiers in the locality must fully assess such impacts, with reference to relevant noise thresholds set out in Appendix 2. All proposals must:</p> <ul style="list-style-type: none"> (i) in the first instance, aim to prevent noise and vibration impacts occurring by siting uses which could cause or exacerbate impacts away from potentially affected uses; or, vice versa, siting sensitive uses away from uses which could cause noise and vibration impacts. An Acoustic Design Statement, in line with Appendix 2, must be provided to demonstrate satisfactory solutions; or (ii) where this is not possible, provide a detailed assessment of noise and vibration impacts in line with Appendix 2. Where noise and/or vibration impacts are identified suitable mitigation measures must be put in place to

Reference	Page	Section/ Paragraph/ Policy	Proposed change
			reduce these impacts, through the proposed layout (including the interaction of non-residential and residential uses in mixed use developments), design and materials. If Impacts will need to be suitably impacts cannot be mitigated for , planning permission will to be granted refused .

Reference	Page	Paragraph/ Policy	Proposed change
SDMM73	280	Paragraph 9.6	<p>9.6 In most cases, the Islington CIL has replaced the use of planning obligations to secure contributions towards infrastructure from development. S106 agreements are used to secure affordable housing; to mitigate site-specific issues; and/or to address other policy requirements that cannot be dealt with through CIL. The Council is required by regulations to produce an Infrastructure Funding Statement annually which outlines developer contributions collected by LBI through the Community Infrastructure Levy (CIL) and Section 106 Agreements. The first Infrastructure Funding Statement is available on the Council's website. maintains a 'Regulation 123' Infrastructure List, which sets out the items and types of infrastructure that may be fully or partially funded by CIL. Infrastructure included in the list cannot be funded through a S106 agreement. Should future demand for school places exceed supply, infrastructure costs will be sought through CIL.</p>
SDMM74	281	Policy ST2	<p>C The Hornsey Street Re-use and Recycling Centre will be safeguarded in order for Islington to continue to contribute to meeting aggregated waste planning requirements. The safeguarded Hornsey Street Re-use and Recycling Centre is identified on the Policies Map. Where development is proposed within close proximity to this facility, it must ensure that the ability of the Hornsey Street facility to operate effectively is not threatened, via the design/layout of a</p>

			scheme and/or the incorporation of appropriate measures to limit effects of sound, vehicle movements and other effects, in line with the 'agent-of-change' principle.
SDMM75	282	Policy ST3: Telecommunications, communications and utilities equipment, Part C and supporting text	<p><i>Amend ST3, Part C as follows:</i></p> <p>C. Applications for mobile phone network development must demonstrate that they have followed and are in accordance with the Code of Best Practice on Mobile Network Development in England or subsequent similar guidance, and the latest TfL Streets toolkit guidance.</p> <p><i>Update supporting text as paragraph 9.12 as follows:</i></p> <p>9.12 In general, it is not acceptable to locate satellite dishes and other telecommunications and utilities equipment on the front of buildings and other locations where they are visible from the public realm. On-street location of telecommunications boxes and other utilities equipment should be avoided. Where this is not possible, equipment must be designed and located to prevent street clutter and conflict with pedestrian and cycle movement, and street furniture.</p>

Reference	Page	Paragraph/ Policy	Proposed change																			
SDMM 76	284	Monitoring	<p>Whilst the AMR will report on a broad range of indicators that will be updated over time and reflect on new and changing sources of data, some of the key indicators that cover a range of policies within the plan and that will be used to help with monitoring are set out below. Further information on monitoring is also set out in the Site Allocations document and Bunhill and Clerkenwell Area Action Plan.</p> <table border="1"> <thead> <tr> <th>Reference</th><th>Key Indicator</th><th>Target/milestone (if applicable)</th><th>Relevant policy</th></tr> </thead> <tbody> <tr> <td>SDM1</td><td>Number of homes and amount of business and retail floorspace completed in spatial strategy areas (cumulative totals)</td><td></td><td>SP1-SP8</td></tr> <tr> <td>SDM2</td><td>Housing completions and net change</td><td>Progress in meeting the 10 year housing target set out in the London Plan (775 per year and 7750 overall)</td><td rowspan="2">H2: New and existing conventional housing</td></tr> <tr> <td>SDM3</td><td>Mix of dwelling sizes in completed developments</td><td>Development to be in line with housing mix priorities set out in table 3.2</td></tr> <tr> <td>SDM4</td><td>1. Gross and net affordable housing completions for major developments</td><td>1. 50% of total net additional homes to be genuinely affordable over the plan period.</td><td>H3: Genuinely affordable housing</td></tr> </tbody> </table>	Reference	Key Indicator	Target/milestone (if applicable)	Relevant policy	SDM1	Number of homes and amount of business and retail floorspace completed in spatial strategy areas (cumulative totals)		SP1-SP8	SDM2	Housing completions and net change	Progress in meeting the 10 year housing target set out in the London Plan (775 per year and 7750 overall)	H2: New and existing conventional housing	SDM3	Mix of dwelling sizes in completed developments	Development to be in line with housing mix priorities set out in table 3.2	SDM4	1. Gross and net affordable housing completions for major developments	1. 50% of total net additional homes to be genuinely affordable over the plan period.	H3: Genuinely affordable housing
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Refer ence	Pag e	Paragr aph/ Policy	Proposed change					
				SDM5	2. Affordable housing contributions secured for minor schemes (permitted)	2. Contributions secured in the monitoring year.		
				SDM6	Non-self-contained units completed by type: (i) within sites identified for student accommodation development; and (ii) outside sites identified for student accommodation	New purpose built student accommodation should be developed in line with Policy H6 Part A	H6: Purpose-built Student Accommodation	
				SDM7	Progress in meeting identified needs for Gypsy and Traveller Accommodation	Written update to provide annually on progress against policy objectives.	H12: Gypsy & Traveller Accommodation	
				SDM8	Business floorspace completed (and net change) in major developments within (i) CAZ and Bunhill and Clerkenwell AAP (ii) CAZ fringe Spatial Strategy areas – Angel and Upper Street; and King’s Cross and Pentonville Road (iii) Priority Employment Locations (PELs)		B1: Delivering business floorspace	

Reference	Page	Paragraph/ Policy	Proposed change				
				SDM9 Town centre uses completed within Town Centres, and within the Bunhill and Clerkenwell AAP area		Policy R1: Retail, leisure and services, culture and visitor accommodation	
				SDM10 Proportion of units within each Town Centre that are: Vacant In retail use in Primary Shopping Areas In retail use in Specialist Shopping Areas	Trend in vacant units over time Retail in Primary Shopping Areas: • 60% Angel and Nag's Head • 55% Finsbury Park • 50% Archway 75% retail in Specialist Shopping Areas	Policy R3: Islington's Town Centres	
				SDM11 Proportion of units within each Local Shopping Area that: (i) are in class E use; (ii) are vacant; (iii) have changed to C3 use within the monitoring year.	(i) Percentage change from previous year (ii) No target (iii) Zero	Policy R4: Local Shopping Areas	

Reference	Page	Paragraph/ Policy	Proposed change				
				SDM12	Public houses gained and lost (completions)		Policy R11: Public Houses
				SDM13	Visitor accommodation change (completions) in schemes and bed spaces in identified locations and outside of identified locations		Policy R12: Visitor accommodation
				SDM14	Proportion of completed new hotel rooms that are wheelchair accessible		
				SDM15	Open space gains and losses (sqm) (completions) <ul style="list-style-type: none"> • Designated public open space (identified on the Policies Map) • Significant private open space 	<ul style="list-style-type: none"> • Designated public open space (identified on the Policies Map) - no loss • Significant private open space - no loss 	G2: Protecting open space
				SDM16	On-site carbon reduction achieved for major development	To achieve minimum target for on-site reduction on average.	S4: Minimising greenhouse gas emissions
				SDM17	Offsetting contributions from completed new developments	Overall amount of offset contributions in a monitoring year.	
				SDM18	Major developments (completions) that have: <ol style="list-style-type: none"> 1. Connected to a heat network. 		S5: Energy infrastructure

Refer ence	Pag e	Paragr aph/ Policy	Proposed change				
				2. Where there is a Commitment to connect to a future network			
			SDM19	Annual mean air pollution levels for nitrogen dioxide and PM10	Reduction		S7: Improving Air Quality
			SDM20	Circular Economy Statements for referable applications (permissions)	Performance against metrics and targets set out in GLA circular economy statement guidance.		S10: Circular Economy and Adaptive Design
			SDM21	Change in mode share	Increase in mode share of sustainable transport modes over time.		T1: Enhancing the public realm and sustainable transport
			SDM22	S106 contributions for accessible parking bays			T3: Car-free development
			SDM23	Additions and removals from the Historic England Buildings at Risk Register	No target		DH2: Heritage assets
			SDM24	Tall buildings completed in identified locations and outside of identified locations	All new tall buildings to developed in locations identified in DH3		DH3: Building heights
			SDM25	Review the Infrastructure Delivery Plan on a regular basis			ST1: Infrastructure Planning and

Refer ence	Pag e	Paragr aph/ Policy	Proposed change			
						Smarter City Approach
SDMM 77	284	Monitor ing	<p><i>Add additional text after paragraph 10.7 as follows:</i></p> <p>Whilst the AMR will report on a broad range of indicators that will be updated over time and reflect on new and changing sources of data, some of the key indicators that cover a range of policies within the plan and that will be used to help with monitoring are set out below. Further information on monitoring is also set out in the Site Allocations document and Bunhill and Clerkenwell Area Action Plan.</p>			

Reference	Page	Paragraph/ Policy	Proposed change
SDMM 78	285	Appendix 1: Marketing and Vacancy Criteria	<p><i>Add new Table A1.1</i></p> <p>Table A1.1 summarises the marketing and vacancy requirements in policies that require marketing and/or vacancy for a change of use. Information and explanation provided in policies and their supporting text should be viewed in conjunction with Table A1.1 and the other requirements in Appendix 1. Table A1.1 should be read using the 'existing use' as the starting point and then the relevant 'proposed use' identifies the marketing and/or vacancy requirements for that change of use.</p>

			Policy	Designation/Applicability	Existing use	Proposed use	Marketing period	Vacancy
			R2	Primary Shopping Area	Conditioned retail E use	Other E use	6 months	N/A
					E use	Non E main town centre use	12 months	12 months
					E use	Residential	24 months	24 months
			R4	Local Shopping Area	Conditioned retail E use	Other E use	N/A	N/A
					E use	Non E main town centre use	6 months	6 months
					All main town centre uses	Residential	24 months	24 months
			R5	Dispersed location (edge/out of centre)	Retail or Café/Restaurant Class E use	Other E use	N/A	N/A
						Non E main town centre use	12 months	12 months
						Residential	12 months	12 months
			R7	Specialist Shopping Area	Conditioned retail E use	Other E use	6 months	N/A
					E use	Non E main town centre use	24 months	24 months

					All main town centre uses	Residential	24 months	24 months
			R10	Borough wide	Cultural use	Non cultural E use	24 months	24 months
						Non cultural main town centre use	24 months	24 months
						Residential	24 months	24 months
			R11	Public Houses	Public house (sui generis)	E use	24 months	24 months
						Non E main town centre use	24 months	24 months
						Residential	24 months	24 months
			B3	Borough wide	Conditioned business E use	Other E use	6 months	N/A
					Non-conditioned business E use	Non-business use	24 months	Demonstrated to be vacant at time of application
						Residential	24 months	24 months

Reference	Page	Paragraph/Policy	Proposed change					
			SC1	Borough wide	Social and community infrastructure use	Non-social and community infrastructure use	12 months	12 months
						Residential	12 months	12 months
			<p>1. Where policies require marketing information to be submitted, the following details will be used to assess the acceptability, or otherwise, of the information submitted and any marketing undertaken.</p> <p>2. Marketing evidence requires demonstration of an active marketing campaign for a continuous period, whilst the premises were vacant which has shown to be unsuccessful. Where vacancy is also required by policy, marketing must take place whilst the premises are vacant unless otherwise stated.</p> <p>3. The minimum period of vacancy/marketing is identified within relevant policies and summarised in the table above. It must be shown to the Council's satisfaction that marketing has been unsuccessful for all relevant floorspace.</p> <p>4. Marketing and vacancy criteria will be kept under review and may need to be changed over time – this will be done through guidance.</p> <p>5. Additional considerations in relation to Class E</p> <ul style="list-style-type: none"> For proposals that are marketed within class E it will be important that the existing use plus all uses within class E are specified in order to 					

Reference	Page	Paragraph/ Policy	Proposed change
			<p>robustly demonstrate there is no demand for the floorspace. A log should be provided evidencing the range of uses advertised, prices advertised and all offers received, this should be accompanied by a signed declaration. Where specific Class E uses are not marketed or are excluded from marketing due to site specific or local circumstances this should be robustly justified.</p> <ul style="list-style-type: none"> Where a property is vacant and is being marketed, if a new occupier is found the council encourages properties to be brought back into commercial use as soon as possible to avoid unnecessary vacancy. Where a specific use or uses is conditioned within Class E and a proposal seeks to change to another Class E use(s), six months of marketing for the specific use will be required to demonstrate that there is no longer demand for the use(s) it was secured for in line with relevant policies. In this instance there is no requirement for the premises to be vacant. <p>4.6. A detailed marketing report must be submitted to the Council and must include appropriate evidence of all of the following. Examples of the type of evidence that could be used to demonstrate that each criterion has been met is also set out below. The examples provided are not an exhaustive list.</p>

Reference	Page	Paragraph/ Policy	Proposed change
			... (no amendments made to list a) to k))
SDMM79	291	Appendix 2: Noise and vibration	<p><i>Amend text as follows:</i></p> <p>22. Any development which includes residential floorspace adjacent to non-residential uses must submit an assessment of the internal sound transfer, including for any development which may increase noise impacts in existing multi-use buildings. Some examples of where an assessment would be required are:</p> <ul style="list-style-type: none"> • a new development incorporating an A4 a bar (Sui Generis) on the ground floor and residential flats above; • conversion of an existing ground floor premises A1 shop to an A3 restaurant where there is an existing residential flat above; or • conversion of an office sharing a party wall with a light industrial use into a residential dwelling • conversion of an existing ground floor shop to a gym or nursery where there is an existing residential flat above <p>23. In some cases, an airborne sound insulation standard will be specified rather than requiring compliance with a noise rating criterion.</p> <p>24. Party walls, floors and ceilings between the non-residential premises and residential floorspace should be designed to achieve the following minimum airborne sound insulation weighted standardised level difference:</p> <ul style="list-style-type: none"> • For A4 premises drinking establishments, D1\B2-Sui Generis/F.2- premises such as places of worship, concert halls, community space for hire or B2\B8 industrial premises, standards will be judged on a case by case basis depending on the exact nature of the use. Greater than 60dB DnT,w + Ctr is likely to be necessary

Reference	Page	Paragraph/Policy	Proposed change																						
			<ul style="list-style-type: none">For cafes and restaurants A3 or A5 Take away premises or large A1-cafes, shops and supermarkets: At least 55dB DnT,w + Ctr <p>25. Where non-residential uses are placed above residential floorspace or high impact generating uses such as gyms are placed on the ground floor and residential above there are likely to be impact noise issues. An impact sound insulation limit will be specified. These will be determined on a case by case basis and in such cases specialist advice and assessment will be necessary.</p>																						
SDMM80	293	Appendix 3: Transport Assessments and Travel Plans – Table A3.1	<p><i>Amend table as follows:</i></p> <p>Table A3.1: Thresholds for Transport Assessments and Full Travel Plans</p> <table><tr><th>Use</th><th>Threshold</th></tr><tr><td>A1E(a) Retail</td><td>Equal or more than 1,000sqm</td></tr><tr><td>A2E(c)i Financial Services</td><td>Equal or more than 1,000sqm</td></tr><tr><td>A3/A4/A5E(b)/Sui Generis hot food takeaway</td><td>Equal or more than 750sqm</td></tr><tr><td>B1B2/B8/E(c) / E(g)</td><td>Equal or more than 2,500sqm</td></tr><tr><td>C1 Hotels</td><td>Equal or more than 50 beds</td></tr><tr><td>C3 Residential</td><td>Equal or more than 50 residents</td></tr><tr><td>D1E(e) Hospitals/medical centres*</td><td>Equal or more than 50 staff</td></tr><tr><td>D1F1(a) Schools</td><td>All developments to have a school travel plan</td></tr><tr><td>D1F1(a) Higher and further education</td><td>Equal or more than 2,500sqm</td></tr><tr><td>D1F1(c) and F1(e) Museum/gallery</td><td>Equal or more than 100,000 visitors annually</td></tr></table>	Use	Threshold	A1 E(a) Retail	Equal or more than 1,000sqm	A2 E(c)i Financial Services	Equal or more than 1,000sqm	A3/A4/A5 E(b)/Sui Generis hot food takeaway	Equal or more than 750sqm	B1 B2/B8/E(c) / E(g)	Equal or more than 2,500sqm	C1 Hotels	Equal or more than 50 beds	C3 Residential	Equal or more than 50 residents	D1 E(e) Hospitals/medical centres*	Equal or more than 50 staff	D1 F1(a) Schools	All developments to have a school travel plan	D1 F1(a) Higher and further education	Equal or more than 2,500sqm	D1 F1(c) and F1(e) Museum/gallery	Equal or more than 100,000 visitors annually
Use	Threshold																								
A1 E(a) Retail	Equal or more than 1,000sqm																								
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B1 B2/B8/E(c) / E(g)	Equal or more than 2,500sqm																								
C1 Hotels	Equal or more than 50 beds																								
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D1 F1(a) Higher and further education	Equal or more than 2,500sqm																								
D1 F1(c) and F1(e) Museum/gallery	Equal or more than 100,000 visitors annually																								

Reference	Page	Paragraph/Policy	Proposed change	
			D1 F1(f) Places of worship	Equal or more than 200 members/regular attendees
			D2 E(d), F(c-d) and Sui Generis Assembly and Leisure	Equal or more than 1,000sqm
			General Class E (unspecified activity)	Equal or more than 750sqm
			<i>*It is mandatory for NHS trusts to have travel plans, required by separate Department of Health and Social Care guidance.</i>	
SDMM81	293	Appendix 3: Transport Assessments and Travel Plans	<i>Insert the following paragraph after paragraph 3:</i> 4. Unspecified Class E activities need a transport assessment for premises larger than 750sqm. This new threshold is designed to ensure that the flexibility of Class E does not result in unintended negative transport impacts. When Class E activities are specified, specific thresholds apply.	
SDMM82	296	Appendix 4: Cycle parking standards	<i>Insert the following paragraphs after paragraph 2:</i> 3. The table below describes minimum cycle parking standards. The nature and amount of cycle parking required varies by use. For instance, within Class E, the needs for long or short stay cycle parking, as well as the amount will vary depending on whether a development caters for an office or a retail use. An office would be expected to provide more long stay parking, while retail should provide more short stay cycle parking. 4. These differing requirements within Class E or Class F mean that cycle parking needs to be delivered in a way which can easily be adapted to respond to the different activities within the same land use category.	

Reference	Page	Paragraph/ Policy	Proposed change						
			<p>The Council therefore expects provision of cycle parking to be mainly located at ground floor, in a way that provides flexibility between short and long stay, and support the flexibility of activities sought by Class E.</p> <p>5. Where unspecified Class E activities are proposed developers should provide cycle parking in line with the requirement below and in a way which facilitates switching from long stay to short stay cycle parking based on changing activity needs. Flexibility is essential to ensure different uses can be adequately provided for and to adapt to different uses over time.</p>						
SDMM83	296	Appendix 4: Cycle parking standards Table A4.1,	<p>Amend table as follows:</p> <p>Table A4.1: Minimum cycle parking standards (excluding circulation space)</p> <table><tr><th>Use class</th><th>Use</th><th>Spaces per member of staff or resident (GIA GEA) of which 20% accessible</th><th>Spaces per visitors or customers (GIA GEA) of which 20% accessible</th><th>Spatial equivalent – standard cycle</th><th>Spatial equivalent – accessible cycle</th></tr></table>	Use class	Use	Spaces per member of staff or resident (GIA GEA) of which 20% accessible	Spaces per visitors or customers (GIA GEA) of which 20% accessible	Spatial equivalent – standard cycle	Spatial equivalent – accessible cycle
Use class	Use	Spaces per member of staff or resident (GIA GEA) of which 20% accessible	Spaces per visitors or customers (GIA GEA) of which 20% accessible	Spatial equivalent – standard cycle	Spatial equivalent – accessible cycle				

Reference	Page	Paragraph/ Policy	Proposed change					
			A1E(a) / E(b)	Retail - food	from a threshold of 100sqm developments above 100sqm: 1 per 175sqm	developments above 100sqm: - first 750sqm, from a threshold of 100sqm: 1 space per 20sqm. - Thereafter Beyond 750sqm, 1 space per 150sqm	1sqm	2sqm
				Retail – non food	from a threshold of 100sqm developments above 100sqm - first 1000sqm: : 1 per 250sqm. Thereafter: Beyond 1000sqm 1 space per 1000sqm	developments above 100sqm from a threshold of 100sqm: - first 1000sqm: 1 space per 60sqm - Thereafter: Beyond 1000sqm 1 space per 500sqm	1sqm	2sqm

Reference	Page	Paragraph/ Policy	Proposed change					
			A2E(c)	Financial and professional services	from a threshold of 100sqm developments above 100sqm: 1 per 175sqm	developments above 100sqm from a threshold of 100sqm: 1 space per 20sqm	1sqm	2sqm
			A3E(b)	Restaurants and cafés	1 per 175sqm	developments above 100sqm from a threshold of 100sqm: 1 space per 20sqm	1sqm	2sqm
			A4Sui Generis	Drinking establishments	1 per 175sqm	developments above 100sqm from a threshold of 100sqm: 1 space per 20sqm	1sqm	2sqm
			A5Sui Generis	Hot food takeaways	1 per 175sqm	developments above 100sqm from a threshold of 100sqm:	1sqm	2sqm

Reference	Page	Paragraph/ Policy	Proposed change					
						: 1 space per 20sqm		
			B1(a) E(c) / E(g)	Offices	1 per 75sqm	First 5000sqm: 1 space per 500sqm. Thereafter: 1 space per 5000sqm	1sqm	2sqm
			E(c) / E(g)	Other	1 per 250sqm	1 space per 1000sqm	1sqm	2sqm
			B2	General industry	1 per 500sqm	1 space per 1000sqm	1sqm	2sqm
			B8	Storage and distribution	1 per 500sqm	1 space per 1000sqm	1sqm	2sqm
			C1	Hotels	1 per 20 bedrooms	1 space per 50 bedrooms	1sqm	2sqm
			C1	Hostels (Sui Generis)	1 per 20 bedrooms	1 space per 50 bedrooms	1sqm	2sqm

Reference	Page	Paragraph/ Policy	Proposed change					
			C1 C2	Hospitals	1 space per 5 FTE staff	1 space per 30 FTE staff	1sqm	2sqm
			C1 C2	Care homes / secure accommodation	1 space per 5 FTE staff	1 space per 20 bedrooms	1sqm	2sqm
			C3-C4	Housing	1 per studio or 1 person dwelling, 1.5 per 2 persons 1 bedroom dwelling, 2 spaces per all other dwellings	5 space per 40 dwellings, thereafter: 1 space per 40 dwellings	1sqm	2sqm
				Specialist older people housing	1 per 10 bedrooms	1 space per 40 bedrooms	1sqm	2sqm
			C1	Student accommodation	0.75 spaces per bedroom	1 space per 40 bedrooms	1sqm	2sqm

Reference	Page	Paragraph/ Policy	Proposed change						
			D1E(e-f) / F1	Nurseries	1 space per 8 staff and 1 per 8 pupils	X	1sqm	2sqm	
				Schools	1 per 8 staff plus 1 per 8 students	1 space per 100 students	1sqm	2sqm	
				Higher education	1 per 4 staff plus 1 per 20 peak time students	1 space per 7 students	1sqm	2sqm	
				Libraries or churches (for staff and visitors)	1 per 8 staff	1 space per 100sqm	1sqm	2sqm	
				Health facilities/clinics (for staff and visitors)	1 per 5 staff	1 space per 3 staff	1sqm	2sqm	
				Community centres (for staff and visitors)	1 per 3 staff	1 space per 100sqm	1sqm	2sqm	

Referenc e	Pag e	Paragra ph/ Policy	Proposed change							
			D2E(d) / F(c-d)	Theatres and cinemas	1 per 8 staff	1 space per 30 seats	1sqm	2sqm		
				Leisure and sports	1 per 8 staff	1 space per 100sqm	1sqm	2sqm		
			Gener al Class E	Unspecified activity	Provision to be delivered at ground floor to ensure flexibility. first 1,000sqm: 1 space per 20sqm thereafter : 1 space per 65sqm			1sqm	2sqm	
				Sui Gener is	As per most relevant other standard.					
				Statio ns	To be considered on a case by case basis in liaison with TfL.					
SDMM84	300- 302	Appendi x 5:	Delete appendix 5:							


Reference	Page	Paragraph/ Policy	Proposed change
		Social Value self-assessment	<p>1. Policy SC4 requires major development proposals to undertake a social value selfassessment which clearly sets out the specific social value which would be added through delivery of the proposal. The self-assessment form is provided in Table A5.1 below. It sets out a number of potential social value benefits that could be provided by a proposal, but it is not an exhaustive list; the Council would welcome inclusion of additional benefits and other innovative approaches to optimising Social Value outcomes through planned developments. These should be discussed with the Council as early as possible in the planning application process, ideally at pre-application stage.</p> <p>2. Applicants can contribute social value:</p> <ul style="list-style-type: none"> • as an employer and contractor; • as a stakeholder in the local community; • as a contributor to the local/sub-regional economy; and/or • as a steward of the environment. <p>3. When completing the self-assessment form, it may be helpful for applicants to consider these 'roles' when determining what social value can be added by the proposal.</p> <p>4. As part of the self-assessment, applicants must indicate how the social value will be delivered and sustained throughout the lifetime of the development; for example, this may be secured through leasehold and tenancy agreements for the development.</p> <hr/> <p>Table A5.1: Social Value self-assessment form</p>

Reference	Page	Paragraph/ Policy	Proposed change			
			Ref	Social Value benefit	Will benefit be delivered by proposal (Y/N)	How will benefit be delivered and sustained?
			1	All employees, apprentices and sub-contractors engaged in the development are paid an hourly wage (or equivalent of an hourly wage) in line with the Living Wage Foundation guidelines.		
			2	No policy or practice which 'blacklists' employees or contractors engaged in trade union or employee representation activities or political disputes		
			3	Diversity and inclusion policies are put in place to promote an inclusive workplace, particularly proactive inclusion of under-represented groups.		
			4	Develop and implement environmental policies and practices to protect the local environment and address the wider challenges of climate change, by preventing or minimising direct and indirect		

Reference	Page	Paragraph/ Policy	Proposed change			
				impacts of the development throughout its lifecycle.		
			5	Promote a range of health and wellbeing policies for employees, including flexible working, mental wellbeing and parental/caring responsibilities leave.		
			6	Enable and support a diverse supply chain through proactive engagement with micro, small and medium businesses, by offering business development support and pre-procurement mentoring.		
			7	Facilitate skills and employability programmes to enable local residents to benefit from employment opportunities provided by the development over its lifecycle.		
			8	Promote and implement flexible and accessible work placements and schemes to help people who might find it difficult to keep a job or return to work; this includes people with mental health issues or learning difficulties, care leavers or ex-offenders.		

Reference	Page	Paragraph/ Policy	Proposed change			
			9	Support voluntary/community organisations with specialist support, mentoring, skill-sharing and by running practical workshops or enterprise clubs.		
			10	Promote ethical financial and investment practices, including prompt payment for small and medium enterprises.		
			11	Provide career tasters, work placements and other contributions which help meet the target for every school pupil to receive 100 hours experience of the world of work by the age of 16.		
			12	Support employee engagement to continually improve the workplace environment.		
			13	Prioritise the development's supply chain expenditure within the sub-regional economy, to retain as much supply chain benefit as possible within the local area.		
			14	Carry out environmental improvement works to design out crime and reduce the likelihood of ASB and fear of crime, and take an active part in		

Reference	Page	Paragraph/ Policy	Proposed change
			<div> <div></div> <div>relevant Environmental Visual Audits to inform improvements.</div> <div></div> <div></div> </div> <p><i>Other appendix numbers/references to be updated accordingly.</i></p>
SDMM85	314 and 321	Appendix 7: Public open spaces; SINC, historic green spaces and adventure playgrounds	<p><i>Update Figure A7.1: Location of public open spaces; SINC, historic green spaces and adventure playgrounds with high resolution map which includes the amendment to the SINC for 351 Caledonian Road and showing Skinner Street Open Space as SINC.</i></p>

Reference	Page	Paragraph/ Policy	Proposed change
			 <p>Designated open space Site in Nature Conservation (SINC) London Square Metropolitan Open Land London Parks and Gardens Trust Inventory 2018 Adventure playground</p> <p>0 500 1000 1500 2000 Distance in metres (1 inch equals 2000 metres)</p> <p><i>Amend Table A7.2: Designated Sites of Importance for Nature Conservation (SINCs):</i></p>

Reference	Page	Paragraph/ Policy	Proposed change			
			Reference	SINC name	SINC grade	
			SINC57	Spa Fields Gardens and Skinner Street Open Space	Local	
SDMM86	335	Appendix 9: Glossary and abbreviations Term: Business floorspace/buildings/development/uses	<i>Amend text as follows:</i> Amend text as follows: Office, research and development and light industrial activities as well as industrial uses B2 general industrial and B8 storage and distribution, and Sui Generis industrial uses. or uses that fall within the B-use class. Sui generis Generis uses which are akin to business floorspace, such as depots or builders merchants, can be classed as business floorspace for the purposes of the Local Plan.			
SDMM87	348	Appendix 9: Glossary and Abbreviations; Term: Hybrid space	<i>Amend text as follows:</i> The main feature of hybrid space is that it straddles different B-use business floorspace-classes uses .			
SDMM88	348	Appendix 9:	<i>Amend text as follows:</i>			

Reference	Page	Paragraph/ Policy	Proposed change
		Glossary and Abbreviations; Term: Industrial floorspace/buildings/development/uses/land	Activities or uses that fall within light industrial (B1c) , general industry (B2) and storage and distribution (B8) uses, Sui Generis industrial uses , and some sui Sui generis-Generis akin to industrial uses such as depots and builder's merchants.
SDMM89	351	Appendix 9: Glossary and Abbreviations; Term: Locally Significant Industrial Sites	<i>Amend text as follows:</i> Designated areas where light industrial (B1c) , general industry (B2) and storage and distribution (B8) are the priority land uses.
SDMM90	354	Appendix 9: Glossary and	<i>Amend text as follows:</i> Development where the majority of floorspace/uses is office. within use class B1(a)

Reference	Page	Paragraph/ Policy	Proposed change
		Abbreviations; Term: Office-led development	
SDMM91	355	Appendix 9: Glossary and abbreviations; Term: Peppercorn rent	Peppercorn rent: is considered a nominal rent at which affordable workspace is secured under the terms established in policy B4, parts A, C and F. The peppercorn rent is generally not inclusive of business rates, service charge and/or other insurance costs. In exchange for the right to lease the affordable workspaces at a peppercorn rent, the operators will be required to provide a range of social value benefits. These social value benefits can include delivering vocational training to residents, supporting residents into work and supporting local businesses and developing local supply chains (this list is not exhaustive).
SDMM92	356	Appendix 9: Glossary and Abbreviations; Term: Primary Shopping Area	<i>Amend text as follows:</i> Spatial designations that contain the greatest concentration of A1-shops retail within a Town Centre; are the most accessible part of the Town Centre; and are key to protecting the character and function of Town Centres, ensuring their continued vibrancy, vitality and viability
SDMM93	357	Appendix 9:	<i>Amend text as follows:</i>

Reference	Page	Paragraph/ Policy	Proposed change
		Glossary and Abbreviations; Term: Retail floorspace/buildings/development/uses	Activities or uses that fall within the A1 use class. Uses for the display or retail sale of goods, other than hot food, principally to visiting members of the public - as defined in Class E(A). This includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafes.
SDMM94	N/A	Appendix 9: Glossary and Abbreviations; Term: Significant private open space	<i>Add following definition</i> Larger scale open spaces (generally greater than 1000m²) with private or limited access which make a significant contribution to open space in the borough. These spaces include Charterhouse Square, the Honourable Artillery Company Grounds and a number of churchyards in the borough. These spaces are not identified on the Policies Map and further significant private open spaces may be identified due to their size or significance in Islington. These spaces are protected from development by Policy G2 Part A.
SDMM95	N/A	Appendix 9: Glossary and Abbreviations; Term:	<i>Add following definition:</i> Activities or uses including food and drink uses as defined within Class E(b), some indoor recreational activities falling within E(d) and some Sui Generis uses including drinking establishments including pubs and wine bars, hot food take aways, live music venues, cinemas, concert halls, nightclubs and theatres.


Reference	Page	Paragraph/ Policy	Proposed change
		Leisure uses	
SDMM96	N/A	Appendix 9: Glossary and Abbreviations; Term: Low Traffic Neighbourhoods	<p><i>Add following definition:</i></p> <p>Low Traffic Neighbourhoods: Low Traffic Neighbourhoods restrict through traffic to create more space for pedestrians and cyclists on local streets. Through traffic is traffic that is simply taking a short cut through a local area but has no origin or destination within that area. However, Low Traffic Neighbourhoods maintain access for local residents, their visitors, the emergency services, and local shops and businesses. A reduction in through traffic will improve air quality and allow more space for local people to travel safely around their local streets on foot and by bicycle</p>
SDMM97	N/A	Appendix 9: Glossary and Abbreviations; Term: Shop	<p><i>Add following definition:</i></p> <p>Shop: refers to the function of uses that operate as shops. However, in relation to planning applications that involve the loss or development of a 'shop' the encompassing definition of 'retail' will be used in determining applications.</p>
SDMM98	360	Appendix 9: Glossary and Abbreviations; Term: Social and	<p><i>Amend text as follows:</i></p> <p>Infrastructure that is available to, and serves the needs of, local communities and others, which is often funded in some way by a grant or investment from a government department, public body and/or the voluntary sector. Social and community facilities comprises a wide variety of facilities/buildings including those which accommodate social services such as day-care centres, luncheon clubs, and drop-in centres; education and training facilities including early years providers, nurseries, schools, colleges and universities; children and young peoples' play</p>

Reference	Page	Paragraph/ Policy	Proposed change
		community infrastructure	facilities; health facilities; youth centres; libraries; community meeting facilities; community halls; places of worship; sport, leisure and recreation facilities; and policing facilities. Social and community infrastructure generally falls within Use Classes E, F.1 or F.2 , C2, D1 or D2 , and possibly some Sui Generis uses. This list is not intended to be exhaustive and other facilities can be included as social and community infrastructure.
SDMM99	N/A	Appendix 9: Glossary and Abbreviations; Term: Non-motorised forms of transport	<i>Add following definition:</i> This refers to active travel and human powered transportation, including walking and cycling, and variants such as small-wheeled transport (cycle rickshaws, cargo cycles, skateboards, push scooters and hand carts, and hybrid electric cycles) and wheelchair travel. The Council also considers mobility scooters form part of that category.
SDMM100	N/A	Add new appendix 10	<i>Updated to include changes in phasing to Vorley Road/Archway Bus Station to complete in 2025/26, Drakeley and Aubert Court to complete in 2024/25 and Highbury Quadrant Congregational Church to complete in 2026/27. Table also updated to reflect amended plan period</i>
SDMM101	N/A	Appendix 9 Glossary and Abbreviations : Tall Buildings	Buildings of more than 30 metres, or those that are more than twice the contextual reference height of surrounding context (whichever is the lesser)

Appendix 10: Housing Trajectory:

	Past 5 years					Reportin g year	Current year	Five year supply					Years 6- 10					Year 11 onwards					
	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Vacancies Returning to Use Projected						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total vacancies returned to use	62	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non self-contained																							
Past completions (adjusted to self contained equivalent)	287	484	885	-3	192		3419																
Projected completions (adjusted to self-contained equivalent)								0	116	0	20080	0	0	0	0	0	0	0	0	0	0	0	0
Total non-self-contained	287	484	885	-3	192	0	19	0	6	0	80	0	0	0	0	0	0	0	0	0	0	0	0
Conventional																							
Past Completions	969	1,156	808	470	768	747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected large sites							382	572	627	414	772	810	292	772	295	0	300	289	415	-168	183	0	0
Projected windfall large sites												64	64	64	64	64	64	64	64	64	64	64	64
Projected total large sites							382	572	627	414	772	874	356	836	359	64	364	353	479	-104	247	64	64
Projected (permitted) small sites							193	136	98	88	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected windfall small sites							0	0	0	396	484	484	484	484	484	484	484	484	484	484	484	484	484
Projected total small sites							193	136	98	484	484	484	484	484	484	484	484	484	484	484	484	484	484
Projected total							575	708	725	898	1,256	1,358	840	1,320	843	548	848	837	963	380	731	548	548
Total conventional dwellings	969	1,156	808	470	768	747	575	708	725	898	1,256	1,358	840	1,320	843	548	848	837	963	380	731	548	548
Total Past completions	1,318	1,672	1,693	467	960	747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected Completions							594	708	731	898	1,336	1,358	840	1,320	843	548	848	837	963	380	731	548	548
Cumulative total projected completions							594	1,302	2,033	2,931	4,267	5,625	6,465	7,785	8,628	9,176	10,024	10,860	11,823	12,203	12,934	13,482	14,029
Annual housing target							775	775	775	775	775	775	775	775	775	775	775	775	775	775	775	775	775
Total completions	1,318	1,672	1,693	467	960	747	594	708	731	898	1,336	1,358	840	1,320	843	548	848	837	963	380	731	548	548

Appendix 2 Bunhill and Clerkenwell Area Action Plan Main Modifications Schedule

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
BCM M01	3	Paragraph 1.7	The plan is consistent with other parts of Islington's Local Plan, the London Plan (and relevant supporting guidance) and national planning policy and guidance. The AAP covers the period 2020/21 to 2035/36 2036/37 ("the plan period").
BCM M02	10	Figure 1.4 Open Space Map	<p>Replace Map.</p>  <p>Designated open space Site in Nature Conservation (SINC) London Square London Parks and Gardens Trust Inventory 2018</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
BCM M03	18	Policy BC1, Prioritising Office Use, and supporting text paragraphs 2.10 – 2.13	<p>A. Due to the significant evidenced need to provide office floorspace to cater for projected jobs increases and secure inclusive economic growth, office floorspace is the clear priority land use across the entire Bunhill and Clerkenwell AAP area.</p> <p>B. All development proposals providing 500sqm or more net increase in floorspace (within any use class) must comprise at least:</p> <p>(i) 90% office floorspace (as a proportion of the total net additional floorspace proposed) in the City Fringe Opportunity Area; or</p> <p>(ii) 80% office floorspace (as a proportion of the total net additional floorspace proposed) in any other part of the Bunhill and Clerkenwell AAP area.</p> <p>C. Development proposals under the threshold set out in Part B must be office-led, meaning that the majority of floorspace (as a proportion of the total net additional floorspace proposed) must be office floorspace.</p> <p>D. In limited circumstances, the Council may determine that Parts B and C do not apply, although office floorspace must still be maximised as far as possible where this is the case. These circumstances are:</p> <p>(i) where an existing use, which is protected by another Local Plan policy or allocation, is expected to be the predominant use to be re-provided on site;</p> <p>(ii) where a particular site is considered more suitable for other types of business floorspace such as B1(e)light industrial or research and development space. In such cases, the relevant percentage/requirement set out in Part B or C would apply to total business floorspace rather than office;</p> <p>(iii) where a proposal is publicly funded or serves a public service, such as educational, medical, or research institutions or non-residential institutions;</p> <p>(iv) development which is proposed in wholly predominantly residential parts of the AAP area, such as housing estates; or proposals for small-scale extensions to existing residential buildings where it is not practical or reasonable to introduce office uses.</p> <p><i>Update supporting text as follows:</i></p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>2.8 Considering this context, the key objective for the Bunhill and Clerkenwell AAP is to protect the predominant business role of the area by affording strong protection to existing business floorspace and prioritising growth in new business floorspace – particularly B1(a)office floorspace – across the area. The AAP provides further detail to heighten the priority for business uses in the area.</p> <p>2.9 Development of B1(a)office uses in the AAP area is also essential to contribute to the unique agglomeration of business and supporting uses of the CAZ, Tech City, and the City Fringe Opportunity Area, contributing to London’s role as a world city and maximising the competitiveness of the economy of the borough.</p> <p>2.10 Class E allows existing offices to change to other uses within class E, which comprises a broad range of commercial uses including shops, restaurants and cafes, financial and professional services, and indoor sports and recreation. Large scale loss of offices will reduce the important employment and knowledge economy function of Bunhill and Clerkenwell, Islington, and the Central Activities Zone. Where office development is secured under this policy, in accordance with Policy B2 in the Strategic and Development Policies, the Council will use conditions to ensure that office use is secured against change to other Class E uses.</p> <p>2.10 2.11 There may be limited circumstances where the Council will prioritise uses other than B1(a) office in the AAP area, as set out in policy AAPBC1 Part D. This may include locations where other typologies of business space are preferable to meet specific demand, such as B1(e) light industrial, and/or hybrid space, or research and development space.</p> <p>2.11 2.12 It may not be practical or reasonable to require proposals for minor extensions to existing residential buildings to meet Part B or C. This will be determined on a case-by-case basis but could include issues relating to the design and layout of the building, particularly where new office use may cause potential amenity impacts (assessed against other Local Plan policies). This exception only applies to small-scale extensions rather than any larger extensions or partial/full redevelopment.</p> <p>2.13 Part C of Policy BC1 applies to development providing 500sqm or less net increase in floorspace. It states that for these schemes the majority of floorspace net uplift must be office led. This means that 50% or more of the net additional floorspace should be office use.</p> <p><i>Remaining paragraph numbering in chapter to be updated</i></p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
BCM M04	20	Footnote 10:	<p><i>Amend text as follows:</i></p> <p>"See policies R1 and R10 of the Local Plan - Strategic and Development Management Policies DPD for information on identifying what constitutes a cultural use. Retail use is for the retail sale of goods, other than hot food shops as defined in Class E(A). This includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafes. Leisure uses refer to food and drink uses as defined within Class E(b) some indoor recreational activities falling within E(d) and some Sui Generis uses including drinking establishments including pubs and wine bars, hot food take aways, live music venues, cinemas, concert halls, nightclubs and theatres. Retail and leisure uses fall within the A1-A5 and D2 Use Classes, and some Sui Generis uses akin to these uses, such as nightclubs and theatres"</p>
BCM M05	20	BC2 Culture, retail and leisure uses and supporting text paragraphs 2.13, 2.18- 2.19.	<p><i>Amend text as follows:</i></p> <p>Retail and leisure uses: A. The Council encourages development the locating of new of retail and leisure uses in the AAP area in predominantly commercial areas, including the four Local Shopping Areas.</p> <p>Cultural uses: B. The Clerkenwell/Farringdon Cultural Quarter is the focus for cultural uses in the AAP area. Such uses may also be suitable in other predominantly commercial areas subject to compliance with other relevant policies. , -pending assessment of sequentially preferable sites within the cultural quarter.</p> <p>Retail, leisure, and cultural uses in the AAP area: C. Areas outside of Local Shopping Areas which are predominantly residential will be considered less appropriate locations for retail, food and drink, cultural, leisure and cultural entertainment uses. D. Where suitable in line with Parts A and/or B, proposals involving new retail, food, drink, entertainment and/or leisure, and cultural uses in the AAP area will be permitted where: (i) they would not individually or cumulatively harm the vitality, viability, character, function or amenity of the area, in particular residential amenity or the primary office function; (ii) they would not result in a harmful concentration of night time economy uses, particularly premises licensed to sell alcohol; and</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>(iii) the operation of the use does not impact affect use of the public realm by other users, particularly more vulnerable users.</p> <p>E. Active frontages must be provided for proposals for retail, leisure, and cultural uses.e, retail and leisure uses.</p> <p><i>Amend text as follows:</i></p> <p>2.13 Retail, leisure, and Ccultural usese, retail and leisure uses are important for the functioning of the AAP area. They are employment generating and contribute to economic growth, although in the context of the area, they are considered to be supporting uses for the primary office function.</p> <p><i>Remove the following supporting text:</i></p> <p>2.18 Proposals for cultural use outside the cultural quarter will need to be sequentially justified; applicants must provide detailed evidence to demonstrate that there are no sequentially preferable locations within the cultural quarter that could accommodate the proposal. Relevant guidance on the application of the sequential test must be used to inform any evidence provided, particularly national Planning Practice Guidance (PPG).</p> <p>2.19 Where a cultural/creative use is proposed outside the cultural quarter, the Council must be satisfied that suitable and available sites within the cultural quarter have been considered first. This will ensure that there are no preferable sites available here which would contribute to the further enhancement of the cultural quarter. The sequential consideration of preferable sits must assess both availability of sites and suitability of sites for the intended cultural use. The sequential consideration should be proportionate to the scale and type of cultural use. If it can be demonstrated there are no suitable and available sites within the cultural quarter, cultural use is acceptable in principle across the AAP area, although suitability will be assessed against relevant policy — such as policies to protect residential amenity and promote office development — on a case by case basis.</p> <p><i>Remaining paragraph numbering in chapter to be updated</i></p>
BCM M06	26- 29	Policy BC3, part G and supporting text paragraphs 3.11 and 3.17-3.19	<p><i>Amend text as follows:</i></p> <p>G. Any development in the centre of the roundabout would reduce the quantum and functionality of potential new open space as part of the new public realm, and will therefore be resisted as part of any redevelopment proposals (except for very small scale commercial development such as retail/leisure kiosks, where appropriate).</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>G. Development in the centre of the roundabout should be small scale commercial development such as retail and leisure uses provided it preserves the functionality of the new open space and wider new public realm.</p> <p><i>Amend supporting text as follows:</i></p> <p>3.11 Given its location and given the limited number of potential large development sites in the area, the Moorfields site represents a unique opportunity to provide a large quantum of additional B-use office floorspace, which would enable the expansion of this internationally important business location. The Council's ambition for the Moorfields site is to create a new business quarter, with a diverse range of business premises and a high quality public realm, in line with key principles set out in Site Allocation BC38.</p> <p>...</p> <p>3.17 The Islington Tall Buildings study (2018) thoroughly assessed the borough's potential to accommodate the development of new tall buildings. Policy DH3 of the Local Plan – Strategic and Development Management Policies DPD has been informed by the Islington Tall Buildings study (2018) and must be read alongside this Spatial Strategy policy. The Spatial Strategy diagram (Figure 3.2) identifies the following four sites¹³ where tall buildings (30 metres and above) may be appropriate in the City Fringe Opportunity Area Spatial Strategy area:</p> <ul style="list-style-type: none"> • Southeast corner Old Street City Road junction – Inmarsat House (site G1 from the study). • Shell Station site on Old Street (site G2 from the study). • Albert House on Old Street (site G3 from the study). • Moorfields Eye Hospital site: Peerless Street, north of the junction with Baldwin Street (site G4 from the study) • Moorfields Eye Hospital site: North West corner of the site, corner of Cayton St/Bath Street (site G5 from the study). <p>3.18 These sites are identified in Policy DH3 of the Strategic and Development Management Policies (see Figure 8.3 and Table 8.1) and within the Islington Tall Buildings Study (using the site references G1 to G5). Any proposal for tall buildings on these sites must be fully consistent with policy DH3 and all other relevant policies and Site Allocations.</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			3.19 Development in the Old Street Area must conserve and or enhance heritage assets and their settings in line with Islington Local Plan policies DH1 and DH2. Particular attention must be paid to the part of the area lies within the Bunhill Fields and Finsbury Square Conservation Area, which English Heritage identifies as being at risk. The area is also home to the Moorfields Conservation Area which contains the Moorfields Eye Hospital (part of which is locally listed) and The Leysian Mission (Imperial Hall), a local landmark.
BCM M07	31	Figure 3.2 City Fringe Opportunity Area Spatial Strategy diagram	<i>Replace map. Refer to appendix 1 for a high resolution copy of the map.</i>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>including those which meet an identified housing need for boat dwellers, will only be permitted where:</p> <p>(i) supporting uses and facilities are in place from the first use of the mooring; (ii) (i) public access to and along the towpath is not impeded; (iii) (ii) they do not hinder navigation along the waterway; (iv) (iii) there is no adverse impact on leisure provision that cannot be mitigated; and (v) (iv) there is no detrimental impact on air quality, nature conservation/ and biodiversity value of and the character and amenity of the waterway corridor, including its function as public open space; and (vi) (v) they respect the amenity of neighbouring residential properties.</p> <p>H: In addition to part G above:</p> <p>(i) Development in the canal corridor should be consistent with the City Road Basin Waterspace Strategy. (ii) Development of boater facilities will only be acceptable where there is an identified need, which will include being identified in the London Mooring Strategy. (iii) Supporting uses and facilities must be in place before the first use of the mooring.</p> <p><i>Amend supporting text as follows:</i></p> <p>3.31 City Road Basin and Graham Street Park are places of recreation and relaxation, and should be enhanced by ensuring pedestrian access is provided on all sides of the basin. The Council values the City Road Basin as an area of open stretch of water, a place with scenic and biodiversity value, and as a place for recreation and leisure. The basin is currently used for recreation, water skills training and leisure, particularly by the Islington Boat Club, a charity that has been teaching younger people to sail for over 25 years. The Council will retain the City Road Basin as an open stretch of water. Residential moorings will be permitted where potential amenity impacts can be mitigated/prevented and other policy requirements are met.</p> <p>3.32 The Council will undertake the development of a waterspace strategy for Islington's canal network in partnership with the Canal and River Trust and other stakeholders. This will provide a framework for making future decisions about the operation of the canal for different uses, including leisure, recreational, educational</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>and training uses appropriate to the function of the open space at City Road Basin and the wider social and educational benefits of this.</p> <p>3.33 Residential Moorings include those which meet an identified housing need for boat dwellers. Boater facilities for the canal corridor includes infrastructure such as mooring points, water and electrical supply, and waste collection and does not include the development of buildings, which in accordance with policy G2 should not be developed on significant open spaces including the canal corridor.</p> <p><i>Remaining paragraph numbers to be updated.</i></p>
BCM M09	36- 37	Policy BC5: Farringdon	<p><i>Amend text as follows:</i></p> <p>A. The Council's vision for the Farringdon Station area is for a world class transport interchange within a high quality environment that complements and enhances the wider area's history and heritage.</p> <p>B. The Council will ensure that new development and investment in Farringdon reflects its role as a major transport interchange whilst retaining those elements of its character that make it special and distinctive. All development proposals should contribute to an enhanced public realm that prioritises pedestrian circulation and provides good access between the station and other sustainable transport modes. Proposals must promote a "single station environment" across Cowcross Street through the provision of high quality, permeable station frontages, and a unified public realm between National Rail and Underground stations.</p> <p>C. On sites adjacent to and above Farringdon station, development proposals must be predominantly offices and associated business uses.</p> <p>D. In the Farringdon Local Shopping Area, covering Cowcross Street (which connects Farringdon Station to Smithfield Market), development of retail, food, drink, and entertainment uses and other town centre uses is supported at ground floor level and below. Supporting retail and leisure uses is encouraged at street level fronting onto Farringdon Road, Charterhouse Street, and Turnmill Street, to create vibrancy and interest.</p> <p>E. The Farringdon area features several cultural and night-time economy uses, and the area is within the Clerkenwell/Farringdon Cultural Quarter. Development of cultural and night-time economy uses is supported, where adverse amenity impacts can be mitigated/prevented. The specific types of cultural uses should complement the Cultural Quarter.</p> <p>F. Development in this area should, where appropriate, Measures to facilitate ease of movement and modal interchange, including secure cycle parking, cycle hire docking stations, cycle lanes along Charterhouse Street, taxi ranks, improved bus provision, pedestrian signage, and restrictions on delivery and servicing during daytime hours. Servicing must be located to remove conflicts and maximise efficiency of space and use. Shared service</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>bays, basements and access/egress with neighbouring buildings must achieve the most efficient use of space and must not be located in a prominent location which affects promotion of sustainable travel modes.</p> <p>G. Development in this area should provide Aan improved public realm which promotes pedestrian circulation and which results in a series of integrated, linked and high quality public spaces, including neighbouring spaces such as Clerkenwell Green.</p> <p>H: The railway cuttings should be retained as predominantly open spaces. Enhancements to the cuttings are encouraged to explore how that conserve and enhance their potential heritage value can be conserved or enhanced and provide i. Improved pedestrian access across the space between Turnmill Street and Farringdon Road, are is encouraged. The disused underground railway line between Farringdon and Barbican will be safeguarded to allow for its future reuse for transport purposes.</p> <p>I: This spatial strategy area includes part of the Clerkenwell/Farringdon Cultural Quarter. In accordance with Policy BC2 the Clerkenwell/Farringdon Cultural Quarter is the focus for cultural uses in the AAP area.</p> <p><i>Amend supporting text as follows:</i></p> <p>3.39 The Farringdon station area has significant historic links with Smithfield Market and Hatton Garden, both of which are designated conservation areas. Hatton Garden (located in the London Borough of Camden) is home to a nationally and internationally important cluster of jewellery manufacture and trading. The busy, historic Smithfield Market is located immediately to the south in the City of London. Smithfield Market is home to a wholesale meat market with a history dating back to the 10th century and is housed in a Victorian-era Grade II listed building. The area also has a particularly strong relationship with neighbouring Historic Clerkenwell Spatial Strategy area (see Policy BCAAP8). To ensure coherent development, and to conserve and or enhance heritage assets, proposals in the Farringdon station area will need to have regard to the principles established through Policy BCAAP8 and related Conservation Area Design Guidelines, as well as relevant policies of the City of London and London Borough of Camden.</p>
BCM M10	39	Figure 3.4: Farringdon Spatial Strategy diagram	<i>Replace map. Refer to appendix 1 for a high resolution copy of the map.</i>

Ref erence	Page	Section/Paragraph/ Policy	Proposed change
			<p>Map of the Farringdon / Smithfield area showing proposed changes. The map includes a legend with symbols for Spatial Strategy Area, Site allocation, Priority space for improvement, Important pedestrian connection, Public realm works for major routes, Protected open space, Site of Nature Conservation, Local Shopping Area, Citygen CHP, Bunhill and Clerkenwell AAP area, Clerkenwell / Farringdon Cultural Quarter, and Borough boundary. The map shows streets like RAY STREET, FARRINGTON LANE, CLERKENWELL ROAD, TURMILL STREET, and CHARTERHOUSE STREET. It also shows landmarks like St John's Garden and Smithfield Market. A scale bar and north arrow are included at the bottom left.</p>
BCM M11	40	Policy BC6 part B and supporting	<p><i>Amend text as follows:</i></p> <p>B. The Council will maintain and enhance Exmouth Market Local Shopping Area as a destination for food, drink, retail and entertainment uses. The mix of uses must be managed</p>

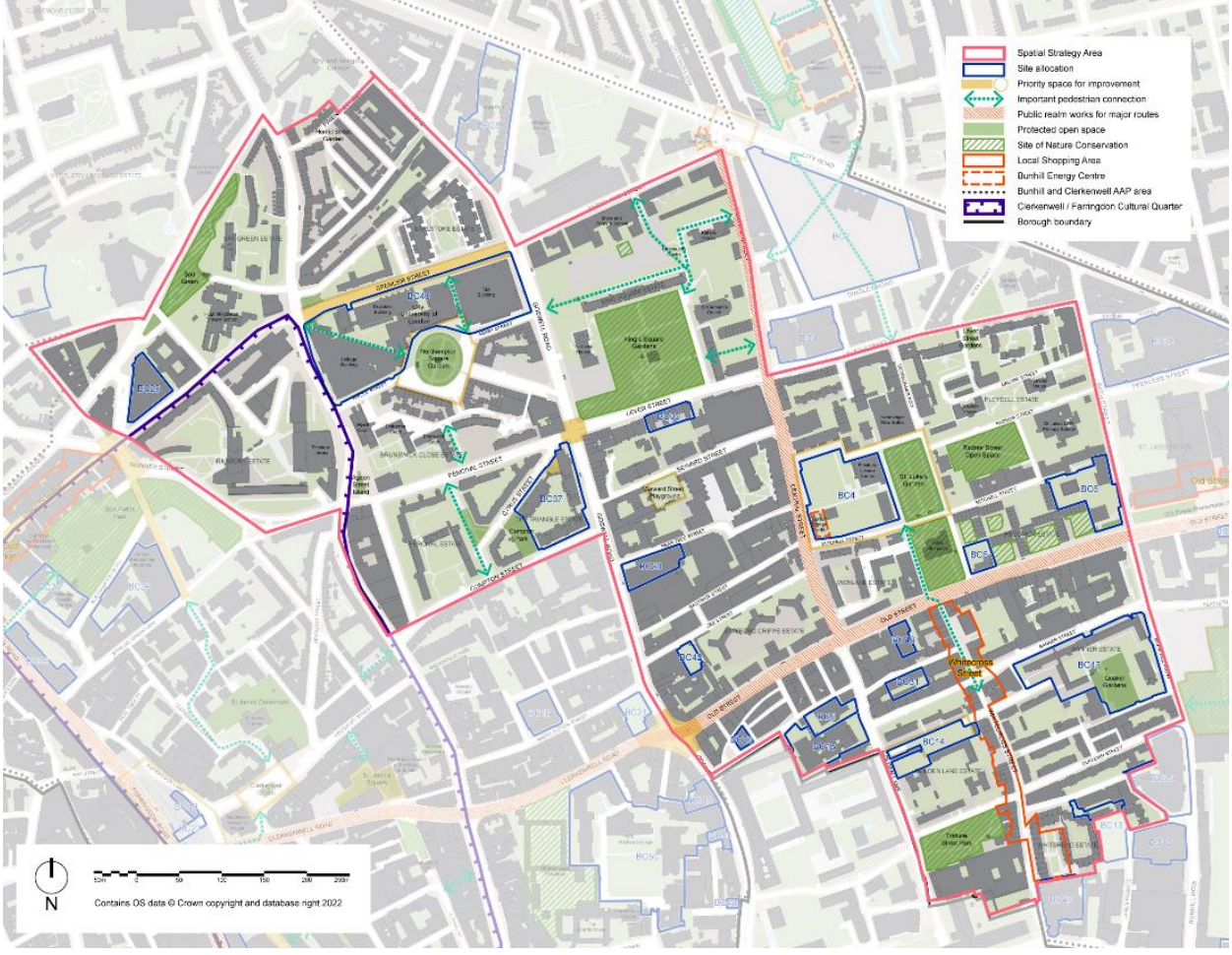
Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
		text para 3.43	<p>to support the vitality and viability of the centre, while not harming local character or amenity.</p> <p>...</p> <p>D. The disused Clerkenwell Fire Station, a Grade II Listed Building, offers an important development opportunity in a very prominent location. The site should be brought back into use as soon as possible. Any development on this site must preserve and or enhance the listed building and contribute towards meeting the Council's key objectives, such as maximising the provision of genuinely affordable housing.</p> <p>...</p> <p>G: This spatial strategy area includes part of the Clerkenwell/Farringdon Cultural Quarter. In accordance with Policy BC2 the Clerkenwell/Farringdon Cultural Quarter is the focus for cultural uses in the AAP area.</p> <p>Map change showing the Clerkenwell / Farringdon Cultural Quarter in the Mount Pleasant and Exmouth Market Spatial Strategy Area map is below in Figure 3.4 modification.</p> <p><i>Amend supporting text as follows:</i></p> <p>3.43: Exmouth Market is a retail, food, drink, and entertainment destination with a range of shops, cafes and restaurants. It is home to a popular street market with a history dating back to the 1840s. The street provides a high quality pedestrianised environment, with a large number of active frontages including street dining. Many of the buildings fronting Exmouth Market are late 18th and early 19th century houses with historic shopfronts still in place. Exmouth Market should be supported and enhanced by improving the public realm and managing the mix of uses to support the vitality and viability of the area, while not harming local character or amenity</p>
BCM M12	42	Figure 3.5: Mount Pleasant and Exmouth Market Spatial	Replace map. Refer to appendix 1 for a high resolution copy of the map.

Reference	Page	Section/Paragraph/Policy	Proposed change
		Strategy diagram	
BCM M13	43-45	Policy BC7 Central Finsbury	<p><i>Amend text as follows:</i></p> <p>A. The Central Finsbury Spatial Strategy area incorporates a mix of land uses. The key aim for the Spatial Strategy area is to balance protection of this mixed use character with high quality</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>new development, and to ensure that the area is permeable and well connected with an accessible, high quality public realm.</p> <p>B. Housing estates are a key factor of the areas character. There a number of estates dispersed across the Spatial Strategy area, including the Grade II* listed Spa Green Estate. The Council is undertaking an ambitious programme of Council house-building across the borough, including infill development at estates in the AAP area.</p> <p>C. Old Street and Goswell Road are the principal commercial streets in the area. These streets feature a range of employment uses, from large floorplate offices to smaller SME spaces and refurbished older buildings.</p> <p>D. There is a significant opportunity to enhance the office function of this area, principally along the main commercial corridors. The provision of workspaces suitable for SME businesses to link with the creative cluster identified in the Historic Clerkenwell Spatial Strategy (see Policy BCAAP8) is supported. There is also scope to promote supporting uses such as retail and leisure uses at ground floor locations, where appropriate.</p> <p>E. Whitecross Street is a designated Local Shopping Area. It is an important retail destination within the south of Islington, with the food market in particular acting as a unique draw. Achieving a balance between the 'bricks-and-mortar' and market roles is an important consideration in order to ensure that each function is able to operate effectively in the future. Retail uses may be appropriate at ground floor level and any lower ground floors across the area as part of new development, particularly where a site is within or adjacent to existing frontages of similar uses.</p> <p>F. The area features two significant sports and leisure uses: Ironmonger Row Baths and Finsbury Leisure Centre. The Council plans to redevelop the Finsbury Leisure Centre to provide Council homes, a new leisure centre, healthcare, childcare and energy facilities into one new exemplary civic development. The sports and leisure function at the Finsbury Leisure Centre will be re-provided in accordance with Strategic and Development Management Policy SC1: Social and Community Infrastructure.</p> <p>G. This spatial strategy area includes part of the Clerkenwell/Farringdon Cultural Quarter. In accordance with Policy BC2 the Clerkenwell/Farringdon Cultural Quarter is the focus for cultural uses in the AAP area.</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>G. H. City, University of London on Northampton Square is an important education establishment. Further refurbishment and/or new development should provide a range of accessible and efficient higher education facilities, including teaching space, laboratories, learning resource areas, support offices, social facilities, and facilities which would maximise community access to education.</p> <p>H. I. Development should Public realm improvements should facilitate easy pedestrian and cyclist access through and within the area, in line with pedestrian and cycle desire lines and should improve and better connect green spaces in the area where feasible.</p> <p>J. Development along Central Street should improve the relationship between buildings and spaces along Central Street.</p> <p>K. The design of new development across the area must respond to local context. Development proposals (including the redevelopment of existing buildings) must:</p> <ul style="list-style-type: none"> be based on a human scale and reflect the predominant building height; enhance definition between public and private spaces and provide improved access and permeability; where appropriate, provide and enhance definition, enclosure and active edges to Central Street, Central Square, Goswell Road, Moreland Street and other important pedestrian routes; and re-establish traditional building lines. <p>L. Development proposals should contribute to an enhanced public realm, including through:</p> <ul style="list-style-type: none"> extension, retention or re-provision of existing green spaces and provision of new green and/or open spaces such as pocket parks; incorporation of significant tree planting along key routes to reinforce their primacy in the street hierarchy; and improvements to pedestrian and cycling connections. <p><i>Amend supporting text as follows:</i></p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>3.62 The design of new development across the area must respond to local context. Development proposals (including the redevelopment of existing buildings) must:</p> <ul style="list-style-type: none"> • be based on a human scale and reflect the predominant building height; • enhance definition between public and private spaces and provide improved access and permeability; • where appropriate, provide and enhance definition, enclosure and active edges to Central Street, Central Square, Goswell Road, Moreland Street and other important pedestrian routes; and • re-establish traditional building lines. <p>3.63 Development proposals should contribute to an enhanced public realm, including through:</p> <ul style="list-style-type: none"> • extension, retention or re-provision of existing green spaces and provision of new green and/or open spaces such as pocket parks; • incorporation of significant tree planting along key routes to reinforce their primacy in the street hierarchy; and • improvements to pedestrian and cycling connections,
BCM M14	46	Figure 3.6: Central Finsbury Spatial Strategy diagram	<i>Replace map. Refer to appendix 1 for a high resolution copy of the map.</i>

Reference	Page	Section/Paragraph/Policy	Proposed change
			
BCM M15	47-48	Policy BC8: Historic Clerkenwell	<p><i>Amend text as follows:</i></p> <p>A. The Council will preserve and or enhance the special historic character and appearance of the Historic Clerkenwell area, which reinforces its uniqueness, integrity and socio-cultural value. Limited Commercial development, particularly business workspaces suitable for SMEs</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>and/or specialist industries, and small scale retail and leisure uses, may be acceptable where it is contextual and of a high quality.</p> <p>B. The Council will protect existing employment uses. In addition, a range of business activities including smaller workspaces for creative and specialist industries are encouraged. Active ground floor uses fronting major roads and key streets are encouraged.</p> <p>B. C. The Clerkenwell/Farringdon Cultural Quarter protects and promotes the unique concentration of cultural uses and heritage assets in this area, and reflects the concentration of related creative industries.</p> <p>C. D. Development proposals should positively reinforce the character of a street and/or space, and contribute to an enhanced public realm that respects and enhances the historic environment and its setting, and increases permeability and connectivity across the area. Where development is proposed, active uses must be provided at ground floor level.</p> <p>D. E. New buildings must be of high architectural quality and be locally distinctive, of a height, scale and massing that respects and enhances the immediate and wider context, consistent with the predominant building height. New development should reflect long established building lines, street frontages and plot widths. Roof extensions, plant rooms and lift overruns should conform to prevailing building heights and should not harm the character and appearance of the existing and neighbouring buildings as seen from streets and public open spaces.</p> <p>F. G. Heritage assets and townscape attributes, including Conservation Areas, Scheduled Ancient Monuments, listed buildings, historic shopfronts, strategic and local views to St. Paul's Cathedral, and local landmarks must be protected and or enhanced. The Spatial Strategy area is covered by a Tier 1 Archaeological Priority Area¹, reflecting the area's great time-depth and the significant potential for archaeological discoveries of national and regional significance. In addition, there are a number of buildings and features of local importance which must also be protected and or enhanced; these Historic Clerkenwell heritage sites are identified in Appendix 1. New development should respect historic building footprints, and should not result in the demolition or amalgamation of buildings with existing character value. Buildings</p>

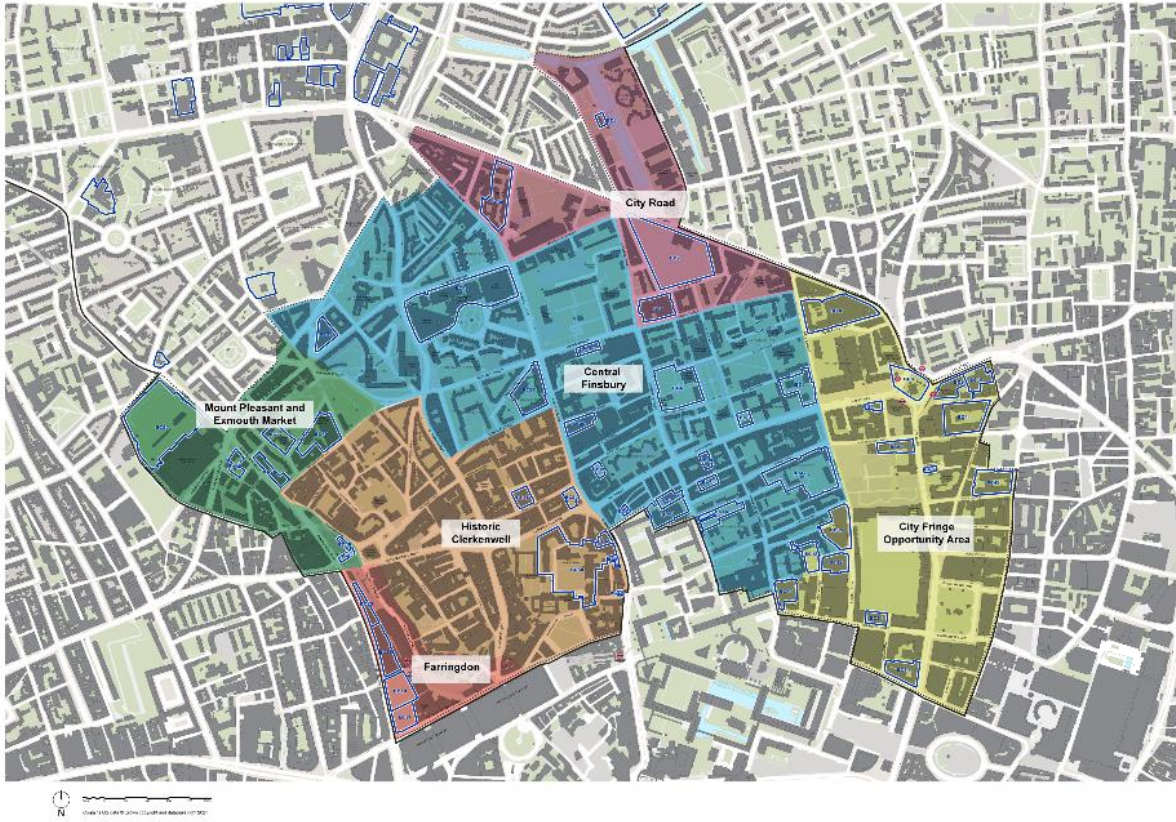
¹ Policy DH2 of the Strategic and Development Management Policies DPD details the requirements for development proposals within designated APAs.

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>that frame strategic and local views of landmarks should enhance the quality of the view, in particular components within the view that are of heritage value.</p> <p>H. Development should provide additional public space by transferring underused roads and parking areas into pedestrian use where appropriate. Public realm and street improvements are encouraged to improve conditions for walking and cycling, improve amenity and biodiversity.</p> <p>I. This spatial strategy area includes part of the Clerkenwell/Farringdon Cultural Quarter. In accordance with Policy BC2 the Clerkenwell/Farringdon Cultural Quarter is the focus for cultural uses in the AAP area.</p> <p><i>Amend supporting text as follows:</i></p> <p><i>Change to update Scheduled Monuments information. St John's Gate was de-scheduled from being a scheduled monument, but remains a Grade I listed building. Changes are set out below and reflected in policies map changes. Amend text as follows:</i></p> <p>3.66 The area includes a number of Conservation Areas, and listed buildings, and a two Scheduled Monuments (the Benedictine nunnery of St Mary, Clerkenwell the Nunnery of St. Mary de Fonte and St. John's Gate, as shown on the Policies Map). Its significant historic value (which is acknowledged to be of London-wide importance) is well recognised, but is undermined in some places by the poor quality of the public realm and dominance of vehicular traffic. Development which comes forward within the Spatial Strategy area should, as a starting point, be based on the principle of conserving heritage assets, i.e. historic buildings, structures or places). Heritage assets can add to the economic viability of development and improve the cultural offer to both local residents and visitors. Policy DH2 of the Strategic and Development Management Policies DPD requires submission of a heritage statement as part of planning applications.</p> <p>...</p> <p>3.68 Commercial uses, particularly small scale employment uses (e.g. design and light manufacturing) are an intrinsic part of the unique character if the area. Protection of these uses is therefore important to protect local character and ensure that the areas diverse commercial role is supported and retained. Office/business uses, especially those which</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>complement the existing commercial uses, must be maximised where development does come forward. A range of business activities (including smaller workspaces for creative and specialist industries, which are under pressure from increased land values) are encouraged as well as active ground floor uses fronting major roads and key streets, to provide diversity and interest.</p> <p>...</p> <p>3.71 Development in Historic Clerkenwell must conserve and or enhance heritage assets and their settings in line with Islington Local Plan Policy DH1. Clerkenwell Green, Charterhouse Square, and Hat and Feathers Conservation Areas are located in this area. Islington's three Tier 1 Archaeological Priority Areas are all located in the Historic Clerkenwell Spatial Strategy area. Tier 1 areas are known or strongly suspected to contain a heritage asset of national importance (a Scheduled Monument or equivalent) or are otherwise of very high archaeological sensitivity.</p>
BCM M16	51	Figure 3.7 Historic Clerkenwell Spatial Strategy Diagram	Refer to appendix 1 for a high resolution copy of the map.

Reference	Page	Section/Paragraph/Policy	Proposed change
BCM M17	52	Policy AAP1: Delivering development priorities	<p><i>Amend text as follows:</i></p> <p>A. The Local Plan will deliver its objectives and priorities by ensuring that sites allocated for specific uses within Bunhill and Clerkenwell AAP actually deliver particular types of</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
		and supporting text paragraphs 4.4 to 4.6.	<p>development in line with the allocations. Proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted.</p> <p>B. Allocated uses which fall within a broader use class (i.e. office or retail uses which sit within use class E) will be secured for the specific allocated use at planning stage. This is to ensure that development contributes towards meeting Islington's identified development needs. Where the site allocations are expressed more broadly in terms of use class, there may be some flexibility regarding a range of acceptable uses, subject to compliance with all relevant Local Plan policies.</p> <p><i>Amend supporting text as follows:</i></p> <p>4.4 Class E includes a broad range of commercial uses including offices, light industrial, shops, cafés and restaurants, gyms, health facilities, day centres, creches, and nurseries. Planning permission is not required to change between these uses which could have significant consequences for the Council's ability to meet its evidenced development need, particularly for office floorspace, as well as for the availability of services valued by residents such as shops, health clinics, and day centres.</p> <p>4.5 Islington is a geographically small with a dense built form, high population density, and high land values. The borough has a comparatively small supply of large development sites from which it can meet its identified needs including for homes and jobs. In response to this constrained supply the Council allocates a large number of development sites, including many smaller sites. In order for the Local Plan to deliver its objectives and priorities, and given the shortage of available land in the borough and the potential impacts of use class E, it is necessary to ensure that where sites are allocated for specific uses actually deliver particular types of development in line with the allocations. Therefore, on the majority of sites the allocations explicitly identify which uses are required, e.g. offices and residential. These uses have been established through consideration of priority development needs and the context of each site; proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted. In line with this, to ensure that priority uses are delivered, where an allocated use (e.g. offices or retail) falls within a broader use class the Council will require the specific allocated use to be secured at planning stage.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change
			<p>4.54.6 In a small number of cases, the Some site allocations are less specific, e.g. they allocate for "commercial uses", which allows some flexibility regarding acceptable uses, subject to compliance with all relevant Local Plan policies.</p> <p><i>Other paragraph numbers to be updated accordingly.</i></p>
BCM M18	53	Figure 4.1 Bunhill and Clerkenwell AAP site allocations (with Spatial Strategy areas identified for reference)	<p><i>Replacement map to include modified BC10 boundary. Refer to appendix 1 for a high resolution copy of the map.</i></p> 

Reference	Page	Section/Paragraph/Policy	Proposed change																																																																																	
BCM M19	57	Table 4.2 Site Capacity Assumptions	<div>Table 4.2 Site Capacity Assumptions</div> <div>Delete existing table:</div> <table><tr><td></td><td>Years 1-5</td><td></td><td>Years 6-10</td><td></td><td>Years 11-15</td><td></td><td>Total</td><td></td></tr><tr><td></td><td>Homes</td><td>Offices (sqm)</td><td>Homes</td><td>Offices (sqm)</td><td>Homes</td><td>Offices (sqm)</td><td>Homes</td><td>Offices (sqm)</td></tr><tr><td>B & C: City Fringe Opportunity Area</td><td>-60</td><td>63,100</td><td>—</td><td>61,600</td><td>—</td><td>18,500</td><td>-60</td><td>143,200</td></tr><tr><td>B & C: City Road</td><td>-340</td><td>21,500</td><td>—</td><td>-500</td><td>—</td><td>—</td><td>-340</td><td>22,000</td></tr><tr><td>B & C: Farringdon</td><td>—</td><td>13,300</td><td>—</td><td>—</td><td>—</td><td>-1,000</td><td>—</td><td>14,300</td></tr><tr><td>B & C: Mount Pleasant and Exmouth Market</td><td>-190</td><td>-7,300</td><td>—</td><td>-1,600</td><td>—</td><td>—</td><td>-190</td><td>-8,900</td></tr><tr><td>B & C: Central Finsbury</td><td>-250</td><td>-6,100</td><td>—</td><td>-1,500</td><td>—</td><td>—</td><td>-250</td><td>-7,600</td></tr><tr><td>B & C: Historic Clerkenwell</td><td>—</td><td>-4,500</td><td>—</td><td>-900</td><td>—</td><td>—</td><td>—</td><td>-5,400</td></tr><tr><td>Total</td><td>-840</td><td>115,800</td><td>—</td><td>66,100</td><td>—</td><td>19,500</td><td>-840</td><td>201,400</td></tr></table> <div>Replace with the following table:</div>		Years 1-5		Years 6-10		Years 11-15		Total			Homes	Offices (sqm)	Homes	Offices (sqm)	Homes	Offices (sqm)	Homes	Offices (sqm)	B & C: City Fringe Opportunity Area	-60	63,100	—	61,600	—	18,500	-60	143,200	B & C: City Road	-340	21,500	—	-500	—	—	-340	22,000	B & C: Farringdon	—	13,300	—	—	—	-1,000	—	14,300	B & C: Mount Pleasant and Exmouth Market	-190	-7,300	—	-1,600	—	—	-190	-8,900	B & C: Central Finsbury	-250	-6,100	—	-1,500	—	—	-250	-7,600	B & C: Historic Clerkenwell	—	-4,500	—	-900	—	—	—	-5,400	Total	-840	115,800	—	66,100	—	19,500	-840	201,400
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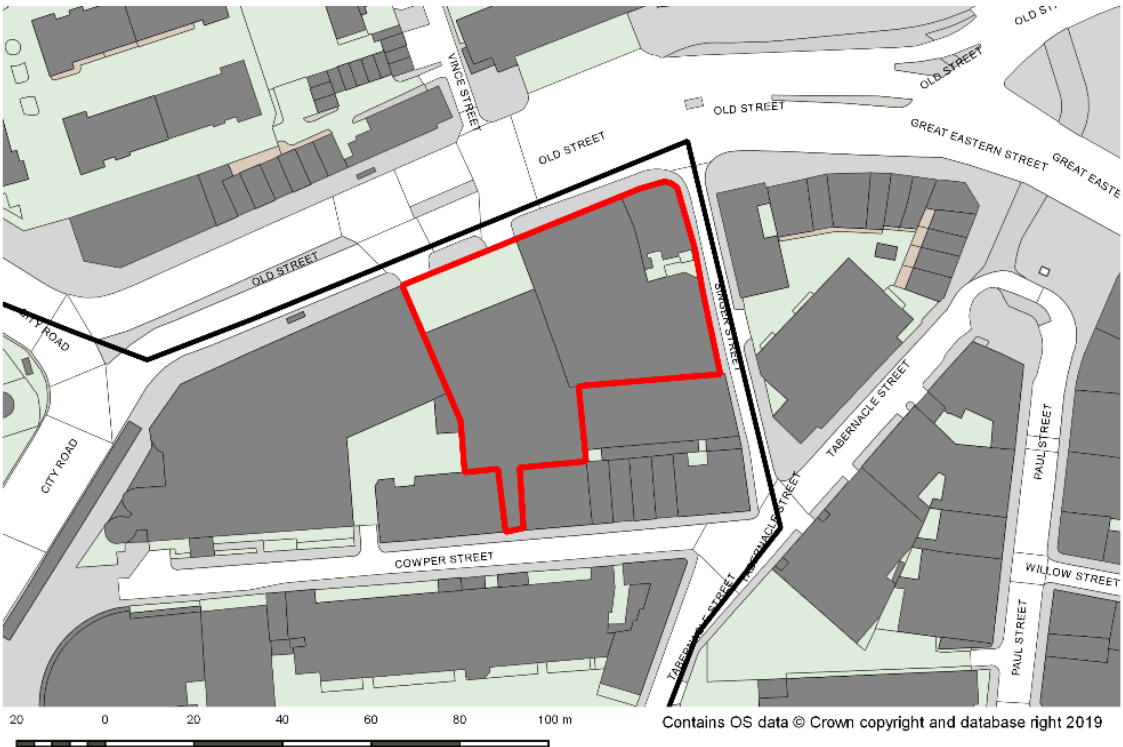
Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change								
				Years 1-5	Years 1-5	Years 6-10	Years 6-10	Years 11-15	Years 11-15	Total	
				Home s	Office s (sqm)	Home s	Office s (sqm)	Home s	Office s (office s)	Home s	Office s (sqm)
			B & C: City Fringe Opportunity Area	60	72,000	-	61,600	-	18,500	60	152,200
			B & C: City Road	690	21,500	-	500	-	-	690	22,000
			B & C: Farringdon	-	22,700	-	-	-	1,000	-	23,700
			B & C: Mount Pleasant and Exmouth Market	190	9,400	-	1,600	-	-	190	11,000
			B & C: Central Finsbury	310	6,100	-	700	-	-	310	6,900
			B & C: Historic Clerkenwell	0	200	-	900	-	-	-	1,100
			Grand Total	1260	131,900	-	65,400	-	19,600	1,260	216,900
			BCM M20	61- 62	Site Allocation BC3 Islington Boat Club	Amend text as follows:					


Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
			Development considerations	<ul style="list-style-type: none"> • The community and sporting uses should be re-provided consistent with Strategic and Development Management Policy SC1. • Residential uses may be developed where they do not harm the Islington Boat Club in accordance with the agent of change principal as set out in Policy DH5 in the Strategic and Development Management Policies. • Improvements to the existing building should integrate with and complement the recent improvements to Graham Street Park, Linear Park extension and neighbouring play space. Public access between Graham Street and the canal basin should be improved. • Refurbishment should include reconfiguration of storage areas to create pedestrian access and unbroken sightlines along the canal towpath/linear park, and an improved interface with public areas. • Any development on this site must be informed by the recommendations of the Thames River Basin Management Plan in order to ensure the protection and improvement of the benefits provided by the water environment. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure.
BCM M21	63- 64	Site Allocation BC4 Finsbury	<i>Amend text as follows:</i>	

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
		Leisure Centre	Development considerations	<ul style="list-style-type: none"> • A new, high quality leisure centre building should provide a positive frontage to Central Street. High quality frontages should also be provided onto Paton Street and St. Luke's Gardens. • Development must be high quality contextual design in accordance with PLAN1 in the Strategic and Development Policies. Any development should protect the amenity of neighbouring residential properties. • Development should ensure the reprovision of the existing sports pitches and facilities in accordance with Policy SC1 part D in the Strategic and Development Management Policies. • Development of the sports pitches and facilities must be considered in accordance with Policy SC1 part D in the Strategic and Development Policies. • There are several mature trees on site. Proposals must incorporate public open space and retain mature trees wherever possible. • Pedestrian permeability should be improved through the site, and legibility improved by realigning Paton Street with Norman Street. • The existing energy centre must be incorporated within the curtilage of the redeveloped leisure centre. Flues/thermal stores should be incorporated within the overall design of the building to minimise their visual impact. • The Planning Brief for St Lukes Area (September 2014) provides further detail and will inform the assessment of any development proposals at this site. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change		
BCM M22	65	Site Allocation BC5: London College of Fashion, Golden Lane	<div>Amend text as follows:</div> <table><tr><td>Development considerations</td><td><ul style="list-style-type: none">An additional set back storey on the roof of the retained building may be appropriate if there are no adverse impacts on the host building, the conservation area, or the setting of surrounding heritage assets. Any such proposals will required a robust heritage impact assessment.Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.</td></tr></table>	Development considerations	<ul style="list-style-type: none">An additional set back storey on the roof of the retained building may be appropriate if there are no adverse impacts on the host building, the conservation area, or the setting of surrounding heritage assets. Any such proposals will required a robust heritage impact assessment.Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
Development considerations	<ul style="list-style-type: none">An additional set back storey on the roof of the retained building may be appropriate if there are no adverse impacts on the host building, the conservation area, or the setting of surrounding heritage assets. Any such proposals will required a robust heritage impact assessment.Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.				
BCM M23	66	Site Allocation BC6: Redbrick Estate	<div>Amend text as follows:</div> <table><tr><td>Allocation and justification</td><td><p>Residential development with reprovision of the community centre and provision of small scale retail use.</p><p>The health centre previously on the site was re-provided off-site.</p></td></tr></table>	Allocation and justification	<p>Residential development with reprovision of the community centre and provision of small scale retail use.</p> <p>The health centre previously on the site was re-provided off-site.</p>
Allocation and justification	<p>Residential development with reprovision of the community centre and provision of small scale retail use.</p> <p>The health centre previously on the site was re-provided off-site.</p>				
BCM M24	67- 68	Site Allocation BC7: 198- 208 Old Street (petrol station)	<div>Amend text as follows:</div> <table><tr><td>Allocation and justification</td><td>Redevelopment of the petrol station to provide a new building comprising retail/leisure uses at ground floor level with office uses above. Prior to redevelopment the existing use can continue.</td></tr></table>	Allocation and justification	Redevelopment of the petrol station to provide a new building comprising retail/leisure uses at ground floor level with office uses above. Prior to redevelopment the existing use can continue.
Allocation and justification	Redevelopment of the petrol station to provide a new building comprising retail/leisure uses at ground floor level with office uses above. Prior to redevelopment the existing use can continue.				
BCM M25	69- 70	Site Allocation BC8: Old Street roundabout area	<div>Amend text as follows:</div>		

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
			How was the site identified and relevant planning history	<p>2013 Site Allocation (BC24)</p> <p>TfL are undertaking a comprehensive highway and public realm improvements to the area to improve the public realm, conditions for walking and cycling, and the station environment. The works involve the closure of the north-western arm of the roundabout, creating a two-way road system, with the roundabout becoming a peninsula. Much of the work is being undertaken under TfL's permitted development rights. Two planning permissions were required: P2015/5222/FUL for new a station entrance to the south-east at Cowper Street (approved 2016) and P2019/0528/FUL for construction of a new station entrance to provide access to St. Agnes Well and Old Street Station (approved 2019).</p>
			Development considerations	<ul style="list-style-type: none"> • Reconfiguration of space above and below ground to provide improved step-free access to underground station, enhanced retail provision, improved public toilets and public open space (which incorporates green areas and tree planting). • Reconfiguration and redevelopment of the roundabout and station provides an opportunity to reduce traffic impacts. • Proposals should improve pedestrian permeability, legibility, circulation and accessibility, including for passengers interchanging between transport modes. • Proposals should improve conditions and safety for cycling. • Proposals should aim to mark Old Street Station with a landmark station entrance and pursue integration of the public realm with St. Agnes' Well. Inventive solutions for integrating station facilities with retail units will be encouraged.
BCM M26	73- 74	Site Allocation BC10: 254- 262 Old Street (east of	<p><i>Amend boundary to remove Golden Bee Bar:</i></p> <p>Existing map:</p>	

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
		roundabout)	 <p>Revised map:</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change						
			 <table data-bbox="463 1023 1753 1224"><tr><td>Address</td><td>254-262 Old Street (east of roundabout), EC1Y, comprised of 250-254 Old Albert House, and 256 Old Street; and Golden Bee Bar, 262-264 Old Street 1BJ</td></tr><tr><td>Ownership</td><td>New Albert House Limited; Chandler Bar Groups Limited</td></tr><tr><td>Current/previous use</td><td>Car parking, public house, offices and temporary uses</td></tr></table>	Address	254-262 Old Street (east of roundabout), EC1Y, comprised of 250-254 Old Albert House, and 256 Old Street; and Golden Bee Bar, 262-264 Old Street 1BJ	Ownership	New Albert House Limited; Chandler Bar Groups Limited	Current/previous use	Car parking, public house , offices and temporary uses
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Ownership	New Albert House Limited; Chandler Bar Groups Limited								
Current/previous use	Car parking, public house , offices and temporary uses								

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
			Development considerations	<ul style="list-style-type: none"> • Refurbishment or redevelopment presents an opportunity to substantially improve the quality of the local environment. • The Islington Tall Buildings Study suggests that Albert House has potential to be redeveloped for a local landmark building of up to 11 commercial storeys (46m). Any tall building must be clearly subordinate in height to the taller towers at the Old Street/City Road junction, visually mediating between these taller buildings and the medium rise height of the surrounding context, without over-dominating the street space. • Development should consider retention of the public house at 262 Old Street, on the corner of Old Street and Singer Street. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
BCM M27	75- 76	Site Allocation BC11: Longbow House, 14-20 Chiswell Street	<i>Amend text as follows:</i>	
			Development considerations	<ul style="list-style-type: none"> • Any new building should positively address both Chiswell Street and the Honourable Artillery Company's training grounds, exhibiting a scale and height that is consistent with neighbouring buildings and the immediate context. • The existing building is higher than 30m. • A replacement building on this site may be the same height or lower than the existing building. • The Honourable Artillery Company's training grounds are a feature of the Bunhill Fields and Finsbury Square Conservation Area and part of the setting of a Grade II listed feature. Any development should conserve and or enhance this heritage setting. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
			Estimated timescale	<ul style="list-style-type: none"> 2021/22-2025/26 2026/27-2030-31
BCM M28	77	Site Allocation BC12 Cass Business School, 106 Bunhill Row	Amend text as follows:	
			Development consideration	<ul style="list-style-type: none"> No site specific considerations, relevant policies apply. The building is of a similar height to the surrounding buildings and is reflective of the typical townscape context of the local area. As a result, only a modest upwards extension is likely to be acceptable in this location.
BCM M29	78-79	Site Allocation BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage	Amend text as follows:	
			How the site was identified and relevant planning history	2013 Site Allocation (BC31) and planning permission P2016/0488/FUL. This permission is for the development of a 61-bedroom hotel, 35 residential units, 1,954sqm office (B1) floorspace, 80sqm retail (A1) floorspace, 1,536sqm restaurant (A3) floorspace and 263sqm leisure (D2) floorspace (lapsed).
			Allocation and justification	<p>Mixed use development with residential and a significant amount of office floorspace. An element of hotel use is acceptable in principle.</p> <p>The site has had planning permission for the development of a 61-bedroom hotel, 35 residential units, 1,954sqm office (B1) floorspace, 80sqm retail (A1) floorspace, 1,536sqm restaurant (A3) floorspace and 263sqm leisure (D2) floorspace.</p> <p>Should the site be subject to further amendments or new applications, the Council will seek redevelopment to provide an office development including affordable workspace and small scale business uses.</p>
BCM M30	82	Site Allocation BC15:	Amend text as follows:	

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change			
		Richard Cloudesley School, 99 Golden Lane	How was the site identified and relevant planning history	2013 Site Allocation (BC34) and planning application P2017/2961/FUL (granted subject to legal agreement, March 2018) 2013 Site Allocation (BC34) and planning permission P2017/2961/FUL (permission granted and construction started in 2018)		
BCM M31	83-84	Site Allocation BC16 36-43 Great Sutton Street (Berry Street)	<i>Amend text as follows:</i> <table><tr><td>Site designation and constraints</td><td><ul style="list-style-type: none">Central Activities Zone (CAZ)Historic Clerkenwell Spatial Strategy area (policy BCAAP8)Within a protected viewing corridorArchaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1)Hat and Feathers Conservation AreaThere is a locally listed building opposite the site at 16 Great Sutton StreetThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the siteLondon View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul’s Cathedral)</td></tr></table>		Site designation and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Historic Clerkenwell Spatial Strategy area (policy BCAAP8)Within a protected viewing corridorArchaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1)Hat and Feathers Conservation AreaThere is a locally listed building opposite the site at 16 Great Sutton StreetThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the siteLondon View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul’s Cathedral)
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BCM M32	85	Site Allocation BC17 Caxton House, 2 Farringdon Road	<i>Amend text as follows:</i> <table><tr><td>How was the site identified and relevant planning history</td><td>2013 Site Allocation (BC36) and planning permission P120484. Construction started. A S73 application was approved in March 2020 for minor material amendments (P2019/2991/S73). Permission P120484 has commenced on site for a building of 11 storeys (above 30m in height).</td></tr></table>		How was the site identified and relevant planning history	2013 Site Allocation (BC36) and planning permission P120484. Construction started. A S73 application was approved in March 2020 for minor material amendments (P2019/2991/S73). Permission P120484 has commenced on site for a building of 11 storeys (above 30m in height).
How was the site identified and relevant planning history	2013 Site Allocation (BC36) and planning permission P120484. Construction started. A S73 application was approved in March 2020 for minor material amendments (P2019/2991/S73). Permission P120484 has commenced on site for a building of 11 storeys (above 30m in height).					

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change					
			Site designation and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Farringdon Spatial Strategy area (policy BCAAP5)Within a protected viewing corridorAdjacent to the Charterhouse Square Conservation AreaThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the siteCrossrail Rail Safeguarding Area.London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul’s Cathedral)London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul’s Cathedral)				
BCM M33	86- 87	Site Allocation BC18 Cardinal Tower, 2A, 4-12 Farringdon Road and 48-50 Cowcross Street	<p><i>Amend text as follows:</i></p> <table><tr><td>How the site was identified and relevant planning history</td><td>2013 Site Allocation (BC37) and pPlanning permission P121162 Permission P121162 has commenced on site for a building of 10 storeys (above 30m in height).</td></tr><tr><td>Site designation and constraints</td><td><ul style="list-style-type: none">Central Activities Zone (CAZ)Farringdon Spatial Strategy area (policy BCAAP5)Within protected viewing corridorsAdjacent to the Charterhouse Square Conservation AreaThere is a Grade II listed building opposite the site at 36 Cowcross StreetThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the siteCrossrail Rail Safeguarding Area.Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral)London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul’s Cathedral)London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul’s Cathedral)</td></tr></table>		How the site was identified and relevant planning history	2013 Site Allocation (BC37) and p Planning permission P121162 Permission P121162 has commenced on site for a building of 10 storeys (above 30m in height).	Site designation and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Farringdon Spatial Strategy area (policy BCAAP5)Within protected viewing corridorsAdjacent to the Charterhouse Square Conservation AreaThere is a Grade II listed building opposite the site at 36 Cowcross StreetThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the siteCrossrail Rail Safeguarding Area.Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral)London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul’s Cathedral)London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul’s Cathedral)
How the site was identified and relevant planning history	2013 Site Allocation (BC37) and p Planning permission P121162 Permission P121162 has commenced on site for a building of 10 storeys (above 30m in height).							
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Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change					
BCM M34	88- 89	Site Allocation BC19 Farringdon Place, 20 Farringdon Road, EC1M 3NH	<i>Amend text as follows:</i> <table><tr><td>Current/previous use</td><td>Offices (B1)</td></tr><tr><td>Site designations and constraints</td><td><ul style="list-style-type: none">Central Activities Zone (CAZ)Farringdon Spatial Strategy area (policy BCAAP5)Within protected viewing corridorsSite is close proximity to the Charterhouse Square and Clerkenwell Green Conservation AreasAdjacent to Grade II listed building at 36 Cowcross StreetThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the siteIslington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral)Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral)London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral)</td></tr></table>		Current/previous use	Offices (B1)	Site designations and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Farringdon Spatial Strategy area (policy BCAAP5)Within protected viewing corridorsSite is close proximity to the Charterhouse Square and Clerkenwell Green Conservation AreasAdjacent to Grade II listed building at 36 Cowcross StreetThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the siteIslington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral)Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral)London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral)
Current/previous use	Offices (B1)							
Site designations and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Farringdon Spatial Strategy area (policy BCAAP5)Within protected viewing corridorsSite is close proximity to the Charterhouse Square and Clerkenwell Green Conservation AreasAdjacent to Grade II listed building at 36 Cowcross StreetThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the siteIslington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral)Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral)London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral)							
BCM M35	90	Site Allocation BC20 Lincoln Place, 50 Farringdon Road	<i>Amend text as follows:</i> <table><tr><td>Current/previous use</td><td>Offices (B1)</td></tr><tr><td>Site designations and constraints</td><td><ul style="list-style-type: none">Central Activities Zone (CAZ)Farringdon Spatial Strategy area (policy BCAAP5)Within a protected viewing corridorIn close proximity to the Charterhouse Square, Clerkenwell Green and Hatton Garden Conservation AreasThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the siteIslington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral)</td></tr></table>		Current/previous use	Offices (B1)	Site designations and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Farringdon Spatial Strategy area (policy BCAAP5)Within a protected viewing corridorIn close proximity to the Charterhouse Square, Clerkenwell Green and Hatton Garden Conservation AreasThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the siteIslington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral)
Current/previous use	Offices (B1)							
Site designations and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Farringdon Spatial Strategy area (policy BCAAP5)Within a protected viewing corridorIn close proximity to the Charterhouse Square, Clerkenwell Green and Hatton Garden Conservation AreasThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the siteIslington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral)							

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change							
				<ul style="list-style-type: none">Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul’s Cathedral)London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul’s Cathedral)						
BCM M36	91	Site Allocation BC21: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road,& 1-4 Great Sutton Street	Amend text as follows: <table><tr><td>Current/previous use</td><td>Offices (B1)</td></tr><tr><td>How the site was identified and relevant planning history</td><td>Planning permission P112478 (now lapsed) Planning permission P2016/3353/FUL to provide a 6-storey building accommodating 1,307sqm office 243sqm retail at ground level, granted 2018, under construction.</td></tr><tr><td>Allocation and justification</td><td>Office-led redevelopment with retail and leisure uses at ground floor fronting Clerkenwell Road and Goswell Road. Development should provide units suitable for SMEs. Hotel led mixed use development with retail and leisure uses.</td></tr></table>		Current/previous use	Offices (B1)	How the site was identified and relevant planning history	Planning permission P112478 (now lapsed) Planning permission P2016/3353/FUL to provide a 6-storey building accommodating 1,307sqm office 243sqm retail at ground level, granted 2018, under construction.	Allocation and justification	Office-led redevelopment with retail and leisure uses at ground floor fronting Clerkenwell Road and Goswell Road. Development should provide units suitable for SMEs. Hotel led mixed use development with retail and leisure uses.
Current/previous use	Offices (B1)									
How the site was identified and relevant planning history	Planning permission P112478 (now lapsed) Planning permission P2016/3353/FUL to provide a 6-storey building accommodating 1,307sqm office 243sqm retail at ground level, granted 2018, under construction.									
Allocation and justification	Office-led redevelopment with retail and leisure uses at ground floor fronting Clerkenwell Road and Goswell Road. Development should provide units suitable for SMEs. Hotel led mixed use development with retail and leisure uses.									
BCM M37	92	Site Allocation BC22 Vine Street Bridge	Amend text as follows:							

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
			Site designation and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) • Within a protected viewing corridor • Clerkenwell Green Conservation Area • In close proximity to the Old Sessions House, a Grade II* listed building • Crossrail Rail Safeguarding Area • Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) • Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) • London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral)
BCM M38	94- 95	Site Allocation BC24 Clerkenwell Fire Station, 42-44 Rosebery Avenue	<i>Amend text as follows:</i>	
			Allocation and justification	<p>Amend:</p> <p>Residential-led development to include some re-provision of social infrastructure/community use.</p> <p>Residential-led development. Active frontages at the ground floor for commercial, a small element of social infrastructure, or community use are encouraged.</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
			Site designation and constraints <ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Clerkenwell Fire Station is Grade II listed The site is partially located within the Rosebery Avenue Conservation Area and is adjacent to the Clerkenwell Green Conservation Area Within a protected viewing corridor Archaeological Priority Area: Civil War Defences (Tier 2) London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 	
			Development considerations <ul style="list-style-type: none"> The building is one of London's surviving original fire stations. It is Grade II listed and is adjacent to the Grade II listed 40 Rosebery Avenue. Proposals must conserve and or enhance these heritage assets. <i>The other development considerations remain unchanged</i>	
BCM M39	96- 97	Site Allocation BC25 Mount Pleasant Post Office, 45 Rosebery Avenue, EC1R 4TN	Site designations and constraints <ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Rosebery Avenue Conservation Area There are Grade II listed buildings opposite the site at 40 and 42 Rosebery Avenue as well as a number of locally listed buildings on Mount Pleasant Within protected viewing corridors London View Management Framework viewing corridor 2A.1 (Kenwood House to St Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 	
BCM M40	98- 99	Site Allocation		

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
		BC26 68-86 Farringdon Road (NCP carpark), EC1R 0BD	Site designation and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) The site is adjacent to the Rosebery Avenue and Clerkenwell Green Conservation Areas There are Grade II listed buildings in close proximity to the site on Rosebery Avenue and Bowling Green Lane and a locally listed building opposite the site at 159 Farringdon Road. There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site Within protected viewing corridors Archaeological Priority Area: Civil War Defences (Tier 2) The site is located in the Clerkenwell/Farringdon Cultural Quarter area. London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral)
BCM M41	10 0- 10 1	Site Allocation BC27: Finsbury Health Centre and the Michael Palin Centre for Stammerin g	<i>Amend text as follows:</i>	
			Current/previous use	Healthcare and community uses (D1)
			Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAP6) Finsbury Health Centre is a Grade I listed building Rosebery Avenue Conservation Area Partially within the Spa Fields Garden Open Space and SINC Within protected viewing corridors Archaeological Priority Area: Post-medieval burial grounds (Tier 2) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 3A (Kenwood House to St Paul's Cathedral)

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change						
BCM M42	10 2	Site Allocation BC28: Angel Gate, Goswell Road	<div>Amend text as follows:</div> <table><tr><td>Development considerations</td><td><ul style="list-style-type: none">320 to 236 City Road is Grade II listed and must be retained.Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.</td></tr></table>	Development considerations	<ul style="list-style-type: none">320 to 236 City Road is Grade II listed and must be retained.Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.				
Development considerations	<ul style="list-style-type: none">320 to 236 City Road is Grade II listed and must be retained.Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.								
BCM M43	10 3	Site Allocation BC29: Taylor House, 88 Rosebery Avenue	<div>Amend text as follows:</div> <table><tr><td>Current/previous use</td><td>Tribunal hearing centre (D1)</td></tr><tr><td>Allocation and justification</td><td>Redevelopment for office use, subject to justifying the loss of social infrastructure in line with relevant Local Plan policies. Mixed-use office/D1 social or community use development may also be acceptable where retention of social infrastructure is required on site.</td></tr><tr><td>Site designations and constraints</td><td><ul style="list-style-type: none">Central Activities Zone (CAZ)Central Finsbury Spatial Strategy area (policy BCAAAP7)Within a protected viewing corridorAdjacent to Rosebery Avenue Conservation AreaAdjacent to Grade II listed building at Garnault PlaceSite is located within a groundwater Source Protection ZoneArchaeological Priority Area: Civil War Defences (Tier 2)Islington Local View LV4 (Archway Road to St. Paul's Cathedral)Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral)</td></tr></table>	Current/previous use	Tribunal hearing centre (D1)	Allocation and justification	Redevelopment for office use, subject to justifying the loss of social infrastructure in line with relevant Local Plan policies. Mixed-use office/ D1 social or community use development may also be acceptable where retention of social infrastructure is required on site.	Site designations and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Central Finsbury Spatial Strategy area (policy BCAAAP7)Within a protected viewing corridorAdjacent to Rosebery Avenue Conservation AreaAdjacent to Grade II listed building at Garnault PlaceSite is located within a groundwater Source Protection ZoneArchaeological Priority Area: Civil War Defences (Tier 2)Islington Local View LV4 (Archway Road to St. Paul's Cathedral)Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral)
Current/previous use	Tribunal hearing centre (D1)								
Allocation and justification	Redevelopment for office use, subject to justifying the loss of social infrastructure in line with relevant Local Plan policies. Mixed-use office/ D1 social or community use development may also be acceptable where retention of social infrastructure is required on site.								
Site designations and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Central Finsbury Spatial Strategy area (policy BCAAAP7)Within a protected viewing corridorAdjacent to Rosebery Avenue Conservation AreaAdjacent to Grade II listed building at Garnault PlaceSite is located within a groundwater Source Protection ZoneArchaeological Priority Area: Civil War Defences (Tier 2)Islington Local View LV4 (Archway Road to St. Paul's Cathedral)Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral)								
BCM M44	10 6	Site Allocation BC32: Monmouth House, 58-	<div>Amend text as follows:</div> <table><tr><td>How the site was identified and relevant planning history</td><td>Planning permission P2015/3136/FUL Permission P2015/3136/FUL has commenced on site for a building of 11 storeys (above 30m in height).</td></tr></table>	How the site was identified and relevant planning history	Planning permission P2015/3136/FUL Permission P2015/3136/FUL has commenced on site for a building of 11 storeys (above 30m in height).				
How the site was identified and relevant planning history	Planning permission P2015/3136/FUL Permission P2015/3136/FUL has commenced on site for a building of 11 storeys (above 30m in height).								

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
		64 City Road		
BCM M45	10 7	Site Allocation BC33: Oliver House, 51-53 City Road	Amend text as follows:	
			Allocation and justification	Refurbishment/intensification of office use and commercial uses which provide active frontage on the ground floor.
BCM M46	10 8	Site Allocation BC34: 20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street	Amend text as follows:	
			How the site was identified and relevant planning history	Planning application permission P2017/3103/FUL (granted 2018) The site has permission for a 27-storey building providing over 63,000 square metres of office floorspace.
BCM M47	10 9- 11 0	Site Allocation BC35: Finsbury Tower, 103-105 Bunhill Row	Amend text as follows:	
			How the site was identified and relevant planning history	Planning permission P2016/3939/FUL The site has permission for a 28 storey tower (a 12 storey extension to the existing 16 storey building), which is under construction.
BCM M48	11 1- 11 2	Site Allocation BC36: London Metropolitan Archives and Finsbury	Amend text as follows:	
			Allocation and justification	Intensification of business use at the Finsbury Business Centre and expansion of the existing cultural uses linked to the operation of the at the London Metropolitan Archives.
			Site designations and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Mount Pleasant and Exmouth Market Spatial Strategy area (policy BCAAAP6)

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
		Business Centre		<ul style="list-style-type: none"> • Adjacent to the Clerkenwell Green and Rosebery Avenue Conservation Areas • There are Grade II listed buildings opposite the site on Bowling Green Lane and Kingsway Place. • There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site • Opposite the Three Corners Adventure Playground • In close proximity to Spa Fields Garden Open Space and SINC • Archaeological Priority Area: Civil War Defences (Tier 2) • Within protected viewing corridors • Islington Local View LV4 (Archway Road to St. Paul's Cathedral) • Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) • Islington Local View LV6 (Amwell Street to St. Paul's Cathedral) • Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)
BCM M49	11 3	Site Allocation BC37: Triangle Estate, Goswell Road/Comp ton Street/Cyru s Street	<i>Amend text as follows:</i>	

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<div> <div>Site designations and constraints</div> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Central Finsbury Spatial Strategy area (policy BCAAP7) The site includes is adjacent to Compton Park Open Space and is opposite King Square Open Space and SINC There are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the site The site includes Compton Park Open Space and is opposite King Square Open Space and SINC Within protected viewing corridors Archaeological Priority Area: Civil War Defences (Tier 2) London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) </div> <div> <div>Development considerations</div> <ul style="list-style-type: none"> Development should not lead to unacceptable impacts on existing residents. Development should improve security, function, accessibility, and appearance of public realm and open space on the estate. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. </div>
BCM M50	11 4- 11 6	Site Allocation BC38: Moorfields Eye Hospital	<i>Amend text as follows:</i>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>Allocation and justification</p> <p>Given the site's location within the CAZ, the City Fringe Opportunity Area and its close proximity to the cluster of new business developments in the wider Tech City area, the Moorfields site represents a unique opportunity to provide a very significant additional amount of business floorspace which would enable the expansion of this internationally important concentration of tech businesses. The site will play a key role in the consolidation and expansion of the cluster of technology firms that has become well established around the wider Old Street area.</p> <p>This site is, therefore, required to deliver a very substantial quantum of B1 office floorspace, a large proportion of which is expected to be Grade A office space. Research and development space is also acceptable A range of unit types and sizes, including a significant proportion of small units, particularly those suitable for SMEs, must be provided.</p> <p>An element of small scale social infrastructure will also be required, potentially consisting of two elements; a Moorfields Eye Hospital/Institute of Ophthalmology "legacy" eye clinic facility; and/or potentially including a GP/community health hub.</p> <p>Active shops, cafes and restaurants, or drinking establishment A1, A3 and/or A4 uses will be sought on the ground floor as part of any future development proposal.</p> <p>A substantial amount of affordable workspace at peppercorn rent must be delivered as part of the B1 office floorspace, as well as a proportion of affordable retail units.</p>

			<p>Development considerations</p> <ul style="list-style-type: none"> • Creation of a new high quality business quarter, following the key principles identified below. • Careful integration of the existing historic buildings and new buildings will be required, to create a high quality public realm to offer character and sense of place • A new north south internal link connecting Cayton Street and Peerless Street is required. Pedestrianised lanes must be provided between buildings • Historic buildings must be retained and refurbished. These buildings will be particularly suitable for conversion to office use. • Comprehensive development is suitable to the rear, potentially creating three new large floor plate office buildings • A new public space must be provided as the focus of the development, as the focus of the development on Cayton Street • Active retail and leisure frontages should be provided at ground floor, to support the predominant office uses; such frontages are particularly around any new public space. • The Council will undertake additional work, including viability testing of a range of development scenarios, which will be used as a basis for setting specific requirements for the provision of affordable workspace to be secured from any future development proposal on this site. • The variety of heritage assets within and directly adjacent to the site contribute positively to the character of the conservation area. Any future development will be expected to protect and enhance the site's heritage assets. • The Islington Tall Buildings Study suggests that this site is acceptable, in principle, for a tall building(s) over 30m. Any proposal for a tall building over 30m must comply fully with the criteria set out in Policy DH3 of the Strategic and Development Management Policies DPD, including the maximum heights threshold. The northwest corner of the site (corner of Cayton St/Bath St) could potentially accommodate a building of up to 50 metres (approximately 12 commercial storeys). A tall building of up to 70 metres (approximately 17 commercial storeys) could be accommodated on Peerless Street, north of the junction with Baldwin St. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the
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Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
				earliest opportunity to determine whether wastewater capacity exists.
BCM M51	11 8	Site Allocations BC40: The Pentagon, 48 Chiswell Street	<i>Amend text as follows:</i>	
			Development considerations	<ul style="list-style-type: none"> The existing building is higher than 30m. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
BCM M52	11 9	Site Allocation BC41: Central Foundation School, 15 Cowper Street, 63- 67 Tabernacle Street and 19 & 21-23 Leonard Street	<i>Amend text as follows:</i>	
			Current/previous use	B1 education use
			Allocation and justification	Improved education and sports facilities with the provision of approximately 3,700sqm of office floorspace.
BCM M53	12 1	Site Allocation BC43: easyHotel, 80-86 Old Street	<i>Amend text as follows:</i>	
			Estimated timescales	2021/22-2025/26 2026/27-2030-31
BCM M54	12 2	Site Allocation BC44: Crown House, 108	<i>Amend text as follows:</i>	
			Current/previous use	(B1) Offices

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change		
		Aldersgate Street			
BCM M55	12 3	Site Allocation BC45: 27 Goswell Road	<div>Amend text as follows:</div> <table><tr><td>Development considerations</td><td><div><div><div></div></div><div>No site specific considerations, relevant policies 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Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change	
			Development considerations	<ul style="list-style-type: none"> Any changes to open space on the estate must be in accordance with Policy G2 and in particular any development of the podium space must be in accordance with Policy G2 part C(i) to (v). A Landscape Design Strategy will be required in accordance with Policy G4. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
BCM M58	12 7	Site Allocation BC49 Building adjacent to railway lines and opposite	Amend text as follows:	
			Current/previous use	Former escalator workshop, currently the Vine Street electrical substation.
			Allocation and justification	Intensification for business use, particularly B1(e) light industrial uses.
			Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Mount Pleasant and Exmouth Market Spatial Strategy area (policy BC6) Within protected viewing corridors Clerkenwell Green Conservation Area Located in close proximity to a number of listed and locally listed buildings, including the Grade 1 listed Well Court, 14-16 Farringdon Lane which sits opposite the site Islington Local View LV1 (Farringdon Lane/Farringdon Road/Clerkenwell Road to St. Paul's Cathedral) Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) Redevelopment should integrate or relocate the electricity substation on the site if this is still required.

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
BCM M59	12 8- 12 9	Site Allocation BC50: Queen Mary University, Charterhou se Square Campus	<i>Amend text as follows:</i>
			Allocation and justification
Allocation and justification	Higher education and medical and research uses, alongside improvements to increase permeability through the site. Development on the site may include some B1(a) office space and B1(b) research space linked to overarching higher education, medical, and/or research uses. The Council will resist development of additional student accommodation on the site; however, development which rearranges the existing quantum of provision of student accommodation may be acceptable. Provision of additional student accommodation must be in accordance with Policy H6 Part A and SC1 Part D. Any loss of student accommodation would need to consider Policy H2 Part C.		
Site designations and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Historic Clerkenwell Spatial Strategy area (policy BCAAAP8)Grade II listedAdjacent to the Grade I listed Charterhouse Square buildings, and the Grade II William Harvey Research Institute building at 25 Goswell RoadArchaeological Priority Area: The Charterhouse Carthusian Monastery (Tier 1)Partially within the Charterhouse Square Conservation Area, and in close proximity to the Hat and Feathers Conservation AreaThere are a number of 'Historic Clerkenwell' heritage assets, as designated through Policy BC8, in close proximity to the sitePartially within a protected viewing corridorLondon View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul’s Cathedral)		

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			Development 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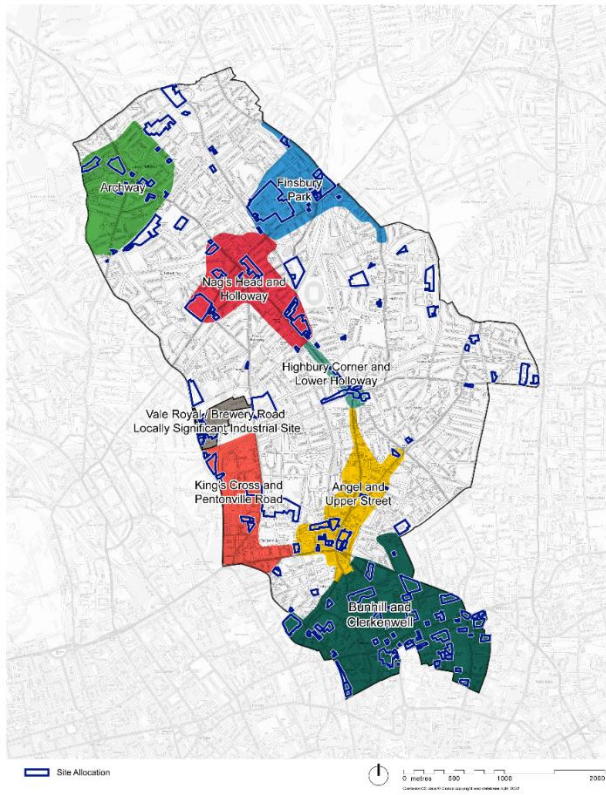
Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change				
				ng office use	completed in major developments in the City Fringe Opportunity Area and across rest of Bunhill and Clerkenwell AAP area.	Bunhill and Clerkenwell AAP area.	Development Management
				BC2 Culture, retail and leisure uses	New major cultural floorspace completed in the cultural quarter. New major retail and leisure floorspace completed in the Local Shopping Areas.	New cultural uses located in the Cultural Quarter unless sites are not available or appropriate. New retail and leisure uses located in the Local Shopping Areas.	London Planning Datahub, Islington Development Management
				BC1 Prioritisi ng office use and Site Allocatio ns	Sqm of floorspace completed against site capacity assumptions set out in the Local Plan	Percentage of floorspace completed from each site capacity assumption Percentage of 400,000sqm B1a floorspace provided during plan period	London Planning Datahub, Islington Development Management
BCM M62	13 6	Appendix 1, Scheduled Monuments	Change to update Scheduled Monuments information. St John's Gate was de-scheduled from being a scheduled monument, but remains a Grade I listed building. Changes are set out below and reflected in policies map changes. Amend text as follows:				

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
			<p>"1. St. John's Gate (St. John's Square no. 25) 2. Nunnery of St. Mary de Fonte (Clerkenwell Close nos. 35-42, 44, 46-48, 53-55, St. James' Church and Garden, bollards; Clerkenwell Green nos. 43-47; St. James' Walk nos. 1 and 3; Sans Walk no. 3; Newcastle Row; Scotswood Street) Benedictine nunnery of St Mary, Clerkenwell. Extent marked on the Policies Map and map available on the Historic England website. Site reference 1002003."</p>
BCM M63	14 6	Appendix 1 Heritage Assets in Historic Clerkenwell , first paragraph.	Buildings and features that the Council considers to contribute to the special character of Historic Clerkenwell are listed in Table A1.1. As specified in Policy BCA AAP 8 new development must protect and or enhance these and other heritage assets.
BCM M64	14 1	Glossary and Abbreviations Term: Business floorspace/ buildings/d evelopment /uses	<p><i>Amend text as follows:</i></p> <p>Office, research and development and light industrial aActivities as well as industrial uses B2 general industrial and B8 storage and distribution, and Sui Generis industrial uses.or uses that fall within the B-use class. Sui generis Generis uses which are akin to business floorspace, such as depots or builders merchants, can be classed as business floorspace for the purposes of the Local Plan.</p>
BCM M65	14 4	Glossary and Abbreviations Term: Entertainm ent uses	<p><i>Amend text as follows:</i></p> <p>Entertainment uses generally fall within the A3, A4 and A5 uses; live music and dance venues (D2 use); and nightclubs, casinos and amusement arcades (Sui Generis uses), as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. Depending on their impact, other uses may also be considered to fall within this definition, such as private members' clubs, restaurants and casinos in hotels, and premises that contain a mix of retail and entertainment (Sui Generis uses).</p> <p>Entertainment uses include restaurants and cafes, pubs and bars, hot food take aways, live music and dance venues, nightclubs, casinos, and amusement arcades. Depending on their impact other uses may also be considered to fall within this definition, such as private members' clubs, restaurants and casinos in hotels, and premises that contain a mix of retail and entertainment.</p>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
BCM M66	14 7	Glossary and Abbreviatio ns Term: Hybrid space	<i>Update text as follows:</i> The main feature of hybrid space is that it straddles different B-use-classes business floorspace uses . It is often created in older industrial building stock which has been repurposed for more modern industrial uses, but can also be provided in newly developed space. Hybrid space is space suitable for industrial activities/occupiers that 'serve the services', meaning that they provide services which support the expanding central London business market, and the wider London economy. Hybrid space must have a predominantly industrial function, which could combine features of light industrial, studio and production space, as well as storage and logistics; however, it can include supporting/complementary elements of office provided they are ancillary. As such, hybrid space is likely to be considered a Sui Generis use. Fundamentally, hybrid space must be conducive to occupation by a range of industrial and light industrial users due to its flexible design.
BCM M67	14 8	Glossary and Abbreviatio ns Term: Industrial floorspace/ buildings/d evelopment /uses/land	<i>Amend text as follows:</i> Activities or uses that fall within light industrial (B1e), general industry (B2) and storage and distribution (B8) uses, Sui Generis industrial uses , and some Ssui Gg eneris akin to industrial uses such as depots and builder's merchants.
BCM M68	15 2	Glossary and Abbreviatio ns Term: Retail floorspace/ buildings/d evelopment /uses,	<i>Amend text as follows:</i> Activities or uses that fall within the A1 use class. Uses for the display or retail sale of goods, other than hot food, principally to visiting members of the public - as defined in Class E(A). This includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafes.
BCM M69	15 3	Glossary and	<i>Amend text as follows:</i>

Ref ere nce	Pa ge	Section/P aragraph/ Policy	Proposed change
		Abbreviations Term: Social and community infrastructu re	Infrastructure that is available to, and serves the needs of, local communities and others, which is often funded in some way by a grant or investment from a government department, public body and/or the voluntary sector. Social and community facilities comprises a wide variety of facilities/buildings including those which accommodate social services such as day-care centres, luncheon clubs, and drop-in centres; education and training facilities including early years providers, nurseries, schools, colleges and universities; children and young peoples' play facilities; health facilities; youth centres; libraries; community meeting facilities; community halls; places of worship; sport, leisure and recreation facilities; and policing facilities. Social and community infrastructure generally falls within Use Classes C2, D1 or D2 , E, F.1 or F.2 and possibly some Sui Generis uses. This list is not intended to be exhaustive and other facilities can be included as social and community infrastructure.

Appendix 3 Site Allocations Main Modifications Schedule

Refer ence	Page	Section/P aragraph/ Policy	Proposed change
SAMM 01	1	Section 1, paragraph 1.2	<i>Amend text as follows:</i> The Site Allocations Development Plan Document (DPD) is a key document within Islington's Local Plan. The Local Plan, including this document, covers the period 2020/21 to 2035/36 2036/37 ("the plan period").
SAMM 02	4	Figure 1.2: Islington Spatial Strategy areas and site allocations	

Reference	Page	Section/Paragraph/Policy	Proposed change
SAMM 03	5	Policy SA1	<p><i>Amend text as follows:</i></p> <p>A. The Local Plan will deliver its objectives and priorities by ensuring that sites allocated for specific uses within the Site Allocations DPD and Bunhill and Clerkenwell AAP actually deliver particular types of development in line with the allocations. Proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted.</p> <p>B. For the avoidance of doubt, where sites are allocated for a specific use which falls within a broader use class (i.e. office or retail uses which sit within use class E), the specific allocated use will be secured at planning stage. This is to ensure that development contributes towards meeting Islington's identified development needs. Where the site allocations are expressed more broadly in terms of use class, there is more may be some flexibility regarding atthe range of acceptable uses, subject to compliance with all relevant Local Plan policies.</p>
SAMM 04	5	<p>New paragraph 1.17.</p> <p>Paragraph 1.18 (formerly 1.17).</p>	<p>1.17 Changes of use within Class E are not classed as development and do not require planning permission. Whilst this introduces a level of flexibility that could have benefits in allowing landowners to respond to changing circumstances, it may also have consequences for the Council's ability to meet its evidenced development need, particularly for office floorspace, as well as for the availability of services valued by residents such as shops, health clinics and day centres.</p> <p>1.17 1.18 In order for the Local Plan to deliver its objectives and priorities, and given the shortage of available land in the borough and the potential impacts of use class E, it is necessary to ensure that sites allocated for specific uses actually deliver particular types of development in line with the allocations.</p>

Refer ence	Page	Section/P aragraph/ Policy	Proposed change																		
			<p>Therefore, on the majority of sites the allocations explicitly identify which uses are required, e.g. offices, residential. These uses have been established through consideration of priority development needs and the context of each site; proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted. In line with this, to ensure that priority uses are delivered, where an allocated use (e.g. offices or retail) falls within a broader use class the Council will require the specific allocated use to be secured at planning stage.</p> <p><i>Other paragraph numbers in chapter 1 to be updated accordingly.</i></p>																		
SAMM 05	6-11	Section 1, Table 1.1: List of strategic and non- strategic policies and allocations	<p>Table 1.1: List of strategic and non-strategic policies and allocations¹</p> <table><tr><th>Strategic policies</th><th>Non-strategic policies</th></tr><tr><td>Policy SA1: Delivering development priorities</td><td>None</td></tr><tr><th>Strategic allocations</th><th>Non-strategic allocations</th></tr><tr><td>VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX</td><td>KC1: King’s Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1</td></tr><tr><td>VR2: 230-238 York Way, N7 9AG</td><td>KC2: 176-178 York Way, N1 0AZ; 57-65 Randell’s Road, N1</td></tr><tr><td>VR3: Tileyard Studios, Tileyard Road, N7 9AH</td><td>KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1</td></tr><tr><td>VR4: 20 Tileyard Road, N7 9AH</td><td>KC4: Former York Road Station, 172-174 York Way</td></tr><tr><td>VR5: 4 Brandon Road, N7 9AA 22-23 Tileyard Road and part of 226-228 York Way London N7</td><td>KC5: Belle Isle Frontage, land on the east side of York Way</td></tr><tr><td>VR6: 4 Brandon Road, N7 9AA</td><td>KC6: 8 All Saints Street, N1 9RJ</td></tr></table>	Strategic policies	Non-strategic policies	Policy SA1: Delivering development priorities	None	Strategic allocations	Non-strategic allocations	VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road , 196-200 York Way, N7 9AX	KC1: King’s Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1	VR2: 230-238 York Way, N7 9AG	KC2: 176-178 York Way, N1 0AZ; 57-65 Randell’s Road, N1	VR3: Tileyard Studios, Tileyard Road, N7 9AH	KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1	VR4: 20 Tileyard Road, N7 9AH	KC4: Former York Road Station, 172-174 York Way	VR5: 4 Brandon Road, N7 9AA 22-23 Tileyard Road and part of 226-228 York Way London N7	KC5: Belle Isle Frontage, land on the east side of York Way	VR6: 4 Brandon Road, N7 9AA	KC6: 8 All Saints Street, N1 9RJ
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Refer ence	Page	Section/P aragraph/ Policy	Proposed change
			<p>VR7: 43-53 Brewery Road, N7 9QH</p> <p>VR8: 55-61 Brewery Road, N7 9QH</p> <p>VR9: Rebond House, 98-124 Brewery Road, N7 9BG</p> <p>VR10: 34 Brandon Road, London N7 9AA</p> <p>AUS6: Sainsbury's, 31-41 Liverpool Road, N1 0RW</p> <p>NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG</p> <p>NH7: Holloway Prison, Parkhurst Road, N7 0NU</p> <p>ARCH4: Whittington Hospital Ancillary Buildings, N19</p> <p>ARCH5: Archway Campus, Highgate Hill, N19</p> <p>OIS24OIS23: Pentonville Prison, Caledonian Road, N7 8TT</p> <p>OIS28OIS27: Barnsbury Estate</p> <p>KC7: All Saints Triangle, Caledonian Rd, Kings Cross, London N1 9RR</p> <p>KC8: Bemerton Estate South</p> <p>VR6: The Fitzpatrick Building, 188 York Way, N7 9AD</p> <p>AUS1: Royal Bank of Scotland, 40-42 Islington High Street, N1 8EQ</p> <p>AUS2: Pride Court, 80-82 White Lion Street, N1 9PF</p> <p>AUS3: Electricity substation, 84-89 White Lion Street, N1 9PF</p> <p>AUS4: Land at 90-92 White Lion Street, N1 9PF</p> <p>AUS5: 94 White Lion Street (BSG House), N1 9PF</p> <p>AUS7: 1-7 Torrens Street, EC1V 1NQ</p> <p>AUS8: 161-169 Essex Road, N1 2SN</p> <p>AUS9: 10-14 White Lion Street, N1 9PD</p> <p>AUS10: 1-9 White Lion Street, N1 9PD</p> <p>AUS11: Proposed Collins Theatre, 13-17 Islington Green, N1 2XN</p> <p>AUS12: Public Carriage Office, 15 Penton Street, N1 9PU</p> <p>AUS13: N1 Centre, Parkfield Street, N1</p>

Reference	Page	Section/Paragraph/Policy	Proposed change
			<p>AUS14: 46-52 Pentonville Road, N1 9HF</p> <p>AUS15: Windsor Street Car Park, N1 8QF</p> <p>AUS16: Angel Square, EC1V 1NY</p> <p>NH2: 368-376 Holloway Road (Argos and adjoining shops), N7 6PN</p> <p>NH3: 443-453 Holloway Road, N7 6LJ</p> <p>NH4: Territorial Army Centre, 65-69 Parkhurst Road, N7 0LP</p> <p>NH5: 392A and 394 Camden Road, N7</p> <p>NH6: 11-13 Benwell Road, N7 7BL</p> <p>NH8: 457-463 Holloway Road, N7 6LJ</p> <p>NH9: Islington Arts Factory, Parkhurst Road, N7 0SF</p> <p>NH10: 45 Hornsey Road (including land and railway arches 1-21 to rear), N7 7DD and 252 Holloway Road, N7 6NE</p> <p>NH11: Mamma Roma, 377 Holloway Road, N7 0RN</p> <p>NH12: 379-391 Camden Road and 341-345 Holloway Road</p> <p>NH13: 166-220 Holloway Road, N7</p>

Reference	Page	Section/Paragraph/Policy	Proposed change
			<p>NH14: 236-250 Holloway Road, N7 6PP and 29 Hornsey Road, N7 7DD</p> <p>FP1: City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street, N4</p> <p>FP2: Morris Place/Wells Terrace (including Clifton House), N4 2AL</p> <p>FP3: Finsbury Park Station and Island, Seven Sisters Road, N4 2DH</p> <p>FP4: 129-131 & 133 Fonthill Road & 13 Goodwin Street, N4</p> <p>FP5: 1 Prah Road, N4 2RA</p> <p>FP6: Cyma Service Station, 201A Seven Sisters Road, N4 3NG</p> <p>FP7: Holloway Police Station, 284 Hornsey Road, N7 7QY</p> <p>FP8: 113-119 Fonthill Road, N4 3HH</p> <p>FP9: 221-233 Seven Sisters Road, N4 2DA</p> <p>FP10: Former George Robey Public House,</p> <p>240 Seven Sisters Road, N4 2HX</p> <p>FP11 FP10: 139-149 Fonthill Road, N4 3HF</p> <p>FP12 FP11: 179-199 Hornsey Road, N7 9RA</p> <p>FP13 FP12: Tesco, 103-115 Stroud Green Road, N4 3PX</p> <p>FP14 FP13: Andover Estate bounded by Durham Road, Moray</p>

Refer ence	Page	Section/P aragraph/ Policy	Proposed change
			<p>Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7</p> <p>FP15 FP14: 216-220 Seven Sisters Road, N4 3NX</p> <p>ARCH1: Vorley Road/Archway Bus Station, N19</p> <p>ARCH2: 4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ</p> <p>ARCH3: Archway Central Methodist Hall, Archway Close, N19 3TD</p> <p>ARCH6: Job Centre, 1 Elthorne Road, N19 4AL</p> <p>ARCH7: 207A Junction Road, N19 5QA</p> <p>ARCH8 ARCH7: Brookstone House, 4-6 Elthorne Road, N19 4AJ</p> <p>ARCH9 ARCH8: 724 Holloway Road, N19 3JD</p> <p>ARCH10 ARCH9: Elthorne Estate, Archway, N19 4AG</p> <p>ARCH11 ARCH10: Dwell House, 619-639 Holloway Road, N19 5SS</p> <p>ARCH12 ARCH11: 798-804 Holloway Road, N19 3JH</p> <p>HC1: 10, 12, 16-18, 20-22 and 24 Highbury Corner, N5 1RA</p>

Refer ence	Page	Section/P aragraph/ Policy	Proposed change
			<p>HC2: Spring House, 6-38 Holloway Road, N7 8JL</p> <p>HC3: Highbury and Islington Station, Holloway Road, N5 1RA</p> <p>HC4: Dixon Clark Court, Canonbury Road, N1 2UR</p> <p>HC5: 2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN</p> <p>HC6: Land adjacent to 40-44 Holloway Road, N7 8JL</p> <p>OIS1: Leroy House, 436 Essex Road, N1 3QP</p> <p>OIS2: The Ivories, 6-8 Northampton Street, N1 2HY</p> <p>OIS3: Belgravia Workshops, 157-163 Marlborough Road, N19 4NF</p> <p>OIS4: 1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green</p> <p>OIS5: Bush Industrial Estate, Station Road, N19 5UN</p> <p>OIS6: Site of Harvist Under Fives, 100 Hornsey Road, N7 7NG</p> <p>OIS7: Highbury Delivery Office, 2 Hamilton Lane, N5 1SW</p>

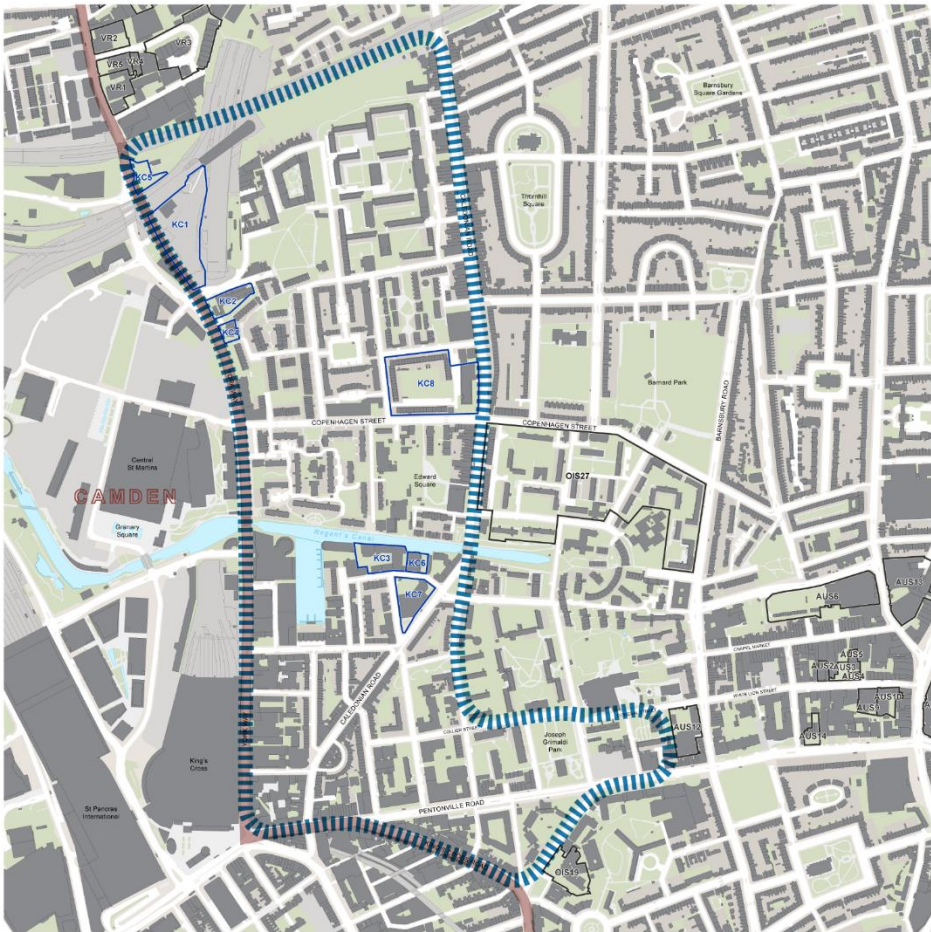
Refer ence	Page	Section/P aragraph/ Policy	Proposed change
			<p>OIS8: Legard Works, 17a Legard Road, N5 1DE</p> <p>OIS9: Ladbroke House, 62-66 Highbury Grove</p> <p>OIS9: Highbury Quadrant Congregational Church</p> <p>OIS10: 500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH</p> <p>OIS11: Park View Estate, Collins Road, N5</p> <p>OIS12: 202-210 Fairbridge Road, N19 3HT</p> <p>OIS12: New Orleans Estate, N19</p> <p>OIS13: Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB</p> <p>OIS14OIS13: 17-23 Beaumont Rise, N19 3AA</p> <p>OIS15OIS14: Athenaeum Court, 94 Highbury New Park, N5 2DN</p> <p>OIS16OIS15: Harvist Estate Car Park, N7 7NJ</p> <p>OIS17OIS16: Hathersage and Besant Courts, Newington Green, N1 4RF</p> <p>OIS18OIS17: Wedmore Estate Car Park, N19 4NU</p>

Refer ence	Page	Section/P aragraph/ Policy	Proposed change								
				Ho mes (no.)	Offic es (sq m)	Ho mes (no.)	Offic es (sq m)	Ho mes (no.)	Offic es (sq m)	Ho mes (no.)	Offic es (sq m)
			King’s Cross and Pentonville Road	120	1,300	70	18,700	0	900	190	20,900
			Vale Royal/Brewery Road LSIS	0	4,900	0	0	0	0	0	4,900
			Angel and Upper Street	10	9,000	0	13,200	30	5,400	40	27,600
			Nag’s Head and Holloway	950	15,500	340	8,800	80	6,600	1,370	30,900
			Finsbury Park	130	5,700	90	16,500	0	0	220	22,200
			Archway	440	6,700	70	1,600	0	0	510	8,300
			Highbury Corner and Lower Holloway	50	2,800	0	0	0	1,400	50	4,200
			Other important sites	260	10,300	260	4,500	370	2,300	890	17,100
			Total	1,960	56,200	830	63,300	480	16,600	3,270	136,100

Refer ence	Page	Section/P aragraph/ Policy	Proposed change								
			Table 1.2: Site capacity assumptions								
				Years 1-5		Years 6-10		Years 11-15		Total	
				Hom es (no.)	Offic es (sq m)	Hom es (no.)	Offic es (sq m)	Hom es (no.)	Offic es (sq m)	Hom es (no.)	Offic es (sq m)
			King’s Cross and Pentonville Road	200	900	70	18,700	0	900	270	20,500
			Vale Royal/Brewery Road LSIS	0	4,800	0	0	0	0	0	4,800
			Angel and Upper Street	30	7,600	0	13,200	50	3,800	80	24,600
			Nag’s Head and Holloway	760	14,600	630	4,700	140	2,700	1,530	22,000
			Finsbury Park	200	3,700	90	16,500	0	0	290	20,200
			Archway	470	6,700	100	1,600	0	0	570	8,300

Refer ence	Page	Section/P aragraph/ Policy	Proposed change								
			Highbury Corner and Lower Holloway	50	2,800	0	0	0	1,400	50	4,200
			Other important sites	480	9,600	830	4500	550	2,300	1860	16,400
			Total	2,190	50,700	1,720	59,200	740	11,100	4,650	121,000
SAMM 07	14	Section 1, paragraph 1.32 (formerly paragraph 1.30)	<p><i>Amend text of second sentence as follows:</i></p> <p>Paragraph 68(a) of the NPPF states that LPAs should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare. Over the 15-year period from 2021/22 2020/21 to 2035/36 2036/37, Islington's total housing requirement will be minimum of 13,175 homes 11,625 residential units per annum; this means that 1,163 1,317 residential units will need to be identified on sites of one hectare or less, to accord with the NPPF.</p>								

Refer ence	Page	Section/P aragraph/ Policy	Proposed change																				
SAMM 08	14	Table 2.1: King’s Cross and Pentonville Road Spatial Strategy area site allocations	<table><tr><th colspan="2">Table 2.1: King’s Cross and Pentonville Road Spatial Strategy area site allocations</th></tr><tr><th>Site reference</th><th>Site name</th></tr><tr><td>KC1</td><td>King’s Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1</td></tr><tr><td>KC2</td><td>176-178 York Way, N1 0AZ; 57-65 Randell’s Road, N1</td></tr><tr><td>KC3</td><td>Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1</td></tr><tr><td>KC4</td><td>Former York Road Station, 172-174 York Way, N1</td></tr><tr><td>KC5</td><td>Belle Isle Frontage, land on the east side of York Way</td></tr><tr><td>KC6</td><td>8 All Saints Street, N1 9RJ</td></tr><tr><td>KC7</td><td>All Saints Triangle, Caledonian Road, N1 9RR</td></tr><tr><td>KC8</td><td>Bemerton Estate South</td></tr></table>	Table 2.1: King’s Cross and Pentonville Road Spatial Strategy area site allocations		Site reference	Site name	KC1	King’s Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1	KC2	176-178 York Way, N1 0AZ; 57-65 Randell’s Road, N1	KC3	Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1	KC4	Former York Road Station, 172-174 York Way, N1	KC5	Belle Isle Frontage, land on the east side of York Way	KC6	8 All Saints Street, N1 9RJ	KC7	All Saints Triangle, Caledonian Road, N1 9RR	KC8	Bemerton Estate South
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KC8	Bemerton Estate South																						

Reference	Page	Section/Paragraph/Policy	Proposed change
SAMM 09	15	Figure 2.1: Location of King's Cross and Pentonville Road Spatial Strategy area site allocations	 <p>The map displays the King's Cross and Pentonville Road area in London. A blue dashed line outlines the proposed change area, which includes several site allocations labeled KC1, KC2, KC3, KC4, KC5, and KC6. The map also shows surrounding streets like Copenhagen Street and Pentonville Road, and landmarks like St Pancras International and King's Cross. The word 'CAMDEN' is written in large red letters across the map. A north arrow and a scale bar are located at the bottom left of the map.</p>

Refer ence	Page	Section/P aragraph/ Policy	Proposed change	
SAMM 10	16-17	KC1: King's Cross Triangle Site	Allocation and justification	<p>The site has planning permission for a mixed used, residential-led development, including leisure, community and retail uses, and open space.</p> <p>Should the site be subject to further amendments or new applications, uses should include residential (in particular maximising genuinely affordable housing), business, retail (within the A1, A2, A3 and A4 use classes), leisure and community facilities, amenity and open space.</p>
			Site designations and constraints	<ul style="list-style-type: none"> • Central Activities Zone (CAZ) • Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) • Partially within a SINCE • • HS1 Safeguarding Direction
			Development considerations	<ul style="list-style-type: none"> • Development should adequately address the impact of exposure to noise and vibration generated by the major road, and rail infrastructure and concrete batching plant on all three sides to ensure an acceptable environment for future occupants. • Development of this triangle of land formed by York Way, the railway lines should complement that of the main King's Cross Central site on the opposite side of York Way in Camden, making an integral contribution to the regeneration of the area.

Refer ence	Page	Section/P aragraph/ Policy	Proposed change	
				<ul style="list-style-type: none"> • The introduction of active frontages on York Way, an improved public realm, and improvements to promote interaction between the Triangle and the main site in Camden, should be prioritised as part of any proposals. • The northern part of this site overlaps with a site which is identified as being suitable for a district landmark building of up to 20 storeys (61m) in the Islington Tall Buildings Study. This site currently functions as operational railway land and it is therefore unlikely that this portion of the site will come forward for development in the foreseeable future. Should this portion of the site be deemed surplus to requirements, the tall building element will need to be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. The tall building designation on this northern part of the site does not justify the development of tall buildings across any other part of the site. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.
SAMM 11	18	KC2: 176- 178 York Way & 57-		


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		65 Randell's Road	Current/previ ous use	Car sales outlet in a former petrol station (Sui Generis), two storey warehouse/ office building (B1) ; car repair garage (Sui Generis).	
			How the site was identified and relevant planning history	2013 Site Allocation (KC4) and planning permission P2015/2834/FUL	

			Development considerations	<ul style="list-style-type: none"> • The Islington Tall Buildings Study suggests the north-western part of the 176-178 York Way part of the site would be an appropriate location for a local landmark building of up to 12 storeys (37m). This would help to mediate between the tall buildings opposite on York Way and the lower rise residential development further east. Any tall building should be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. It should provide a significant amount of non-residential and business floorspace with a strong street frontage with active uses along York Way. • The prominent corner location opposite the southern tip of the Triangle site warrants a well-designed building to contribute to a high quality street environment that is welcoming to pedestrians and provides active uses along York Way. • Development should contribute to improving permeability and opening up the surrounding neighbourhoods to York Way and the wider regeneration of the area. In particular, improvements to routes along Rufford Street/Randell's Road through Bingfield Park; as well as including a new route from Randell's Road southwest toward King's Cross. New/improved routes should increase safety and contribute towards designing out crime. • The site is located above railway land and the London Underground and nearby a concrete batching plant; any proposal will need to adequately address the impact of exposure to noise and vibration to ensure an acceptable environment for future occupants. • There may be an opportunity for site assembly with adjacent sites to realise greater development opportunities. Site assembly with a site which is not 	
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				<p>considered suitable for a tall building does not mean that tall buildings would be appropriate across the whole assembled site.</p> <ul style="list-style-type: none"> Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.
SAMM 12	20-21	KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street	Ownership	BNP Paribas Securities Services Trust Company (Jersey) Limited Regent's Wharf Unit Trust
			Current/previous use	B1-e Office
			How the site was identified and relevant planning history	Planning application permission P2019/3481/FUL P2016/4805/FUL (refused)
			Allocation and justification	Retention and re-provision of business floorspace, with potential for limited intensification of business use. Small scale commercial uses at ground floor level.

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Development considerations	<ul style="list-style-type: none"> • Development proposals should have regard to surrounding buildings heights • Any development should respect the amenity of neighbouring residential properties, including Ice Wharf which is located immediately to the west of the site and Treaty Street to the North. • Early engagement with the Canal and River Trust is advised in order to avoid adverse impacts on the canal and its infrastructure, and to maximise positive impacts as a result its close proximity to the canal. • Any development on this site must be informed by the recommendations of the Thames River Basin Management Plan in order to ensure the protection and improvement of the benefits provided by the water environment. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.
SAMM 13	25	KC6: 8 All Saints Street		

Refer ence	Page	Section/P aragraph/ Policy	Proposed change		
			Site designations and constraints	<ul style="list-style-type: none"> • King's Cross Priority Employment Location • Regent's Canal West Conservation Area • Archaeological Priority Area: Regents Canal, Basins and Wharves (Tier 2) • Locally listed buildings at 6 and 10 All Saints Street nearby • Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) • Adjacent to the Regent's Canal (West) SINC 	
SAMM 14	27	KC7: All Saints Triangle	Development consideration s	<ul style="list-style-type: none"> • Any development of the site should incorporate improvements to the existing, poor quality, designated open space, located on the southern corner of the site. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • Any development should respect the amenity of neighbouring residential properties 	

Refer ence	Page	Section/P aragraph/ Policy	Proposed change	
SAMM 15	29	KC8, Bemerton Estate South, Section 2	KC8: Bemerton Estate South 	
			Address	Bemerton Estate South
			Ownership	London Borough of Islington
			Approximate size of site:	14,623sqm
			Current/previo us use	Housing estate
			How the site was identified and relevant planning history	Pre-application discussions.

Refer ence	Page	Section/P aragraph/ Policy	Proposed change	
			Allocation and justification	Infill residential development including the provision of additional genuinely affordable housing. Re-provision of community space and provision of new retail/commercial spaces along Caledonian Road. Improved landscaping, lighting, seating, play spaces and security measures across the estate.
			Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to Barnsbury Conservation Area. • Opposite a row of Grade II listed buildings (214-268 Caledonian Road). • Site is located within a groundwater Source Protection Zone
			Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the estate which should be carefully considered as part of a comprehensive landscaping plan for the estate. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate.
			Estimated timescale	2021/22-2025/26

Reference	Page	Section/Paragraph/Policy	Proposed change																								
SAMM16	28	Table 3.1: Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy area site allocations	<table><tr><th colspan="2">Table 3.1: Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy area site allocations</th></tr><tr><th>Site reference</th><th>Site name</th></tr><tr><td>VR1</td><td>Fayers Site,202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX</td></tr><tr><td>VR2</td><td>230-238 York Way, N7 9AG</td></tr><tr><td>VR3</td><td>Tileyard Studios, Tileyard Road, N7 9AH</td></tr><tr><td>VR4</td><td>20 Tileyard Road, N7 9AH</td></tr><tr><td>VR5</td><td>4 Brandon Road, N7 9AA 22-23 Tileyard Road and part of 226-228 York Way London N7</td></tr><tr><td>VR6</td><td>The Fitzpatrick Building, 188 York Way, N7 9AD 4 Brandon Road, N7 9AA</td></tr><tr><td>VR7</td><td>43-53 Brewery Road, N7 9QH</td></tr><tr><td>VR8</td><td>55-61 Brewery Road, N7 9QH</td></tr><tr><td>VR9</td><td>Rebond House, 98-124 Brewery Road, N7 9BG</td></tr><tr><td>VR10</td><td>34 Brandon Road, N7 9AA</td></tr></table>	Table 3.1: Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy area site allocations		Site reference	Site name	VR1	Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX	VR2	230-238 York Way, N7 9AG	VR3	Tileyard Studios, Tileyard Road, N7 9AH	VR4	20 Tileyard Road, N7 9AH	VR5	4 Brandon Road, N7 9AA 22-23 Tileyard Road and part of 226-228 York Way London N7	VR6	The Fitzpatrick Building, 188 York Way, N7 9AD 4 Brandon Road, N7 9AA	VR7	43-53 Brewery Road, N7 9QH	VR8	55-61 Brewery Road, N7 9QH	VR9	Rebond House, 98-124 Brewery Road, N7 9BG	VR10	34 Brandon Road, N7 9AA
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VR9	Rebond House, 98-124 Brewery Road, N7 9BG																										
VR10	34 Brandon Road, N7 9AA																										

SAMM1
7


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Figure 3.1:
Location of Vale
Royal/Brewery
Road Locally
Significant
Industrial Site
Spatial Strategy
area site
allocations



Reference	Page	Section/Paragraph/Policy	Proposed change	
SAMM18	30	VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, adjacent 196-200 York Way	VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way	
			Address	Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX
			Ownership	City & Provincial Properties PLC; Big Yellow Self Storage Company Limited
			Approximate size of site	4,251sqm
			Current/previous use	B2, B8, Sui-Generis
			How the site was identified and relevant planning history	Pre-application discussions and planning permission P2015/1204/FUL
			Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.
			Site designations and constraints	<ul style="list-style-type: none">Vale Royal and Brewery Road Locally Significant Industrial SitePartially within a protected viewing corridor
			Development considerations	<ul style="list-style-type: none">Building height should not exceed five storeys, including liftoverruns and plant areas.

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> • The prominent corner location of site warrants a high quality, well designed building. Blank elevations should be avoided. • Access for servicing and deliveries is currently provided on site and any new proposal should be designed to continue off street servicing. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.
			Estimated timescale	2021/22-2025/26
			VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 196-200 York Way	

Reference	Page	Section/Paragraph/Policy	Proposed change										
			<div></div> <table><tr><td>Address</td><td>Fayers Site, 202-228 York Way, Former Venus Printers, 196-200 York Way N7 9AX</td></tr><tr><td>Ownership</td><td>Big Yellow Self Storage Company Limited</td></tr><tr><td>Approximate size of site</td><td>2,908sqm</td></tr><tr><td>Current/previous use</td><td>B2, B8, Sui Generis</td></tr><tr><td>How the site was identified</td><td>Planning permission P2019/3410/FUL</td></tr></table>	Address	Fayers Site, 202-228 York Way, Former Venus Printers, 196-200 York Way N7 9AX	Ownership	Big Yellow Self Storage Company Limited	Approximate size of site	2,908sqm	Current/previous use	B2, B8, Sui Generis	How the site was identified	Planning permission P2019/3410/FUL
Address	Fayers Site, 202-228 York Way, Former Venus Printers, 196-200 York Way N7 9AX												
Ownership	Big Yellow Self Storage Company Limited												
Approximate size of site	2,908sqm												
Current/previous use	B2, B8, Sui Generis												
How the site was identified	Planning permission P2019/3410/FUL												

Reference	Page	Section/Paragraph/Policy	Proposed change	
			and relevant planning history	
			Allocation and justification	Intensification for a significant amount of B8 use, alongside a small proportion of flexible office space.
			Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)
			Development considerations	<ul style="list-style-type: none"> The prominent corner location of site warrants a high quality, well designed building. Blank elevations should be avoided. Access for servicing and deliveries is currently provided on-site and any new proposal should be designed to continue off-street servicing. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this


Reference	Page	Section/Paragraph/Policy	Proposed change	
				<p>site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.</p>
			Estimated timescale	2021/22-2025/26
SAMM19	32	VR2: 230-238 York Way	Current/previous use	Warehouses (B8), offices and light industrial (B1)
			Allocation and justification	<p>Co-location of office and/or research and development use where there is an intensification of industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with policies B2-B4 and SP3.</p> <p>Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.</p>
			Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)
			Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Blank elevations should be avoided. The prominent corner location of site warrants a high quality, well-designed building. Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site.
SAMM20	33	VR3: Tileyard Studios, Tileyard Road, N7 9AH		

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Current/previous use	Studios, writing rooms and offices serving the music industry and related sectors as well as event space and co-working space
			Allocation and justification	<p>Intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Further office floorspace on this site will only be acceptable as part of a hybrid workspace scheme.</p> <p>Intensification of studios and offices on the site to support the growth of the existing Tileyard Cluster of businesses operating specifically in the music industry and related supporting sectors will be supported where:</p> <ul style="list-style-type: none"> a) The flexibility of the existing spaces for studio and hybrid uses is retained as a minimum and; b) The full functionality of the studios and any workshops/light industrial units (including in relation to deliveries and servicing, hours of operation, goods lifts) is secured; <p>Continued provision of a range of unit sizes, including those suitable for small and micro enterprises, will be secured by condition.</p>

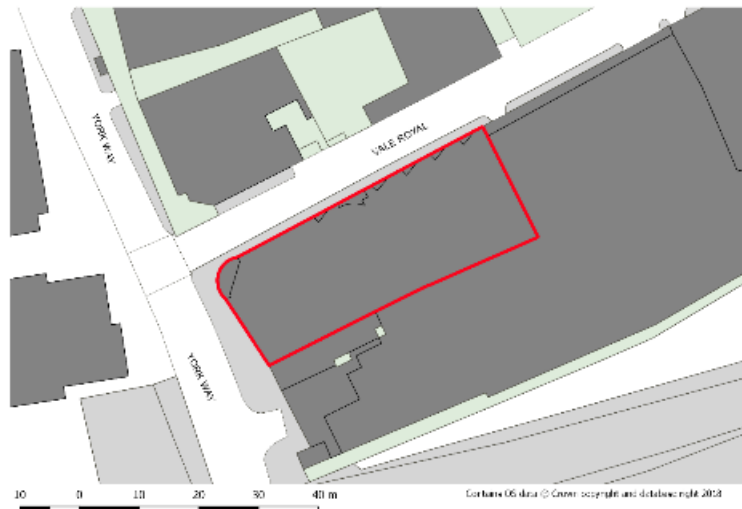
Reference	Page	Section/Paragraph/Policy	Proposed change	
			Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)
			Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Adequate access and servicing arrangements for the range of uses in relation to business/industrial uses should be incorporated into any proposal. Where possible, Access for servicing and deliveries should be on-site. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
SAMM21	34	VR4: 20 Tileyard Road		

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Allocation and justification	<p>Co-location of office and/or research and development use where there is an intensification of industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with policies B2-B4 and SP3.</p> <p>Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area Office floorspace will only be acceptable as part of a hybrid workspace scheme.</p>
			Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)
			Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
SAMM2 2	35	VR5: 4 Brandon Road	VR5-4 Brandon Road	

Reference	Page	Section/Paragraph/Policy	Proposed change												
			<p>VR5: 22-23 Tileyard Road and part of 226-228 York Way</p>  <table><tr><td>Address</td><td>22-23 Tileyard Road and part of 226-228 York Way</td></tr><tr><td>Ownership</td><td>City and Provincial Properties</td></tr><tr><td>Approximate size of site</td><td>1,615sqm</td></tr><tr><td>Current/previous use</td><td>B2, B8, Sui Generis</td></tr><tr><td>How the site was identified and relevant planning history</td><td>P2019/3300/FUL</td></tr><tr><td>Allocation and justification</td><td>The site has planning permission for light industrial, flexible business use and an ancillary café. Should the site be subject to further amendments the co-location of office and/or research and development use should provide an</td></tr></table>	Address	22-23 Tileyard Road and part of 226-228 York Way	Ownership	City and Provincial Properties	Approximate size of site	1,615sqm	Current/previous use	B2, B8, Sui Generis	How the site was identified and relevant planning history	P2019/3300/FUL	Allocation and justification	The site has planning permission for light industrial, flexible business use and an ancillary café. Should the site be subject to further amendments the co-location of office and/or research and development use should provide an
Address	22-23 Tileyard Road and part of 226-228 York Way														
Ownership	City and Provincial Properties														
Approximate size of site	1,615sqm														
Current/previous use	B2, B8, Sui Generis														
How the site was identified and relevant planning history	P2019/3300/FUL														
Allocation and justification	The site has planning permission for light industrial, flexible business use and an ancillary café. Should the site be subject to further amendments the co-location of office and/or research and development use should provide an														

Reference	Page	Section/Paragraph/Policy	Proposed change	
				intensification of industrial use on the site and it should be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with policies B2-B4 and SP3.
			Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)
			Development considerations	<ul style="list-style-type: none"> • The prominent corner location of site warrants a high quality, well designed building. Blank elevations should be avoided. • Access for servicing and deliveries is currently provided on-site and any new proposal should be designed to continue off-street servicing. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • Upgrades to the existing water network infrastructure may be required as a result of

Reference	Page	Section/Paragraph/Policy	Proposed change	
				demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.
			Estimated timescale	2021/22-2025/26
SAMM23	36-37	VR6: The Fitzpatrick Building, 188 York Way	<i>Delete Allocation and numbering reference VR6 allocated to 4 Brandon Road (formerly VR5).</i>	

Reference	Page	Section/Paragraph/Policy	Proposed change								
			<p>VR6: The Fitzpatrick Building, 188 York Way</p>  <table><tr><td>Ownership</td><td>Deepdale Investment Holdings Limited</td></tr><tr><td>Approximate size of site</td><td>975sqm</td></tr><tr><td>Current/previous use</td><td>Business (B1)</td></tr><tr><td>How the site was identified and relevant planning history</td><td>Planning permission P2016/1999/FUL</td></tr></table>	Ownership	Deepdale Investment Holdings Limited	Approximate size of site	975sqm	Current/previous use	Business (B1)	How the site was identified and relevant planning history	Planning permission P2016/1999/FUL
Ownership	Deepdale Investment Holdings Limited										
Approximate size of site	975sqm										
Current/previous use	Business (B1)										
How the site was identified and relevant planning history	Planning permission P2016/1999/FUL										

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Allocation and justification	<p>The site has planning permission for a mix of B1(a) and flexible B1 floorspace.</p> <p>Should the site be subject to further amendments or new planning applications, any proposal should seek to retain and intensify industrial uses (B1©, B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.</p>
			Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site
			Development considerations	<ul style="list-style-type: none"> • A building of up to 8 storeys may be appropriate. All proposals which would increase existing heights should address criteria in Policy DH3. • Blank elevations should be avoided Improvements to the poor quality public realm should also be incorporated. • Opportunities for site assembly with adjacent sites should be investigated to realise greater development opportunities. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated

Reference	Page	Section/Paragraph/Policy	Proposed change	
SMM2 4		VR6: 4 Brandon Road (formerly site reference VR5)		from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.
			Estimated timescale	2021/22-2025/26
			Current/previous use	Business (B1)
			Allocation and justification	Co-location of office and/or research and development use where there is an intensification of industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with policies B2-B4 and SP3. Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.

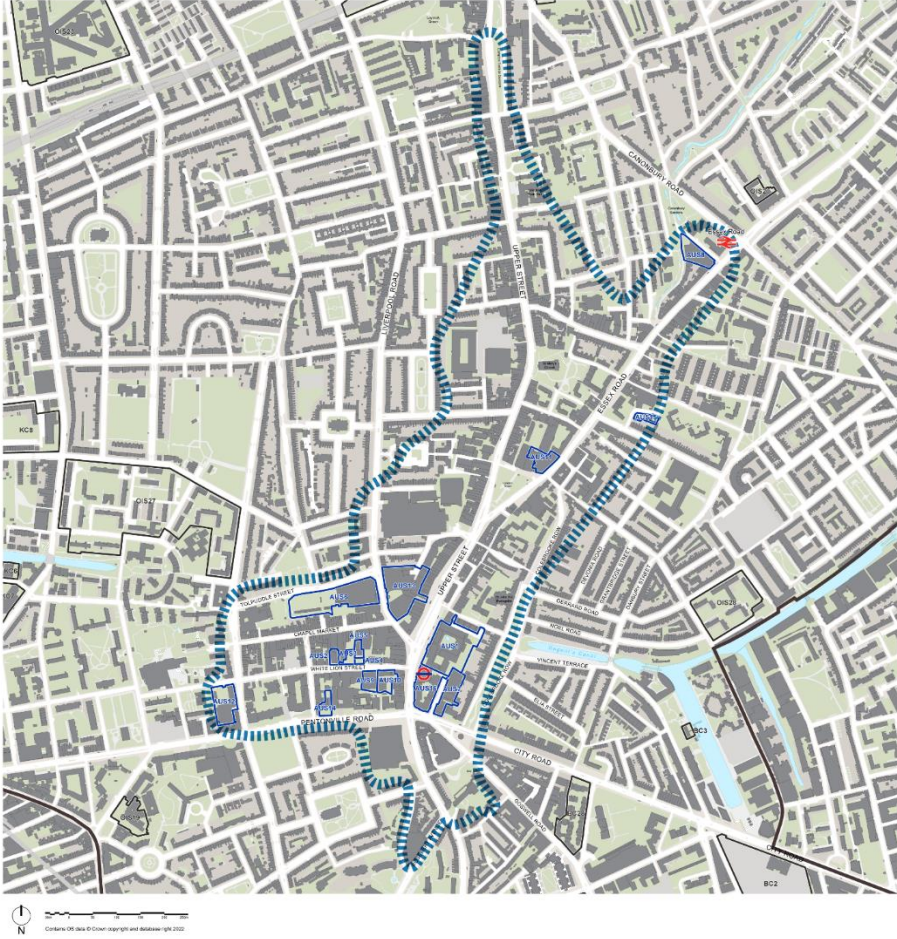
Reference	Page	Section/Paragraph/Policy	Proposed change	
			Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
			Estimated timescale	2021/22-2025/26 (2026/7 – 2031/32)
SAMM25	38	VR7: 43-53 Brewery Road	How the site was identified and relevant planning history	Planning permission application P2020/1891/FUL P2018/0136/FUL
			Allocation and justification	Retention and intensification for industrial uses (B1(C), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area in line with policies B2-B4 and SP3 . Office floorspace will only be acceptable as part of a hybrid workspace scheme.
			Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) Locally listed building nearby at 256 York Way
			Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
SAMM26	39	VR8: 55-61 Brewery Road	Current/previous use	Business (B1)

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Allocation and justification	<p>The site has planning permission for the provision of additional B1 floorspace, including B1(c).</p> <p>Should the site be subject to further amendments or new planning applications, any proposal should seek to retain and intensify industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area in line with policies B2-B4 and SP3. Office floorspace will only be acceptable as part of a hybrid workspace scheme.</p>
			Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Within a protected viewing corridor - Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) Locally listed building nearby at 256 York Way
			Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys. Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
SAMM27	40	VR9: Rebond House, 98-124 Brewery Road	Current/previous use	Business, general industrial and storage and distribution uses (B1/B2/B8)

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area in line with policies B2-B4 and SP3 . Office floorspace will only be acceptable as part of a hybrid workspace scheme.
			Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys, including lift overruns and plant areas. • Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
SAMM28	41	VR10: 34 Brandon Road	Current/previous use	Light industrial (B1(c)) and residential (C3)

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Allocation and justification	<p>Co-location of office and/or research and development use where there is an intensification of light industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with policies B2-B4 and SP3.</p> <p>Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area Office floorspace will only be acceptable as part of a hybrid workspace scheme.</p>
			Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Within a protected viewing corridor - Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral)
			Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

Reference	Page	Section/Paragraph/Policy	Proposed change
SAMM29	43	Figure 4.1: Location of Angel and Upper Street Spatial Strategy area site allocations	

Reference	Page	Section/Paragraph/Policy	Proposed change	
SAMM30	44	AUS1 Royal Bank of Scotland	Current/previous use	Offices (B1)
			Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Archaeological Priority Area: Islington Village (Tier 2) • In close proximity to the Angel and Duncan Terrace/Colebrooke Row Conservation Areas • In close proximity to Grade II listed buildings on Duncan Terrace and Islington High Street • Opposite locally listed buildings at 1, 11-13 Upper Street • Site is located within a groundwater Source Protection Zone
SAMM31	46-47	AUS2: Pride Court, 80-82 White Lion Street	Current/previous use	B1 Office and C3 residential use
			How the site was identified and relevant planning history	Amended allocation (formerly part of AUS4) and planning permission P2018/3351/FUL
			Allocation and justification	The site has planning permission for the change of use of the ground floor to a restaurant,

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<p>reconfiguration of the existing office floorspace and relocation of the two on-site residential units.</p> <p>Should the site be subject to further amendments or new applications, intensification of business floorspace should be prioritised.</p>
SAMM32	52	AUS5: 94 White Lion Street (BSG House)	Current/previous use	Offices (B1)
SAMM33	54	AUS6: Sainsbury's, 31-41 Liverpool Road, N1 ORW	Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Primary Shopping Area • Central Activities Zone (CAZ) • Adjacent to the Chapel Market/Penton Street Conservation Area • Partially within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Partially within Archaeological Priority Area: Islington Village (Tier 2) • Site is located within a groundwater Source Protection Zone • Opposite to Culpeper Community Garden SINC

Reference	Page	Section/Paragraph/Policy	Proposed change	
SAMM34	56-57	AUS7: 1-7 Torrens Street	Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • In a close proximity to the Duncan Terrace/Colebrooke Row, Angel and New River Conservation Areas • Adjacent to Grade II listed buildings at 2-14 Duncan Terrace • Archaeological Priority Area: Islington Village (Tier 2) • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Site is located within a groundwater Source Protection Zone

			Development considerations	<ul style="list-style-type: none"> • Comprehensive development and master planning of the area to include AUS1, AUS7 and AUS16 is encouraged. • Active ground floor frontages should be provided along Torrens Street. • The site has some residual contamination from the previous use of 7 Torrens Street as a metal plating works, which would need to be remediated. • The site falls within the Crossrail 2 safeguarding limits and was identified as an Area of Surface Interest (March 2015). Part of the site was also identified in the October 2015 consultation of Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site). • The old Angel station building contains essential power and other equipment related to the operation of the London Underground. Any development should mitigate impacts on this equipment. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the
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Reference	Page	Section/Paragraph/Policy	Proposed change	
				<p>earliest opportunity to determine whether wastewater capacity exists.</p> <ul style="list-style-type: none"> The site is located in the Angel Cultural Quarter area. Any development should respect the amenity of the adjacent residential properties on Duncan Terrace.
SAMM35		AUS8: 161-169 Essex Road	Current/previous use	Former cinema and bingo hall (D2) . Temporary permission for use for religious worship purposes (D1) has expired.
			Allocation and justification	<p>A mix of retail, culture and leisure uses are considered suitable on this site. A mix of retail, culture, assembly and leisure and place of worship use are considered suitable within the former Cinema building, with the primary use of the building being retained as culture or assembly and leisure uses. There is an opportunity to develop the car park in at the rear of the site for residential use; any development on this part of the site should prioritise business floorspace, particularly offices.</p>

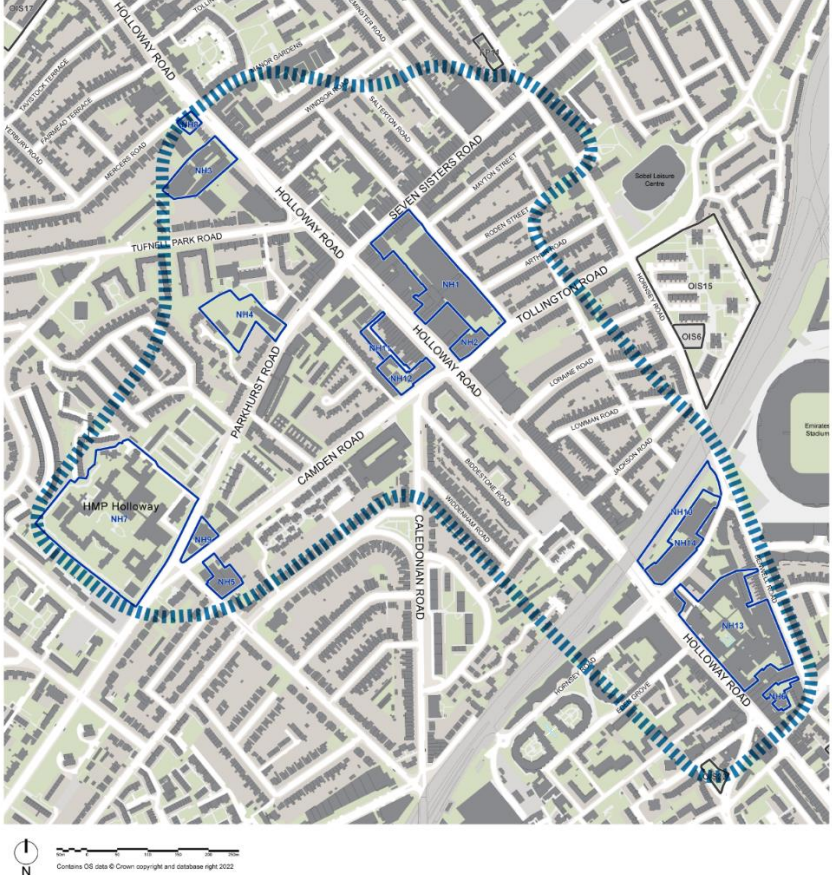
Reference	Page	Section/Paragraph/Policy	Proposed change	
			Development considerations	<ul style="list-style-type: none"> Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. The site is located in the Angel Cultural Quarter area. For a proposal that is consistent with the allocation marketing/vacancy evidence as required by policy R10 is not required.
SAMM36	59-60	AUS9: 10-14 White Lion Street	Current/previous use	Temporary B1 non-residential instituion use, previously office (B1)
			How the site was identified and relevant planning history	Planning application permission P2017/0297/FUL (granted subject to completion of legal agreement, January 2018)
SAMM37		AUS10: 1-9 White Lion Street	Current/previous use	B1 (a), B1 (c), A3 Office, light industrial, restaurant and café.

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Archaeological Priority Area: Islington Village (Tier 2) • Adjacent to the Angel Conservation Area • In close proximity to local landmarks on Islington High Street - the Cinema Tower and Angel Corner House Dome • Adjacent to Grade II listed building at 13 Islington High Street • Adjacent to locally listed buildings at 23 & 9 Islington High Street • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Site is located within a groundwater Source Protection Zone
SAMM38	64	AUS12: Public Carriage Office, 15 Penton Street	Current/previous use	Offices (B1)

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Northdown Street Priority Employment Location • Adjacent to Chapel Market/Penton Street Conservation Area • In close proximity to locally listed buildings at 96, 108, 116 Pentonville Road and 18, 10 Penton Street • In close proximity to Claremont Square Reservoir SINC • Within a protected viewing corridor Islington Local View LV4 (Archway Road to St. Paul's Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral)
SA-MM-39	65	AUS13: N1 Centre, Parkfield Street, N1		

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Primary Shopping Area • Central Activities Zone (CAZ) • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Archaeological Priority Area: Islington Village (Tier 2) • In close proximity to Barnsbury, Angel and Chapel Market/Penton Street Conservation Areas • Adjacent to Grade II listed buildings at 15-24 Bromfield Street and locally listed buildings on Upper Street • The site contains the N1 Centre Open Space • Site is located within a groundwater Source Protection Zone
SAMM40	67-68	AUS14: 46-52 Pentonville Road	Current/previous use	Offices (B1)
SAMM41	70	AUS16: Angel Square	Current/previous use	Offices (B1)

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Archaeological Priority Area: Islington Village (Tier 2) • In close proximity to the Angel, Duncan Terrace/Colebrooke Row and New River Conservation Areas • In close proximity to two local landmarks on Islington High Street - the Cinema Tower and Angel Corner House Dome • Opposite to Grade II listed buildings at 1, 7, 13 Islington High Street and locally listed buildings at 9, 23 Islington High Street • Site is located within a groundwater Source Protection Zone

Reference	Page	Section/Paragraph/Policy	Proposed change
SAMM42	73	Figure 5.1: Location of Nag's Head and Holloway Spatial Strategy area site allocations	
SAMM43	74-75	NH1: Morrison's	

Reference	Page	Section/Paragraph/Policy	Proposed change	
		supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road	Allocation and justification	<p>The site has potential for a significant retail-led mixed-use development, with a large quantum of residential use, retention of and improvements to existing retail floorspace provision of improved retail provision (in terms of quantum and quality) as well as and a significant amount of new office floorspace; residential accommodation may be acceptable on the upper floors, subject to amenity issues being addressed. Residential accommodation will be subject to amenity issues being addressed. Existing site permeability through to Seven Sisters Road and the market should be maintained. Retention and enhancement of the covered market will be supported. Active ground floor frontages should be maintained along Holloway Road, Seven Sisters Road and provided on Tollington Road and where appropriate elsewhere within the site. Redevelopment of the snooker hall will need to be justified in line with Policy SC1.</p>

			Development considerations	<ul style="list-style-type: none"> • New development will be expected to mitigate impacts on the transport network. • Opportunities exist for related public realm improvements in the town centre, including an active frontage to Hertslet Road (subject to amenity considerations being resolved), improvements to public open space, and pedestrian routes. Improved permeability is encouraged between Holloway Road, Seven Sisters Road and Hertslet Road. • The Islington Tall Buildings Study suggests that the site at 8-32 Seven Sisters Road and backland on Hertslet Road offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height. A tall building should provide a notable height accent, marking the intersection between the two main retail streets, Seven Sisters Road and Holloway Road. It should be set back from the Seven Sisters Road frontage to avoid dominating the street, and respond appropriately to the listed building opposite. • Any redevelopment should investigate measures to seek to mitigate construction impacts as far as reasonably possible to ensure on the ongoing operation of existing businesses including Morrison's. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
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Reference	Page	Section/Paragraph/Policy	Proposed change	
			Estimated timescale	2026/27 1/22 -2030/31 25/26 ; 2031/32-2035/36
SAMM44	76	NH2: 368-376 Holloway Road	Current/previous use	Retail (A1)
SAMM45	78	NH3: 443-453 Holloway Road	Current/previous use	Arts/cultural uses (D1) , business uses (B1/B8)
			How the site was identified and relevant planning history	2013 Site Allocation (NH4) and planning permission P2013/3213/FUL (now lapsed) . New planning P2019/2839/FUL (granted on appeal) . application P2018/1812/FUL (yet to be determined)
			Estimated timescale	2021/22-2025/26 2026/27 – 2030/31
SAMM46	79	NH4: Territorial Army Centre, 65-69 Parkhurst Road	How the site was identified and relevant planning history	2013 Site Allocation (NH5) and refused planning applications planning permission P2020/0648/FUL
SAMM47	82	NH6: 11-13 Benwell Road	Current/previous use	Vacant warehouse formerly in business (B1) use
SAMM48	83-84	NH7: Holloway Prison,		

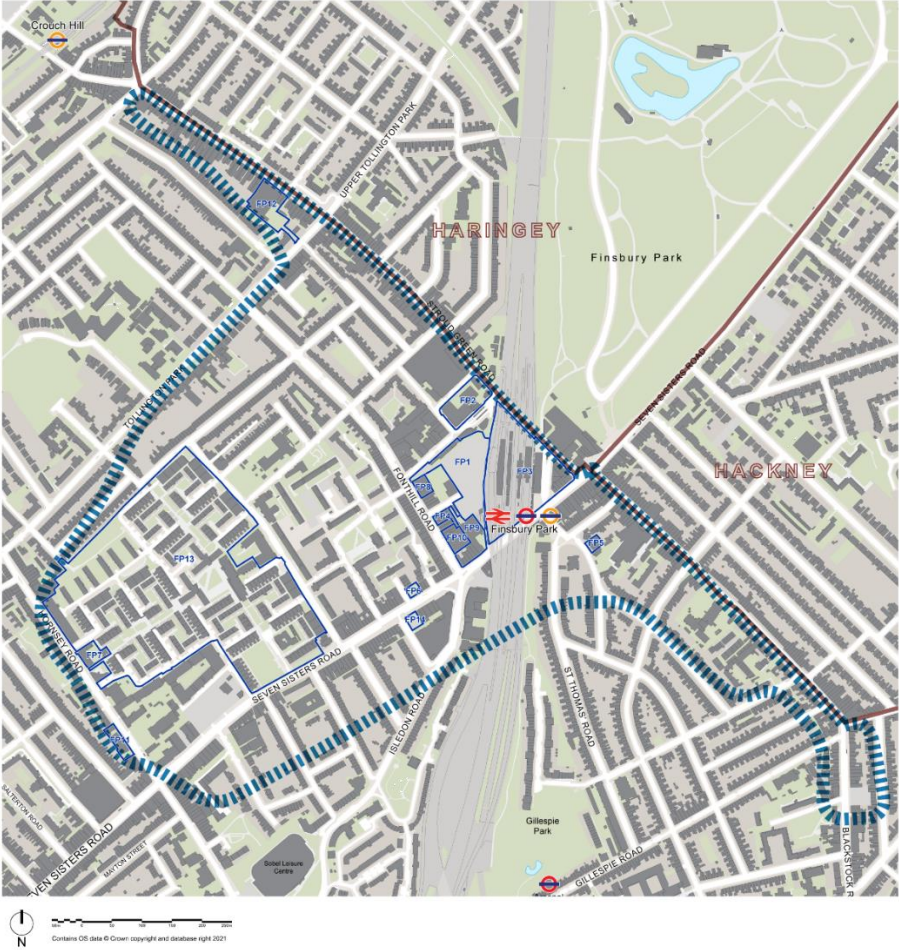
Reference	Page	Section/Paragraph/Policy	Proposed change	
		Parkhurst Road	How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017, and discussions with the Ministry of Justice and pre-application discussions
			Site designations and constraints	<ul style="list-style-type: none"> In close proximity to the Hillmarton Conservation Area The western portion of the site falls within n-protected viewing corridors- Islington Local View LV4 (Archway Road to St. Paul's Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) The local landmark of the Camden Road New Church Tower and Spire is directly opposite the site
SAMM49	85	NH8: 457-463 Holloway Road	Current/previous use	Offices (B1)
SAMM50	91	NH9: Islington Arts Factory, 2 and 2a Parkhurst Road	Current/previous use	Community space, storage (D1/B8)
SAMM51	88	NH10: 45 Hornsey Road, including		

Reference	Page	Section/Paragraph/Policy	Proposed change	
		land and railway arches 1-21 to rear and 252 Holloway Road	Site designations and constraints	<ul style="list-style-type: none"> • Opposite Arsenal Podium designated open space • Partially within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral)
SAMM52	90	NH11: Mamma Roma, 377 Holloway Road	Current/previous use	Business/storage (B1/B8)
			Site designations and constraints	<ul style="list-style-type: none"> • Nags Head Town Centre • Primary Shopping Area (for access only) • Adjacent to Hillmarton Conservation Area • In close proximity to a locally listed building (Holloway Seventh Day Adventist Church, 381 Holloway Road)
			Development considerations	<ul style="list-style-type: none"> • Primary Shopping Area designation only relevant in terms of access to site from the shopping frontage. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • Possible opportunity for site assembly to form a larger proposal with site NH12.
SAMM53	91-92	NH12: 379-391 Camden Road and 341-345		

Reference	Page	Section/Paragraph/Policy	Proposed change	
		Holloway Road	Development considerations	<ul style="list-style-type: none"> The Islington Tall Buildings Study suggests that this site offers an opportunity for the development of a local landmark building of up to 12 storeys (37m) as part of a comprehensive mixed-use development of the industrial and retail units. It would mark the southern extent of the town centre core on the west side of Holloway Road and also provide a landmark for the centre in the vista along Caledonian Road. Any tall building should be situated central to the vista along Caledonian Road and stay behind the street frontage on Holloway Road. Possible opportunity for site assembly to form a larger proposal with site NH11. In particular the opportunity to improve access through this site to the Mama Roma site should be considered. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. Any development should respect the amenity of neighbouring residential properties.
SAMM54	93	NH13: 166-220 Holloway Road	Current/previous use	Teaching and learning space (D1 F1) and associated sports facilities (F2)

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Allocation and justification	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. An element of student accommodation maybe is not considered to be an acceptable use in line with policy H6 part A and SC1 part D.
			Site designations and constraints	<ul style="list-style-type: none"> Partially within the St. Mary Magdalene Conservation Area Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral)
			Development considerations	<ul style="list-style-type: none"> The London Metropolitan University tower is a key landmark in the area, prominent in views along Holloway Road, but its brutalist architecture and poorly considered later additions undermine its quality and detract from the image of the area. The Islington Tall Buildings Study suggests that there is an opportunity to increase the height of the building up to 76m (an increase of approximately 20m) and transform it into a district landmark for London Metropolitan University and the wider area this could be either through redevelopment or an extension to the existing tall building. Where appropriate A active frontages in Class E use should be provided along Holloway Road. Any development should respect the amenity of neighbouring residential properties, particularly along Benwell Road and Hornsey Road.

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> Development will be expected to contribute to improving the public realm, particularly the current poor physical environment along Holloway Road and Hornsey Road.
SAMM55	94	NH14: 236-250 Holloway Road and 29 Hornsey Road	Current/previous use	Education space (D1 F1)
			Allocation and justification	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. An element of student accommodation maybe is not considered to be an acceptable use in line with policy H6 part A and SC1 part D.
			Site designations and constraints	<ul style="list-style-type: none"> Partially within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) In close proximity to St. Mary Magdalene Conservation Area Opposite Grade II listed building - 297 Holloway Road
			Development considerations	<ul style="list-style-type: none"> Any development should respect the amenity of neighbouring residential properties, particularly along Hornsey Road, and positively address the important corner of this site at Hornsey Road/Holloway Road. Where appropriate development should provide active frontages in Class E use along Holloway Road and will be expected to contribute to improving the public realm, particularly the current poor physical environment along Holloway Road and Hornsey Road.

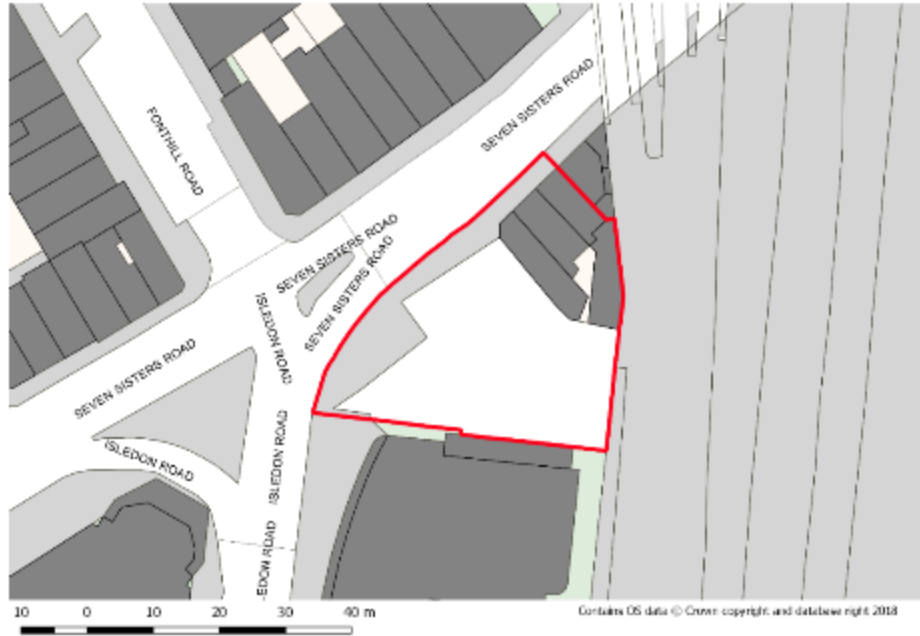
Reference	Page	Section/Paragraph/Policy	Proposed change
SAMM56	96	Figure 6.1: Location of Finsbury Park Spatial Strategy area site allocations	 <p>The map shows the Finsbury Park area, bounded by a thick blue dashed line. The area is divided into several site allocation zones, labeled FP1, FP2, FP3, FP4, FP5, FP6, FP7, FP8, FP9, FP10, FP11, FP12, and FP13. The map includes labels for surrounding areas: Crouch Hill to the north, Haringey to the north and east, Hackney to the east, and Gillespie Park to the south. Key roads shown include Upper Tollymore Park, Finsbury Park, Finsbury Road, Seven Sisters Road, Isledon Road, and Gillespie Road. A scale bar and a north arrow are located in the bottom left corner. The map is sourced from OS data © Crown copyright and database right 2021.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change	
SAMM57	97	FP1: City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street	Current/previous use	Formerly offices, industrial, storage and retail space (B1/B2/B8/A1) . Planning permission implemented, development ongoing
SAMM58	99	FP2: Morris Place/Wells Terrace (including Clifton House)	Current/previous use	Residential, retail/restaurant and café, A1/A3 , yoga studio (D2) , and B1 (offices and car wash)
SAMM59	101-102	FP3: Finsbury Park Station and Island, Seven Sisters Road	Approximate size of site	4,783 18,732sqm
			Current/previous use	Finsbury Park Station, retail, restaurants, possibly offices and residential (A1/A3/B1/C3)
SAMM60	103-104	FP4: 129-131 & 133 Fonthill Road & 13 Goodwin Street	Current/previous use	Retail, restaurant (A1/A3)
			How the site was identified and relevant planning history	2013 Site Allocation (FP2) and planning application P2020/2722/FUL

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Allocation and justification	Retail-led mixed use development to complement the specialist shopping function of Fonthill Road (as a fashion corridor) and contribute to the vitality of Finsbury Park Town Centre. Active retail should be provided on the ground floor. Upper floors should provide office floorspace and, where appropriate, workshop space related to ground floor specialist retail functions, including appropriate well designed SME workspace. An element of residential use may be acceptable and will be subject to relevant affordable housing policies.
SAMM61	105	Section 6, FP5: 1 Prah Road	Allocation and justification	Business floorspace, particularly workspace suitable for SMEs. Residential development and public realm improvements.
SAMM62	107	FP7: Holloway Police Station, 284 Hornsey Road	Allocation and justification	Subject to justifying the loss of social infrastructure, Redevelopment of the police station for residential-led mixed use development, with office/workspace uses on the ground floor.
			Site designations and constraints	<ul style="list-style-type: none"> Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral)
SAMM63	108	FP8: 113-119 Fonthill Road	Current/previous use	Retail and office (A1/B1)

Reference	Page	Section/Paragraph/Policy	Proposed change	
SAMM64	109	FP9: 221-233 Seven Sisters Road	Current/previous use	Community use (D1) , retail (A1) , offices (B1)

			Development considerations	<ul style="list-style-type: none"> • The Islington Tall Buildings Study suggests that the land at 233 Seven Sisters Road (the Muslim Welfare Centre site), offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height. In relation to local views the building should help to visually mediate between the height of the City North buildings to the rear of the site and the lower surrounding height context. The design of any tall building would need to respond appropriately to the Grade II* listed Rainbow Theatre opposite. The building should be linked to the comprehensive development of the entire site and deliver significant amounts of business floorspace. Comprehensive development of the whole site is encouraged. • Given the close proximity of the site to the railway line consideration should be given to the positioning of any residential units and design of the building so as to minimise the negative impact on residential amenity of residents. • There is potential to increase the permeability of the site by creating a pedestrian route from Seven Sisters Road to Goodwin Street. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
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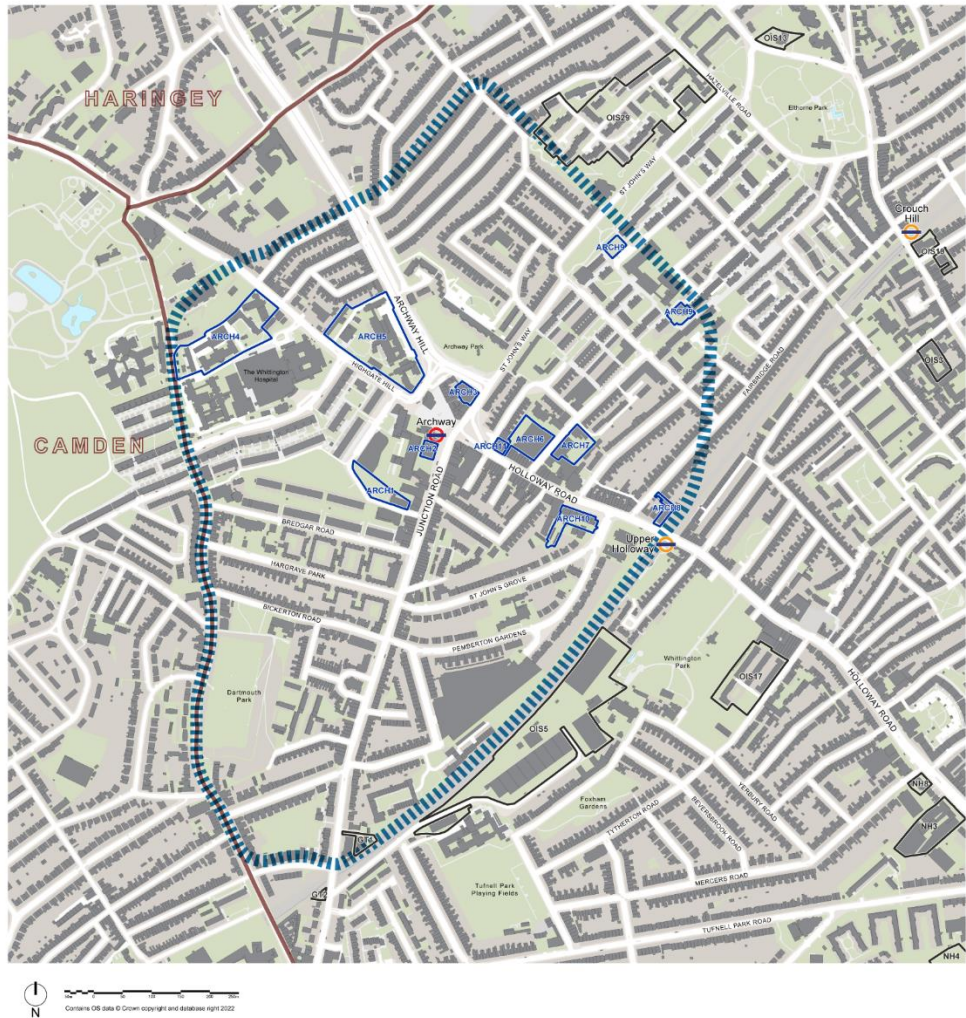
Reference	Page	Section/Paragraph/Policy	Proposed change						
SAMM65	115	FP10: Former George Robey Public House, 240 Seven Sisters Road	<p>Delete allocation FP10:</p> <div><p>FP10: Former George Robey Public House, 240 Seven Sisters Road</p></div> <table><tr><td>Address</td><td>Former George Robey Public House, 240 Seven Sisters Road, N4 2HX</td></tr><tr><td>Ownership</td><td>S.H. Developments (SS) Limited</td></tr><tr><td>Approximate size of site</td><td>1,311sqm</td></tr></table>	Address	Former George Robey Public House, 240 Seven Sisters Road, N4 2HX	Ownership	S.H. Developments (SS) Limited	Approximate size of site	1,311sqm
Address	Former George Robey Public House, 240 Seven Sisters Road, N4 2HX								
Ownership	S.H. Developments (SS) Limited								
Approximate size of site	1,311sqm								

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Current/previous use	Former public house (A4), site now vacant
			How the site was identified and relevant planning history	Planning application P2017/3429/FUL
			Allocation and justification	Hotel, with some business floorspace including affordable workspace.
			Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Opposite Grade II* listed Rainbow Theatre, 232-238 Seven Sisters Road
			Development considerations	<ul style="list-style-type: none"> • Development should mitigate adverse impacts relating primarily to noise from the adjacent railway line. • Improvements to the public realm should be sought to create an attractive and safe pedestrian environment fronting Seven Sisters Road. • Design of the building should seek to increase levels of natural light in the basement to allow for a wider range of potential future uses. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.
			Estimated timescale	2021/22-2025/26
SAMM66	113	FP10: 139-149 Fonthill Road (formerly referenced FP11)	How the site was identified and relevant planning history	Planning permission P2019/2563/FUL application P2017/0333/FUL (refused; dismissed on appeal)
SAMM67	114	FP11: 179-199 Hornsey Road, N7 9RA (formerly referenced FP12)	Current/previous use	D1 (v V acant but most recently used for construction skills training)
			How the site was identified and relevant planning history	Planning permission P2018/1452/FUL application P2017/2175/FUL
			Allocation and justification	Mixed-use Residential-led development including provision of residential use with an element community use , subject to justifying the loss of social infrastructure. Retention of some D1 community use floorspace may be necessary.
			Site designations	<ul style="list-style-type: none"> Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral)

Reference	Page	Section/Paragraph/Policy	Proposed change	
			and constraints	<ul style="list-style-type: none"> 179-199 Hornsey Road is a locally listed building Opposite Grade II listed buildings (254, 256 and 260 Hornsey Road)
SAMM68	115	FP12: Tesco, 103-115 Stroud Green Road, N4 3PX (formerly referenced FP13)	Current/previous use	Retail (A1)
SAMM69	116	FP13: Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7	Site designations and constraints	<ul style="list-style-type: none"> Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Adjacent to the Tollington Park Conservation Area Adjacent to a Grade II listed building (260 Hornsey Road)

Referen ce	Page	Section/Par agraph/ Policy	Proposed change	
		(formerly referenced FP14)		
SAMM70	118	FP14: 216- 220 Seven Sisters Road (formerly referenced FP15)		
			Estimated timescale	2021/22-2025/26 - 2026/27-2030/31

Reference	Page	Section/Paragraph/Policy	Proposed change
SAMM7 1	120	Figure 7.1: Location of Archway Spatial Strategy area site allocations	 <p>The map shows the Archway Spatial Strategy area, bounded by a blue dashed line. The area is divided into several site allocations, each labeled with a blue box and a code: ARCH1, ARCH2, ARCH3, ARCH4, ARCH5, ARCH6, ARCH7, ARCH8, ARCH9, ARCH10, ARCH11, ARCH12, ARCH13, ARCH14, ARCH15, ARCH16, ARCH17, ARCH18, ARCH19, ARCH20, ARCH21, ARCH22, ARCH23, ARCH24, ARCH25, ARCH26, ARCH27, ARCH28, ARCH29, ARCH30, ARCH31, ARCH32, ARCH33, ARCH34, ARCH35, ARCH36, ARCH37, ARCH38, ARCH39, ARCH40, ARCH41, ARCH42, ARCH43, ARCH44, ARCH45, ARCH46, ARCH47, ARCH48, ARCH49, ARCH50, ARCH51, ARCH52, ARCH53, ARCH54, ARCH55, ARCH56, ARCH57, ARCH58, ARCH59, ARCH60, ARCH61, ARCH62, ARCH63, ARCH64, ARCH65, ARCH66, ARCH67, ARCH68, ARCH69, ARCH70, ARCH71, ARCH72, ARCH73, ARCH74, ARCH75, ARCH76, ARCH77, ARCH78, ARCH79, ARCH80, ARCH81, ARCH82, ARCH83, ARCH84, ARCH85, ARCH86, ARCH87, ARCH88, ARCH89, ARCH90, ARCH91, ARCH92, ARCH93, ARCH94, ARCH95, ARCH96, ARCH97, ARCH98, ARCH99, ARCH100. The map also shows the surrounding areas of Haringey and Camden, and the River Regent. A scale bar and north arrow are located at the bottom left of the map.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change	
SAMM7 2	121 - 122	ARCH1: Vorley Road/Archway Bus Station	Allocation and justification	Residential led development with social and community infrastructure uses. an There may also be potential for an element of business floorspace including affordable workspace and space suitable for SMEs.
			Development considerations	<ul style="list-style-type: none"> Archway Community Care Centre is located within the site at 4 Vorley Road. This use should be retained in line with policy SC1, or, where loss of the facility is proposed, justification must be provided in line with the policy. The Islington Tall Buildings Study suggests that the northern part of this site has the potential to accommodate a local landmark building of up to 15 storeys (46m), forming part of an Archway cluster of tall buildings alongside Hamlyn House, Hill House and Archway Tower. The building should assist overlooking of and wayfinding from the adjacent open space, and mark a new entrance and internal route through the Archway Centre complex to connect with Junction Road. An appropriate design response to the Girdlestone Estate should be found that limits and mitigates the impact of any proposal on existing residential development. The site is located in the Archway Cultural Quarter area.
SAMM7 3	123	ARCH2: 4-10 Junction Road	Current/previous use	Retail and office (A1/B1)

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Development considerations	<ul style="list-style-type: none"> Active ground floor retail frontage should be maintained with improved shopfront design which takes advantage of adjacent public space. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
SMM74	124 - 125	ARCH3: Archway Central Methodist Hall	Address	Archway Central Methodist Hall, Archway Close Navigator Square , N19 3TD
			Current/previous use	Vacant community space (D1/D2)- Methodist church hall, vacant
			How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation ARCH1), planning application P2018/4068/FUL (refused on appeal) and pre-application discussions
			Allocation and justification	Refurbishment/redevelopment to create a cultural hub in Archway Town Centre. Retail uses might be acceptable on the ground floor. to provide a mixed use development including offices and retail.

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Site designations and constraints	<ul style="list-style-type: none"> • Archway Town Centre • Primary Shopping Area • Locally listed building • St. John's Grove Conservation Area • In close proximity to the Holborn Union Infirmary Conservation Area • Opposite Archway Park public open space • Within a protected viewing corridor Islington Local View LV4 (Archway Road to St. Paul's Cathedral)
			Development considerations	<ul style="list-style-type: none"> • The site is prominent in townscape terms and development proposals should seek to retain and sensitively restore the existing locally listed building. • There is a growing reputation for culture in Archway. The site is the most significant development opportunity in the town centre which could enhance this offer, and operate as a hub of cultural activities. • Active ground floor frontages are encouraged along St John's Way. • The site is located in the Archway Cultural Quarter area. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
SA MM75	126	ARCH4: Whittington		

Reference	Page	Section/Paragraph/Policy	Proposed change	
		Hospital Ancillary Buildings	Estimated timescale	2031/32-2035/36 2026/27-2030/31
SAMM7 6	131	ARCH5: Archway Campus, Highgate Hill	Current/previous use	Education, clinical and health services research (D1) Site currently vacant, formerly used by University College London/Whittington Health NHS Trust
			Allocation and justification	Residential-led mixed-use development, with some commercial and with community and social infrastructure uses. Active frontages are sought on the southern part of the site and elsewhere, where appropriate, where it can make a contribution to the public realm. Given the very limited supply of development land in Islington policies strongly prioritise the most urgent need, which is conventional housing. An element of student housing may be acceptable as part of the development mix, provided that the quantum of student accommodation is not held to weigh against both the provision of priority conventional housing on the site, and provided that it ensures that the development can achieve the quantum and the tenure of affordable housing which is fully policy compliant.
			Site designations and constraints	<ul style="list-style-type: none"> Holborn Union Infirmary Conservation Area In close proximity to the St. John's Grove and Whitehall Park Conservation Areas

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> The Victorian infirmary buildings at the site are locally listed Opposite Archway Park public open space Partially within a protected viewing corridor Islington Local View LV4 (Archway Road to St. Paul's Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral)
			Development considerations	<ul style="list-style-type: none"> The site has potential to deliver a significant amount of genuinely affordable housing to meet identified housing needs. Development proposals should contribute to an improved public realm and provide linkages to Archway town centre. Any net loss of existing social infrastructure must be justified in line with policy SC1. There are significant level changes across the site which should be factored into the design of the scheme. Any development should respect the amenity of neighbouring residential properties, including properties on Lidyard Road.
SAMM77	128	ARCH6: Job Centre, 1 Elthorne Road	Ownership	Department for Environment, Food and Rural Affairs Gladquote Ltd.
			Current/previous use	Job Centre (now vacant) (A2)

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Allocation and justification	Business-led m Mixed-use development, including provision of SME workspace, and with an element of residential use.
			Development considerations	<ul style="list-style-type: none"> The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
			Estimated timescale	2021/22-2025/26 2026/27-2030/31
SAMM78	129	ARCH7: 207A Junction Road		

Reference	Page	Section/Paragraph/Policy	Proposed change	
			How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017
			Allocation and justification	Residential development with potential to reprovide the existing D2 use
			Site designations and constraints	<ul style="list-style-type: none"> In close proximity to Junction Road Cutting SINC Opposite to locally listed buildings at 142-150 Junction Road
			Development considerations	<ul style="list-style-type: none"> This backland site is constrained by proximity to existing residential uses and the railway line. Development must have regard to the potential impact on the nearby residential properties, and impacts on future residential occupiers in terms of noise and vibration. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
			Estimated timescale	2021/22-2025/26
SAMM79	129	ARCH7: Brookstone	<div> ARCH8ARCH7: Brookstone House </div>	

Reference	Page	Section/Paragraph/Policy	Proposed change	
		House, 4-6 Elthorne Road (Formerly referenced Arch 8)	Address	Bellside House, 4 Elthorne Road and Brookstone House, 4-6 Elthorne Road
			Current/previous use	Office and warehouse (B1)
			Development considerations	<ul style="list-style-type: none"> • Use of the car park for development of business uses is strongly encouraged. • The site is located in the Archway Cultural Quarter area. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
SAMM80	131	ARCH8: 724 Holloway Road (Formerly referenced Arch 9)	ARCH9 ARCH8: 724 Holloway Road	
			Current/previous use	Offices and warehousing (B1/B8)
			How the site was identified and relevant planning history	Planning applications: P2016/4533/FUL and P2015/4816/FUL permission P2018/3191/FUL

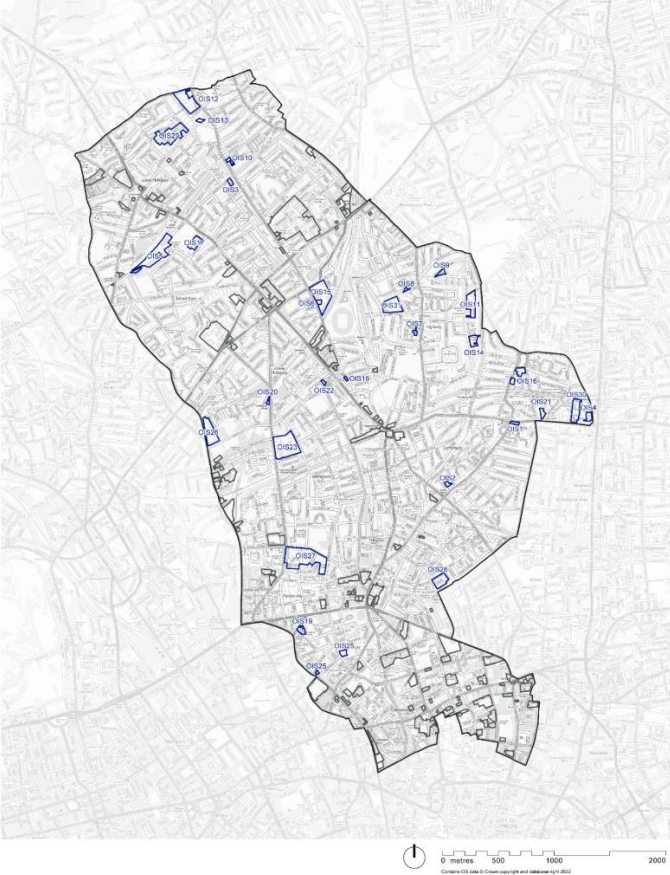
Reference	Page	Section/Paragraph/Policy	Proposed change	
			Development considerations	<ul style="list-style-type: none"> Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. The site is located in the Archway Cultural Quarter area.
SAMM81	132	ARCH9: Elthorne Estate (Formerly referenced Arch 10)	ARCH10 ARCH9: Elthorne Estate, Archway	
			Current/previous use	Sports pitch, community facility (D1/D2)
			How the site was identified and relevant planning history	London Borough of Islington Housing Service proposals. Planning permission (P2018/2269/FUL).
			Allocation and justification	Residential development and new community centre with associated public realm improvements.

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Development considerations	<ul style="list-style-type: none"> Any development should respect the integrity of the existing estate and ensure high quality design. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. A replacement ball court is to be provided at Zoffany Park.
SAMM82	133	ARCH10: Dwell House (Formerly referenced ARCH11)	ARCH11 ARCH10: Dwell House, 619-639 Holloway Road	
			Development considerations	<ul style="list-style-type: none"> The site is partly located in Archway Town Centre and should maintain an active frontage fronting Holloway Road, with retail uses on the ground floor. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. Any development should respect the amenity of neighbouring residential properties

Reference	Page	Section/Paragraph/Policy	Proposed change	
SAMM83	133	ARCH11: 798-804 Holloway Road (Formerly referenced ARCH12)	ARCH12 ARCH11: 798-804 Holloway Road	
			Current/previous use	Retail (A1)
			How the site was identified and relevant planning history	P2016/4529/FUL and P2017/4826/S73
			Development considerations	<ul style="list-style-type: none"> Development should maintain active frontages on Holloway Road. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.

Reference	Page	Section/Paragraph/Policy	Proposed change	
SAMM8 4	137	HC1: 10, 12, 16-18, 20-22 and 24 Highbury Corner	Current/previous use	Restaurant (A3) , the Garage music venue (D2) and disused Highbury & Islington Station entrance
SAMM8 5	139	HC2: Spring House, 6-38 Holloway Road	Current/previous use	Education (D1)
SAMM8 6	140	HC3: Highbury and Islington Station, Holloway Road	Current/previous use	Predominantly vacant land adjacent to and over the railway. Highbury and Islington station, retail and leisure uses including public house (A4) .

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Development considerations	<ul style="list-style-type: none"> Development should be sensitively designed with regard to overlooking, overshadowing and train noise. Development of this site may entail decking over the railway line. Any decking scheme should be sensitively designed in relation to the amenity impacts on residents. The impact of any proposed scheme on adjoining and surrounding residential properties will be a key consideration. HS1 tunnels pass beneath the site. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
SAMM8 7	142	HC4: Dixon Clark Court	How the site was identified and relevant planning history	Planning application permission P2017/2936/FUL (granted subject to completion of legal agreement, March 2018)
SAMM8 8	143 - 144	HC5: 2 Holloway Road and 4 Highbury Crescent	Current/previous use	Retail (A1) and residential (C3)

Reference	Page	Section/Paragraph/Policy	Proposed change
SAMM89	148	Figure 9.1: Location of site allocations outside Spatial Strategy areas	

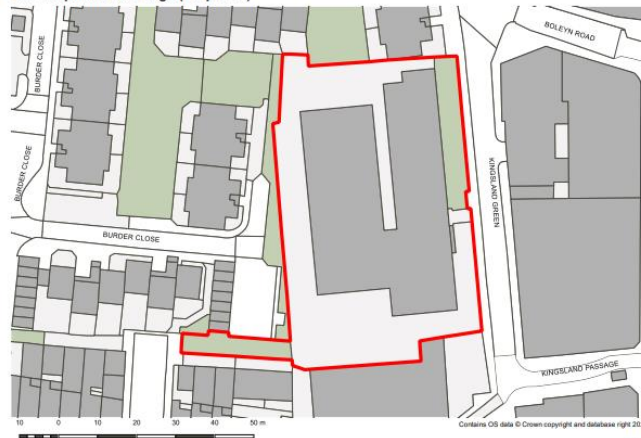
Reference	Page	Section/Paragraph/Policy	Proposed change	
SAMM90	149	OIS1: Leroy House, 436 Essex Road	Current/previous use	Offices, studios, workshops, meeting/event space (B1 use)
			How the site was identified and relevant planning history	2013 Site Allocation (OIS3); planning application permission P2017/3081/FUL (registered)
SAMM91	150	OIS2: The Ivories, 6-8 Northampton Street	Current/previous use	Offices/studios (B1)
SAMM92	152-153	OIS4: 1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green		

OIS4: ~~1 Kingsland Passage and the~~ The BT Telephone Exchange, Kingsland Green

1 Kingsland Passage and BT Telephone Exchange (Existing)



BT Telephone Exchange (Proposed)

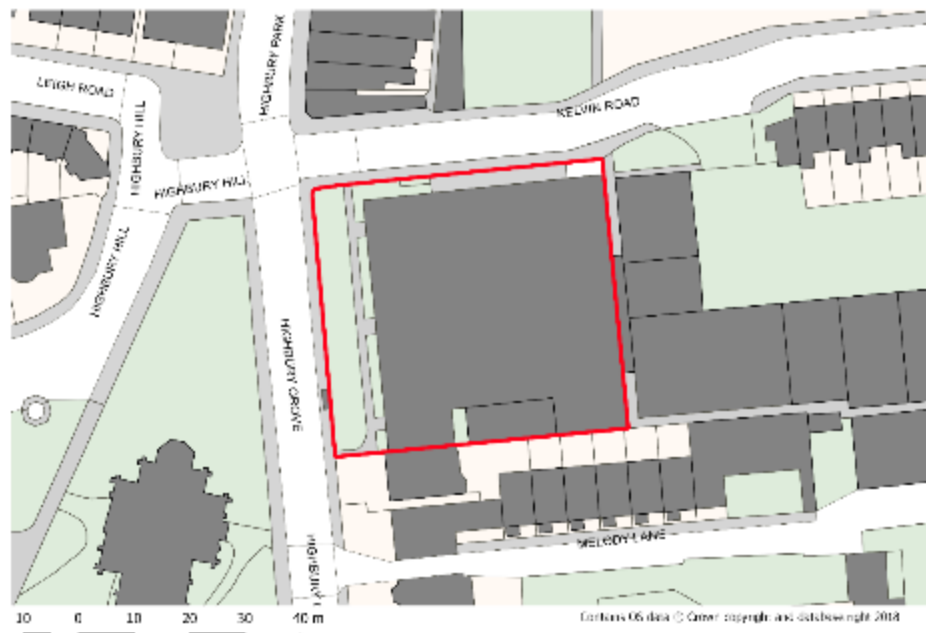


Reference	Page	Section/Paragraph/Policy	Proposed change	
			Address	1 Kingsland Passage and t The BT Telephone Exchange, Kingsland Green
			Ownership	MRC Pension Trust Limited; British Telecommunications PLC
			Approximate size of site	4,734sqm 3,783sqm
			Current/previous use	1 Kingsland Passage is currently used as offices (B1). Some of the telephone exchange is still in use but most of the building is vacant.
			How the site was identified and relevant planning history	2013 Site Allocation (OIS7) -and planning permission P2016/4155/FUL
			Allocation and justification	Mixed use commercial and residential development, which maximises the provision of office use at the ground floor and lower levels. Development which improves the quality and quantity of existing business floorspace provision is encouraged. 1 Kingsland Passage has planning permission for 360sqm of additional B1(a) office floorspace.
			Site designations and constraints	<ul style="list-style-type: none"> Balls Pond Road East Priority Employment Location Archaeological Priority Area: Kingsland Medieval Hamlet (Tier 2)
			Development considerations	<ul style="list-style-type: none"> New development should improve permeability between the neighbouring Burder Close Estate.

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> • Comprehensive development of 1 Kingsland Passage and the BT Telephone Exchange is encouraged. Some accommodation for a new telephone exchange will need to be reprovided on-site or nearby. This is likely to be significantly smaller than the current building. • The site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • This site is adjacent to Dalston (in the London Borough of Hackney) which will be subject to significant growth/change over the next 10-15 years and has scope for intensification to provide for employment and housing. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.
			Estimated timescale	2026/27-2030/31 2031/32-2035/36

Reference	Page	Section/Paragraph/Policy	Proposed change	
SAMM93	154-155	OIS5: Bush Industrial Estate, Station Road	Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme. Co-location of office and/or research and development uses will be permitted where there is an intensification of industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with policies B2-B4 and SP3.
			Site designations and constraints	<ul style="list-style-type: none"> • Station Road Locally Significant Industrial Site • In close proximity to St. John's Grove Conservation Area • Locally listed buildings nearby at 142 and 144 Huddleston Road • Whittington Park, Foxham Gardens and Tufnell Park Open Spaces located nearby • Foxham Gardens SINC • Partially within protected viewing corridors Islington Local View LV4 (Archway Road to St. Paul's Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) • Adjacent to Whittington Park SINC • Adjacent to Yerbury Primary School
			Development considerations	<ul style="list-style-type: none"> • Adequate access and servicing arrangements in relation to industrial uses should be incorporated into any proposal. Delivery and servicing should be accommodated on-site.


Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> The site is located in close proximity to Yerbury Primary School, Whittington Park (a designated SINC), and existing residential uses. Development proposals will be required to carefully consider and mitigate potential impacts on these uses.
SAMM9 4	155	OIS6: Site of Harvist Under Fives, 100 Hornsey Road	Current/previous use	Vacant/nursery (D1)
			How the site was identified and relevant planning history	2013 Site Allocation (OIS11); planning applications P2016/3478/FUL (refused at appeal) and P2018/4131/FUL (registered) approved subject to conditions/S106 agreement
			Allocation and justification	Residential redevelopment with provision of nursery, open space and public realm improvements.
SAMM9 5	156	OIS7: Highbury Delivery Office, 2 Hamilton Lane	Current/previous use	Vacant Sui Generis delivery office
SAMM9 6	157	OIS8: Legard Works, 17a Legard Road	Current/previous use	B1 and B8 Workshop, offices and storage.
SAMM9 7	162	OIS9: Ladbroke House, 62-66	<i>Delete allocation OIS9, with reference to be used by Highbury Quadrant Congregational Church (pre-hearing modification reference OIS 29):</i>	

Reference	Page	Section/Paragraph/Policy	Proposed change										
		Highbury Grove	<div><p>ØIS9: Ladbroke House, 62-66 Highbury Grove</p></div> <table><tr><td>Address</td><td>Ladbroke House, 62-66 Highbury Grove, N5 2AD</td></tr><tr><td>Ownership</td><td>Education Funding Agency</td></tr><tr><td>Approximate size of site</td><td>2,564sqm</td></tr><tr><td>Current/previous use</td><td>Education (D1)</td></tr><tr><td>How the site was identified</td><td>Planning permission P2017/3006/FUL</td></tr></table>	Address	Ladbroke House, 62-66 Highbury Grove, N5 2AD	Ownership	Education Funding Agency	Approximate size of site	2,564sqm	Current/previous use	Education (D1)	How the site was identified	Planning permission P2017/3006/FUL
Address	Ladbroke House, 62-66 Highbury Grove, N5 2AD												
Ownership	Education Funding Agency												
Approximate size of site	2,564sqm												
Current/previous use	Education (D1)												
How the site was identified	Planning permission P2017/3006/FUL												

Reference	Page	Section/Paragraph/Policy	Proposed change	
			and relevant planning history	
			Allocation and justification	Retention of education use.
			Site designations and constraints	<ul style="list-style-type: none"> • Highbury Fields Conservation Area • Grade II listed Christ Church and Vicarage nearby • Locally listed building adjacent at 60 Highbury Grove • In close proximity to Highbury Grove Clock Tower Open Space and Highbury Fields Metropolitan Open Land and SINC.
			Development considerations	• No site specific considerations, relevant policies apply.
			Estimated timescale	2021/22-2025/26

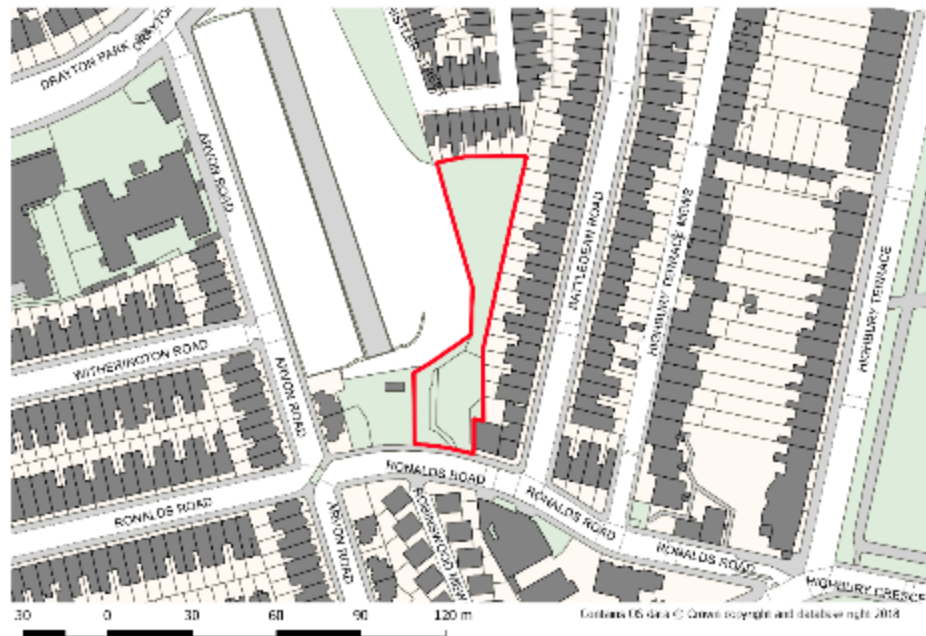
Reference	Page	Section/Paragraph/Policy	Proposed change	
			and relevant planning history	
			Allocation and justification	Re-provision of the Church and community space alongside residential development, including affordable housing. Landscaping and public realm improvements should be provided. Improvements to pedestrian access to the site are also important given its 'island' location.
			Site designations and constraints	<ul style="list-style-type: none"> • The site contains a number of trees subject to Tree Preservation Orders (TPOs) which should be considered as part of any development proposals and landscaping plans for the site. • In close proximity to Highbury Quadrant Island Open Space.
			Development considerations	<ul style="list-style-type: none"> • Development of the site represents an opportunity to bring an underused community facility back into beneficial use. Any net loss of social infrastructure must be justified in line with policy SC1. • The site occupies a prominent location and warrants a well-designed building that optimises the development potential of the site alongside public realm improvements that will contribute to a high quality street environment. • High quality residential accommodation must be provided, including genuinely affordable housing to meet identified local housing need.
			Estimated timescale	2021/22-2025/26

Reference	Page	Section/Paragraph/Policy	Proposed change	
SAMM99	159	OIS10: 500-502 Hornsey Road and Grenville Works, 2A Grenville Road,	Current/previous use	Light industrial (B1(c))
			How the site was identified and relevant planning history	Planning permission P2017/3242/FUL (granted on appeal) application P2016/1642/FUL (refused)
			Allocation and justification	Business-led redevelopment with re-provision and intensification for business use (particularly B1(c)). Mixed use office and residential development.
SAMM100	161	OIS12: 202-210 Fairbridge Road	Delete allocation Reference number OIS 12 to be used by New Orleans Estate (formerly OIS32)	

Reference	Page	Section/Paragraph/Policy	Proposed change								
			<p>01S12: 202-210 Fairbridge Road</p>  <table><tr><td>Address</td><td>202-210 Fairbridge Road, N19 3HT</td></tr><tr><td>Ownership</td><td>Dominvs Property Developments Limited</td></tr><tr><td>Approximate size of site</td><td>967sqm</td></tr><tr><td>Current/previous use</td><td>MOT garage (B2 use class)</td></tr></table>	Address	202-210 Fairbridge Road, N19 3HT	Ownership	Dominvs Property Developments Limited	Approximate size of site	967sqm	Current/previous use	MOT garage (B2 use class)
Address	202-210 Fairbridge Road, N19 3HT										
Ownership	Dominvs Property Developments Limited										
Approximate size of site	967sqm										
Current/previous use	MOT garage (B2 use class)										

Reference	Page	Section/Paragraph/Policy	Proposed change	
			How the site was identified and relevant planning history	Planning permission P2017/2754/FUL
			Allocation and justification	The site has planning permission for a mixed use business (B1 and B8) and residential scheme. Should the site be subject to further amendments or new applications, proposals should prioritise intensification of business floorspace.
			Site designations and constraints	<ul style="list-style-type: none"> Hornsey Road/Marlborough Road Priority Employment Location Adjacent to the Upper Holloway Railway Cutting SINC
			Development considerations	<ul style="list-style-type: none"> The building should be designed to avoid harm to residential amenity from sources of noise and vibration, particularly from the adjacent rail line. Adequate access and servicing arrangements in relation to the proposed business/industrial use should be incorporated into any proposal. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists.
			Estimated timescale	2021/22-2025/26

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Allocation and justification	Additional residential development including the provision of genuinely affordable housing. Relocation and re-provision of the existing multi-use games area and community building. Improvements to play space, amenity space and landscaping across the estate.
			Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to the Whitehall Park Conservation Area. • Opposite locally listed building 87 Sunnyside Road.
			Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Any development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the estate which should be carefully considered as part of a comprehensive landscaping plan for the estate. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. • Development proposals should introduce a built edge and provide an active frontage onto Hornsey Rise.
			Estimated timescale	2021/22-2025/26
SAMM102	162	OIS13: Highbury Roundhouse Community		

Reference	Page	Section/Paragraph/Policy	Proposed change						
		Centre, 71 Ronald's Road	<p>01S13: Highbury Roundhouse Community Centre, 71 Ronald's Road</p>  <table><tr><td>Address</td><td>Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB</td></tr><tr><td>Ownership</td><td>London Borough of Islington</td></tr><tr><td>Approximate size of site</td><td>1,874sqm</td></tr></table>	Address	Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB	Ownership	London Borough of Islington	Approximate size of site	1,874sqm
Address	Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB								
Ownership	London Borough of Islington								
Approximate size of site	1,874sqm								

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Current/previous use	Community Centre (D1)
			How the site was identified and relevant planning history	Planning permission P2013/0311/FUL
			Allocation and justification	Re-provision of the community centre. Residential development may be acceptable on the Ronalds Road frontage.
			Site designations and constraints	<ul style="list-style-type: none"> In close proximity to Whistler Street and Highbury Fields Conservation Areas Adjacent to locally listed buildings at 73 Ronalds Road and 1 Battledean Road Adjacent to Arvon Road and Olden Gardens Open Space Adjacent to Drayton Park/Olden Garden SINC
			Development considerations	<ul style="list-style-type: none"> Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
			Estimated timescale	2021/22-2025/26
SAMM103	164	OIS14: Athenaeum Court, 94	OIS15 OIS14: Athenaeum Court, 94 Highbury New Park	


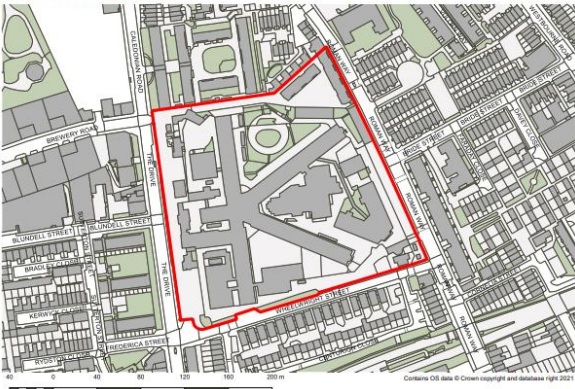
Reference	Page	Section/Paragraph/Policy	Proposed change	
		Highbury New Park, N5 2DN (formerly referenced OIS15)	Development considerations	<ul style="list-style-type: none"> Any development should respect the integrity of the existing estate and ensure high quality design. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. Any development should respect the amenity of neighbouring residential properties, including residents of Orwell Court. Trees should be carefully considered as part of a comprehensive landscaping plan.
SAMM104	165	OIS15: Harvist Estate Car Park (formerly referenced OIS16)	OIS16 OIS15: Harvist Estate Car Park	
			How the site was identified and relevant planning history	Application Planning permission P2018/2767/FUL (registered)
SAMM105	166	OIS16: Hathersage and Besant Courts, Newington Green	OIS17 OIS16: Hathersage and Besant Courts, Newington Green	

Reference	Page	Section/Paragraph/Policy	Proposed change	
		(formerly referenced OIS17)	How the site was identified and relevant planning history	London Borough of Islington Housing Service proposals Planning permission P2018/1970/FUL
SAMM106	168	OIS18: 25-27 Horsell Road (formerly referenced OIS19)	OIS19 OIS18: 25-27 Horsell Road	
			Allocation and justification	Planning Committee resolved to approve planning application ref: P2015/1655/FUL on 18/07/2016, subject to legal agreement as yet unsigned, The site has planning permission for mixed use development including residential uses and reconfigured office use. Should the site be subject to further amendments or new applications, intensification of business floorspace should be prioritised.
SAMM107	169	OIS19: Vernon Square, Penton Rise (formerly referenced OIS20)	OIS20 OIS19: Vernon Square, Penton Rise	
			Current/previous use	Vacant, previously used as higher education facilities by SOAS. Education use
			Allocation and justification	Refurbishment/redevelopment for business-led development, subject to justifying the. Loss of social infrastructure subject to Policy SC1.
			Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Northdown Street Priority Employment Location New River Conservation Area In close proximity to Grade II listed Bevin Court Estate


Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> In close proximity to Vernon Square and Holford Gardens Open Spaces Partially within a protected viewing corridor London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral)
SAMM108	170	OIS20: Former Railway Sidings Adjacent to Caledonian Road Station (formerly referenced OIS21)	OIS21 OIS20: Former Railway Sidings Adjacent to Caledonian Road Station	

			Development considerations	<ul style="list-style-type: none"> • The Islington Tall Buildings Study suggests that air rights above the Grade II listed station could potentially be utilised alongside the former railway sidings to accommodate a special local landmark building up to a height of 12 storeys (37m). This would enhance the townscape of the Caledonian Road Station hub and contribute to a unique identity at this important gateway. • A particular consideration on this site is the Grade II listed Caledonian Road Underground Station, as well as potential impacts to the Grade II* Listed Caledonian Clock Tower, further to the north of the site. Development of a tall building will only be acceptable where it conserves or enhances the significant of heritage assets and their settings as part of fully satisfying a number of criteria in relation to impacts as set out in policy DH3. • Development of this site must be informed by a heritage statement prepared by the applicant which responds to the potential heritage impacts and opportunities for improvement identified in the Heritage Assessment for this site. • For development proposals on the station the proportions and rhythm of the façade should have consideration of the station building, including the spacing set by the arches. Careful design, detailing and materials should be used to complement the host building. • Any development must protect, enhance and contribute to biodiversity value of the site.
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Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> Any development should ensure that noise and vibration impacts from the rail line are prevented/mitigated. Development should not adversely impact the operation of the station. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing.
SAMM109	173	OIS22: 1 Lowther Road, N7 8US (formerly referenced OIS23)	OIS23 OIS22: 1 Lowther Road	
			Current/previous use	Healthcare (D1)
			Site designations and constraints	<ul style="list-style-type: none"> Within a-protected-viewing-corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Adjacent to St Mary Magdalene Conservation Area Opposite a Grade II listed building at 14 Chillingworth Road Locally listed buildings nearby at 2, 4, 8 and 10 Chillingworth Road
SAMM110	174	OIS23: Pentonville Prison,	OIS24 OIS23: Pentonville Prison, Caledonian Road	
			<i>Amend site boundary to include land to the west and to the northeast as follows:</i>	

Reference	Page	Section/Paragraph/Policy	Proposed change
		Caledonian Road (formerly referenced OIS24)	<div><p>Pentonville Prison (Existing)</p><p>Pentonville Prison (Proposed)</p></div> <div>Approximate size of site</div> <div>33,17841,660sqm</div>

Reference	Page	Section/Paragraph/Policy	Proposed change		
SAMM111	175	OIS24: Charles Simmons House (formerly referenced OIS25)	<div>OIS25OIS24: Charles Simmons House</div> <table><tr><td>Site designations and constraints</td><td><ul style="list-style-type: none">Central Activities Zone (CAZ)Adjacent to the New River Conservation AreaLocally listed building opposite the site (52 Lloyd Baker Street)Withinprotected viewing corridors London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul’s Cathedral)</td></tr></table>	Site designations and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Adjacent to the New River Conservation AreaLocally listed building opposite the site (52 Lloyd Baker Street)Withinprotected viewing corridors London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul’s Cathedral)
Site designations and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Adjacent to the New River Conservation AreaLocally listed building opposite the site (52 Lloyd Baker Street)Withinprotected viewing corridors London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul’s Cathedral)				
SAMM112	176	OIS25: Amwell Street Pumping Station (formerly referenced OIS26)	<div>OIS26OIS25: Amwell Street Pumping Station</div> <table><tr><td>Site designations and constraints</td><td><ul style="list-style-type: none">Central Activities Zone (CAZ)Grade II listed siteNew River Conservation AreaIn close proximity to the New River Head Engine and Pump House, which is a local landmarkAdjacent to Grade II* listed buildings at New River HeadArchaeological Priority Area: New River and New River Head Reservoirs (Tier 2)Within protected viewing corridors_Islington Local View LV4 (Archway Road to St. Paul's Cathedral), Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) and Islington Local View LV6 (Amwell Street to St. Paul's Cathedral)Site is located within a groundwater Source Protection Zone</td></tr></table>	Site designations and constraints	<ul style="list-style-type: none">Central Activities Zone (CAZ)Grade II listed siteNew River Conservation AreaIn close proximity to the New River Head Engine and Pump House, which is a local landmarkAdjacent to Grade II* listed buildings at New River HeadArchaeological Priority Area: New River and New River Head Reservoirs (Tier 2)Within protected viewing corridors_Islington Local View LV4 (Archway Road to St. Paul's Cathedral), Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) and Islington Local View LV6 (Amwell Street to St. Paul's Cathedral)Site is located within a groundwater Source Protection Zone
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Reference	Page	Section/Paragraph/Policy	Proposed change								
SAMM1 13		<p>OIS26: York Way Estate</p> <p>(formerly referenced OIS27)</p>	<div><div><div>OIS27OIS26: York Way Estate</div></div><table><tr><td>Address</td><td>York Way Estate, N7 9QA</td></tr><tr><td>Ownership</td><td>City of London Corporation</td></tr><tr><td>Approximate size of site:</td><td>19,109sqm</td></tr><tr><td>Current/previous use</td><td>Residential estate with large areas of underused car parking (surface level and basement),</td></tr></table></div>	Address	York Way Estate, N7 9QA	Ownership	City of London Corporation	Approximate size of site:	19,109sqm	Current/previous use	Residential estate with large areas of underused car parking (surface level and basement),
Address	York Way Estate, N7 9QA										
Ownership	City of London Corporation										
Approximate size of site:	19,109sqm										
Current/previous use	Residential estate with large areas of underused car parking (surface level and basement),										

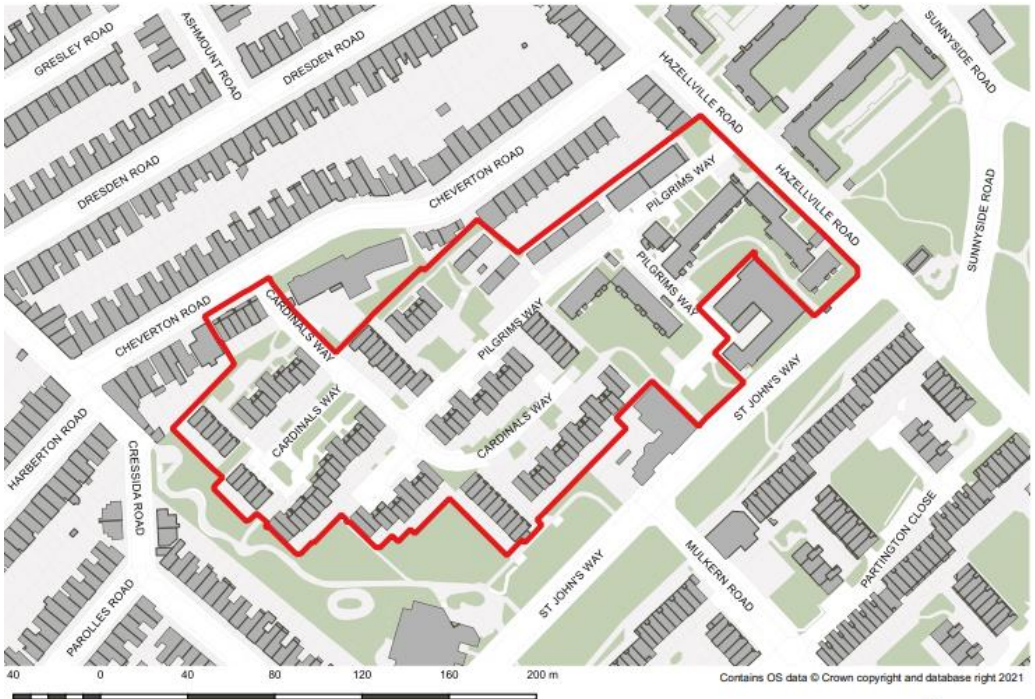
Reference	Page	Section/Paragraph/Policy	Proposed change	
				perimeter hardstanding, amenity space and estate community centre.
			How the site was identified and relevant planning history	Planning permission P2021/0969/FUL
			Allocation and justification	Additional genuinely affordable housing can be accommodated on new blocks within the estate, improved play space provision, improvements to communal facilities and enhanced landscaping.
			Site designations and constraints	<ul style="list-style-type: none"> • No site-specific designations in current plan • Adjacent to Caledonian Park which is a Borough Grade 1 SINC and listed heritage asset (the railings, walls, gate piers and gates to the Park, running along Market Road and Shearling Way are Grade II listed and the Clock Tower within the park is Grade II* listed). • Adjacent to Grade II listed building, 24 North Road.
			Development considerations	<ul style="list-style-type: none"> • Any development should look to integrate with the character of the surrounding townscape as well as the existing estate and ensure high quality contextual design. • Any development should improve the quality of landscaping and permeability and enhance usability to create inclusive spaces.
			Estimated timescale	2021/22-2025/26

Reference	Page	Section/Paragraph/Policy	Proposed change	
			How the site was identified and relevant planning history	Pre-application discussions
			Allocation and justification	Refurbishment of Old Barnsbury Estate and redevelopment of New Barnsbury Estate for residential use, including the provision of additional new homes and genuinely affordable housing. Improvements to existing estate open spaces including the creation of a park on Pultney Street, and the provision of a new park on Carnegie Street with a community centre, play and exercise equipment and ball court. Improvements to landscaping, planting, lighting and security measures, play spaces, seating and bin and cycle storage across the estate.
			Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the Barnsbury and Regent's Canal West Conservation Areas. • Adjacent to the Regent's Canal (West) Site of Importance for Nature Conservation (Metropolitan grade) and Regent's Canal Open Space. • Adjacent to Thornhill Bridge Community Garden open space. • Within Local Views 4 (view from Archway Road) and 5 (view from Archway Bridge). • In close proximity to a terrace of Grade II listed buildings (16-62 Barnsbury Road).

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> • Regents Canal runs through Islington Tunnel underneath the Estate with the West Portal of the tunnel opening on Muriel Street. The Portal and Tunnel are Grade II listed. • The site is partially within a local flood risk zone (LFRZ). • Site is located within a groundwater Source Protection Zone
			Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs with an emphasis on improving space standards within dwellings and reducing overcrowding. • Development should increase permeability with the creation of safe, accessible, direct, active and overlooked routes through the estate from north to south (Copenhagen Street to Carnegie Street) and east to west (for example Pultney Street to Caledonian Road). The delivery of usable, inclusive spaces is a priority. • Active frontages should be provided, particularly along Caledonian Road with the currently blocked access to the estate restored. • Replacement commercial uses should be provided to maintain and enhance the retail and service function of the Caledonian Road

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<p>Local Shopping Area, alongside public realm improvements to Caledonian Road. Social and community infrastructure uses should be reprovided consistent with policy SC1.</p> <ul style="list-style-type: none"> • Opportunities to improve urban greening and enhance green infrastructure should be maximised as part of an integrated approach to landscape design. Development must be sensitive to the adjacent SINC. • Estate-wide improvements for pedestrians and cyclists should be provided, including improved connections along the Regent's Canal to deliver a safer pedestrian and cycling environment. The cycle hire station on Charlotte Terrace should be retained. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.
			Estimated timescale	2021/22-2025/26; 2026/27-2030/31


Reference	Page	Section/Paragraph/Policy	Proposed change	
			planning history	
			Allocation and justification	Additional residential development, including the provision of genuinely affordable housing. Improvements to play space, amenity space and landscaping across the estate.
			Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the Duncan Terrace/Colebrooke Row Conservation Area. • In close proximity to the Waterside Play and Youth Project Adventure Playground. • Opposite a terrace of Grade II listed buildings at 64-82 St. Peter's Street. • In close proximity to the Regent's Canal open space.
			Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the site which should be carefully considered as part of a comprehensive landscaping plan for the estate. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. • Services provided by the Waterside Play and Youth Project should remain available throughout any development. • The site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with

Reference	Page	Section/Paragraph/Policy	Proposed change	
				Crossrail 2 should take place at an early stage as part of any development proposals for this site.
			Estimated timescale	2021/22-2025/26
SAMM16	187	OIS29: Hillside Estate (formerly OIS31).	<div> <div>OIS31</div> <div>OIS29: Hillside Estate</div>  </div>	
			Address	Hillside Estate, N19
			Ownership	London Borough of Islington

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Approximate size of site:	36,508sqm
			Current/previous use	Housing estate
			How the site was identified and relevant planning history	Pre-application discussions
			Allocation and justification	Subject to justifying any loss of social infrastructure, additional residential development including the provision of genuinely affordable housing. Improvements to play space, amenity space and landscaping across the estate.
			Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the Whitehall Park Conservation Area. • Hillside Park and Pilgrims Way Garden open spaces fall within the estate boundary. • Adjacent to a locally listed building (131 St. John's Way). • The Hazelville Road frontage of the site is opposite Elthorne Park and Sunnyside Gardens which is a SINC (Borough Grade 2). • The site is adjacent to Hillside Park (which is within the estate boundary but outside of the site allocation) and opposite St John's Way Verge open spaces.
			Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs.

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<ul style="list-style-type: none"> • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the site which should be carefully considered as part of a comprehensive landscaping plan for the estate. In addition any potential impacts on the designated open spaces falling within the site boundary should be carefully considered and mitigated. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate and also consider permeability through the adjacent open space at Hillside park. • Opportunities to provide more active frontages to Pilgrims Way and St. John's Way should be explored. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.
			Estimated timescale	2021/22-2025/26

Reference	Page	Section/Paragraph/Policy	Proposed change	
			planning history	
			Allocation and justification	Additional residential development including the provision of genuinely affordable housing. Re-provision of the existing multi-use games area within a new, centrally located public space. Improvements to play space, amenity space and landscaping across the estate.
			Site designations and constraints	<ul style="list-style-type: none"> • The site is in close proximity to the Kingsbury Road Conservation Area, incorporating the Grade II listed Jewish Burial Ground, a designated open space which is also a SINC (borough grade 2). • Adjacent to the North London Line East SINC (borough grade 1).
			Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the estate which should be carefully considered as part of a comprehensive landscaping plan for the estate. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. Development offers an opportunity to improve east to west pedestrian routes through the estate (King Henry's Walk to Kingsland Road)

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<p>and provide more legible access into the estate, particularly from Balls Pond Road.</p> <ul style="list-style-type: none"> Active frontages should be provided, particularly along Kingsbury Road and Balls Pond Road.
			Estimated timescale	2021/22-2025/26
SAMM1 18	189	OIS31: Drakeley Court and Aubert Court (formerly reference OIS33)	<p>OIS33 OIS31: Drakeley Court and Aubert Court</p> 	
			Address	Drakeley Court Estate and Aubert Court Estate
			Ownership	London Borough of Islington

Reference	Page	Section/Paragraph/Policy	Proposed change	
			Approximate size of site:	18,542sqm
			Current/previous use	Housing estate
			How the site was identified and relevant planning history	Pre-application discussions
			Allocation and justification	Additional residential development including the provision of genuinely affordable housing. Improving access to a new community facility in the heart of the estate that will improve visibility. Improved landscaping, including the creation of a new green square. Improved lighting, seating, play space and security measures across the estate.
			Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the Highbury Fields Conservation Area • Adjacent to the Grade II listed Highbury Stadium site
			Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design, meet identified local housing needs and respect the integrity of the existing estates where appropriate. • Any development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a large number of trees on the site which should be

Reference	Page	Section/Paragraph/Policy	Proposed change	
				<p>carefully considered as part of a comprehensive landscaping plan.</p> <ul style="list-style-type: none"> • Development should increase permeability and usability with the creation of safe, direct, active and overlooked routes through the estates. There is an opportunity to open up access from the estates to Avenell Road.
			Estimated timescale	2021/22-2025/26

Reference	Page	Section/Paragraph/Policy	Proposed change
SAMM1 24	177	Section 10, Monitoring, paragraph 10.4	<p><i>Amend as follows:</i></p> <p>Future AMRs will include an indicator monitoring the progress of individual site allocations to help the Council assess the success of policy SA1 (Delivering development priorities). Success will be measured in terms of the number of sites permitted in accordance with the allocated uses. Other information relating to The AMR will include specific monitoring of site allocations may also be kept under review, utilising all relevant quantitative and qualitative information. This could include information on the status of a particular site allocation, for example, whether a planning permission has been granted, implemented, completed or has lapsed; and (where relevant) the reasons why specific sites have not come forward in line with the estimated timescales within the allocation. It could also include data on how the quantum of development which is coming forward through applications compares to the site capacity assumptions identified in the Local Plan.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change
SAMM125	182	Appendix 2: Glossary and Abbreviations; Term: Business floorspace/buildings/development/uses	<p><i>Amend text as follows:</i></p> <p>Office, research and development and light industrial aActivities as well as industrial uses B2 general industrial and B8 storage and distribution, and Sui Generis industrial uses.-or uses that fall within the B-use class. Sui generisGeneris uses which are akin to business floorspace, such as depots or builders merchants, can be classed as business floorspace for the purposes of the Local Plan.</p>
SAMM126	187	Appendix 2: Glossary and Abbreviations; Term: Hybrid space	<p><i>Amend text as follows:</i></p> <p>The main feature of hybrid space is that it straddles different B-usebusiness floorspace classes uses.</p>
SAMM127	187	Appendix 2: Glossary and Abbreviations; Term: Industrial floorspace/buildings/development/uses/land	<p><i>Amend text as follows:</i></p> <p>Activities or uses that fall within light industrial (B1c), general industry (B2) and storage and distribution (B8) uses, Sui Generis industrial uses, and some sui-Sui generis-Generis akin to industrial uses such as depots and builder's merchants.</p>
SAMM128	188	Appendix 2: Glossary and Abbreviations; Term: Leisure uses	<p><i>Add new definition:</i></p> <p>Activities or uses including food and drink uses as defined within Class E(b), some indoor recreational activities falling within E(d) and some Sui Generis uses including</p>

			drinking establishments including pubs and wine bars, hot food take aways, live music venues, cinemas, concert halls, nightclubs and theatres.
SAMM129	189	Appendix 2: Glossary and Abbreviations; Term: Locally Significant Industrial Sites	<i>Amend text as follows:</i> Designated areas where light industrial (B1c) , general industry (B2) and storage and distribution (B8) are the priority land uses.
SAMM130	190	Appendix 2: Glossary and Abbreviations; Term: Office-led development	<i>Amend text as follows:</i> Development where the majority of floorspace/uses is office. within use class B1(a)
SAMM131	191	Appendix 2: Glossary and Abbreviations; Term: Retail floorspace/buildings/development/uses	<i>Amend text as follows:</i> Activities or uses that fall within the A1 use class. Uses for the display or retail sale of goods, other than hot food, principally to visiting members of the public - as defined in Class E(A). This includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafes.
SAMM132	193	Appendix 2: Glossary and Abbreviations; Term: Social and community infrastructure	<i>Amend text as follows:</i> Infrastructure that is available to, and serves the needs of, local communities and others, which is often funded in some way by a grant or investment from a government department, public body and/or the voluntary sector. Social and community facilities comprises a wide

			<p>variety of facilities/buildings including those which accommodate social services such as day-care centres, luncheon clubs, and drop-in centres; education and training facilities including early years providers, nurseries, schools, colleges and universities; children and young peoples' play facilities; health facilities; youth centres; libraries; community meeting facilities; community halls; places of worship; sport, leisure and recreation facilities; and policing facilities. Social and community infrastructure generally falls within Use Classes E, F.1 or F.2, C2, D1 or D2, and possibly some Sui Generis uses. This list is not intended to be exhaustive and other facilities can be included as social and community infrastructure.</p>
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