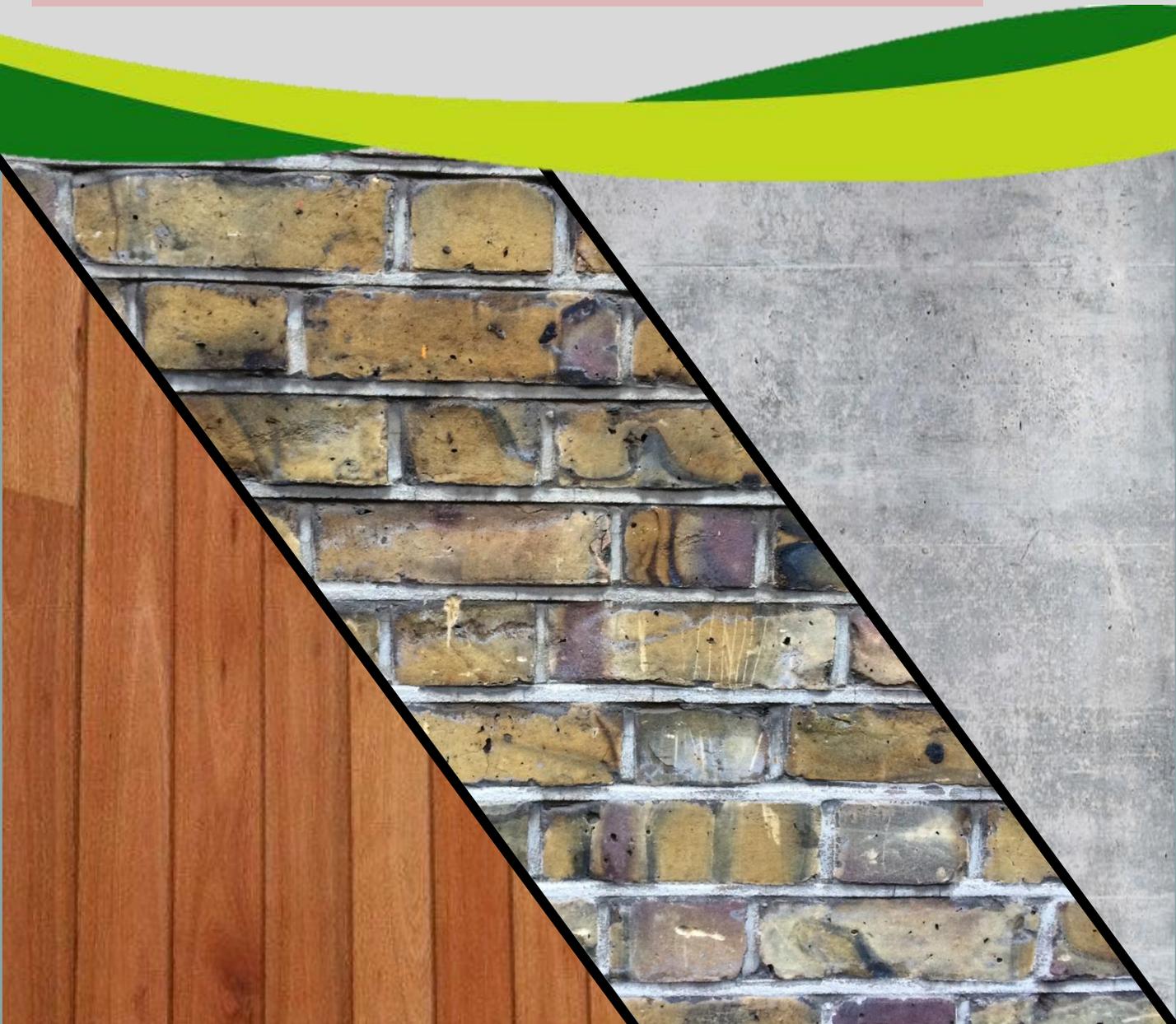




Annual Monitoring Report 2016-2018

Covering the monitoring periods 2015/16, 2016/17 and 2017/18



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1. Summary

- 1.1. The council plays an important role in shaping Islington's future, and is keen to ensure that the planning process contributes to furthering equality, reducing poverty and improving wellbeing amongst the borough's residents.
- 1.2. This Authority Monitoring Report (AMR) reviews the implementation of the council's adopted Local Plan and informs the Local Plan review. The AMR helps understand the successes and limitations of current planning policies alongside wider socio-economic changes which helps inform the council to consider appropriate changes that could make policies more effective in the future.
- 1.3. This AMR covers the three financial years:
 - 1 April 2015 - 31 March 2016
 - 1 April 2016 - 31 March 2017
 - 1 April 2017 - 31 March 2018
- 1.4. The review of the Local Plan has been the focus for the policy team causing a pause in the production of AMR. With the draft Local Plan sufficiently progressed it is possible and necessary to publish a 'bumper' AMR. To enable the AMR to be updated the suite of monitoring indicators in the AMR has been streamlined.
- 1.5. Key messages from the report include:

Housing: A robust five-year housing supply is identified (including the additional requirement under the National Planning Policy Framework). Delivery is above target levels in two of the three monitoring years covered by this AMR. There has been a significant contribution to affordable housing completions in London and the sub-region.

Employment spaces: In all three reporting years, there were net decreases in the overall quantum of B-use floorspace, reflecting the increased impact of the office to residential Permitted Development right. In Employment Priority Areas (general), there was a net increase in the overall quantum of business floorspace in the 2015/16 and 2016/17 financial years. There were net decreases in the overall quantum of business floorspace in Employment Growth Areas and Town Centres across all three reporting years. Since 2013, 68 prior approval schemes have been completed, resulting in a loss of 33,721sqm of office floorspace. At the time of writing there were 148 extant permissions involving B1(a) floorspace (gains and losses). If all of these are built out as permitted, there would be a borough-wide net increase in B1(a) floorspace of 138,163sqm.

Shops, culture and services: Overall there was a net loss of A1 floorspace across Islington across the three year period. However the Finsbury Local Plan area saw consistent net gains in A1 Use floor space which helped the borough to an overall net gain in 2017/18. There was a modest increase in the number of vacant units in Town Centres between 2015/16 and 2017/18. The borough's specialist shopping areas continued to show a high level of A1 provision although Fonthill Road saw a significant increase in vacancy in 2016/17. There was an increase year on year for entertainment

and night time economy uses in Town Centres. However, a decrease year on year for entertainment and night time economy uses outside Town Centres.

Health, open space, play and sport: The only change to the quantity of publicly accessible open space in the borough for the monitoring period 2015/16, 2016/17, and 2017/18 was the creation of Navigator Square in Archway town centre. In addition there was no net loss or gain of Sites of Importance for Nature Conservation (SINCs) recorded in the monitoring period.

Implementation, infrastructure and planning obligations: £18.6m was received through the Community Infrastructure Levy (CIL) in the reporting years. Approximately £19.5m was negotiated for non-infrastructure facilities, around two thirds of which (£12.3 Million) came from affordable housing small sites contributions.

Accessible and adaptable housing: In 2015/16 for schemes where accessible housing policies could be applied, 6.8% of new housing completed was wheelchair accessible or adaptable and 89.5% met general needs adaptable standard. In 2016/17 this fell to 5% wheelchair accessible or adaptable and 52% general needs adaptable but increased to 9.7% and 99% in 2017/18.

Site Allocations: A number of allocated sites have received planning permission or started/completed development.

2. Introduction

- 2.1. Local authorities have a key role to play in place shaping. This includes working with local people, businesses and services to set out a vision for how the borough will change. The council's use of its planning powers is one way that it can shape the future of Islington.
- 2.2. This Annual Monitoring Report (AMR) reviews how effective the council has been in using its planning policies to positively influence the development of the borough. This is Islington's tenth AMR and covers a three year period from 1 April 2015 to 31 March 2018.
- 2.3. The 2016-2018 AMR is the sixth report to specifically monitor Islington's Core Strategy (the principal document within the council's Local Plan), which was adopted towards the end of the 2010/11 monitoring year.
- 2.4. A significant number of new indicators were introduced in the 2013/14 monitoring period following the adoption of the Development Management (DM) Policies Development Plan Document (DPD) in June 2013. The 2016-2018 AMR is the third report to monitor the suite of DM Policies indicators. The AMR also monitors implementation of other DPDs adopted at the same time as DM Policies – Site Allocations and the Finsbury Local Plan.
- 2.5. The Town and Country Planning (Local Planning) (England) Regulations 2012 came into force in April 2012. These regulations introduced a change in terminology for monitoring reports, from "Annual Monitoring Reports" to "Authorities Monitoring Reports". However, Islington is still committed to producing its monitoring report on an annual basis to a similar timeframe as previously, and therefore will continue to use the term "Annual Monitoring Report", although this will meet the regulatory requirement for an "Authorities Monitoring Report". The review of the Local Plan has slowed production of AMR. To address this the suite of monitoring indicators in the AMR has been streamlined to enable publication of AMR.
- 2.6. These regulations also introduced a requirement for local authorities to report on what acts of co-operation have been carried out under the Duty to Co-operate, and to report on Community Infrastructure Levy (CIL) receipts and expenditure. Section 3 of the AMR provides information on how these regulatory requirements have been addressed.
- 2.7. The AMR offers insights into how planning policies have contributed towards tackling key issues facing the borough. It does this by monitoring progress against some of the indicators identified in the Core Strategy and DM Policies DPD. Contextual indicators have been removed from this AMR – instead the draft Integrated Impact Assessment (IIA) provides an up to date and comprehensive assessment of the baseline. The AMR also monitors progress of implementing Finsbury Local Plan (FLP) and Site Allocations (SA) objectives.
- 2.8. Most Core Strategy and DM Policy indicators are accompanied by a target. Indicators, targets and the information source are displayed in a box, as per the example below. Further data or commentary is provided where necessary.

Indicator	Target	Progress
Development Management 5.4.2: Affordable workspace secured: (i) within major schemes (ii) through financial contributions	Increase provision	✓
Source: LBI, Cdpsmart development monitoring system; LBI E & R, S106 Team		

2.9. Progress against each target is summarised as follows:

- | | | | |
|---|--|-----|---|
| ✓ | Positive progress towards achieving target | ✘ | Not on course to meet target / deviation from target |
| ~ | Little or no progress towards achieving target, but no deviation | ●●● | Insufficient or no comparable data to determine progress, or neutral impact |

List of 2015/16 to 2017/18 Indicators

2.10. The following tables show the full list of indicators for the 2015/16 to 2017/18 AMR. There is potential crossover between some Core Strategy and Development Management Policies indicators. The council will keep these indicators under review and potentially amalgamate any similar indicators in future; any changes will be signposted in the AMR.

2.11. Indicators not collected in this monitoring period have been greyed out in the tables below – the Council has focused on monitoring a number of specific indicators in this AMR but may continue to monitor other indicators in future reports. Some greyed out indicators are monitored by other indicators, for example information on the change in employment floorspace in key areas is covered by indicator CS13.1.

2.12. Contextual indicators have been removed from this AMR. The Integrated Impact Assessment (IIA) prepared as part of the Local Plan Review process provides an up to date and comprehensive assessment of various indicators.

Core Strategy Indicators (CS)

Indicator ref	Indicator name	AMR chapter
CS 1.2	Change in retail floorspace in key area – Archway	12. Key Areas
CS 1.3	Number of additional residential dwellings completed in key area – Archway	12. Key Areas
CS 1.4	Progress of public realm improvements, e.g. pedestrian and cycling environment, gyratory – Archway	12. Key Areas
CS 1.5	Progress on improvements to open spaces including Archway park – Archway	12. Key Areas
CS 2.1	Change in B Use employment floorspace by type in key area – Finsbury Park	12. Key Areas
CS 2.2	Change in retail floorspace in key area – Finsbury Park	12. Key Areas
CS 2.3	Number of additional residential dwellings completed in key area – Finsbury Park	12. Key Areas
CS 2.4	Progress of public realm improvements, e.g. pedestrian and cycling environment - Finsbury Park	12. Key Areas
CS 3.1	Change in B Use employment floorspace by type in key area – Nag’s Head and Upper Holloway Road	12. Key Areas
CS 3.2	Change in retail floorspace in key area – Nag’s Head and Holloway Road	12. Key Areas
CS 3.3	Number of additional residential dwellings completed in key area – Nag’s Head and Upper Holloway Road	12. Key Areas
CS 3.4	Progress of public realm improvements, e.g. pedestrian and cycling environment - Nag’s Head and Upper Holloway Road	12. Key Areas
CS 4.1	Change in B Use employment floorspace by type in key area – Highbury Corner and Holloway Road	12. Key Areas
CS 4.2	Change in retail floorspace in key area – Highbury Corner and Holloway Road key area	12. Key Areas
CS 4.3	Number of additional residential dwellings completed in key area – Highbury Corner and Holloway Road	12. Key Areas
CS 4.4	Progress of public realm improvements, e.g. pedestrian and cycling environment, Highbury Corner – Highbury Corner and Holloway Road	12. Key Areas
CS 5.1	Change in B Use employment floorspace by type in key area – Angel and Upper Street	12. Key Areas
CS 5.2	Change in retail floorspace in key area – Angel and Upper Street	12. Key Areas
CS 5.3	Number of additional residential dwellings completed in key area – Angel and Upper Street	12. Key Areas
CS 5.4	Number of new jobs accommodated in key area – Angel and Upper Street	12. Key Areas
CS 5.5	Change in cultural and arts uses in key area – Angel and Upper Street	12. Key Areas
CS 5.6	Progress of public realm improvements, e.g. pedestrian and cycling environment, Chapel Market – Angel and Upper Street	12. Key Areas
CS 6.1	Change in B Use employment floorspace by type in key area – King’s Cross	12. Key Areas
CS 6.2	Change in retail floorspace in key area, with specific reference to three Local Shopping Areas wholly within key area – King’s Cross	12. Key Areas

CS 6.3	Number of new jobs accommodated in Key Area – King’s Cross	12. Key Areas
CS 6.4	Number of additional residential dwellings completed in Key Area – King’s Cross	12. Key Areas
CS 6.5	Progress of public realm improvements in Key Area, e.g. pedestrian and cycling environment, Caledonian Road – King’s Cross	12. Key Areas
CS 7.1	Change in B Use employment floorspace by type in Key Area – Bunhill and Clerkenwell	12. Key Areas
CS 7.2	Change in retail floorspace in Key area – Bunhill and Clerkenwell	12. Key Areas
CS 7.3	Number of additional residential dwellings completed in Key Area – Bunhill and Clerkenwell	12. Key Areas
CS 7.4	Change in leisure, cultural, arts and hotel uses in Key Area – Bunhill and Clerkenwell	12. Key Areas
CS 7.5	Number of new jobs accommodated in Key Area – Bunhill and Clerkenwell	12. Key Areas
CS 7.6	Progress of public realm improvements in Key Area, e.g. pedestrian and cycling environment, Farringdon Station area – Bunhill and Clerkenwell	12. Key Areas
CS 8.1	Additions and losses to retail floorspace outside of Key Areas	12. Key Areas
CS 8.2	Main public realm improvements outside of Key Areas, e.g. pedestrian and cycling environment	12. Key Areas
CS 8.3	Improvements/additions to open spaces outside of Key Areas	12. Key Areas
CS 8.4	Changes in B Use employment floorspace by type outside of Key Areas	12. Key Areas
CS 9.1	Changes in the number of conservation areas and listed buildings	8. Heritage and urban design
CS 10.1	Required environmental standards of major new developments approved	9. Sustainable design and waste
CS 10.2	Number and proportion of car-free housing developments	9. Sustainable design and waste
CS 10.3	Total percentage carbon reduction from major developments	9. Sustainable design and waste
CS 10.4	Number and proportion of residential schemes committed to achieving a daily water usage of 95 litres or less per person	9. Sustainable design and waste
CS 10.5	Number and size of schemes committed to connecting to DE networks	9. Sustainable design and waste
CS 10.6	Financial contributions to offsetting CO₂ emissions secured from new development	9. Sustainable design and waste
CS 10.7	Number and proportion of major developments committed to incorporating SUDS	9. Sustainable design and waste
CS 11.1	Total tonnage of household waste generated, which has been sent by Islington for recycling, reuse or composting	9. Sustainable design and waste
CS 11.2	Percentage of households in Islington served by a kerbside collection of at least two recyclables	9. Sustainable design and waste
CS 11.3	Average household waste per person sent for recycling, reuse or composting/not sent for recycling, reuse or composting	9. Sustainable design and waste
CS 11.4	Percentage of local authority collected waste sent to landfill	9. Sustainable design and waste
CS 11.5	Percentage of household waste sent for recycling, reuse and composting	9. Sustainable design and waste

CS 11.6	Amount of local authority collected waste arising and managed by management type	9. Sustainable design and waste
CS 12.1	Plan period and housing targets (London Plan 2011)	5. Housing
CS 12.2	Net additional dwellings for the reporting year	5. Housing
CS 12.3	Net additional dwellings for previous five years	5. Housing
CS 12.4	Net additional dwellings in future years	5. Housing
CS 12.5	Managed delivery target	5. Housing
CS 12.6	Gross and net affordable housing completions	5. Housing
CS 12.7	Mix of dwelling sizes provided by new developments	5. Housing
CS 12.8	Number and proportion of housing schemes that provide: (i) wheelchair housing; and (ii) meet flexible homes standards	14. Inclusive Design
CS 12.9*	New and converted dwellings on previously developed land	5. Housing
CS 12.10	Completed non-self-contained units by type	5. Housing
CS 12.11	Contributions to student bursaries from student accommodation developments	5. Housing
CS 12.12	Net additional pitches (Gypsy and Traveller)	5. Housing
CS 13.1	Total amount of additional employment (B Use) floorspace - by type and size	6. Employment spaces
CS 13.2	Number of employment and training opportunities secured through S106 agreements	6. Employment spaces
CS 13.3	Financial contributions to childcare facilities from large non-residential developments (in £s)	6. Employment spaces
CS 13.4*	Total amount of employment floorspace on previously developed land	6. Employment spaces
CS 14.1	Total amount of floorspace for Town Centre uses (Use Classes A1, A2, A3, A4, A5, B1(a) and D2): (i) within Town Centres; and (ii) within the Finsbury Local Plan area	7. Shops, culture and services
CS 14.3	Additions/losses of new hotels/visitor accommodation	7. Shops, culture and services
CS 15.1	Total area of green roofs on new development	10. Health, open space, play and sport
CS 15.2	Quantity of publicly accessible open space (ha)	10. Health, open space, play and sport
CS 15.3	Additions to open space provision in the borough	10. Health, open space, play and sport
CS 15.4	Change in area of food growing sites	10. Health, open space, play and sport
CS 15.5	Loss and gain of Sites of Importance for Nature Conservation (SINCs)	10. Health, open space, play and sport
CS 15.6	Area and proportion of the borough designated as deficient in access to nature (ha and %)	10. Health, open space, play and sport
CS 16.1	New/improved play spaces including on estates and through planning obligations (inclusion in development and financial contributions)	10. Health, open space, play and sport
CS 17.1	Additions/losses and improvements to sports facilities in the borough including progress on Queensland Road, Finsbury Leisure Centre and Sobell Centre	10. Health, open space, play and sport
CS 18.1	Funding secured through planning obligations for infrastructure facilities and services	13. Implementation, infrastructure & planning obligations

CS 19.1	Number and proportion of health impact assessments for major development proposals	13. Implementation, infrastructure & planning obligations
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* These indicators are former Core Output Indicators and are not listed in Islington’s Core Strategy. However, it was felt necessary to retain these following the deletion of the suite of Core Output Indicators, as this data will enable us to see trends in Previously Developed Land (PDL) development, and whether there are any trends of development on non-PDL land, i.e. open space, SINCS, back gardens.

Development Management Indicators* (DM)

Indicator ref	Indicator name	AMR chapter
DM 2.1.2	Number of buildings over 30 metres approved outside Bunhill and Clerkenwell Key Area	8. Heritage and urban design
DM 2.3.1	Change in the number of entries on the council's Local List	8. Heritage and urban design
DM 2.4.1	Number of permitted developments which infringe: (i) the Mayor of London's strategic views (ii) local protected views	8. Heritage and urban design
DM 2.5.1	Change in the number of protected landmarks	8. Heritage and urban design
DM 3.8.1	Proportion of habitable rooms in new sheltered housing and care homes that are wheelchair accessible	14. Inclusive Design
DM 3.8.2	Amount of new sheltered housing and care homes, by number of habitable rooms	5. Housing
DM 3.9.1	Proportion of all new student accommodation units built to be wheelchair accessible	14. Inclusive Design
DM 3.9.2	Completed non-self-contained units by type: (i) within areas identified for student accommodation development; and (ii) outside areas identified for student accommodation	5. Housing
DM 4.1.1	Net change in retail (A1) floorspace where quantum is less than 80sqm; and number of occurrences	7. Shops, culture and services
DM 4.2.1	Total net floorspace of entertainment and night-time activities (including A3, A4, A5 and D2 uses that happen in the evening or at night) approved: (i) within Town Centres (ii) outside Town Centres (excluding Bunhill and Clerkenwell Key Area)	7. Shops, culture and services
DM 4.3.1	Number of applications refused on the grounds of concentration of similar uses: (i) upheld at appeal (ii) dismissed at appeal	7. Shops, culture and services
DM 4.3.2	Number of applications for A5 use approved within 200 metres of primary or secondary schools	7. Shops, culture and services
DM 4.4.1	Proportion of units within Town Centres that: (i) are in A1 use (ii) are vacant (iii) have changed to C3 use within the monitoring year	7. Shops, culture and services
DM 4.5.1	Proportion of units within Primary and Secondary frontages that are: (i) in A1 use (ii) vacant	7. Shops, culture and services
DM 4.6.1	Proportion of units within Local Shopping Areas that: (i) are in A1 use (ii) are vacant (iii) have changed to C3 use within the monitoring year	7. Shops, culture and services
DM 4.7.1	Net change in A1 floorspace outside Town Centres and Local Shopping Areas	7. Shops, culture and services
DM 4.9.1	Proportion of units within frontages on Fonthill Road and Camden Passage that are:	7. Shops, culture and services

	(i) in A1 use (ii) vacant	
DM 4.10.1	Number of Public Houses with loss/reduction in A4 floorspace	7. Shops, culture and services
DM 4.11.1	Additions/losses of new hotels/visitor accommodation floorspace outside identified locations	7. Shops, culture and services
DM 4.11.2	Proportion of new hotel rooms that are wheelchair accessible	14. Inclusive Design
DM 4.12.1	Net change in floorspace of cultural, community and social facilities / infrastructure (D1 use and D2 cultural/community uses)	7. Shops, culture and services
DM 5.2.1	Net change in business floorspace within: (i) Employment Growth Areas; (ii) Town Centres; (iii) Employment Priority Areas	6. Employment spaces
DM 5.2.3	Office to Residential Permitted Development Rights losses	6. Employment spaces
DM 5.3.1	Net change in industrial use (B1c, B2, B8) floorspace within Locally Significant Industrial Site	6. Employment spaces
DM 5.4.1	Net change in B1 floorspace (buildings with a floorplate of 1,000sqm or less)	6. Employment spaces
DM 5.4.2	Affordable workspace secured: (i) within major schemes; (ii) through financial contributions	6. Employment spaces
DM 6.2.2	Financial contributions secured for off-site public open space improvements (excluding CIL)	10. Health, open space, play and sport
DM 6.5.1	Number of trees under a Tree Preservation Order which have been removed and not conditioned to be reprovided	10. Health, open space, play and sport
DM 7.2.1	Proportion of minor new-build residential developments of one unit or more which achieve an on-site reduction of 25% in CO ₂ emissions	9. Sustainable design and waste
DM 7.3.1	Number and proportion of all major developments that: (i) commit to connect to a Decentralised Energy Network; (ii) commit to develop or connect to a Shared Heating Network	9. Sustainable design and waste
DM 7.3.2	Extent of Decentralised Energy Networks within Islington (existing, planned and potential)	9. Sustainable design and waste
DM 7.4.1	Required environmental standards of minor residential developments approved	9. Sustainable design and waste
DM 7.5.1	Number and proportion of major new-build developments that incorporate overheating mitigation measures	9. Sustainable design and waste
DM 8.3.1	Progress on key schemes in identified in the Local Implementation Plan (LIP)	11. Transport
DM 8.4.1	Total number of off-street cycle parking spaces provided for: (i) residential uses (ii) other uses	11. Transport
DM 8.5.1	Total increase in on-site vehicle parking spaces, by type	11. Transport
DM 8.5.2	Total number of car-club parking spaces (on and off-street)	11. Transport
DM 8.6.1	Proportion of retail developments over 200sqm gross floor area where provision for delivery and servicing is provided off-street	11. Transport
DM 9.1.1	Funding secured through planning obligations for non-infrastructure facilities by type (e.g. off-site provision of affordable housing)	13. Implementation, infrastructure and planning obligations

* Some indicators listed in table 10.1 of the Development Management Polices will not be monitored in the AMR due to difficulty collecting information; repetition of other indicators; and the fact that some

indicators do not report anything meaningful. In addition, the names/focus of some indicators in table 10.1 have been amended; and new indicators may be added to cover gaps in monitoring.

Site Allocations monitoring

2.13. The Site Allocations Development Plan Document does not set out specific monitoring indicators, but the council is keen to monitor the progress of allocated sites coming forward. The AMR provides a brief update on selected allocations which have progressed during the monitoring period.

Finsbury Local Plan monitoring

2.14. Section 12, table 3 of the FLP identifies several indicators to monitor implementation of the plan. The council has decided not to use these indicators explicitly; instead, implementation of the FLP will be monitored through specific DMP and CS indicators, which have been amended to include reference to relevant FLP designations, e.g. Indicator DM5.2.1 which will monitor the FLP Employment Priority Area designations in addition to Employment Growth Area and Town Centre designations originally identified in the list of DMP indicators set out in Section 10 of the DMP.

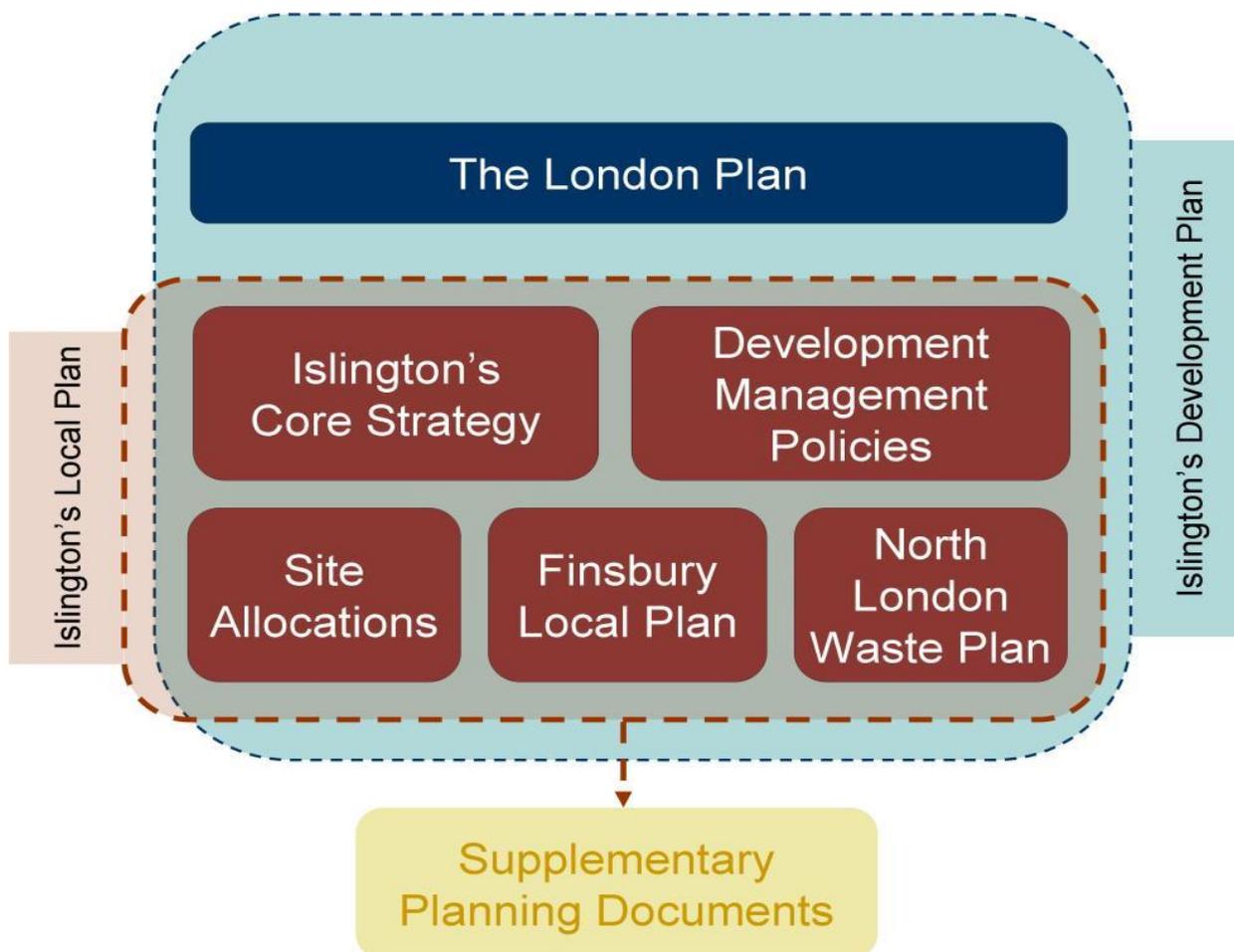
3. Planning policy update

Headlines

- The council adopted seven SPDs during the monitoring periods (Preventing Wasted Housing Supply SPD, Basement Development SPD, Development Viability SPD, Location and Concentration of Uses SPD, Planning Obligations SPD, Islington Urban Design Guide SPD and Holloway Prison SPD).
- The Council published an updated Statement of Community Involvement during the monitoring periods.
- During the monitoring periods, the council consulted on the draft Local Plan; Scope of the Review in November 2016 – the first stage in the formal plan production process; and a Site Allocations Direction of Travel document, containing over 150 sites, in February 2018.

Islington's Local Plan

- 3.1. The **Local Development Scheme (LDS)** sets out the council's timetable for producing new planning documents. Appendix 1 shows the LDS at the time of writing. The council's most up-to-date LDS can be viewed on the council's [website](#).
- 3.2. Islington have prepared a **Local Plan** which will form Islington's overarching statutory Development Plan for the next 15 years, in conjunction with the London Plan (prepared by the Mayor of London). The Local Plan is made up of several **Development Plan Documents (DPDs)**. Adopted DPDs are the primary means of assessing planning applications in the borough, unless material considerations indicate otherwise. Before they can be formally adopted, DPDs must undergo a rigorous assessment, including multiple rounds of public consultation and public examination hearings chaired by an independent planning inspector.
- 3.3. **Supplementary Planning Documents (SPDs)** support DPDs by providing further guidance on how Local Plan policies will be delivered. SPDs do not make new policy and are not subject to the same adoption process as DPDs. However, they are capable of being a material consideration when assessing planning applications.
- 3.4. In addition to SPDs, the Local Plan is also supported by the **Statement of Community Involvement**, a **Policies Map** which maps all designations and policy requirements of the Local Plan, and an **Authorities Monitoring Report** (this document).
- 3.5. The diagram below illustrates the relationship between the London Plan, DPDs, SPDs and other planning documents.



3.6. **Table 2.1** summarises the progress made on the key DPDs in the reporting year (1 April 2015 to 31 March 2018), against the milestones set out in the LDS which was in place at the end of the monitoring period.

Table 3.1 – Progress against LDS milestones¹

Document	Milestone	Proposed	Achieved
Development Management Policies	Adoption	June 2013	Yes – all three DPDs were adopted in June 2013.
Site Allocations			
Finsbury Local Plan (Bunhill and Clerkenwell AAP)			
Core Strategy and Development Management Policies review (possibly merge into a single document)	Scope of the review consultation	Nov 2016	Yes consultation completed as expected.
Core Strategy and Development Management Policies review (possibly merge into a single document)	Publication of DPD and start of consultation	June/July 2017	No. Start of review of London Plan in 2016 caused a pause in DPD preparation to take

¹ The progress in table 2.1 measures progress against LDS milestones in place at the end of the monitoring year (31 March 2016). The council's LDS for the monitoring period was adopted in April 2016.

Document	Milestone	Proposed	Achieved
			account of policy changes.
North London (Joint) Waste Plan	Scope of the review consultation	July 2015	Yes. Reg 18 consultation carried out
North London (Joint) Waste Plan	Publication of DPD and start of consultation	Summer / autumn 2016	No. Further work was undertaken to ensure that the proposed submission plan takes account of changes to the London Plan and the National Planning Policy Framework.

3.7. Islington's **Unitary Development Plan (UDP)** was fully deleted following the adoption of the DM Policies, Site Allocations and Finsbury Local Plan DPDs in June 2013.

Neighbourhood Planning

3.8. The Mount Pleasant Neighbourhood Area and Forum was designated by Islington and Camden Councils in February 2016.

3.9. The Crouch Hill and Hornsey Rise Neighbourhood Area was designated by the council in November 2015.

National guidance and regulations

3.10. The Government introduced the Brownfield Land Register through the Town and Country Planning (Brownfield Land Register) Regulations 2017. The council published its first Brownfield Land Register in November 2017. The latest version of the register can be viewed on the Council's website².

3.11. In November 2014, the Government introduced new national policy through a Ministerial Statement (accompanied by changes to Planning Practice Guidance) to limit the ability of local authorities to seek affordable housing contributions on small sites and to introduce the vacant building credit. The new policy was successfully challenged in the High Court, but this was then overturned by the Court of Appeal in May 2016.

3.12. The Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 34 (2) requires local planning authorities to identify any policies in their Local Plan which they are not implementing, and provide a statement explaining the reasons

² Islington brownfield land register can be found here: <https://www.islington.gov.uk/planning/brownfield-land-register>

behind this. Islington Council considers that all policies contained within the adopted Local Plan are being implemented.

- 3.13. In 2011, the Localism Act introduced a “Duty to Co-operate” which requires Local Planning Authorities to constructively and actively engage with relevant bodies, as part of an ongoing process, to maximise effective working on the preparation of Development Plan Documents in relation to strategic matters. The NPPF provides further information on these matters, describing them as “strategic priorities” which have a significant impact on at least two planning areas.
- 3.14. The Localism Act states that a Local Planning Authority must cooperate with other Local Planning Authorities to maximise the effectiveness of plan-making. For Islington these are (primarily) the neighbouring Local Planning Authorities (the City of London and the London Boroughs of Hackney, Camden and Haringey) and the Mayor of London. The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) prescribe additional bodies that are subject to the duty to cooperate within a particular planning area. In addition, Local Planning Authorities should also have regard to the Local Enterprise Partnership (in Islington’s case, the Mayor of London) when considering the duty to cooperate.
- 3.15. Table 2.2 outlines the nature of cooperation with these bodies up to the end of the 2015/16 – 2017/18 monitoring period. For neighbouring plan making authorities this includes reference to last interaction on Local Plan – all of which are now adopted and also includes some activities which occurred before the start of the monitoring year. Similarly involvement with the Mayor of London on the London Plan has been ongoing therefore reference to various historic co-operation has now been removed.

Table 3.2 – Details of cooperation with relevant bodies (up to end of March 2018)

Organisation	Nature of cooperation
London Borough of Camden	<ul style="list-style-type: none"> • Consulted and responded during formal* plan-making stages of Local Plan - adopted 2017; • Cooperated on housing evidence base; commissioned a joint SHMA in spring 2014 and published in 2017. • Regular face-to-face meetings to discuss strategic priorities across borough boundaries. • Cooperated on infrastructure study for central London. • Discussions relating to Farringdon Intensification Area. • Liaised on planning for the King’s Cross area, cooperating on joint strategies for the area’s development. • Liaised on Mount Pleasant Neighbourhood Area and Forum designation and subsequent discussions.
London Borough of Haringey	<ul style="list-style-type: none"> • Consulted and responded during formal* plan-making stages of Local Plan - adopted 2017; • Regular face-to-face meetings to discuss strategic priorities across borough boundaries, including primary education needs. • Cooperated on housing evidence base and strategies. • Signatory to an accord for Finsbury Park town centre.

	<ul style="list-style-type: none"> • Joint working to produce the Finsbury Park Town Centre SPD. • Liaised on Finsbury Park and Stroud Green Neighbourhood Area and Forum application
London Borough of Hackney	<ul style="list-style-type: none"> • Consulted and responded during formal* plan-making stages of Local Plan – adopted 2015; • Consulted and responded during informal plan-making stages of LP33 • Cooperated on housing evidence base and strategies. • Regular face-to-face meetings to discuss strategic priorities across borough boundaries. • Signatory to an accord for Finsbury Park town centre; discussions relating to Dalston town centre. • Joint working to produce the Finsbury Park Town Centre SPD. • Cooperated on City Fringe Opportunity Area, including development of the Opportunity Area Planning Framework document. • Engaged on the Tech City initiative, and ensured that the council’s then emerging planning policies for this area are reflective of wider aspirations. • Liaised on Finsbury Park and Stroud Green Neighbourhood Area and Forum application
City of London	<ul style="list-style-type: none"> • Consulted and responded during formal* plan-making stages of Local Plan - adopted 2015; • Consulted and responded during informal plan-making stages of City Plan 2036 • Cooperated on infrastructure study for central London. • Discussions relating to Farringdon Intensification Area and office development in Finsbury Square area. • Cooperated on City Fringe Opportunity Area, including development of the Opportunity Area Planning Framework document Regular face-to-face meetings to discuss strategic priorities across borough boundaries. • Face-to-face meetings and site visits to ensure consistency of approach in protecting locally important views of St. Paul’s Cathedral.
Mayor of London (including functions previously held by the Homes and Communities Agency)	<ul style="list-style-type: none"> • Consulted and responded during various formal* plan-making stages of ‘London Plan 2011 consolidated with alterations’; • Consulted and responded on new draft London Plan (November 2017). • Consulted and responded on MCIL2 • Cooperated on City Fringe Opportunity Area, including development of the Opportunity Area Planning Framework document • Collaborated on an urban design study for the Farringdon area and held discussions to ensure consistency of

	<p>approach between London Plan and Islington/City of London then emerging plans.</p> <ul style="list-style-type: none"> • Collaborating on the proposed All London Green Grid • Ongoing collaboration in relation to all DPD policies and the council's affordable housing policy in particular. • Work on the Strategic Housing Land Availability Assessment (SHLAA). • Discussions on then emerging policies via the council's Registered Provider Development Forum. • Work related to exemptions from Permitted Development rights; and to inform future Article 4 Directions.
The Environment Agency	<ul style="list-style-type: none"> • Consulted during formal* plan-making stages and notified at submission stage; • Collaboration on flooding matters through the GLA's Drain London project. • Collaborating on the proposed All London Green Grid.
English Heritage (Historic England from April 2015)	<ul style="list-style-type: none"> • Consulted during formal* plan-making stages and notified at submission stage; • Face-to-face meetings to resolve key issues at various stages of plan development.
Natural England	<ul style="list-style-type: none"> • Consulted during formal* plan-making stages and notified at submission stage; • Collaborating on the proposed All London Green Grid.
Clinical Commissioning Groups (replaced Primary Care Trusts on 01/04/2013, although function not exactly the same)	<ul style="list-style-type: none"> • Consulted during formal* plan-making stages and notified at submission stage; • Collaborated on Health Impact Assessments of plans and for planning applications. • Involved in the production of the Islington Infrastructure Delivery Plan. • Participant in workshops and the steering group for the Finsbury Local Plan.
Transport for London	<ul style="list-style-type: none"> • Consulted during formal* plan-making stages and notified at submission stage; • Face-to-face meetings to resolve key issues at various stages of plan development. • Ongoing discussions on key transport development projects, including Old Street, Archway and Highbury Corner gyratories and Crossrail. • Collaboration on flooding matters through the GLA's Drain London project.
The Civil Aviation Authority	<ul style="list-style-type: none"> • Consulted during formal* plan-making stages and notified at submission stage
The Office of Rail Regulation ³ (via the Secretary of State at the	<ul style="list-style-type: none"> • Consulted during formal* plan-making stages and notified at submission stage;

³ The Office of Rail Regulation changed its name to the Office of Rail and Road on 1 April 2015, to reflect new responsibilities introduced by the Infrastructure Act 2015.

Department for Transport)	
The Highways Authority (in this instance the Highways Agency)	<ul style="list-style-type: none"> • Consulted during formal* plan-making stages and notified at submission stage;
The Marine Management Organisation	<ul style="list-style-type: none"> • Consulted at “Further Changes” (informal) stage and notified at submission stage;
Local Enterprise Partnership	<ul style="list-style-type: none"> • See above - consulting the Mayor of London satisfies the requirements of the Town and Country Planning (Local Planning) (England) Regulations as amended, Regulation 4(2), relating to Local Enterprise Partnerships (LEP); the London Enterprise Panel, chaired by the Mayor of London, is the LEP for London.
Local Nature Partnership	<ul style="list-style-type: none"> • The London Local Nature Partnership (LNP) is supported and co-ordinated by the Greater London Authority, on behalf of the Mayor of London. • The GLA contact for the LNP has been specifically consulted during consultation on Main Modifications following examination (Jan-Mar 2013). • Prior to this, the Mayor of London was consulted at all formal and informal stages – see above. This satisfies the Town and Country Planning (Local Planning) (England) Regulations as amended, Regulation 4(2). • The LNP operates alongside the All London Green Grid, which the council have collaborated on with the Mayor of London, Environment Agency and Natural England.

**Formal stages are the preparation stage (The Town and Country Planning (Local Planning) (England) Regulations as amended, Regulation 18) and publication/proposed submission stage (The Town and Country Planning (Local Planning) (England) Regulations as amended, Regulation 19).*

Adopted documents

3.16. Core Strategy DPD (February 2011): The Core Strategy is the most important document in Islington’s planning framework, setting out strategic and spatial policies to guide development over the next 15 years. The Core Strategy was adopted on 17 February 2011.

3.17. Development Management Policies DPD (June 2013): This document sets out detailed policies for managing development across the borough. Its primary purpose is to give greater clarity about how the Core Strategy’s strategic policies will be implemented.

3.18. Site Allocations DPD (June 2013): This document identifies strategic development sites within Islington and safeguards them for certain uses. Collectively these sites will contribute towards the implementation of the Core Strategy.

- 3.19. **Finsbury Local Plan (previously the Bunhill and Clerkenwell Area Action Plan) DPD (June 2013):** This document includes policies and site allocations for managing and implementing development (and related infrastructure improvements) in this important part of the borough.
- 3.20. **Holloway Prison SPD (January 2018):** This SPD provides planning guidance which sets out how the development of the Holloway Prison site should be approached by potential developers.
- 3.21. **Islington Urban Design Guide SPD (January 2017):** This SPD provides detailed design principles and standards for development across the whole of the borough. The SPD aims to influence how buildings look and fit within their setting; the layout and organisation of public spaces; the appearance of street frontages. This newly adopted version replaced the previous version adopted in 2006.
- 3.22. **Planning Obligations (Section 106) SPD (December 2016):** This SPD sets out details of the council's policies relating to planning obligations, information on the level and types of obligations required from different sizes and types of development in Islington, the process for agreeing planning obligations and how this is integrated with the development management process. This newly adopted version replaced the previous version adopted in 2013.
- 3.23. **Location and Concentration of Uses SPD (April 2016):** This SPD will assess whether there will be an over-concentration of specific/similar uses; and/or whether a proposed use is near to a school or another sensitive location which could, by virtue of the characteristics of the proposed use, cause adverse impacts. The SPD gives general advice with additional focus on three specific uses – hot food takeaways, betting shops and payday loan shops - which evidence suggests are more likely to cause adverse impacts where they are over-concentrated.
- 3.24. **Basement Development SPD (January 2016):** This SPD outlines the key design considerations that are to be taken into account in designing basements in Islington. It is intended to provide clarity for planning officers, developers and members of the public with regard to planning applications proposing basement development, safeguard against potential environmental and amenity impacts, and aid consistency of decision making.
- 3.25. **Development Viability SPD (January 2016):** This SPD sets out guidance on development viability relating to the implementation of Development Plan policies, the nature and extent of information required by the council to enable it to robustly scrutinise viability assessments and current issues within the process. This will provide greater clarity to applicants when preparing planning applications and help to avoid delays in the decision making process.
- 3.26. **Preventing Wasted Housing Supply SPD (July 2015):** This SPD introduces measures to prevent future housing supply being left vacant, in order to ensure that new housing contributes to meeting Islington's and London's housing needs.
- 3.27. **Finsbury Park Development Framework SPD (March 2015):** This SPD focuses on the area directly west of Finsbury Park Station, which is currently the focus of development activity. In anticipation of development proposals that may come forward in the area in

future years, the SPD provides a further layer of detail to the broad development objectives that are outlined in the adopted Finsbury Park Town Centre SPD (see below).

- 3.28. **Finsbury Park Town Centre SPD (June 2014):** This SPD sets out a single vision for the regeneration of Finsbury Park Town Centre, parts of which fall within each of Islington, Haringey and Hackney. The SPD includes an action plan to support the delivery of future improvements in the area.
- 3.29. **Inclusive Design in Islington SPD (February 2014):** This SPD aims to deliver an inclusive and sustainable environment within which all sections of the community enjoy the same benefits and opportunities in terms of housing, education, employment, culture, leisure, family and social life. To that end new development must be sufficiently flexible and versatile to adapt to diverse and changing needs, to reduce the need for costly and unwelcome moves, and improve individual life choices. This SPD superseded the Accessible Housing SPD.
- 3.30. **Cally Plan SPD (January 2014):** The Cally Plan SPD covers a section of Caledonian Road from the Regent's Canal north to Pentonville Prison known as the Cally, and the area to the west which connects the Caledonian Road to York Way and King's Cross. The SPD sets out a vision for the future of this area and includes projects and policy guidance to improve the Cally and achieve this vision.
- 3.31. **Student Accommodation Contributions for Bursaries (June 2013):** This SPD identifies the specific level of contribution which student accommodation developments will need to provide towards student bursaries for students leaving council care or facing other hardship to attend institutions of higher and further education.
- 3.32. **Affordable Housing Small Sites Contributions SPD (October 2012):** The Affordable Housing Small Sites Contributions SPD provides information about the requirements for financial contributions from minor residential planning applications (below 10 units) towards the provision of affordable housing in Islington.
- 3.33. **Environmental Design SPD (October 2012):** The Environmental Design SPD provides detailed guidance of key sustainable design topics including minimising energy use and carbon emissions and sustainable building standards.
- 3.34. **Streetbook SPD (October 2012):** The Streetbook SPD sets out the council's standards for the design, construction and maintenance of the borough's public realm.
- 3.35. **Mount Pleasant SPD (February 2012):** The Mount Pleasant SPD was jointly produced by Islington and Camden Councils. It provides guidance on how the Mount Pleasant site, a 4.8 hectare site in the Clerkenwell area which straddles the Islington / Camden borough boundary, should be developed in the future.
- 3.36. **Inclusive Landscape Design SPD (January 2010):** The Inclusive Landscape Design SPD has been produced to fill a gap between guidance that relates to the built environment and that which refers to managing rural landscapes. The SPD provides guidance for Islington's own design teams, enables project managers to set standards for outside contractors and provides a reference point for officers assessing planning applications.

- 3.37. **Archway Development Framework SPD (September 2007):** This document sets out a policy framework on how key principles for the regeneration of Archway could be delivered, including guidance for future planning decisions.
- 3.38. **Nag's Head Town Centre Strategy SPD (May 2007):** This document sets out the aims and objectives for developing and managing the town centre, complementing the March 2004 Angel Town Centre Strategy Supplementary Planning Guidance.
- 3.39. **Statement of Community Involvement (July 2006):** The SCI sets out the council's approach to involving the public in the preparation of the documents that make up the LDF and in deciding planning applications, including how 'hard to reach' groups will be engaged.
- 3.40. **King's Cross Neighbourhood Framework SPD (July 2005):** This document aims to aid the sustainable regeneration of this rapidly changing area, and identifies a series of projects that seek to support local regeneration.

Work in progress

- 3.41. **Islington Local Plan Review:** The Scope of the Review consultation - the first stage in the formal plan production process to review the Local Plan - ran from November 2016 to February 2017 and invited views on what should be included in the new Local Plan.
- 3.42. A formal consultation on the Site Allocations Direction of Travel draft was undertaken between February and March 2018, as part of the Local Plan review. Over 150 proposed sites were consulted on, and landowners were invited to put forward further sites as part of a 'Call for Sites' exercise.
- 3.43. **North London Waste Plan (NLWP) DPD:** Since 2006 Islington has been preparing a joint waste plan with six other North London boroughs. The NLWP will identify sufficient land to allow the achievement of north London's combined apportionment targets for local authority collected waste set out in the London Plan, and will assist in moving London towards zero biodegradable and recyclable waste to landfill. The plan complements but is different in scope to the Joint Waste Strategy.
- 3.44. Islington, together with the London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey and Waltham Forest make up the North London Waste Authority (NLWA). The NLWA is responsible for the processing, treatment and disposal of local authority collected waste for all seven of the above mentioned north London boroughs. The NLWA has adopted a [North London Joint Waste Strategy](#) (NLJWS). This strategy covers the period up to 2020 and sets out the targets for reducing, reusing and recovering a greater proportion of the local authority collected waste which is generated in the NLWA area and for reducing the amount which is sent for disposal to landfill. New waste management facilities can help increase recycling and recovery and to meet these targets.
- 3.45. The NLWP document was formally published for consultation in May 2011 and was subsequently submitted for examination in February 2012. The submitted plan was found not to have met the Duty to Co-operate. The Inspector issued his final report in March 2013, recommending non-adoption as agreed with the Boroughs. Subsequently, the

boroughs agreed to develop a new version of the plan. Throughout 2015/16, there was ongoing engagement with stakeholders to guide development of the new plan with a regulation 18 draft NLWP published in July 2015 for consultation. The evidence base to inform the new plan was also updated. Following the consultation further work was undertaken to ensure that the proposed submission plan takes account of changes to the London Plan and to the National Planning Policy Framework.

- 3.46. **Community Infrastructure Levy (CIL):** Islington's CIL charging schedule came into effect on 1 September 2014. Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010 (as amended), the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) state that the local planning authority's monitoring report must contain the information specified in regulation 62(4) of CIL Regulations.
- 3.47. Islington's 2015/16 Regulation 62 Report states that CIL receipts during the monitoring period amounted to £3.2m. No CIL money was spent on the provision of infrastructure during this year and will be carried over for expenditure in future years.
- 3.48. Islington's 2016/17 Regulation 62 Report states that CIL receipts during the monitoring period amounted to £7.2m. Total CIL expenditure for the year was £4.9m. The remainder will be carried over for expenditure in future years. Two items of strategic infrastructure received funds during the period, the expansion of Bunhill Heat and Power Network and Improvements across the Councils leisure estate. Locally allocated CIL expenditure of £1.02m was spent across the majority of wards across the borough.
- 3.49. Islington's 2017/18 Regulation 62 Report states that CIL receipts during the monitoring period amounted to £8.2m. Total CIL expenditure for the year was £10.5m. Eighteen items of strategic infrastructure received funds during the period covering various public realm improvements, improvements to the leisure, parks and housing estates. Locally allocated CIL expenditure of £1.17m was spent across the majority of wards across the borough.
- 3.50. Islington's CIL allocation process was approved by the Council's Executive in September 2016 where it was agreed that funds will be split 50/50 between strategic and local infrastructure projects. The 50% Strategic CIL will be allocated by the Council to strategic priorities as part of the annual budget setting process. The 50% Local CIL will be allocated based on the recommendations of Ward Councillors and Ward Partnerships through the Ward Improvement Plan process already used for the allocation of S106 contributions.
- 3.51. On 1 April 2012, the Mayor of London's CIL was introduced - MCIL1. The council is responsible for collecting the Mayoral CIL from developments within Islington. Any CIL-chargeable development consented on or after this date must pay the Mayor's CIL, which is £50 per square metre. Funds collected through the Mayoral CIL will be used to fund Crossrail. Transport for London is responsible for reporting on the collection and application of the sums raised through the Mayoral CIL. The total amount is also reported in the London Plan Annual Monitoring Report. During the monitoring period two rounds of consultation were undertaken by the Mayor on a new draft charging schedule - MCIL2 – which will supersede MCIL1. The proposed charging schedule in Islington for MCIL2 is £80 per square metre. Future Islington AMR will monitor MCIL2.

- 3.52. **Article 4 Directions:** An article 4 direction is an order made by a local planning authority to restrict and remove certain Permitted Development rights for part of, or all, their area. In the monitoring period the following article 4 directions were made and confirmed:
- 3.53. In November 2016, three article 4 directions were made to withdraw the permitted development right to change from B1(c) use (light industrial) to C3 use (residential). These were made in relation to the Vale Royal / Brewery Road Locally Significant Industrial Site, the Central Activities Zone within Islington and other B1(c) locations across the borough. The three areas covered by these directions were subsequently confirmed and came into force on 3 November 2017.
- 3.54. In May 2016, three article 4 directions were made to withdraw the permitted development right to change from a shop (A1 use class) to a financial and professional service (A2 use class) relating to Town Centres, Local Shopping Areas and dispersed shops in the rest of the borough. The three directions came into force on 26 May 2017.
- 3.55. On 20 March 2018, the council made an article 4 direction to remove the PD right which allows the change of use from B1a (office) to C3 (residential) in the exempted part of the Islington CAZ.

4. Housing

Headlines
<ul style="list-style-type: none"> • Robust five-year housing supply identified - including additional requirement under NPPF - in line with new housing target. • Delivery above target levels in two of the three monitoring years covered by this AMR. • Significant contribution to affordable housing completions in London and the sub-region.

Core Strategy objectives	<ul style="list-style-type: none"> • Securing a supply of housing which encourages mixed communities, where the main priority will be maximising provision of social rented housing. Mixed communities include (but are not limited to) different tenures, household sizes and ages (including families, older people and disabled people). • Meeting and seeking to exceed the minimum regional targets for housing supply, with new housing contributing to increased quality of life for residents.
Core Strategy Policy	CS12
Development Management Policies	DM3.1 to DM3.9

4.1. Provision of a sufficient amount and appropriate mix of housing is a top priority for the borough and is central to the improvement of the future prosperity and wellbeing of Islington’s residents.

Housing delivery and targets

4.2. The Mayor of London has set minimum housing targets for the individual boroughs which they should seek to meet and exceed.

Indicator	Target (current)	Progress
Core Strategy 12.1: Plan period and housing targets (London Plan)	<ul style="list-style-type: none"> • 7,750 units from 2019/20 to 2028/29 • 775 units per annum 	✓
Source: Greater London Authority, London Plan (consolidated changes version), July 2019		

4.3. The purpose of this indicator is to show required housing provision over the plan period.

4.4. The 2008 London Plan required at least 11,600 additional homes to be provided in Islington during the period 2007/08 to 2016/17. This equated to an annualised housing target of 1,160 homes. Table 4.1 indicates how the target was disaggregated into categories of housing types for monitoring purposes. This target was replaced from 2011/12 as outlined below but is relevant to the first year covered by Islington’s housing trajectory, introduced in the next section of this chapter.

Table 4.1 - Annual housing target breakdown (London Plan 2008)

Dwelling Type	Minimum annualised target (2007/08 – 2016/17)
Conventional units	992
Non-self-contained units, e.g., student accommodation	133
Vacant units brought back to use	33
Overall target (rounded up by GLA)	1,160

4.5. Four years in to the above target period, the Mayor of London revised the borough targets in a replacement London Plan (2011), which was applicable from 2011/12. Islington’s target was revised to 11,700 units from 2011/12 to 2020/21, with the annual target for the borough being 1,170 units disaggregated in to monitoring benchmarks for housing types as shown in Table 4.2. Islington reflected these as formal targets for the delivery of the different types of housing in its Core Strategy (2011).

Table 4.2 - Annual housing target breakdown (London Plan 2011)

Dwelling Type	Minimum annualised target (2011/12 - 2020/21)
Conventional units	922
Non-self-contained units, e.g., student accommodation	250
Vacant units brought back to use	0
Overall target (rounded down by GLA)	1,170

4.6. The Mayor of London published a further update to the London Plan in March 2015 which included revisions to the borough’s housing targets (shown in table 4.3). These revisions are applicable from the current monitoring period (2015/16) and will therefore be relevant to current and future year projections outlined later in this chapter. Unlike previous iterations of the London Plan, the 2015 revisions include a combined benchmark for conventional and non-self-contained delivery.

Table 4.3 - Annual housing target breakdown (London Plan 2015)

Dwelling Type	Minimum annualised target (2015/16 - 2024/25)
Conventional supply and non-self-contained accommodation	1,242
Vacants returning back into use	22
Overall target	1,264

4.7. The Mayor of London published the draft new London Plan in December 2017. The new London Plan is due to be adopted during the 2019/20 monitoring period.

Table 4.4 – Annual housing target breakdown (new London Plan 2017)

Dwelling Type	Minimum annualised target (2019/20 – 2028/29)
Overall target - Conventional supply and non-self-contained accommodation	775

4.8. A conventional unit in Tables 4.1 to 4.4 (above) refers to additional conventional (self-contained) homes created by building more dwellings as well as net gains in conventional homes from changes of use and conversions to residential.

4.9. The conventional units element does not include student accommodation (which is covered by non-self-contained units in Tables 4.1 to 4.4) or existing vacant units brought back to use, which also count towards the annual overall targets.

Islington Housing Trajectory

4.10. To show how targets can be met and exceeded, the National Planning Policy Framework (NPPF) requires boroughs to prepare a housing trajectory (refer to Table 5.5 for Islington’s housing trajectory) which illustrates the expected rate of housing delivery for the plan period. Islington’s Core Strategy spans the period from 2010/11 to 2024/25. The NPPF also requires local authorities to identify and update annually a supply of sites that can be delivered in the next five years, sites or broad locations for growth for the subsequent five years (years 6-10) and where possible for years 11-15.

4.11. In order to meet these requirements and place the anticipated housing completions in the context of past delivery, Islington’s housing trajectory shown in Table 5.5 has been designed to monitor:

- completions in the five-years preceding 2017/18, the latest of the three reporting years in this AMR.
- known completions to date and projections for the current year (2018/19); and
- anticipated delivery that makes up a future 15-year housing supply (2019/20 to 2033/34).

4.12. In accordance with the NPPF, the fifteen-year supply covers three five year phases: the five-year supply - upon which the NPPF places the greatest emphasis - relates to years 1 to 5 (2019/20 to 2023/24) and is largely made up of sites in the development pipeline that have received planning permission for housing development; years 6 to 10 which covers 2024/25 to 2028/29 and reflects anticipated growth from sites identified in the Islington Site Allocations documents and carried forward into the London Strategic Housing Land Availability Assessment (SHLAA); and years 11 to 15 which takes in 2029/30 to 2033/34.

4.13. This latter phase extends beyond the Core Strategy Plan period and that of the Islington Site Allocations plan from which many of the sites identified to accommodate growth outside of the five-year supply are drawn. Consequently, the trajectory shows a

predictable drop in numbers in the latter years. The NPPF makes clear that local authorities need only identify sites or broad locations for growth in this phase 'where possible'. PPG further clarifies that the identification of sites or broad locations for growth in years 11-15 is not essential.

- 4.14. For the purposes of producing the Housing Trajectory, the future supply of conventional housing makes a distinction between large sites (over 0.25 hectares/2,500sqm) and small sites (under 0.25 hectares/ 2,500sqm). This is consistent with the classifications in the pan-London Strategic Housing Land Availability Assessment (SHLAA) process, on which Islington worked with the Greater London Authority (GLA) and the other London boroughs.
- 4.15. Table 4.5 (overleaf) shows the past completions and anticipated housing delivery between 2012/13 and 2033/34.

Table 4.5 – Islington Housing Trajectory Table

	Past 5 years					Reporting year	Current year	Five year supply					Years 6-10					Years 11-15				
	2012/13	2013/14	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
Vacancies Returning to Use																						
Projected							56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total vacancies returned to use	139	105	62	32	0	0	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non Self-Contained																						
Past Completions	385	287	287	484	885	-3	0															
Projected Completions							257	146	51	0	0	0	117	0	0	0	0	0	0	0	0	0
Total Non-self-contained	385	287	287	484	885	-3	257	146	51	0	0	0	117	0	0	0	0	0	0	0	0	0
Conventional																						
Past Completions	1,040	1,262	885	1,052	700	414	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected Large Sites							797	1,122	1,025	741	544	220	220	220	220	65	184	183	292	77	0	0
Projected (permitted) small sites							148	148	103	46	22	5	0	0	0	0	0	0	0	0	0	0
Projected windfall small sites							0	0	0	0	462	479	484	484	484	484	484	484	484	484	484	484
Projected Total small sites							148	148	103	46	484	484	484	484	484	484	484	484	484	484	484	484
Projected Total							945	1,270	1,128	787	1,028	704	704	704	704	549	668	667	776	561	484	484
Total Conventional Dwellings	1,040	1,262	885	1,052	700	414	986	1,270	1,128	787	1,028	704	704	704	704	549	668	667	776	561	484	484
Total Past completions	1,564	1,654	1,234	1,568	1,585	411	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Projected Completions							1,258	1,416	1,179	787	1,028	704	821	704	704	549	668	667	776	561	484	484
Total Completions	1,564	1,654	1,234	1,568	1,585	411	1,299	1,416	1,179	787	1,028	704	821	704	704	549	668	667	776	561	484	484

Source: 2018 Housing Trajectory data, Cdpsmart development monitoring system, LBI

Note: The figures in table 1 differ from the net additional dwelling statistic produced by MHCLG (Live Tables 122, 123 and 124). This is likely because the MHCLG figures are a snapshot at the time of data submission in September 2018, whereas the figures in table 1 are updated on an ongoing basis as data about completions is received.

Note: projected figure for Vacancies Returning to Use is based on the average delivery in the past 5 years and the reporting year.

Housing delivery – previous five years (2012/13 to 2016/17)

Indicator	Target	Progress
Core Strategy 12.3: Net additional dwellings for previous five years	6,038 homes	✓
Source: 2018 Housing Trajectory data, CDPSmart development monitoring system, LBI		

Table 4.6 - Net additional completions 2012/13 to 2016/17

Year	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Conventional net completions	1,040	1,262	885	1,052	700	4,939
Non-self-contained net completions	385	287	287	484	885	2,328
Vacancies Returning to Use	139	105	62	32	0	338
Total net additions	1,564	1,654	1,234	1,568	1,585	7,605
LP target	1,170	1,170	1,170	1,264	1,264	6,038

4.16. The previous five years (between 2012/13 to 2016/17) saw:

- 126% of the overall housing target of 6,038 met, with excess delivery of 1,567 in the five years between 2012/13 and 2016/17, considering conventional (self-contained) homes, non-conventional (non-self-contained) homes and vacancies returning to use.
- 120% of the overall housing target (6,038) met by conventional and non-conventional housing alone, with excess delivery of 1,229, without reliance on vacancies returning to use.

Housing delivery – reporting year (2017/18)

Indicator	Target	Progress
Core Strategy 12.2: Net additional dwellings for the reporting year	1,264 overall made up of: 1,242 self-contained and non-self-contained dwellings 22 vacancies returned to use	✗
Source: 2018 Housing Trajectory data, CDPSmart development monitoring system, LBI		

Table 4.7 - Net completions 2017/18 (all categories)

Type of housing	2017/18 completions	London Plan target
Net conventional units	414	1,242*
Net non-self-contained units	-3	
Vacancies returning to use	0	22
Total units	411	1,264

* The London Plan published in 2015 no longer sets out disaggregated targets for conventional and non-self-contained housing. There is a target of 22 units per year for vacancies returning to use, with an aggregated target of 1,242 for other types of housing.

4.17. The reporting year (2017/18) saw 33% of the London Plan overall housing target (1,264) met, made up of conventional (self-contained) homes and non-self-contained accommodation, with under-delivery of 853⁴.

4.18. 2017/18 is the first year since the introduction of housing targets that Islington has failed to meet the annualised benchmark. Whilst disappointing, the council is still well on track to deliver significant amounts of housing in excess of plan period targets in the Local Plan and London Plan. In addition to this, the council's housing target will go down following adoption of the new London Plan. Tables 4.9 and 4.10 below provides analysis on projections based on the new London Plan housing targets.

4.19. Under-delivery in 2017/18 is clearly anomalous and due to issues that are outside the council's control. As part of the production of the annual housing trajectory, the council undertakes research on the likely completion dates of various large sites. For the past few trajectories, there have been some sites, including City North, the Almeida sites and the King's Cross Triangle site which will together deliver over 600 units, where delivery has consistently been delayed. The council has no control over this, and this has now materialised in an under-delivery on housing targets.

⁴ No vacancies returning to use were recorded in 2016/17 and 2017/18, due to ongoing issues with data collection stemming from changes in council tax exemptions and discounts from the Localism Act which have affected the reliability of the proxy information which was previously used to determine the amount of Vacancies Returning to Use in a given year. The council will seek to source reliable information for Vacancies Returning to Use for future housing trajectories and will update the figures retrospectively for past years if vacancy information becomes available for these years.

Housing delivery – current year (2018/19) actual completions/ projections

Table 4.8 - Net additional completions/projections (current year 2018/19)

Housing type		Number of dwellings	Target
Conventional	Completions to date*	41	1,264
	Net completions projected	945	
	Sub total	986	
Non-self-contained	Completions to date*	0	
	Net completions projected	257	
	Sub total	257	
Vacancies returning to use	Completions to date*	0	
	Net completions projected	56	
	Sub total	56	
All	Grand total	1,299	

4.20. Considering known completions to date coupled with projections for the current year (2018/19), the housing trajectory anticipates 103% of the London Plan overall housing target (1,264) to be met, with excess delivery of 35 units, made up of conventional (self-contained) homes, non-self-contained accommodation and vacancies returning to use.

4.21. This figure is still only a projection at this point, and exact figures will not be known until the 2019 starts and completions survey is completed and results analysed.

Future projections

Indicator	Target	Progress
Core Strategy 12.4: Net additional dwellings in future years	7,750 homes (new London Plan)	
Source: 2018 Housing Trajectory data, Cdpsmart development monitoring system, LBI		

4.22. The future supply of conventional housing in the housing trajectory is based on:

- Housing in the pipeline of permissions (deliverable sites):** these are sites with extant planning permission, either under construction or not yet started. Sites under 0.25 hectares which have not yet started are subject to a drop-out rate based on trends in recent years. The projected completion years for sites under 0.25 hectares have been derived from previous average completion times, taking into account their relative size within this broad category. Sites over 0.25 hectares have not been subject to a drop-out rate. The completion years for these larger sites have been derived from specific information obtained from developers/landowners or phasing set out in relevant site allocations in the Local Plan.

* Completions to date are those completed at the time of the 2018 starts and completions survey conducted in summer/autumn 2018.

- **Housing identified through prior approvals:** this reflects permissions approved via permitted development (PD) rights which allow the conversion of certain uses – including B1(a), A1 and A2 - to residential use without having to make a full planning application.
- **Planned housing on sites without permission (developable sites):** these are sites over 0.25 hectares which are largely identified through site allocations and the SHLAA. Completion years are a best estimate, having been derived from engagement with landowners/developers as well as indicative site allocation phasing from relevant Local Plan documents (where appropriate).
- **Unknown small windfall delivery:** An element of delivery from small ‘windfall’ sites (less than 0.25 hectares) is included. This is informed by the past trends of housing delivery from this stream. This has been built into the trajectory starting from 2022/23, allowing a reasonable lead in time for windfalls to gain permission and complete development. If there are already units from the pipeline of permissions projected for completion in a given year which also includes an element of windfall, an amount to make up the difference is added as the windfall allowance.

Five-year supply

4.23. Projections for the five-year supply (2019/20 to 2023/24), shown in Table 4.9, anticipates 132% of the London Plan overall housing target (775 per annum for the five-year period 2019/20 to 2023/24, aggregated at 3,875) to be met, with excess delivery of 1,240, considering conventional (self-contained) homes and non-self-contained accommodation.

Table 4.9 – Five-year supply projections (based on updated housing targets in new London Plan)

Housing type	2019/20	2020/21	2021/22	2022/23	2023/24	Five-year supply total
Conventional net additions	1,270	1,128	787	1,028	704	4,918
Non self-contained net additions	146	51	0	0	0	197
Vacancies returning to use ⁵	0	0	0	0	0	0
Total net additions	1,472	1,179	787	1,028	704	5,115
<i>LP Target</i>	<i>775</i>	<i>775</i>	<i>775</i>	<i>775</i>	<i>775</i>	3,875
Note: Because of the distribution methodology used in the housing trajectory, yearly totals include decimal points and when rounded, this may result in a slight variation in totals.						

⁵No projections for vacancies returning to use have been included as the new London Plan housing target does not include a specific vacancies returning to use component, hence a projected vacant windfall figure is not included from the date when the new target is taken into account (2019/20 onwards).

4.24. The Housing Delivery Test (HDT) results determine the level of 'buffer' that the Council must identify over and above the projected housing target for the five-year supply period. The 2018 HDT results require Islington to identify a 20% buffer – this is discussed further in the Islington Housing Delivery Test Action Plan 2018⁶. As demonstrated above, Islington have a buffer of 32% above the projected housing target for the five-year period from 2019/20 to 2023/24, which significantly exceeds the 20% buffer required by the 2018 HDT results.

Years 6-10 projections

4.25. Table 4.10 shows projections for the years 6-10 supply based on the new London Plan targets. These projections anticipate 89% of the London Plan overall housing target (775 per annum for the five period 2024/25 to 2028/29, aggregated at 3,875) to be met, with under-delivery of 429, considering conventional (self-contained) homes and non-self-contained accommodation.

4.26. However, the overall projected delivery for the ten-year period from 2019/20 to 2028/29 is 8,561, which would exceed the housing target for this period (aggregated at 7,750) by 811 units, or 110%.

Table 4.10 – Years 6-10 projections (based on updated housing targets in new London Plan)

Housing type	2024/25	2025/26	2026/27	2027/28	2028/29	Years 6-10 total
Conventional net additions	704	704	704	549	668	3,329
Non self-contained net additions	117	0	0	0	0	117
Vacancies returning to use ⁷	0	0	0	0	0	0
Total net additions	821	704	704	549	668	3,446
<i>LP Target</i>	<i>775</i>	<i>775</i>	<i>775</i>	<i>775</i>	<i>775</i>	<i>3,875</i>
Note: Because of the distribution methodology used in the housing trajectory, yearly totals include decimal points and when rounded, this may result in a slight variation in totals.						

Housing delivery - reporting years in focus

4.27. The following indicators provide more detailed information on important aspects of housing policy in the reporting years (2015/16 to 2017/18) in addition to the information on housing delivery and targets discussed above.

⁶ Available here: <https://www.islington.gov.uk/planning/housing-delivery-test>

⁷No projections for vacancies returning to use have been included as the new London Plan housing target does not include a specific vacancies returning to use component, hence a projected vacant windfall figure is not included from the date when the new target is taken into account (2019/20 onwards).

Conventional (self-contained) housing

Affordable housing

Indicator	Target	Progress
Core Strategy 12.6: Gross and net affordable housing completions (Islington Development Database)	50% of conventional homes (of which 70% social housing and 30% intermediate)	X
Source: CDPSmart development monitoring system, LBI, 2018		

- 4.28. The delivery of affordable housing is one of Islington Council's highest priorities. The purpose of this indicator is to show affordable housing delivery in the monitoring year, using data from the council's development monitoring database. The planning approvals that contributed to affordable housing delivery in the reporting years were approved between 2006 and 2016.
- 4.29. The target for affordable housing set in the 2002 UDP was 25% on developments with 15 or more dwellings. This was revised to 35% in Supplementary Planning Guidance adopted in April 2003. The 2004 London Plan then set a strategic London-wide target of 50% affordable housing and later alterations published in 2008 added a site-specific threshold (triggering the requirement for a scheme to include on-site affordable housing) of 10 dwellings, which the council sought to operate where possible. Under Policy 3A.8 of the 2008 London Plan, boroughs were required to seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes, having regard to the individual circumstances of the site. The 2008 London Plan also set a 70/30 strategic social rented/intermediate split with regards to the type of affordable housing to be delivered.
- 4.30. The 2011 London Plan, which came into force in the 2011/12 monitoring period, set a numerical target of 13,200 additional affordable homes per year in London⁸. Islington's Core Strategy sets a strategic affordable housing target of 50% for the borough. Although the London Plan altered the social/intermediate split to 60/40, Islington's Core Strategy retains the former 70/30 social rented/intermediate split, reflecting the high level of need for social rented housing in the borough. Islington's Housing Strategy 2014-2019 sets out Islington's continued priority to secure social rented accommodation.
- 4.31. After the adoption of the Islington Core Strategy in 2011, the Government introduced a new form of affordable housing known as Affordable Rent (AR). This product, as defined in the NPPF, enables rents to be set at up to 80% of local market rents. Alterations to the London Plan were published in October 2013 to incorporate the AR product into the affordable housing tenure split. London Plan Policy 3.11 states that 60% of new affordable housing provision in London should be for social and affordable rent and 40% for intermediate rent/sale; the London Plan therefore makes no distinction between AR and social rented housing in terms of meeting need.
- 4.32. Table 4.11 shows the gross and net affordable housing delivery in the social rented and intermediate tenures, against the gross and net totals for all conventional housing, including market housing for sale, completed in the reporting years.

⁸ This was revised to 17,000 per annum in the London Plan (consolidated with alterations since 2011) published in March 2015, which is applicable from the 2015/16 monitoring period onwards.

Table 4.11 - Affordable housing completions – number and proportion (of net and gross conventional housing delivery) (2015/16 to 2017/18)

Year	Affordable homes total	Social rent	Shared ownership
2015/16			
2015/16 gross	245	133	112
2015/16 net	245	133	112
Gross affordable housing percentage	21%		
Net affordable housing percentage	23%		
2016/17			
2016/17 gross	109	100	9
2016/17 net	97	88	9
Gross affordable housing percentage	13%		
Net affordable housing percentage	14%		
2017/18			
2017/18 gross	125	113	12
2017/18 net	117	105	12
Gross affordable housing percentage	26%		
Net affordable housing percentage	28%		

Source: CDPSmart development monitoring system, LBI, 2018

Note: Totals may differ due to rounding

4.33. This is not an accurate reflection of the site-specific percentages achieved on schemes which contributed to affordable housing delivery in the reporting year, as a large proportion of the overall housing delivery in the monitoring years (around 600 units in total) was from minor schemes. In addition, around 500 units were delivered through permitted development rights and over 200 units were secured via certificate of lawfulness. Minor schemes, certificates and prior approvals make up over half of the total gross delivery over the monitoring periods but they have no policy requirement to provide on-site affordable housing.

4.34. Considering those schemes which triggered the on-site affordable housing requirement:

- **2015/16:** Nine schemes were required to provide on-site affordable housing. The level of affordable housing provided in these schemes ranged from 20% to 100%, with an overall percentage of 45%.
- **2016/17:** Seven schemes were required to provide on-site affordable housing. The level of affordable housing provided in these schemes ranged from 30% to 100%, with an overall percentage of 57%.
- **2017/18:** Seven schemes were required to provide on-site affordable housing. The level of affordable housing provided in these schemes ranged from 10% to 100%, with an overall percentage of 74%.

4.35. These figures are a more accurate representation of the success of Islington's affordable housing policy over the monitoring period. Considering all schemes completed between 2015/16 and 2017/18, 55% of housing on these schemes was affordable, in excess of the 50% strategic target identified in the Core Strategy.

Tenure split

4.36. Table 4.12 shows the tenure split between social rented and intermediate housing completed in each of the monitoring periods, as well as the gross numbers approved on the contributing schemes.

Table 4.12 – Tenure split of gross affordable housing delivery (2015/16 to 2017/18)

	Social Rented homes	Intermediate Homes	Total affordable homes
2015/16			
Number	133	112	245
Proportion	54%	46%	
2016/17			
Number	100	9	109
Proportion	92%	8%	
2017/18			
Number	113	12	125
Proportion	90%	10%	

Source: Cdpsmart development monitoring system, LBI, 2018

4.37. The tenure split of the 245 gross affordable homes completed in 2015/16 is approximately 54% social rented/ 46% intermediate. This is a significant variation on the 70/30 social rented/intermediate tenure split set out in the Core Strategy and shows an over-emphasis on intermediate housing at the expense of social rented accommodation, although the vast majority of this intermediate delivery (70 out of 112 units delivered in 2015/16) was from one scheme approved in 2006; discounting this scheme, the tenure split for social rented/intermediate housing completed in 2015/16 is exactly 70/30.

4.38. The tenure split for 2016/17 and 2017/18 provides social rented housing in excess of the tenure split. This is considered acceptable as social rented accommodation is the priority form of affordable housing in terms of meeting housing need.

Mix of dwelling sizes

4.39. The council aims to ensure the delivery of a mix of housing sizes across different tenures to meet people's needs and encourage and promote mixed communities in Islington.

Indicator	Target	Progress
Core Strategy 12.7: Mix of dwelling sizes provided by new developments	A range consistent with the Islington Housing Needs Assessment	X
Source: CDPSmart development monitoring system, LBI, 2018		

4.40. The purpose of this indicator is to show the mix of dwelling sizes across the different tenures of homes built in the monitoring year. Although the monitoring framework in the Core Strategy refers to Planning Standards Guidelines, the acceptability of the housing mix on residential developments has been determined with reference to Islington's Local Housing Needs Assessment (LHNA) which was published in 2008 and reflects a more up-to-date picture of required dwelling sizes. An updated Strategic Housing Market Assessment (SHMA) was published by the Council in 2017. The updated SHMA forms part of the evidence base for the Local Plan review, which proposes a housing size mix

based on broad priorities (low, medium or high) rather than an explicit percentage requirement.

Table 4.13 – proportion of dwelling sizes by tenure built 2015/16 to 2017/18

Monitoring year	Tenure	1-bed	2-bed	3-bed	4-bed or more
2015/16	Market	53%	35%	10%	3%
	Intermediate	58%	34%	8%	0%
	Social rented	26%	50%	23%	2%
2016/17	Market	51%	38%	8%	3%
	Intermediate	78%	22%	0%	0%
	Social rented	28%	26%	23%	23%
2017/18	Market	60%	27%	10%	3%
	Intermediate	67%	33%	0%	0%
	Social rented	35%	51%	12%	2%

Note: individual percentages may not add to 100% due to rounding

- 4.41. Table 4.13 shows the mix of dwelling sizes/tenures of housing completed in Islington in the 2015/16, 2016/17 and 2017/18 monitoring years. It should also be noted that a significant proportion of housing delivery comes from minor development. As the housing size mix is not an explicit requirement for minor schemes, it is therefore expected that minor schemes may result in a less optimum mix and skew overall figures.
- 4.42. Across the three monitoring periods, 516 units were delivered through prior approval schemes. Assessment of prior approval applications is limited to specific categories; therefore, the proposed housing size mix cannot be taken into account. Two thirds of prior approval schemes delivered in the reporting year were one-beds or studios.
- 4.43. Turning to the proportion of dwelling sizes achieved across each tenure, one bedroom and studio flats dominated delivery of **market** housing, accounting for over half of completions in the tenure in each of the monitoring periods. This does not align with the private housing mix sought by policy, as one-bedroom units are not the priority unit size, while the provision of studios is actively discouraged. However, half of the schemes contributing to delivery were approved prior to the adoption of the required housing size mix.
- 4.44. The over-provision of one-bedroom units is at the cost of a proportionate under-provision of two-bedroom market homes; family housing (three-bedroom or more) was also under-represented in the market completions.
- 4.45. In terms of the intermediate tenure, the proportionate completions across the various unit sizes are close to the mix sought in each of the monitoring years.
- 4.46. Completions in the social rented tenure do not reflect the mix sought in the Local Plan. This is not a particular concern as the council's Housing Department is consulted on schemes including affordable housing and takes account of need arising from short term interventions to address issues such as over or under crowding when providing feedback on proposals. Notably, a good proportion of two-bedroom and/or three-bedroom homes were built in each monitoring year, which broadly reflects current need for the social rented tenure.

Non-self-contained housing

Indicator	Target	Progress
Core Strategy 12.10; and Development Management 3.9.2: Completed non-self-contained units by type	<ul style="list-style-type: none"> All student accommodation, (excluding existing pipeline at time of Core Strategy adoption, February 2011) 	X
(i) within areas identified for student accommodation development; and (ii) outside areas identified for student accommodation	<ul style="list-style-type: none"> 0 (excluding existing pipeline at time of Core Strategy adoption, February 2011) 	X
Source: CDPSmart development monitoring system, LBI, 2018		

Indicator	Target	Progress
Development Management 3.8.2: Amount of new sheltered housing and care homes, by number of habitable rooms	No target	✓
Source: CDPSmart development monitoring system, LBI, 2018		

4.47. The purpose of this indicator is to show the number of gross new non-self-contained dwellings being built by type and location. Completions in terms of net delivery of non-self-contained accommodation against the boroughs overall housing target have already been assessed as part of Indicator CS12.2.

4.48. Islington's Core Strategy directs student accommodation development to two areas/sites close to City University, EC1 and at London Metropolitan University (LMU), N7. The respective boundaries are identified in the Finsbury Local Plan and Site Allocations documents. Table 4.14 shows the types of non-self-contained housing completed in the monitoring years, both within and outside the areas identified for student accommodation.

Table 4.14 – Gross non-self-contained accommodation by location: bed spaces from approvals and completions (2015/16 to 2017/18)

Type of non-self-contained accommodation	City University sites (no. of bedrooms)	LMU sites - Holloway Road (no. of bedrooms)	Other (no. of bedrooms)	All (no. of bedrooms)
Student accommodation	0	862	497	1,359
Residential institution	0	0	0	0
Hostel	0	0	66	66
HMO	0	0	7	7
Total	0	862	570	1,432

4.49. The vast majority of non-self-contained accommodation completed in the monitoring periods was student accommodation; indeed, 93% of the total NSC delivery came from just two student accommodation schemes. The largest scheme (862 bedrooms) was within the allocated LMU site. The other scheme (475 bedrooms) was in Finsbury Park; this scheme was refused by the council due to concerns about the level of student housing proposed and its potential impact on the surrounding area but granted on appeal in 2011 (one month after the adoption of the Core Strategy).

Student bursary contributions

Indicator	Target	Progress
Core Strategy 12.11: Contributions to student bursaries from student accommodation developments	No target	✓
Source: LBI, Cdpsmart development monitoring system; LBI E&R, S106 Team		

4.50. Islington's Core Strategy requires student accommodation developments to provide funding for bursaries for students leaving council care and other Islington students facing hardship who are attending a higher or further education establishment. The Student Accommodation Contributions for Bursaries SPD provides further guidance on the Core strategy policy and identifies the specific level of contribution which student accommodation developments will need to provide towards student bursaries.

4.51. The purpose of this indicator is to show the amount of funding for student bursaries from development. In 2016/17, Islington received £34,693 towards student bursaries. No student bursary contributions were received in 2015/16 or 2017/18.

Gypsy and Traveller pitches

Indicator	Target	Progress
Core Strategy 12.12: Net additional pitches (Gypsy and Traveller)	No current target	●●●
Source: CDPSmart development monitoring system, LBI, 2018		

4.52. The purpose of this indicator is to show the number of Gypsy and Traveller pitches delivered in the reporting year.

Table 4.15 – Net additional pitches (Gypsy and traveller)

Permanent	0
Transit	0
Total	0
Source: Cdpsmart development monitoring system, LBI, 2018	

4.53. In the period 2015/16 to 2017/18, no Gypsy and Traveller pitches were delivered in Islington. As of the end of the monitoring period, there were no existing pitches in the borough (either authorised or unauthorised).

4.54. There is no target for Gypsy and Traveller pitches to assess performance against, with the adopted London Plan taking the approach of enabling boroughs and stakeholders to meet required needs in light of local circumstances. The new London Plan (2017) however includes a definition which includes those households who currently live in bricks and mortar dwellings 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 will be considered as part of any assessment of need as part of the Local Plan review.

- 4.55. In the lead up to the preparation of the 2011 London Plan, the council worked with the Greater London Authority and other boroughs on a Gypsy and Traveller Accommodation Assessment (GTAA). The March 2008 final report by Fordham Research identified that Islington had zero need for pitches generated from Gypsies and Travellers currently living on sites, through overcrowding, unauthorised encampments and new family formation and a maximum need from Gypsies and Travellers currently living in housing for three pitches between 2007 and 2017. The need of three pitches was in part based on the “proven psychological aversion” for those surveyed in housing accommodation.
- 4.56. Islington’s Core Strategy sets appropriate criteria, consistent with Government policy, to provide a basis for decisions in the event that applications nevertheless come forward.

5. Employment space

Headlines

- In all three reporting years, there were net decreases in the overall quantum of B-use floorspace, reflecting the increased impact of the office to residential Permitted Development right.
- In Employment Priority Areas (general), there were net increases in the overall quantum of business floorspace in the 2015/16 and 2016/17 financial years, of 1,693sqm and 2,285sqm respectively.
- There were net decreases in the overall quantum of business floorspace in Employment Growth Areas and Town Centres across all three reporting years.
- In terms of B1(a) office floorspace, there were net losses across all three reporting years. Losses totalled 12,352sqm in 2015/16, peaking at 29,423sqm in 2016/17 and dropping to 1,787sqm in 2017/18.
- Within the B1(c), B2 and B8 use classes, there were net losses across all three reporting years and within each use classes, except for B8 in the 2016/17 financial year, where there was a net increase of 768sqm.
- Since 2013, 68 prior approval schemes have been completed, resulting in a loss of 33,721sqm of office floorspace.
- At the time of writing there were 148 extant permissions involving B1(a) floorspace (gains and losses). If all of these are built out as permitted, there would be a borough-wide net increase in B1(a) floorspace of 138,163sqm.

Core Strategy objectives	<ul style="list-style-type: none"> • To maintain the growth in employment by ensuring a broad range of opportunities exist for all types and size of businesses across all parts of Islington. • To safeguard existing business spaces, including spaces suitable for SMEs, and improve existing provision. • To tackle worklessness through training and employment initiatives.
Core Strategy Policy	CS13
Development Management Policies	DM5.1 to DM5.4

- 5.1. Islington’s Local Plan seeks to support the continued development of a strong and diverse local economy which expands the job opportunities for residents and people in the wider London region by promoting new and/or intensified employment floorspace, particularly business (B use) floorspace, and protecting existing business floorspace. It encourages a range of types and sizes of new workspaces to encourage flexibility and ensure that supply meets local demand. The approach is aimed at supporting sectors and businesses that can adapt to changing circumstances in order to ensure long term economic sustainability in Islington, while avoiding over-reliance on individual sectors.
- 5.2. The south of the borough lies within London’s Central Activities Zone (CAZ), and the Finsbury Local Plan sets out how in this location the Council will meet the needs of local residents while supporting London’s role as the UK’s most significant hub of economic activity. The CAZ is anticipated to accommodate the majority of the increase in business floorspace over the plan period; maximisation of business floorspace in the CAZ as well as in designated Employment Growth Areas (EGAs), Town Centres and the Locally

Significant Industrial Site will provide a significant element of business floorspace. Together with policies which robustly protect existing business floorspace across the borough, this will ensure that the council can meet projected employment growth targets.

Indicator	Target	Progress
Core Strategy 13.1: Total amount of additional (B use) employment* floorspace by type and size	Net increase in overall provision	
	2015/16	x
	2016/17	x
	2017/18	x
Source: LBI, Cdpsmart development monitoring system		
Note: Floorspace is Gross Internal Area		

**Please note that this indicator reports on net increase in completed floorspace across the B1, B2 and B8 employment use classes. "Town centre" employment uses are monitored via Core Strategy indicator 14.1.*

Indicator	Target	Progress
Development Management 5.2.1: Net change in business floorspace within	(i), (ii), (iii) and (iv): Maintain or increase provision	
2015/16		
(i) Employment Growth Areas		x
(ii) Town Centres		x
(iii) Employment Priority Areas (office)		x
(iv) Employment Priority Areas (general)		✓
2016/17		
(i) Employment Growth Areas		x
(ii) Town Centres		x
(iii) Employment Priority Areas (office)		x
(iv) Employment Priority Areas (general)		✓
2017/18		
(i) Employment Growth Areas		x
(ii) Town Centres		x
(iii) Employment Priority Areas (office)		✓
(iv) Employment Priority Areas (general)		x
Source: LBI, Cdpsmart development monitoring system		

Indicator	Target	Progress
Development Management 5.3.1: Net change in industrial (B1c, B2 and B8) floorspace within Locally Significant Industrial Site	Maintain or increase provision	
	2015/16	✓
	2016/17	✗
	2017/18	✗
Source: LBI, Cdpsmart development monitoring system		

5.3. Tables 5.1, 5.2 and 5.3 summarise the net gains/losses in business floorspace from developments completing in 2015/16, 2016/17 and 2017/18 respectively, by type and location. Each table is followed by written commentary.

2015/16

Table 5.1 - Gains/losses in B use floorspace in 2015/16, by use and location

	B1a	B1b	B1c	B1 not specified	B2	B8	Total
Gross floorspace (sqm)	4,468	35	1,077	0	0	0	5,580
Net floorspace (sqm)	-12,352	35	-1,151	-298	-1,533	-2,143	-17,442
Specific employment designations (net floorspace in sqm)							
Within EGAs	-1,052	0	-1,198	-45	-1,200	-770	-4,265
Within EPAs (Office)	-769	0	25	0	0	-41	-785
Within EPAs (General)	1,693	0	0	0	0	-195	1,693
Within Town Centres	-10,822	0	482	-253	0	-138	-10,731
Outside Town Centres	-1,530	35	-1,633	-45	-1,533	-2,005	-6,711
Within LSIS	465	0	0	0	0	0	465
Core Strategy Key Areas (net floorspace in sqm)							
Angel and Upper Street	-1,484	0	58	0	-312	0	-1,738
Archway	-7,502	0	0	0	0	0	-7,502
Bunhill and Clerkenwell	-924	0	25	0	0	-236	-1,135
Finsbury Park	-285	0	424	0	0	0	139
Highbury Corner and Holloway Rd	-541	35	35	0	0	0	-471
King's Cross	512	0	0	0	0	0	512
Nags Head and Upper Holloway Rd	-1,671	0	0	-253	0	-138	-2,062
Within Key Areas	-10,047	35	542	-253	-312	-374	-10,409
Outside Key Areas	-2,305	0	-1,693	-45	-1,221	-1,769	-7,033

Figures in this table may not always sum due to differences between Key Areas and employment designation boundaries

Overall B Use floorspace – 2015/16

5.4. In 2015/16, there was a net decrease of 17,442 sqm B-use floorspace. This includes net losses in B1(a) of 12,352, B1(c) of 1,151sqm, B2 of 1,533 sqm B8 of 2,143sqm and B1 (unspecified) of 298 sqm. Only B1(b) experienced a small gain (35sqm). The overall net loss of B-use floorspace over the past year contrasts with the annual demand forecast in the 2016 Employment Land Study of over 18,000sqm per annum during the period 2014-2036. The scale of loss of B-use floorspace is greater than that of the previous reporting year (2014/15) which saw a total loss of 12,663sqm across all B-uses.

Overall B1(a) floorspace changes

5.5. Of the 42 schemes which involved a net gain or loss of B1(a), 25 featured a net loss, with 13 of these being secured through permitted development (PD) rights allowing change of use from office to residential dwellings (see also Indicator DM 5.2.3 below). The total net loss from these PD right schemes was 6,582sqm or 53% of the overall B1a net loss in the borough in 2015/16. Changes due to the PD right in question are secured through a light touch prior approval process which bypasses Local Plan policy protecting against change of use from office use.

5.6. The single largest net decrease in office floorspace (7,233 sqm) during the monitoring year was at Hamlyn House, N19 and was secured through the standard full planning application route. This was for a change of use to a C1 hotel use and was considered acceptable on the basis that the marketing and vacancy evidence provided by the applicant demonstrated that most of the floorspace subject to the application had been vacant for at least 3 years. The potential for the building to be changed to private market residential flats under PD right was also a material consideration in the decision to accept the loss of office floorspace.

5.7. An additional seven schemes completed in 2015/16 involved the net loss of more than 500sqm office floorspace, ranging between 577sqm and 1,671sqm; five were PD right schemes and three were permitted through the full planning process after the adoption of the Development Management Policies and Finsbury Local Plan (which set out the detailed requirements for demonstrating exceptional circumstances justifying loss of business floorspace). Three schemes completed in 2015/16 involved a net gain of more than 500sqm office floorspace, with a total addition of 2,484sqm.

Overall B1(b) floorspace changes

5.8. The small net gain of 35sqm of B1(b) floorspace came from one development (Queensland Road, N7).

Overall B1(c) floorspace changes

5.9. There was a net decrease of 1,151sqm B1(c) light industrial floorspace during the monitoring period. The largest loss was 1,397sqm at 174-178 Courtauld Road. This permission was granted prior to adoption of the DM Policies, and the long-term vacancy of the site was taken into consideration when deciding to accept the loss of B1c floorspace in this location.

Overall B2 floorspace changes

5.10. There was a net loss of 1,533sqm B2 floorspace in 2015/16 from three schemes. The largest loss was 1,200sqm at 174-178 Courtauld Road. The monitoring year also saw a 2,143sqm net contraction in B8 floorspace from eight schemes, compounding losses which have occurred annually since 2006 and total over 70,000sqm for the ten year period. The largest single loss was 816sqm at the site to the rear of 400 Caledonian Road. This loss, which was approved prior to the adoption of the DM Policies, was deemed acceptable as the existing buildings were in a very poor state of repair and largely vacant, and 341sqm of replacement employment floorspace (in the B1a and B1c use classes) was provided.

Overall B8 floorspace changes

5.11. No schemes completed in 2015/16 included new B8 floorspace.

Employment Growth Areas

5.12. There was a net loss of 4,265 sqm of business floorspace in Employment Growth Areas (EGA) in 2015/16. The largest decreases were within the B1(c), B2 and B1(a) use class, where more than 1,000sqm floorspace was also lost.

Town Centres

5.13. There was a net loss of 10,731 sqm of business floorspace in Town Centres in 2015/16. The majority of the loss was within the B1(a) use class, with loss of around 138sqm of B8 floorspace. Sixty-seven percent of the net decrease in B1(a) floorspace within Town Centres (7,233sqm) is attributable to a single scheme at Hamlyn House in Archway (N19), as discussed above. A further 3,527sqm of office floorspace was lost through PDR within the Town Centres, including 1,671sqm from a single scheme in Nag's Head Town Centre.

Employment Priority Areas

5.14. Two types of Employment Priority Areas (EPA) are designated in the Finsbury Local Plan: General and Offices. While both types of EPAs seek no net loss of business floorspace, within EPA (General), the policy seeks to include retail, leisure or other business-related uses at ground floor, in addition to uplifts in B1a offices.

5.15. There was a 785sqm net decrease in the amount of business floorspace in the office EPA. There was a net increase of 1,693sqm in the general EPA, due in large part to an increase of 1,001sqm B1(a) floorspace at Maple House, City Road which helped to counteract losses elsewhere.

Locally Significant Industrial Site

5.16. The Vale Road/Brewery Road Locally Significant Industrial Site (LSIS) is Islington's only designated industrial area, where B1(c), B2 and B8 uses are prioritised; LSIS designation carries the same weight as Strategic Industrial Locations identified in the London Plan.

5.17. There was one completed development involving B uses in the LSIS in 2015/16, involving the change of use of a vacant public house (use class A4) to 465sqm of offices (B1a).

2016/17

Table 5.2 - Gains/losses in B use floorspace in 2016/17, by use and location

	B1a	B1b	B1c	B1 not specified	B2	B8	Total
Gross floorspace (sqm)	7,362	187	0	330	187	1,463	9,529
Net floorspace (sqm)	-29,423	187	-1,954	268	-794	768	-30,948
Specific employment designations (net floorspace in sqm)							
Within EGAs	-1,143	187	-619	0	187	188	-1,200
Within EPAs (Office)	-12,864	0	0	87	0	0	-12,777
Within EPAs (General)	2,168	0	0	117	0	0	2,285
Within Town Centres	-6,799	0	-446	0	-981	-117	-8,343
Outside Town Centres	-22,624	187	-1,508	268	187	885	-22,605
Within LSIS	0	0	0	0	0	0	0
Core Strategy Key Areas (net floorspace in sqm)							
Angel and Upper Street	-849	0	-446	0	0	0	-1,295
Archway	-5,653	0	-191	0	0	-122	-5,966
Bunhill and Clerkenwell	-17,510	0	0	204	0	0	-17,306
Finsbury Park	-901	0	0	0	-981	-40	-1,922
Highbury Corner and Holloway Rd	740	0	0	0	0	0	740
King's Cross	-249	0	0	0	0	-404	-653
Nags Head and Upper Holloway Rd	-2,304	0	0	0	0	0	-2,304
Within Key Areas	-26,726	0	-637	204	-981	-566	-28,706
Outside Key Areas	-2,697	187	-1,317	64	187	1,334	-2,242

Figures in this table may not always sum due to differences between Key Areas and employment designation boundaries

Overall B Use floorspace – 2016/17

5.18. In 2016/17, there was a net decrease of 30,948sqm B-use floorspace over the reporting period. This includes net losses in B1(a) of 29,423sqm, B1(c) of 1,954sqm, and B2 of 794sqm. B1(b) experienced a gain of 187sqm, as did B1 (unspecified) and B8, where there was an increase of 268sqm and 768sqm respectively. The overall net loss of 30,948sqm of B-use floorspace for this reporting year (2016/17) represents a significant increase in comparison to the previous reporting year (2015/16) which saw an overall loss of 17,442sqm.

Overall B1(a) floorspace changes

5.19. Of the 58 schemes which involved a net gain or loss of B1(a), 34 featured a net loss, with 15 of these being secured through office to residential PDR. The total net loss from these PDR schemes was 13,852sqm or 47% of the overall B1a net loss in the borough in 2016/17.

5.20. The single largest net decrease in office floorspace (12,864 sqm) during the monitoring year was at Royal London House, 22 - 25, Finsbury Square. This was secured through the standard full planning application route and was for a change of use to a C1 hotel use. The application was approved as a previous planning application (P122324), for a similar scheme on the same site, and was approved at appeal as the inspector gave significant weight to the hotels ability to fulfil a supporting role for businesses in the CAZ.

5.21. A further 11 schemes completed in 2016/17 involved the net loss of more than 500sqm office floorspace, ranging between 500sqm and 6,016sqm; seven were PDR schemes and four were permitted through the full planning process. Three schemes completed in 2015/16 involved a net gain of more than 500sqm office floorspace, with a total addition of 4,553sqm.

Overall B1(b) floorspace changes

5.22. The net gain of 187 sqm of B1(b) floorspace came from one development (Unit 4, Bush Industrial Estate).

Overall B1(c) floorspace changes

5.23. There was a net decrease of 1,954sqm B1(c) light industrial floorspace from six schemes during the monitoring period. The largest loss was 650sqm at 54 - 260 Sussex Way, N19 4HY. This permission was granted prior to adoption of the DM Policies.

Overall B2 floorspace changes

5.24. There were two schemes which involved B2 floorspace. There was a net loss of 981sqm at 113-115 Fonthill Road, where planning permission was approved for the change of use from B2 to B1(a). There was a net increase in B2 floorspace at Bush Industrial Estate.

Overall B8 floorspace changes

5.25. For B8 floorspace, there was a net gain of 768sqm. Two schemes involved a net gain, one of which provided 1,275sqm from the change of use from a car park to self-storage facility. Six schemes involved losses of B8, ranging from 40 to 268sqm.

Employment Growth Areas

5.26. There was a net loss of 1,200 sqm of business floorspace in Employment Growth Areas (EGA) in 2016/17. The majority of this loss was within the B1(a) use class, where 1,143 sqm was lost. There were gains of around 187 sqm for each of the B1(c), B2 and B8 use classes.

Town Centres

5.27. There was a net loss of 8,343sqm of business floorspace in Town Centres in 2015/16. The majority (6,799sqm) of this loss was within the B1(a) use class, with losses of 446sqm in B1(c), 981sqm in B2 and 117sqm in B8. In relation to office losses, 87% or 5,900 sqm of the net decrease in B1(a) floorspace within Town Centres is attributable to a single PD right scheme at Archway Tower, Junction Road. Of the eight schemes which involve losses in B1(a) floorspace, seven of these were PD schemes.

Employment Priority Areas

5.28. In the general Employment Priority Areas (EPA) there were 14 schemes completed in 2016/17 which resulted in a net change in B1(a) floorspace. Overall, there was a net increase of 2,168sqm in B1(a). Six schemes result in a loss of 1,385 sqm, however, this was counteracted by eight schemes which resulted in an additional 3,553sqm. One scheme alone at 38 Northampton Road resulted a net increase of 2,589sqm.

5.29. There was a net decrease of 12,777sqm of business floorspace in the office EPA. The majority of this loss from a scheme at the Royal London House, 22 – 25 Finsbury Square, mentioned above, where 12,864sqm of office floorspace was lost to a hotel redevelopment.

Locally Significant Industrial Site

5.30. There were no changes in B use floorspace in the Vale Royal / Brewery Road LSIS in the 2016/17 financial year.

2017/18

Table 5.3 - Gains/losses in B use floorspace in 2017/18, by use and location

	B1a	B1b	B1c	B1 not specified	B2	B8	Total
Gross floorspace (sqm)	8,207	0	0	0	0	0	8,207
Net floorspace (sqm)	-1,787	0	-1,121	-65	-100	-8,357	-11,430
Specific employment designations (net floorspace in sqm)							
Within EGAs	404	0	-1,121	0	-100	-474	-1,291
Within EPAs (Office)	283	0	0	0	0	0	283
Within EPAs (General)	2,184	0	0	0	0	-5721	-3,537
Within Town Centres	-8,353	0	0	0	0	-58	-8,411
Outside Town Centres	6,566	0	-1121	-65	-100	-8,299	-3,019
Within LSIS	0	0	0	0	0	0	0
Core Strategy Key Areas (net floorspace in sqm)							
Angel and Upper Street	0	0	0	0	0	0	0
Archway	-8,233	0	0	0	0	0	-8,233
Bunhill and Clerkenwell	4988	0	0	0	0	-5771	-783
Finsbury Park	-97	0	0	0	0	-317	-414
Highbury Corner and Holloway Rd	1485	0	0	0	0	-1795	-310
King's Cross	225	0	-1060	0	0	0	-835
Nags Head and Upper Holloway Rd	0	0	0	0	0	0	0
Within Key Areas	-1,632	0	-1060	0	0	-7883	-10,575
Outside Key Areas	-155	0	-61	-65	-100	-474	-855

Figures in this table may not always sum due to differences between Key Areas and employment designation boundaries

Overall B Use floorspace – 2017/18

5.31. In 2017/18, there was a net decrease of 11,430 sqm B-use floorspace over the reporting period. There were net losses in all B uses except B1(b) where there was no change. Losses included 1,787 sqm in B1(a), 1,121sqm in B1(c), 65sqm in unspecified B1, 100sqm in B2 and 8,357sqm in B8. The overall net loss of 11,430 sqm is a significant improvement from the previous reporting year (2016/17) where losses totalled 30,948sqm and a return to the usual level of loss.

Overall B1(a) floorspace changes

5.32. Of the 31 schemes which involved a net gain or loss of B1(a), 12 schemes (totalling 9,994sqm), featured a net loss, with 5 of these being secured through the office to residential PD right. The total net loss from these PD schemes was 9,172 sqm. This represents 92% of the overall of losses from the 12 schemes which involved a loss.

5.33. The single largest net decrease in office floorspace during the monitoring year was at Hill House, 17 Highgate Hill in Archway town centre where 8,256 sqm of office floorspace was converted to 150 residential units through PD. The remaining 11 schemes that featured a loss included losses that ranged between 18sqm and 360sqm.

Overall B1(b) floorspace changes

5.34. There was no change in B1(b) floorspace.

Overall B1(c) floorspace changes

5.35. There were just two schemes which involved changes to B1(c) and these resulted in a net decrease of 1,121sqm. The majority (1,060 sqm) of this loss was from one scheme which provided a six-storey building for hotel use (C1) and retail uses (A1-A3) within the King's Cross Employment Growth Area. The proposal was considered acceptable due to the site being located within the CAZ and due to its proximity to King's Cross St Pancras International station.

Overall B2 floorspace changes

5.36. There was just one scheme which involved B2 floorspace. There was a net loss of 100sqm at 71 Great Percy Street, however, this floorspace was converted to B1(a) floorspace.

Overall B8 floorspace changes

5.37. For B8 floorspace, there were six schemes, all of which resulted in a net decrease of 8,357sqm. The majority of this loss can be attributed to one scheme where 5,721sqm was lost at the Mount Pleasant Royal Mail sorting office, Farringdon Road. The site now provides a new museum /exhibition space including a rail ride and conference facility (sui generis use class) associated with the British Postal Museum. The second largest net decrease in B8 floorspace was at 15-21 Benwell Road, where 1,795sqm was converted to B1(a) with ancillary retail use.

5.38. One scheme saw the conversion of 259sqm of B8 floorspace to four residential units at Athelstane Mews through the B8 to residential PD right.

Employment Growth Areas

5.39. There was a net loss of 1,291 sqm of business floorspace in Employment Growth Areas (EGA) in 2017/18. The majority of this loss was within the B1(c) use class, where 1,121 sqm was lost. There was a gain of 404sqm for B1(a) and losses of 100sqm and 474sqm within the B2 and B8 use classes.

Town Centres

5.40. There was a net loss of 8,411 sqm of business floorspace in Town Centres in 2017/18. The majority (8,353sqm) of this loss was within the B1(a) use class. There was no net change within the B1(b), B1(c), B2 and B8 use classes. In relation to office losses, 8,256sqm or 99% of the net decrease in B1(a) floorspace within Town Centres is attributable to a single PD scheme at the above-mentioned Hill House in Archway town centre.

Employment Priority Areas

5.41. In the general Employment Priority Areas (EPA) there were 11 schemes completed in 2017/18 which resulted in a net change in B1(a) floorspace. Overall, there was a net increase of 2,184sqm in B1(a). There were no changes in B1(b), B1(c) and B2. In B8 use, there was net decrease by 5,721sqm. This loss can be attributed to the above mentioned British Postal Museum at Mount Pleasant, Farringdon.

5.42. There were two schemes completed in the office EPA's which resulted in a 283sqm net increase of B1(a). One of the schemes involved the change of use from hotel and car park to office at 7-21 Goswell Road and resulted in a net uplift of 301sqm.

Locally Significant Industrial Site

5.43. There were no changes in B use floorspace in the Vale Royal / Brewery Road LSIS in the 2017/18 financial year.

Indicator	Target	Progress
Development Management 5.2.3: Office to Residential Permitted Development Rights losses	No target	●●●
Source: LBI, Cdpsmart development monitoring system		

5.44. In May 2013, the Government introduced a new PD right to allow offices to convert to residential use. Applicants wishing to utilise this new PD right must seek prior approval permission, the grant of which depends on a light-touch assessment of transport, flooding and land contamination issues. The Central Activities Zone (CAZ), part of which covers the south of Islington, is currently exempted from this PD right, however, this exemption will be lifted from May 2019. As such, the Council has confirmed an Article 4 Direction to remove the PD right and this will come into force from March 2019. An Article 4 Direction to remove the PD right in certain locations outside of the CAZ came into force in September 2014.

5.45. The Council has decided to monitor the impact of this PD right through the AMR, as it has very real potential to cause adverse impacts on Islington's employment, design and housing policies, amongst others.

5.46. Since the introduction of the PD rights up until the end of the 2017/18 monitoring period, 68 prior approval schemes have been completed, resulting in a loss of 33,552sqm of office floorspace and the creation of 508 residential units. The largest completed scheme resulted in the loss of 5,900sqm of office floorspace in Archway Tower, resulting the creation of 88 one-bed flats and 30 studio flats. Another scheme located in Canonbury resulted in the loss of 1,596sqm of office floorspace and replacement with just 56 studio flats. The average size of these units was 28sqm, which is well below minimum space standards set out in the London Plan, demonstrating how the PD right is delivering sub-standard accommodation.

5.47. Figure 5.1 below shows the losses of B1a floorspace, from completed Prior Approval schemes, broken down by financial year. As expected, completed losses were at their lowest in 2013/14, as this was the year that the permitted development was introduced, Completions increased in 2014/15, dropped in 2015/16, and peaked in 2016/17.

5.48. Figure 5.2 shows that the majority, or 61%, of the total B1a floorspace converted to residential use was granted Prior Approval in the 2013/14 financial year. Subsequent years demonstrate significantly less losses. This coincides with when an Article 4 Direction to remove the office to residential permitted came into force (September 2014).

Figure 5.1 – B1a Losses by completion year for Office to Residential PD Right

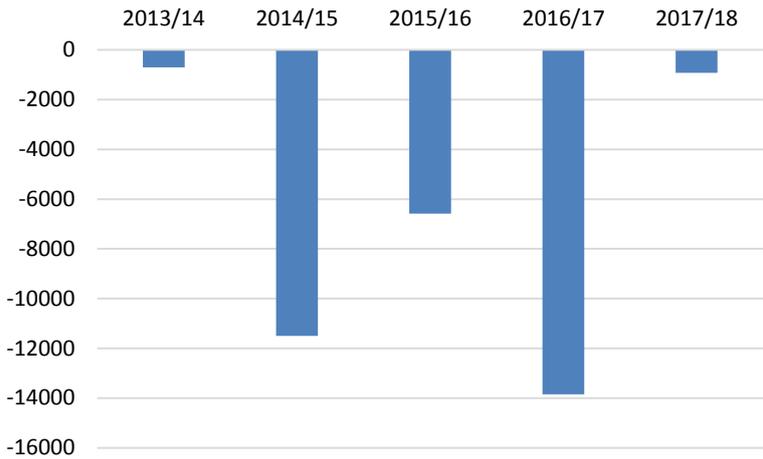
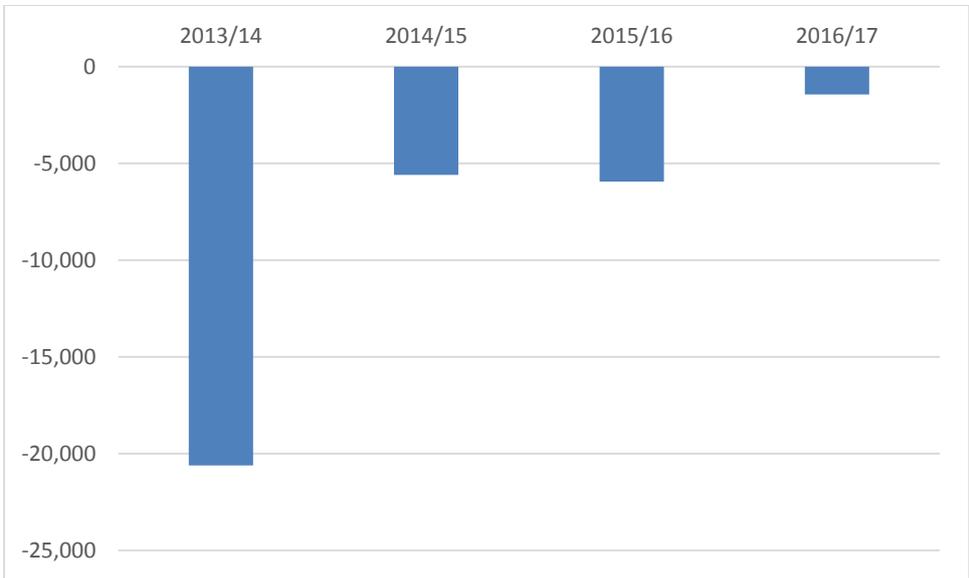


Figure 5.2 - B1a prior approval losses during monitoring periods, by Granted Date



Indicator	Target	Progress
Development Management 5.4.2: Affordable workspace secured:	Increase provision	
2015/16		
(i) within major schemes		✘
(ii) through financial contributions		
2016/17		
(i) within major schemes		✓
(ii) through financial contributions		
2017/18		
(i) within major schemes		✓
(ii) through financial contributions		
Source: LBI, Cdpsmart development monitoring system; LBI E & R, S106 Team		

5.49. Islington's Local Plan aims to secure a range of suitable workspaces suitable for SMEs, including specific affordable workspace where rents are charged at below market rate and the space is leased through providers approved by the Council.

5.50. Table 5.4 below shows the quantum of on-site affordable workspace that was secured and the amount of financial contributions collected, by financial year.

Table 5.4: Quantum on-site affordable workspace secured by financial year

Financial year	On-site affordable workspace (sqm)	Financial contributions
2015/16	-	£ -
2016/17	2,483	£45,000
2017/18	1,778	£659,685

5.51. In the 2015/16 financial year, no affordable workspace, or contributions towards affordable workspace, were secured. A total of 2,483sqm of on-site affordable workspace was secured (Section 106 agreement signed) from four schemes in the 2016/17 financial year. The greatest amount secured being 1,430sqm at Monmouth House, 58-64 City Road. One financial contribution towards affordable workspace was collected in the same year, from a scheme at 61 Lever Street, where £45,000 was collected.

5.52. In the 2017/18 financial year, a total of 1,778sqm of affordable workspace was secured from two schemes – 1,000sqm at Finsbury Tower, 103-105 Bunhill Row and 778sqm at 250 City Road. A total of £659,685 was collected in financial contributions towards affordable workspace from two schemes in the same year. This was £148,632 from a scheme at 250 City Road and £511,054 from a scheme at 65-70 White Lion Street.

Office Pipeline

5.53. The Council's up-to-date evidence base projects an increase of 50,500 jobs in the Borough by 2036. The Employment Land Study (ELS) concludes that an additional 400,000sqm of office floorspace is required to meet this projected employment growth. The south of the borough, which largely covers the CAZ, is integral to realising these projections.

- 5.54. As of the end of the 2017/18 monitoring period, there were 148 extant permissions involving B1(a) floorspace (gains and losses). If all of these are built out as permitted, there would be a borough-wide net increase in B1(a) floorspace of 138,163sqm. Over 40% of this total, or 55,920sqm, is made up of just four schemes. These include Cardinal Tower (16,616sqm), 70-100 City Road (16,474sqm), Finsbury Tower (12,687sqm), and 207-211 Old Street (10,143sqm).
- 5.55. Considering the south of the borough separately, and more specifically the Bunhill and Clerkenwell wards, there were 81 extant planning permissions involving B1(a) floorspace (gains and losses). If all of these are built out as permitted, there would be a net increase in B1(a) floorspace in the Bunhill and Clerkenwell wards of 123,053sqm. This makes up 89% of the total office pipeline.
- 5.56. Outside of Bunhill and Clerkenwell wards, if all 67 extant permissions are built out as permitted, there would be an additional 15,110sqm of B1(a) floorspace. This demonstrates that the north of the Borough also plays an important role in meeting employment growth targets.

6. Shops, culture and services

Headlines

- Overall Town Centre A1 Use floor space only saw gains in 2017/18. Finsbury Local Plan area has seen consistent net gains in A1 Use floor space.
- Overall net loss of main town centre uses in each of Islington’s four Town Centres, but a net gain within the Finsbury Local Plan area in 2017/18.
- Net increase in number of visitor accommodation bedrooms in the borough, all of which were delivered within identified locations.
- 128 vacant units across four Town Centres in 2015/16, increased to 140 vacant units in 2017/18. Significant increase in vacancy in 2016/17 on Fonthill Road specialist shopping frontage
- Increase year on year for entertainment and night time economy uses in Town Centres. However, a decrease year on year for entertainment and night time economy uses outside Town Centres.

Local Plan objectives	<ul style="list-style-type: none"> • Ensuring a range of provision of shopping, leisure and local services which serve the local community and support Islington’s economy. • Promote main Town Centre uses in a manner which complements and enhances the vitality, viability and character of Town Centres within Islington and neighbouring boroughs. • Ensure appropriate location of visitor accommodation to help support the retail and service economy.
Core Strategy Policy	CS14
Development Management Policies	DM4.1 to DM4.12

- 6.1. The adopted Local Plan and London Plan recognise Angel and Nag’s Head as “Major Town Centres” and Archway and Finsbury Park as “District Town Centres”. Main Town Centre Uses are mainly directed towards these locations, as well as Local Shopping Areas (LSAs) and certain parts of London’s Central Activities Zone (CAZ).
- 6.2. Town Centre uses include A1 (retail), A2 (financial and professional services), A3 (cafes and restaurants), A4 (drinking establishments), A5 (hot food takeaways), B1(a) (offices) and D2 (Assembly and Leisure, which includes cinemas, music and concert halls, sports and leisure facilities).

Indicator	Target	Progress
Core Strategy 14.1⁹: Total amount of floorspace for Town Centre Uses (Use Classes A1, A2, A3, A4, A5, B1(a) and D2):	Maintain or increase provision	x
(i) within Town Centres¹⁰; and		✓
(ii) within the Finsbury Local Plan area		
Source: LBI, Cdpsmart development monitoring system		
Note: Floorspace is Gross Internal Area		

Table 6.1 – Net additions/losses in sqm, Town Centre use floor space, 2015/16; 2016/17; 2017/18

Town Centre (net gain)	Monitoring year	Angel Town Centre	Nag's Head Town Centre	Archway Town Centre	Finsbury Park Town Centre	Total Town Centres	Finsbury Local Plan Area
A1	2015/16:	-11	-207	-154	131	-241	389
	2016/17:	-413	-173	0	-93	-619	726
	2017/18:	-156	39	0	187	70	346
A2	2015/16:	40	0	0	0	40	153
	2016/17:	0	0	-190	0	-190	264
	2017/18:	0	0	-190	61	-129	-764
A3	2015/16:	29	-57	-148	292	116	318
	2016/17:	177	0	0	-86	91	1295
	2017/18:	68	0	0	0	68	327
A4	2015/16:	-90	0	0	0	-90	-360
	2016/17:	0	0	0	0	0	358
	2017/18:	0	0	0	0	0	280
A5	2015/16:	0	57	0	0	57	0
	2016/17:	0	0	0	86	86	46
	2017/18:	0	-181	0	0	-181	54
B1(a)	2015/16:	-1464	1671	-7502	-185	-7480	-20
	2016/17:	-79	-1804	-5710	794	-6799	-17510
	2017/18:	-309	-736	-8256	-97	-9398	5593
D2	2015/16:	0	-225	0	0	-225	780
	2016/17:	0	0	21	0	21	193
	2017/18:	0	0	0	0	0	232
Total	2015/16:	-1496	1239	-7804	238	-7823	1260
	2016/17:	-255	-1977	-5879	701	-7410	-14628
	2017/18:	-397	-878	-8446	151	-9570	6068

6.3. During the **2015/16** reporting year, there was a net decrease of 7,823sqm Town Centre use floor space across the four Town Centres; however, only Angel and Archway Town Centres recorded a net loss of total Town Centre floor space. The significant decrease in floor space across all Town Centres can largely be attributed to the loss of 7,502sqm of

⁹ Indicator CS14.1 has been expanded to incorporate indicator CS14.2; CS14.2 will no longer be monitored separately.

¹⁰ Boundaries for District Town Centres (Archway and Finsbury Park) were newly defined in the Development Management Policies document. The boundaries for Islington's Major Town Centres (Angel and Nag's Head) have also been amended by the Development Management Policies document

B1a office floor space as the result of the hotel development at Hamlyn House, 21, Highgate Hill in Archway. Looking only at A use classes we find that A2, A3 and A5 uses increased when looking at the net gain totals across Islington Town Centres. This would be consistent with wider trends in the retail sector with diversification of town centres to leisure and service spending in response to changing shopping habits.

6.4. For Town Centres specifically the following was recorded:

- Angel Town Centre saw small gains in A2 (40sqm) and A3 (29sqm) floor space, with minor decreases in A1 (11sqm) and A4 (90sqm) floor space. The net loss of 1,496sqm of main town centre uses was however significantly contributed towards by a 1,464sqm loss of office floor space.
- Nag's Head Town Centre recorded a net gain of 1,239sqm in main Town Centre Uses; this was made up of net gains of 1,671sqm office and 57sqm A5 floor space. The net loss of 207sqm of A1 floor space is relatively significant, however this loss was made up of four permissions, including a change of use permission from A1 to a 262sqm student cluster flat.
- Archway Town Centre recorded a net loss of 7,804sqm in Town Centre Uses; this was largely due to the loss of 7,502sqm of office floor space at Hamlyn House. There were smaller net losses of A1 and A3 floor space equating to -302sqm.
- Finsbury Park Town Centre recorded the smallest net loss of any of Islington's four Town Centres at 238sqm. A net increase of 131sqm A1 and 292sqm in A3 floor space was counteracted by a net loss of 185sqm B1a floor space.

6.5. The FLP area saw a net increase of 1260sqm over all main Town Centre uses. This gain was largely due to a significant increase in D2 use floor space of 780sqm from two permissions: 585sqm gain at Triton Court, 14, Finsbury Square, Islington, London, EC2A 1BR, and 195sqm gain at Soho Gyms 122, Herbal Hill, Islington, London, EC1R 5DL. A 360sqm decrease in A4 use floor space corresponds with the London and nationwide challenges the A4 pub sector has experienced in recent years.

6.6. During the **2016/17** reporting year there was a net decrease of 7,410sqm Town Centre use floor space across all four Town Centres. The Finsbury Local Plan area however saw gains across the A1, A2, A3, A4, A5 and D2 uses, equating to 2,882sqm. However, a significant overall net decrease of main town centre uses of 14,628sqm here was caused by a loss of 17,510sqm of B1a floor space. This reporting year saw only Finsbury Park out of the four town centres achieve a gain in total Town Centre floor space use, largely due to a 794sqm increase in B1a floor space. Comparatively Archway experienced a 5,710sqm loss of B1a floor space, contributing largely to the general decrease across all Town Centres.

- Angel Town Centre received a net loss of 255sqm across all town centre uses with a 413sqm loss of A1 floor space contributing significantly to this. This loss of A1 floor space was largely a result of a 177sqm change of use from a sandwich shop to a restaurant in Chapel Market and a 117sqm change of use of the upper floors of a premises on Essex Road to a C3 dwelling. A3 use floor space did see gains of 177sqm.
- Nag's Head recorded a total 1,977sqm decrease over all town centre uses with a loss of 1,804 B1a use floor space contributing significantly to this.

- Archway had the biggest decrease in main Town Centre use floor space at 5879sqm with a loss of 5,710 B1a use floor space contributing significantly to this. A small gain of 21sqm in D2 floor space was the only gain Archway Town Centre saw.
- Finsbury Park had an overall gain of 701sqm largely comprised of 794sqm of B1a floor space but brought down slightly by losses of 93sqm A1 and 86sqm A3 floor space.

6.7. During the **2017/18** monitoring period a total of 9,570sqm of main Town Centre use floor space was lost. This was largely due to a decrease of 8256sqm of B1a floor space in Archway as a result of the development at 17 Highgate Hill into C3 dwellings.

- Angel Town Centre recorded a total loss of 397sqm main Town Centre use floor space. This comprised of a loss of 309sqm B1a and 156sqm A1 floor space. A small increase of 68sqm of A3 floor space was also recorded.
- Nag's Head had 878sqm reduction in overall floor space with a 736sqm loss of B1a contributing mostly to this. A5 uses saw a 181sqm loss as well as 190sqm of A2 floor space. A1 use floor space saw an increase of 39sqm.
- Archway had by far the most significant loss of overall floor space due to the loss of 8256sqm B1a floor space and 190sqm A2 use floor space with no net gains in any uses.
- Finsbury Park was the only Town Centre with an overall net gain at 151sqm floor space. This comprised of 187sqm net gain of A1 and 61sqm A2 floor space. This was offset slightly by a more modest 97sqm loss of B1a floor space.

6.8. The 2014/15 AMR reported a lesser decrease in overall Town Centre use floorspace, although as per this year, the decrease mainly stemmed from B1(a) losses. Since the start of the 2011/12 monitoring year to the 2015/16 monitoring year, nearly 28,000sqm of B1(a) floorspace has been lost in the Town Centres (although a significant amount of these losses were permitted prior to the adoption of the Core Strategy or as a result of office to residential PD rights).

6.9. The DM Policies and FLP (adopted in 2013) both place strong emphasis on retaining B1(a) floor space, particularly by ensuring that where loss of B1(a) is proposed, robust evidence is provided to justify this loss. However, the advent of office to residential PD rights makes protection of office floor space more difficult. In 2015/16, over 3,500sqm of the total loss of offices in Town Centres was through these PD rights. The 2016/17 and 2017/18 monitoring periods continue to show losses of office floor space through these PD rights.

6.10. Angel Town Centre lost the most A1 use floor space out of the four Town Centres over the three monitoring years. However, Angel is considered to be functioning as a healthy town centre with an appropriate retail mix. Archway Town Centre has been the primary contributor to the loss of B1(a) floor space due to significant residential development around the centre of Archway Town Centre. In future years it is expected to see Finsbury Park increase its B1(a) capacity, taking advantage of the excellent transport links in Finsbury Park Town Centre.

Indicator	Target	Progress
Core Strategy 14.3: Additions/losses of new hotels/visitor accommodation	Maintain or increase provision within town centres	
	2015/16:	✓
	2016/17:	✓
	2017/18:	✓
Source: LBI, Cdpsmart development monitoring system		

Indicator	Target	Progress
Development Management 4.11.1: Additions/losses of new hotels/visitor accommodation floorspace outside identified locations	0	
	2015/16:	✓
	2016/17:	✓
	2017/18:	✓
Source: LBI, Cdpsmart development monitoring system		

- 6.11. Hotels and other visitor accommodation can support retail and service uses and other uses such as cultural attractions. The Local Plan directs new hotels and visitor accommodation to Town Centres, the City Fringe Opportunity Area and areas within the CAZ which are in close proximity to national railway hubs.
- 6.12. During the 2015/16 monitoring period, there was a total net gain of 162 hotel/visitor accommodation bedrooms in the borough; in terms of floorspace, indicative figures show a net increase of 7,393sqm across the borough. The majority of this increase was from a single scheme in Archway Town Centre, involving the change of use of offices to a hotel comprising 157 hotel bedrooms. There was also an increase of 160sqm in Angel Town Centre. There were no gains or losses in hotel bedrooms in the Finsbury Park or Nags Head Town Centres.
- 6.13. Five apart-hotel bedrooms were completed during 2015/16, relating to a planning permission granted prior to the adoption of Islington's Development Management (DM) Policies. The DM Policies DPD affords preference to visitor accommodation that is designed, leased and operated as a hotel for temporary occupation, rather than quasi-residential visitor accommodation such as apart-hotels. Development of apart-hotels will therefore be monitored closely in future AMRs.
- 6.14. During the 2016/17 monitoring period, there was a total net gain of 486 hotel/visitor accommodation bedrooms. However, none of this increase was located outside of designated visitor accommodation locations which include Town Centres, City Fringe Opportunity Area, or 300m from railway hubs. This monitoring period saw no additional apart-hotel bedrooms.
- 6.15. During the 2017/18 monitoring period, there was a total net gain of 408 hotel/visitor accommodation bedrooms; in terms of floor space, indicative figures show a net increase of 9,029sqm. This increase was the result of a singular development at York Way adjacent to King's Cross station. The development at York Way comprises nearly half of the net increase in visitor accommodation in the whole borough over the monitoring periods since 2015/16.

Indicator	Target	Progress	
Development Management 4.2.1: Total net floorspace of entertainment and night-time activities (including A3, A4, A5 and D2 uses that happen in the evening or at night) approved:	(i) No target		
	2015/16:	~	
	2016/17:	~	
	2017/18:	~	
	(i) within Town Centres;		
	(ii) outside Town Centres (excluding Bunhill and Clerkenwell Key Area)	(ii) 0	
	2015/16:	x	
	2016/17:	x	
	2017/18:	x	
Source: LBI, Cdpsmart development monitoring system			

6.16. From applications granted in 2015/16, there was a net decrease of 142sqm of entertainment and night-time activity uses approved in Town Centres. The Bunhill and Clerkenwell key area is also a focal point for entertainment and night time activity uses. Outside of Town Centres and the Bunhill & Clerkenwell key area a net increase of 1,317sqm was recorded.

6.17. From applications granted in 2016/17, there was a net increase of 198sqm of entertainment and night-time activity uses approved in Town Centres. Outside of Town Centres and the Bunhill & Clerkenwell key area, a net increase of 888sqm was recorded.

6.18. From applications granted in 2017/18, there was a net increase of 249sqm of entertainment and night time activity uses approved in Town Centres. Outside of Town Centres and the Bunhill & Clerkenwell key area, a net increase of 551sqm was recorded.

Indicator	Target	Progress
Development Management 4.3.2: Number of applications for A5 use approved within 200 metres of primary or secondary schools.	0	
	2015/16:	✓
	2016/17:	x
	2017/18:	✓
Source: LBI, Cdpsmart development monitoring system		

6.19. During the 2015/16 monitoring period, no applications for A5 use were approved within 200 metres of a primary or secondary school. The 2016/17 monitoring period saw one approved application for A5 uses within 200m of primary and secondary schools. The 2017/18 monitoring period saw no approved applications within 200m of a primary or secondary school. The approved permission, P2015/2650/FUL was initially refused by Islington Council but subsequently approved at appeal. The inspector found that although the A5 use would be within 180m direct walking distance of St Andrews CoE Primary School, the access constraints, heavy traffic and actual walking time would unlikely attract significant custom from the primary school children.

Indicator	Target	Progress
Development Management 4.5.1: Proportion of units within Primary and Secondary frontages that are: (i) in A1 use; (ii) vacant.	Maintain 70% A1 use in Primary frontages in Major Town Centres; 60% in District Town Centres.	~
	Maintain 50% A1 use in Secondary frontages in all Town Centres	~
Source: LBI, Town Centre Retail Survey 2017		

Table 6.2 – Proportion of A1 units and vacant units in Town Centres and Primary/Secondary Frontages.

Town Centres	Monitoring date	Total units	A1 units	%	Vacant units	%	Net change (A1 %)	Net change (Vacant %)
Angel Town Centre	2015/16	659	292	45.4	36	5.6		
	2016/17	659	299	46.5	32	5	+1.1	-0.6
	2017/18	675	303	44.9	39	5.7	-1.6	+0.7
In Primary Frontages	2015/16	147	102	69	6	4		
	2016/17	147	103	70	3	2	+1	-2
	2017/18	147	100	68	8	5.4	-2	+3.4
In Secondary Frontages	2015/16	165	80	48.5	10	6.06		
	2016/17	165	85	51.5	8	4.8	3	-1.26
	2017/18	165	82	49.7	7	4.2	-1.8	-0.6
Nag's Head Town Centre	2015/16	314	166	52.8	34	10.8		
	2016/17	314	169	53.8	34	10.8	1	0
	2017/18	315	167	53	37	11.7	-0.8	+0.9
In Primary Frontages	2015/16	64	46	71.8	1	1.6		
	2016/17	64	46	71.8	2	3.1	0	1.5
	2017/18	64	46	71.8	0	0	0	-3.1
In Secondary Frontages	2015/16	180	94	52.2	22	12.2		
	2016/17	180	100	55.6	16	8.9	3.4	3.3
	2017/18	182	99	54.4	19	10.45	-1.2	+1.55
Archway Town Centre	2015/16	208	85	40.8	24	11.5		
	2016/17	208	89	42.7	21	10	+1.9	-1.5
	2017/18	208	88	42.3	23	11	-0.4	+2
In Primary Frontages	2015/16	42	21	50	5	11.9		
	2016/17	42	23	54.8	2	4.8	+4.8	-7.1
	2017/18	42	24	57.1	1	2.4	+2.3	-2.4
In Secondary Frontages	2015/16	83	38	45.8	1	1.2		
	2016/17	83	40	48	1	1.2	+2.2	0
	2017/18	83	38	45.8	5	6.02	-2.2	4.8
Finsbury Park Town Centre	2015/16	436	209	47.9	34	7.8		
	2016/17	436	215	49.3	38	8.7	1.4	+0.9
	2017/18	433	202	46.6	41	9.5	2.7	+0.8
In Primary Frontages	2015/16	162	105	64.8	9	5.5		
	2016/17	163	110	67.5	7	4.3	2.7	-1.2

	2017/18	163	105	64.4	14	8.6	3.1	4.3
In Secondary Frontages	2015/16	131	58	44.3	9	6.8		
	2016/17	130	60	46.2	12	9.2	1.9	2.4
	2017/18	134	57	42.5	14	10.4	3.7	1.2

- 6.20. All four Town Centres have a reasonable proportion of A1 units compared to the total number of units in the Town Centre. Archway has the lowest proportion at 40% and Nag's Head the highest at 53%. A1 is the predominant use in all centres, although the amount of A1 use varies between the four centres. Over the three monitoring periods in this AMR, the percentage of A1 units in primary frontages has consistently been varied across the Town Centres. Archway has never reached the minimum 60% A1 target for District Town Centres over the past three monitoring years, although does not significantly fall short. Finsbury Park on the other hand has sustained A1 levels well over the 60% minimum A1 target in its Primary Frontage, reaching 67.5% in the 2016/17 monitoring period. Nag's Head Primary Frontage has retained a constant proportion of A1 uses, exceeding the minimum target of 70% A1 over the three monitoring periods at 71.8%. Angel has fluctuated below its minimum 70% Primary Frontage A1 target, although Angel along with all three other town centres are deemed to be of sufficient health.
- 6.21. Archway and Finsbury Park have failed to exceed the proportion threshold 50% A1 for Secondary frontages over the three monitoring periods, although not by a significant amount. Nag's Head has consistently exceeded the threshold and Angel exceeding it in the 2016/17 monitoring period.
- 6.22. Based on exceeding policy thresholds Nag's Head would appear to demonstrate strongest demand for A1 units across both primary and secondary frontages, however this maybe due to the lower number of units, particularly in the primary frontages. Other indicators, vacancy for instance indicate the centre is similar to Islington's other town centres so Nag's Head cannot be considered exceptional.
- 6.23. Vacancy rates in Islington's Town Centres are all well below the national average of 13.9% (December 2013). A healthy vacancy rate for Islington that sustains vitality and viability whilst allowing some churn to occur is around 8%. Archway had undesirable vacancy rates in primary frontages in 2015/16 at 11.9% but in the latest monitoring period has been brought down to just 2.4%. Finsbury Park's vacancy rate has increased over the years to 8.6% however this is deemed healthy. Nag's Head consistently has the lowest vacancy rate out of all town centres and in 2017/18 had no vacant units in the primary frontage. Angel sustains a vacancy rate between 2% and 5.4%.

Indicator	Target	Progress
Development Management 4.9.1: Proportion of units within frontages on Fonthill Road and Camden Passage that are: (i) in A1 use; (ii) vacant.	(i) Above 70%	
	2015/16:	✓
	2016/17:	✓
	2017/18:	✓
	(ii) Below 5%	
	2015/16:	~
2016/17:	~	
2017/18:	x	
Source: LBI, Town Centre Retail Survey 2017		

6.24. Islington's Local Plan aims to protect and promote the role of specialist shopping areas in the borough. Two areas are specifically identified: Fonthill Road and Camden Passage.

Table 6.3: A1 Use and Vacancy Rate in specialist shopping areas

Monitoring year	Percentage of A1 use on Fonthill Road	Vacancy rate	Percentage of A1 use on Camden Passage	Vacancy rate
2015/16	84.4%	5.1%	76.4%	2.9%
2016/17	84.6%	5.1%	79.4%	2.9%
2017/18	79.5%	10.3%	80%	5.7%

6.25. This increase in vacancy rates are likely the result of 2017/18 being a challenging year for A1 retailing. The significant increase in vacancy rates in Fonthill Road may be due to the intensive development works taking place at the City North development which has inhibited accessibility and may have affected footfall.

Indicator	Target	Progress
Development Management 4.12.1: Net change in floorspace of cultural, community and social facilities/infrastructure (D1 use & D2 cultural/community uses)	Maintain or increase provision	
	2015/16:	✓
	2016/17:	x
	2017/18:	✓
Source: LBI, Cdpsmart development monitoring system		

6.26. In 2015/16, there was a net gain of 3,769sqm of cultural, community and social facilities / infrastructure (D1 uses and certain D2 cultural/community uses); this gain was formed of 1,426sqm net gain of D1 floorspace (from 8 schemes) and 2,343sqm net gain of D2 floorspace (from 9 schemes).

6.27. In 2016/17 there was a net loss of 11,347sqm of cultural, community and social facilities / infrastructure (D1 and D2 uses). This overall loss was formed of 11,747sqm net loss of

D1 floor space (from 13 schemes) and 400sqm net gain of D2 floor space (from 7 schemes). This significant loss in D1 floor space was due to the mixed use development at 263-289/2-16 Eden Grove, Holloway Road which saw a 13,583sqm loss of D1 floor space and redevelopment for student accommodation and ground floor mixed use (P2013/2963/FUL).

6.28. In 2017/18 there was a net gain of 3,746sqm of cultural, community and social facilities / infrastructure (D1 and D2 uses). This gain was formed of 2,767sqm net gain of D1 floor space (from 16 schemes) and 979sqm net gain of D2 floor space (from 6 schemes).

7. Heritage and urban design

Headlines

- No new conservation areas designated.
- Three new buildings/structures listed at Grade II – The Army and Navy Public House, War Memorial at Thornhill Road Gardens; and War Memorial at St Silas Church.
- No tall buildings over 30m permitted outside of identified locations.
- No developments permitted that infringe on the Mayor’s strategic views or Islington’s local protected views.

Local Plan objectives	<ul style="list-style-type: none"> • Protecting and enhancing Islington’s built and historic environment.
Core Strategy Policy	CS9
Development Management Policies	DM2.1, DM2.3 to DM2.5

7.1. Islington has a rich heritage of buildings and spaces which have been maintained and enhanced by the designation of Conservation Areas and listed buildings over much of the borough.

Indicator	Target	Progress
Development Management 2.1.2: Number of buildings over 30 metres approved outside Bunhill & Clerkenwell Key Area	0	
Source: LBI Design & Conservation; assessment of Major planning applications		

7.2. There were no buildings of over 30m in height approved outside Bunhill and Clerkenwell during the period 2015/16 to 2017/18.

8. Sustainable design

Headlines

- An overall contribution of £ 7.2 million towards carbon offsetting was negotiated from major development over the three year monitoring period

Local Plan objectives	<ul style="list-style-type: none"> • Minimising the borough's contribution to climate change and ensuring we are able to cope with the effects of a changing climate. • Reducing Islington's impact on the environment by using resources, including energy, water and other materials, as efficiently as possible. • Encourage walking and cycling over public transport use and encouraging all of these over car use. • Delivering high quality, multi-functional green infrastructure alongside development throughout the borough. • Promoting waste minimisation, re-use, recycling, composting and resource efficiency over landfill.
Core Strategy Policies	CS10, CS11
Development Management Policies	DM 6.5, DM6.6, DM7.1 to DM7.5
Environmental Design SPD	Detailed guidance on key sustainable design topics including minimising energy use and carbon emissions, sustainable building standards, minimising water consumption, enhancing biodiversity, climate change adaptation, sustainable materials, and operational sustainability.

Sustainable design

8.1. Core Strategy Policy CS10 seeks to minimise Islington's contribution to climate change and ensure that the borough develops in a way which respects environmental limits and improves quality of life. It aims to achieve this through:

- securing zero carbon development;
- strong performance on national sustainable building standards;
- best practice water efficiency;
- protection and enhancement of ecology;
- adaptation to climate change;
- use of low impact materials; and
- design for sustainability in use (including by encouraging sustainable transport choices).

8.2. The Core Strategy provides a strong policy foundation to meet these objectives through the application of specific sustainable design policies, which was further strengthened by the adoption of the DM Policies DPD in June 2013, and the Environmental Design SPD in 2012. The DM Policies expand upon the objectives set out in the Core Strategy by setting minimum sustainability standards and best practice sustainable design criterion. The Environmental Design SPD provides detailed guidance on key sustainable design topics and sets out the price of carbon for the Local Carbon Fund.

Indicator	Target	Progress
Core Strategy 10.6: Financial contributions to offsetting CO₂ emissions secured from new development	All development requiring offset contribution	
Source: LBI, E & R Planning Policy audit of Major applications; LBI E & R, S106 Team		

- 8.3. Core Strategy Policy CS10 requires major developments to offset all remaining operational CO₂ emissions (after onsite measures have been implemented) associated with a scheme through a financial contribution towards measures which reduce CO₂ emissions from the existing building stock.
- 8.4. The carbon offset element of Core Strategy Policy CS10 is reliant on a pricing mechanism set out in the Environmental Design SPD, which sets the price per tonne of carbon. The Environmental Design SPD was adopted in October 2012, which meant any major application submitted after this date was subject to the full requirements of policy CS10.
- 8.5. An overall contribution of £ 7.2 million towards carbon offsetting was negotiated from major development over the three year monitoring period from 01/04/2015 to 31/03/2018

Table 8.1: Funding secured through planning obligation for Carbon offset

Carbon offset (major developments)		
Monitoring year	Negotiated	Received
2015/16	£2.3m	£2.2m
2016/17	£3.1m	£1.8m
2017/18	£1.8m	£1.6m

9. Open space, play and sport

Headlines	
	<ul style="list-style-type: none"> ○ The only change to the quantity of publicly accessible open space in the borough for the monitoring period 2015/16, 2016/17, and 2017/18 was the creation of Navigator Square. ○ No net loss or gain of Sites of Importance for Nature Conservation (SINCs) was recorded for the monitoring period 2015/16, 2016/17, and 2017/18

Core Strategy objectives	<ul style="list-style-type: none"> • Minimising the borough’s contribution to climate change and ensuring we are able to cope with the effects of a changing climate. • Delivering high quality, multi-functional green infrastructure alongside development throughout the borough. • Protecting and enhancing biodiversity in the borough and increasing access to nature.
Core Strategy Policies	CS15, CS16 and CS17
Development Management Policies	DM6.1 to DM6.5

Indicator	Target	Trend
Core Strategy 15.2: Quantity of publicly accessible open space (ha)	Increase over lifetime of plan	~
Source: LBI Greenspace Asset Register		

- 9.1. Open space provides a number of important functions for residents and visitors to the borough. As spaces of play, relaxation and exercise, they are important for mental and physical health. Islington is the most densely populated local authority in England and Wales (ONS 2011 Census table QS102EW); therefore, preserving and enhancing existing open spaces and maximising opportunities for new open space is vitally important.
- 9.2. According to the Islington Open Space, sport and Recreation Study 2009 there are a total of 91 parks and gardens in the borough. These include 1 strategic park, 7 major parks and gardens, 23 small local parks and gardens and 60 neighbourhood gardens /squares. These sites cover a total area of 53ha (excluding the 11 ha occupied by play, youth or outdoor sports facilities within parks and gardens) which accounts for 53.5% of the open space provision in Islington and equates to 0.279ha per 1000 population. Of these sites the vast majority (80 in total, representing 97% of the total area) are fully accessible, a further 10 are limited in access (may be restricted due to locked gates or the garden is only accessible to certain residents) and one is not publicly accessible.

Table 9.1: Existing Provision of Parks and Gardens

Hierarchy	Number of sites	Area of sites (ha)	Current population	Existing provision per 1000 population (ha)
A*. Strategic parks	1	10.113	191,300	0.053
A1. Major parks and gardens	7	16.117	191,300	0.084
A2. Small local parks and gardens	23	16.072	191,300	0.084
A3. Neighbourhood gardens / squares	60	11.072	191,300	0.058
TOTAL	91	53.374	191,300	0.279

9.3. This indicator includes all open spaces that are managed by the council and accessible to the general public. It does not include private open spaces such as those on estates that are normally used by residents only. The only change to the quantity of publicly accessible open space in the borough for the monitoring period 2015/16, 2016/17, and 2017/18 was the creation of Navigator Square.

9.4. A new public space called Navigator Square was created in 2017 in Archway. The new space was created from Archway Close as part of the project to remove the gyratory system from the area. The new public space is a paved pedestrianised area and is also home to a street market. The Council will designate this area as an open space under the Local Plan.

Indicator	Target	Trend
Core Strategy 15.3: Additions to open space provision in the borough	Maintain or increase provision, particularly in priority areas	✓
Source: LBI, Cdpsmart development monitoring system		

9.5. This indicator monitors the development of additional open space, both space which is managed by the council's Greenspace team; and additions of open space from new developments which are not managed by the council. Table 9.2 below lists all schemes which were completed between 2015/16 and 2017/18 which involved loss or gain of open space in Islington.

Table 9.2: Schemes adding open space completed during monitoring period

Address and permission reference	Open space	Notes
Electricity Sub Station and surrounding land South West Corner of 43-48, Claremont Close, Islington, London, N1 P2015/2422/FUL	145sqm	Conversion of an electricity substation and land to garden with a shed. The space is not publicly accessible.
Hilldrop Community Centre, Hilldrop Road, Islington, London, N7 0JE P2014/2629/FUL	290sqm	Conversion of part of existing residential car park to a community food growing garden. The space is not publicly accessible.
Early Years Unit, St Mark'S Primary School, 175, Sussex Way, Islington, London, N19 4JF P2015/1251/FUL	74sqm	Replacement of the existing nursery school building (404sqm) with a new slightly smaller early years unit building (330sqm) which results in 74sqm new open space in the grounds to the building. The space is not publicly accessible.

89, Crayford Road, Islington, London, N7 0NE P111630	198sqm	This residential scheme includes provision of communal gardens to each end of the site totalling 198sqm. This communal garden is only accessible to those in the development and not the general public.
1, Lyon Street, Islington, London, N1 1DG P121979	364sqm	Redevelopment of the former Lyon Street Area Housing Office comprising the erection of a 4 storey residential development consisting 20 homes. 356sqm of communal open space is provided on site. The new space is not publically accessible.
Garages opposite Emberton Court & rear of Mulberry Court,, Brunswick Close Estate:, St. John Street &, 18 Tompion Street, Islington, London, EC1 P2013/0063/FUL	121sqm	Demolition of existing garages and oil tank building to provide 13 new homes. The oil tank building will be replaced with 121 sqm of green space on estate land and while accessible to the public is intended for use by the residents of the estate.

Indicator	Target	Trend
Core Strategy 15.5: Loss and gain of Sites of Importance for Nature Conservation (SINCs)	No net loss	
Source: LBI Greenspace, Borough Ecology Survey 2011; LBI Planning Policy audit of planning applications		

- 9.6. Sites of Importance for Nature Conservation (SINCs) come in many forms; most are parks but they also include cemeteries, church yards, school grounds, the Regents Canal, spaces on housing estates and rail side land. SINCs are designated and provide additional protection through the planning process. Islington has three SINCs which are Metropolitan grade (i.e. of London-wide importance) because of the nature they support¹¹.
- 9.7. A comprehensive review of the borough's ecological sites was completed in early 2011. This made recommendations for boundary changes to existing SINCs to reflect losses and gains since they were last comprehensively assessed over 20 years ago. Through this review a number of new SINCs were identified which were then designated in the Local Plan (in the Development Management Policies document); this created a new baseline of 917,656sqm of designated SINC area (the previous baseline was 792,812sqm).
- 9.8. One development was permitted in 2015/16 resulting in the loss of 1,277sqm of designated SINC area. The SINC, at 351 Caledonian Road, was heavily colonised by invasive Japanese Knotweed and it was determined that the benefits of the scheme, which included eradicating the Japanese Knotweed and opening the previously inaccessible site to the public, outweighed the loss in SINC area.

Indicator	Target	Trend
Core Strategy 17.1: Additions/losses and improvements to sports facilities in the borough including progress on	Maintain/improve and increase provision. Identified refurbishments /	✓

¹¹ Islington Biodiversity Strategy 2010-2013

Queensland Road, Finsbury Leisure Centre and Sobell Centre redevelopments to be achieved within lifetime of plan

Source: LBI Greenspace and Leisure Services

9.9. The provision of sports and recreation facilities is important for improving health in the borough, as well as opportunities for recreation. Over the monitoring period:

- Work to expand the fitness gym, install new sauna and steam facilities and improve the reception at Archway Leisure Centre was completed
- Two squash courts were reopened at Ironmonger Row Baths and the exercise class programme was moved into Finsbury Leisure Centre to allow the gym at Ironmonger Row Baths to expand, in response to a growth in usage.
- Work was undertaken at Rosemary Gardens to improve the surfacing of the tennis courts.

9.10. Improvements are also planned or underway on the following facilities, to be reported on in future years:

- Islington Tennis Centre – work to expand the health and fitness offer and upgrade the reception, changing facilities and health suite.
- Sobell Leisure Centre – improvements to include a new boxing room, upgrade to Junior Gym, expansion of fitness gym and refurbishment of changing, school and club rooms.
- Highbury Pool – works to expand Highbury Pool including a first floor addition and new reception building.

10. Implementation, infrastructure and planning obligations

Headlines	
<ul style="list-style-type: none"> • £18.6m received through CIL over three year period between 2015 and 2018. <ul style="list-style-type: none"> ○ £3,201,440 received through CIL in 2015/16, ○ £7,166,389 received through CIL in 2016/17, ○ £8,247,191 received through CIL in 2017/18. • £ 19.5m secured for non-infrastructure facilities 	

Local Plan objectives	<ul style="list-style-type: none"> • Tackling inequality and exclusion and seeking to ensure that local residents share in the prosperity of Islington. • Securing a supply of housing which encourages mixed communities, where the main priority will be maximising provision of social rented housing. Mixed communities include, (but are not limited to), different tenures, household sizes, and ages (including families, older people and disabled people) • Promoting neighbourhoods that support a sense of wellbeing, specifically to reduce health inequalities in the borough by encouraging healthy choices including the use of open spaces, play opportunities and access to both high quality sports facilities and health care facilities. • Improving transport connections to ensure that public transport capacity is sufficient to meet the needs of those who live, work and study in the borough and that capacity is also sufficient to allow access to work, study and leisure opportunities beyond the borough.
Core Strategy Policies	CS18, CS19
Development Management policies	DM9.1 to DM9.3

Indicator	Target	Progress
Development Management 9.1.1: Funding secured through planning obligations for non-infrastructure facilities by type (e.g. off-site provision of affordable housing).	No target	
Source: LBI E & R, S106 Team		

10.1. A total of over £ 19.5 million was negotiated through planning obligations for non-infrastructure facilities for the three year period between 2015 and 2018. This is broken down into off-site affordable housing contributions and carbon offsetting contributions.

10.2. Of this total, £ 12.3 million was negotiated in affordable housing contributions from small sites in the monitoring period for 2015 to 2018; the level and threshold for these contributions is set out in the Affordable Housing Small Sites Contributions SPD, adopted in October 2012.

10.3. An overall of £ 7.2 million towards carbon offsetting was negotiated from small sites and major development for a three year period between 01/04/2015 and 31/03/2018; the level and threshold for these contributions is set out in the Environmental Design SPD, adopted in October 2012.

Table 10.1: Funding secured through planning obligation for non-infrastructure facilities

Monitoring year	Affordable Housing (small sites only)		Carbon offset (small sites and major developments)	
	Negotiated	Received	Negotiated	Received
2015/16	£5.5m	£2.1m	£2.3m	£2.2m
2016/17	£2.8m	£3m	£3.1m	£1.8m
2017/18	£4m	£3.1m	£1.8m	£1.6m

11. Accessible and adaptable Housing

Headlines	
<ul style="list-style-type: none"> Overall, the level of new housing (both major and minor schemes) which was wheelchair accessible or adaptable and met the general needs adaptable standard fell over the three year monitoring period, from 6% to 3% for WAU and from 76% to 36% for general needs adaptable; this includes a significant number of schemes where planning policies could not be applied, e.g. office to residential prior approval applications. In 2015/16 for schemes where accessible housing policies could be applied, 6.8% of new housing completed was wheelchair accessible or adaptable and 89.5% met general needs adaptable standard. In 2016/17 this fell to 5% wheelchair accessible or adaptable and 52% general needs adaptable but increased to 9.7% and 99% in 2017/18. 	

Core Strategy objectives	<ul style="list-style-type: none"> Ensure all new development and the spaces around it provide a high-quality environment that is accessible to all residents, employees and visitors
Core Strategy Policy	CS12, CS14
Development Management Policies	DM2.2, DM3.4, DM 3.9, DM4.11

- 11.1. Islington have adopted and implemented a range of housing design policies in the Development Management Policies (adopted 2013) intended to create a new generation of flexible homes.
- 11.2. In March 2015, a Ministerial Statement announced a rationalisation of ‘the many differing existing standards into a simpler, streamlined system which will reduce burdens and help bring forward much needed new homes’. This came into force on 1 October 2015 and would comprise new additional optional Building Regulations on water and access, and a new national space standard. The optional new national standards should only be required through any new Local Plan policies if they address a clearly evidenced need.
- 11.3. The Mayor published minor alterations to the London Plan (MALP) on 14 March 2016 to reflect this change in national policy, having demonstrated a universal need for adaptable housing and a continuing need for 10% of all new housing to be wheelchair accessible. Islington, naturally, implements this policy within the context of its wider inclusive design policies.
- 11.4. These policy changes, affect the monitoring of planning outcomes over the 2016-18 period. Completions recorded reflect a mix of pre and post Ministerial Statement and pre and post MALP approvals. For the purposes of this reporting round, Islington’s flexible homes will be considered to be equivalent to Category 2 units and Islington’s wheelchair accessible homes equivalent to Category 3 units, as set out in M4(2) and M4(3) of the Approved Document M: Dwellings, respectively.

Indicator	Target	Progress
Core Strategy 12.8: Number and proportion of housing schemes that provide:	(i) 10%	✗
(i) wheelchair housing; and	(ii) 100%	✗
(ii) meet flexible homes standards		
Source: LBI, Cdpsmart development monitoring system; Planning Application searches, analysis of Decision Notices, Design & Access Statements and Inclusive Design Officer comments		

2015/16: Wheelchair accessible units and Lifetime Homes delivered

- 11.5. In 2015/16, 15 major schemes (10 or more units for the purpose of this indicator) delivered a total of 1,063 residential units (gross). Of these major schemes, 2 were Prior Approvals and 1 was for a Certificate of Lawfulness (CoL). In addition there were a total of 91 minor schemes (fewer than 10 units for the purposes of this indicator) delivering a total of 282 residential units (gross), of which 12 schemes (delivering 37 residential units) were Prior Approvals and 25 schemes (delivering 68 residential units) were for a CoL. This resulted in 13 major schemes and 54 minor schemes (less than half the total number of minor schemes) where Inclusive Design policies could be applied.
- 11.6. Overall, 6% of new housing (major and minor schemes) completed was wheelchair accessible and 89% met Lifetime Homes standard. This is well below the required 10% for wheelchair housing and 100% for Lifetime Homes. For schemes (major and minor) where Inclusive Design policies could be applied, 6.7% of new housing completed was wheelchair accessible and 89.5% met the Lifetime Homes standard. However, it should be noted that where there are alterations to existing buildings to create dwellings (as is the case with a significant number of minor applications in particular), it may not be feasible to comply with all Lifetime Homes requirements.
- 11.7. Generally speaking, wheelchair accessible housing is unlikely to be required in minor schemes. Considering just major schemes where Inclusive Design policies could be applied, 8% of new housing completed was wheelchair accessible and 98% met Lifetime Homes standards.
- 11.8. A high number of units (36) on minor schemes were approved under Permitted Development rights where the only matters considered are those of flooding, highways and contamination, and therefore Inclusive Design standards could not be applied. A total of 68 units were delivered through a 'Certificate of Lawfulness', which determine the lawfulness of an already existing use, therefore it is not possible to apply Inclusive Design standards.

2016/17: Wheelchair accessible units and Lifetime Homes delivered

- 11.9. In 2016/17, 11 major schemes (10 or more units for the purpose of this indicator) delivered a total of 839 residential units (gross). Of these major schemes, 4 were Prior Approvals and 2 were for a Certificate of Lawfulness (CoL). In addition there were a total of 62 minor schemes (fewer than 10 units for the purposes of this indicator) delivering a total of 334 residential units (gross), of which 14 schemes (delivering 55 residential units) were Prior Approvals and 19 schemes (delivering 43 residential units) were for a CoL. This resulted in 5 major schemes and 29 minor schemes (less than half the total number of minor schemes) where Inclusive Design policies could be applied.

- 11.10. Overall, 4% of new housing (major and minor schemes) completed was wheelchair accessible and 46% met Lifetime Homes standard. This is well below the required 10% for wheelchair housing and 100% for Lifetime Homes. However, it should be noted that where there are alterations to existing buildings to create dwellings (as is the case with a significant number of minor applications in particular), it may not be feasible to comply with all Lifetime Homes requirements.
- 11.11. Generally speaking, wheelchair accessible housing is unlikely to be required in minor schemes. Considering just major schemes where Inclusive Design policies could be applied, 5% of new housing completed was wheelchair accessible and 52% met Lifetime Homes standards.
- 11.12. A high number of units (55) on minor schemes were approved under Permitted Development rights where the only matters considered are those of flooding, highways and contamination, and therefore Inclusive Design standards could not be applied. A total of 66 units were delivered through a 'Certificate of Lawfulness', which determine the lawfulness of an already existing use, therefore it is not possible to apply Inclusive Design standards.

2017/18: Wheelchair accessible units and Lifetime Homes delivered

- 11.13. In 2017/18, 5 major schemes (10 or more units for the purpose of this indicator) delivered a total of 263 residential units (gross). Of these major schemes, 1 was a Prior Approval. In addition, there were a total of 57 minor schemes (fewer than 10 units for the purposes of this indicator) delivering a total of 178 residential units (gross), of which 6 schemes (delivering 23 residential units) were Prior Approvals and 15 schemes (delivering 31 residential units) were for a CoL. This resulted in 5 major schemes and 57 minor schemes where Inclusive Design policies could be applied.
- 11.14. Overall, 3% of new housing (major and minor schemes) completed was wheelchair accessible and 36% met Lifetime Homes standard. This is well below the required 10% for wheelchair housing and 100% for Lifetime Homes. However, it should be noted that where there are alterations to existing buildings to create dwellings (as is the case with a significant number of minor applications in particular), it may not be feasible to comply with all Lifetime Homes requirements.
- 11.15. Generally speaking, wheelchair accessible housing is unlikely to be required in minor schemes. Considering just major schemes where Inclusive Design policies could be applied, 9.7% of new housing completed was wheelchair accessible and 99% met Lifetime Homes standards.
- 11.16. A higher number of units (150) on one major prior approval than via the full planning permission were permitted in this monitoring year. Schemes approved under Permitted Development rights only consider the following issues: flooding, highways and contamination - Inclusive Design standards are not be applied. A total of 31 units were delivered through a 'Certificate of Lawfulness', which determine the lawfulness of an already existing use, therefore it is not possible to apply Inclusive Design standards

12. Site Allocations

Headlines	
<ul style="list-style-type: none"> • A number of allocated sites have received planning permission or started/completed development. • Several allocated sites have extant office to residential prior approval permissions, which may compromise the overarching objectives of the site allocations. 	

Local Plan objectives	<ul style="list-style-type: none"> • Identify sites that are considered important in delivering the policies and objectives of the Core Strategy. • Set the principles for future development or use of those sites, in line with relevant Local Plan policies.
Site Allocations policies	Various

12.1. This following table summarises the status of certain sites allocated in Islington’s Local Plan, as of the end of the 2017/18 monitoring year.

Key Area	Allocation reference and name	Status	Update
Archway	ARCH1: Archway Tower and Island site (the Core Site)	Development completed (part of site)	A prior approval was completed in relation to the third and final large block for redevelopment, Hill House, for the change of use of floors ground to 4 and 6 to 11 from offices to create 147 residential units (permission ref: P2017/2795/PRA).
	FP1: Finsbury Park Core Site	Development started for main part of site (P092492) and other parts already completed.	Continued implementation of the large mixed use development on site A (City North, permission ref: P092492) which includes 355 residential units, 2,172sqm office (B1) floorspace, 436sqm of restaurant/café floorspace and 9,665sqm of flexible floorspace for retail (A1-A4), gym (D2) and/or office, alongside public realm and public amenity space. Delay in delivery of residential units on this site has been identified in Housing Delivery Test Action Plan as a contributing factor impacting on overall housing delivery in Islington. Development of site B (John Jones, permission ref: P100197) for 15 residential units, 5,280sqm of light industrial (B1), 267sqm of retail and 475 student bedrooms was completed during the 2015/16 monitoring year. Subsequent redevelopment of part of the new John Jones Arts Building at Morris Place (former site B) (P2015/3078/FUL) for change of use from B1(c) to A3 (cafe/restaurant use) and change from ancillary storage to B1(c) office floor space was completed in the 2015/16 monitoring year. Change of use application (P2018/0375/FUL) granted 27/03/2018 for change of use from 1212sqm D2 to 606sqm B1a and 606sqm D2.
	FP3: 185-187 Isledon Road	Development complete	Permission ref: P2013/4582/FUL for demolition of existing hotel and replacement with 104 bedroom hotel completed 22/07/2016 (2016/17 monitoring period)

Key Area	Allocation reference and name	Status	Update
Nag's Head and Holloway Road	FP4: 97-103 Fonthill Road	Development complete	Permission ref: P2013/2849/FUL for mixed-use development with 4 retail units (459sqm) and 9 residential units started 08/12/2014 (2014/15 monitoring period).
	FP5: Highbury Vale Police Station, 211 Blackstock Road	P2013/4778/FUL Development completed; P2014/1294/FUL development started	<p>Completion of permission (ref: P2013/4778/FUL) on rear part of site of former police station for six dwellings during 19/10/2016 (2016/17 monitoring period).</p> <p>Permission (ref: P2014/1294/FUL) started for change from Sui Generis to part D2, four flexible A1, A2, D1, B1 units and eight residential units. Development started 30/06/2016.</p> <p>P2016/1249/S73 application for change of use of the ground floor from Class D2 to Class A1 use and the provision of loading bay on Blackstock Road, refused and subsequent appeal dismissed.</p>
	FP7: 107-129 Seven Sisters Road	Development started	<p>Continued implementation of permission (ref: P2013/1262/FUL) for National Grid substation, alongside mixed use development of 44 residential units and 4 commercial units (around 500sqm) at ground floor.</p> <p>Continued implementation including Minor Material Amendment section 73 (P2017/2283/S73) for amalgamation of commercial units for D1 use and 4 additional 1-bedroom units and other amendments to planning consent P2013/1262/FUL.</p>
	NH1: Morrison's supermarket, Hertslet Road, and 8-32 Seven Sisters Road	Development completed (part of site)	<p>P2017/2553/FUL Installation of new shop fronts at Nag's Head covered market and installation of windows in central void. Subsequent Certificate of Lawfulness (P2017/4532/COL) (Existing) for the retention of existing first floor mezzanine level as an extension to the existing covered market in sui generis use.</p>
	NH3: 254-268 Holloway Road	Development completed (part of site)	Development to change the use of a key building within the site (permission P2013/4784/PRA) from offices to 27 residential units, granted through office-to-residential permitted development rights, was completed during the monitoring period.

Key Area	Allocation reference and name	Status	Update
			The objectives of the site allocation of achieving an improved retail and business offer to contribute to the viability of the town centre may therefore be difficult to achieve.
	NH4: 443-453 Holloway Road, N7 6LJ	Permissions lapsed and withdrawn	Planning permission P2013/3213/FUL [lapsed] and not started. Prior approval for office to residential P2014/4684/PRA refused. New planning application P2018/1812/FUL for 443-449 Holloway Road 'the Billiard Factory' for conversion to office floorspace withdrawn.
	NH5: Territorial Army Centre, Parkhurst Road	Permissions refused	Refused planning applications P2013/4950/FUL for 112 units and P2016/0275/FUL for 96 units. Both decisions were appealed and dismissed. Subsequent high court challenge upheld the decisions on both applications. New application P2018/4197/FUL registered December 2018.
	NH6: 2, 4 & 4A, Tufnell Park Road and rear of Odeon Cinema	Development completed	Permission P100956 for redevelopment of site for residential units (31 flats) and 587m2 of commercial (B1/A1/A2) space in use as clothing wholesale. Completed in 2015/16 financial year.
	NH7: Islington Scout Hut, 319 Holloway Road	Development completed	Development of permission (P121054) for scout centre/community facilities (800sqm) and 34 residential units was completed during the 2015/16 monitoring year.
	NH8: Pollard Close Allotments	Development completed	The allotments were created in April 2010 numbering 27 plots each approximately 20sqm.
	NH10: Ada Lewis House. 1 Dalmeny Avenue	Development started	Permission P2013/1564/FUL for redevelopment of site for residential units (45 flats). Development started in 2016/17 monitoring year.
	NH11: Heywood House Hotel	Development completed	Building refurbished to enable continuation existing use as visitor accommodation with various minor consents relating to external alterations to reflect this.

Key Area	Allocation reference and name	Status	Update
Highbury Corner and Holloway Road	HC01: 85 Canonbury Road, N1 2DG	Development completed	Planning permission (P121277) for demolition of existing building and erection of two buildings for 90 residential units and element of A1 use completed in 2015/16 financial year.
	HC02: 12-30 Highbury Corner. 2-50 Holloway Road (including 3, 3A and 4 Highbury Crescent), N7	Two prior approval applications completed and one full permission completed	<p>Prior approval (2013/4830/PRA) for the conversion of 2,418sqm of office space at Highbury House to 35 residential units completed in 2014/15 financial year.</p> <p>Prior approval (2013/4779/PRA) for the conversion of 577sqm of office space at 4 Highbury Crescent to 7 residential units complete in 2015/16 financial year.</p>
	HC3: 263-289 and 2-16 Eden Grove, Holloway Road, Islington, London, N7 6NE	Development of site C complete. Development of site D started. Additional application granted site A. Application refused site E.	<p>Planning permission (ref: P2013/2963/FUL) for demolition of existing buildings (site C) with replacement new building providing 1135sqm flexible commercial space (A1/A2/A3/D1) and 180sqm D1 space at ground floor, plus 862 rooms of student accommodation completed in 2016/17 financial year.</p> <p>Minor Material Amendment (P2017/3329/S73) which includes changes to the internal layout and insertion of mezzanine floor, and an increase in the quantum of bedrooms, currently under construction</p> <p>Planning permission (P2017/1383/FUL) for additional two storeys and other alterations to J block on the Metropolitan University campus (site A) to create additional educational space. Granted June 2018.</p> <p>Site D Planning permission (P120351) for part 8, part 12 storey building to provide student accommodation (comprising 212 beds) and 430 sqm. of flexible Class A space at ground floor. Completed 2018/19 financial year.</p>

Key Area	Allocation reference and name	Status	Update
Angel and Upper Street			Site E 45 Hornsey Road. Planning consent P110486 for 25 storey student accommodation and other uses. Decision to quash appeal award made by High Court June 2015.
	HC5: Queensland Road	Development completed	Work completed on permission (ref: P092187), providing 1,675sqm of commercial space and a 1,600sqm sports centre. The residential element of the scheme, which delivered 729 residential units, was completed in the previous monitoring years – 2013/14 and 2014/15. Whereas the non-residential floorspace was completed in the 2015/16 monitoring year.
	HC6: Highbury and Islington Station and Corsica Street	Development ongoing	Demolition of post office and improvements to station entrance and forecourt as part of wider Highbury Corner Roundabout improvements.
	AUS1: Almeida Street sorting office and Former North London Mail Centre	Development ongoing	Continued implementation of extant permissions ref: P052245 and ref: P090774. These permissions are for a mixed use development providing 263 residential units, retail, business and leisure space. Delay in delivery of residential units on this site has been identified in Housing Delivery Test Action Plan as a contributing factor impacting on overall housing delivery in Islington.
	Site AUS3 65-70 White Lion Street	Development started	Development permission P2015/4922/FUL was started in monitoring year 2017/18 for the erection of a part three, four and five storey building plus basement comprising 4,233 sq m (GIA) of B1 (business) floorspace. This permission fully supersedes P110256
King's Cross and Pentonville Road	Site AUS4 Islington High St/Chapel Market/White Lion Street, N1	Permission granted	Part of the site at 90-92 White Lion Street granted planning permission P2016/0197/FUL in monitoring year 2017/18 for five storey building to provide A3 (restaurant) on basement and ground floor, B1 (office) on 1st, 2nd and 3rd floors and 1no. 3 bedroom residential unit on the top floor.
	KC1: Business Centre , 4-8, Rodney Street, Islington, London, N1 9JH & 130 - 134, Pentonville Road, N1 9JE	Development ongoing at both sites	Work ongoing at 130-154, 154A, Pentonville Road to redevelop the site to provide mixed use development of 3,879sq m (GIA) of a Car Hire, 873sq m (GIA) of office and 118 residential units (permission ref: P2014/1017/FUL).

Key Area	Allocation reference and name	Status	Update
Other important sites			Work has started to redevelop 4-8 Rodney Street for a mixed use development comprising of 2,601 square metres (GEA) of Use Class B1 office floorspace and 1,208 square metres (GEA) of D1 education space.
	KC2: King's Cross Triangle, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1	Permission granted	P2016/1030/RMS which relates to buildings W1 and W2 approved 14/10/2016. Work has not commenced on site. Delay in delivery of residential units on this site has been identified in Housing Delivery Test Action Plan as a contributing factor impacting on overall housing delivery in Islington.
	KC3: Formerly known as 62-68, 64-66 York Way, 68 York Way, York Way, and 3 Crinan Street, Islington, London, N1 9AG	Development completed	The redevelopment of the site to provide 316sqm of retail at ground floor and 408 hotel rooms above completed in the 2017/18 financial year
	KC4: 176-178 York Way, N1	Permission granted	Planning permission granted in the 2015/16 monitoring year at 57-65 Randell's Road for the demolition of the existing garage/workshop and the erection of a four storey plus basement building to provide commercial (B1) space at ground floor and basement and residential use on the four upper floors.
	KC5: Gifford Street Railway Embankment, 351 Caledonian Road, N1 1DW	Development started	Permission granted (ref: P2014/0609/FUL) in the 2015/16 financial year and work commenced in 2015/16 on the redevelopment of the site to provide 156 residential units and a 41sqm A1/A2/A3 commercial unit at ground floor level.
	OIS2: Hilldrop Community Centre, Hilldrop Road, Islington, London, N7 0JE	Development completed	Development completed in the 2016/17 financial year on permission (ref: P2014/2629/FUL) to convert part of existing residential car park to a community food growing garden.
	OIS4: 174-178 Courtauld Road	Development completed	Development completed during the 2015/16 monitoring year on two permissions for this site, delivering 52 residential units in total: <ul style="list-style-type: none"> • Ref: P121242 for the west side of site. Ref: P2012/0194/FUL for the east side of site.
	OIS7: 1 Kingsland Passage and the BT	Permission granted	Permission (ref: P2016/4155/FUL) granted in the 2017/18 financial year for 360.2 sqm (GIA) of additional office floorspace (Use Class

Key Area	Allocation reference and name	Status	Update
	Telephone Exchange, Kingsland Green, E8		B1a), including part infill of the existing cycle yard, with roof extension above, to the front/east elevation of the building to extend the building.
	OIS10: Ashmount School, Ashmount Road, N19 3BH	Two developments: one completed, one started Permission granted	<p>Permission granted for two schemes on this site during the monitoring year:</p> <ul style="list-style-type: none"> • Ref P2015/1089/FUL for the demolition of the former school building and erection of a new 3-storey, flat roofed school building to accommodate Whitehall Park School completed in the 2016/17 financial year. <p>Ref P2015/2913/FUL for the demolition of the existing buildings on the southern part of the former Ashmount School site and the erection of 46 residential units has started.</p>

Key area	Allocation reference and name	Status	Update
Bunhill and Clerkenwell	BC1: City University London, Northampton Square	Completed	P2017/0197/FUL Refurbishment of the Drysdale Building on Spencer Street, including a new main entrance on the southern elevation, the relocation of ground floor plant equipment to the roof and the provision of new plant equipment to the ground floor, the addition of an internal mezzanine to provide 170sqm of new floorspace, the relocation of bike racks, the installation of grills to the eastern elevation windows, new windows at ground floor on the north, south and western elevations and the installation of new furniture to the south of the building.
Bunhill and Clerkenwell	BC2: City University London, Sebastian Street	Started	P2013/2733/FUL Redevelopment of the site involving the demolition of the Parkes Building and Health Centre, the partial demolition of the Goswell Place building, the erection of a single storey roof extension to the Myddleton building and a part 7 storey, part 4 storey, part 2 storey building [above ground] with a 2 storey basement, comprising 7,296 sq m of D1 educational use, cycle parking, ancillary works and associated landscaping and public realm improvements.
Bunhill and Clerkenwell	BC3: Brunswick Estate lock-up garages	Completed	P2013/0063/FUL Demolition of existing garages, Oil tank building and 10 no. single storey bedsit units. Proposed building of 12 new single storey houses and one two storey house. Refurbishment of three garages to provide cycle store and mobility store. New lumber store in converted store. New landscape proposals for improvement of pedestrian areas, parking, planting, lighting and security. PV panel installation on roof of Emberton Court.
Bunhill and Clerkenwell	BC4: Moreland Primary School, King Square Estate sites and 169 Central Street	Started	P2014/5216/FUL Demolition of existing row of garages located to the north of Rahere House and demolition of 9 existing single storey studio units located to the south of Turnpike House. Change of use of the west section of the Moreland School site to residential use. Erection of 6 new buildings, providing 140 new residential units and a community centre. The scheme would provide 98 affordable homes which equates to 70% by unit.

Bunhill and Clerkenwell	BC5: City Barbican Thistle Hotel, Central Street	Not started	No planning application
Bunhill and Clerkenwell	BC6: City Forum, 250 City Road	Started	P082607, superseded by P2013/1089/FUL (started) Comprehensive redevelopment for four blocks ranging from 7 to 9 storeys plus two towers of 42 storeys (up to 155m) and 36 storeys (up to 137m), providing up to 995 residential units; commercial floorspace (Class B1) up to 7,600sqm; affordable workspace (Class B1); relocated data centre; flexible retail/financial and professional services/restaurant/café/drinking establishment/health centre floorspace (Class A1/A2/A3/A4/D1) up to 3,650sqm; crèche (Class D1); and hotel (Class C1) of up to 190 beds; together with public open spaces.
Bunhill and Clerkenwell	BC7: 261 City Road	Completed	P041872 Erection of 36 storey building and two eight storey buildings to provide 308 residential units up to 845 sq.m. of mixed use commercial (Use Class A1/A3/B1/D2), basement car parking for up to 78 cars and ancillary plant rooms. The application also includes the creation of a new pedestrian/vehicular access from Graham Street and new open space accessible to the public.
Bunhill and Clerkenwell	BC8: Islington Boat Club	Not started	No planning application.
Bunhill and Clerkenwell	BC9: Graham Street Park and Linear Park extension	Not started	No planning application.
Bunhill and Clerkenwell	BC10: 37- 47 Wharf Road (City Road Basin)	Started	Development (ref: P2014/2131/FUL) to provide 99 residential units commenced during financial year 2015/16.
Bunhill and Clerkenwell	BC11: Gambier House multi-storey car park and Betty Brunker Hall	Not started	No planning application.
Bunhill and Clerkenwell	BC12: Finsbury Leisure Centre	Not started	No planning application.

Bunhill and Clerkenwell	BC13: St. Luke's Centre	Completed	P122284 Redevelopment of part of site to provide new café (70sqm), additional community space (71sqm), flexible office/community space (155sqm), 50 residential units and landscaping including food growing space. Development completed in the 2016/17 financial year.
Bunhill and Clerkenwell	BC14: Storage facility, Europa Place	Not started	No planning application.
Bunhill and Clerkenwell	BC15: Seward Street playground	Not started	No planning application.
Bunhill and Clerkenwell	BC16: NCP Car Park, 1 Pear Tree Street	Part completed and part started	P110653 Erection of part 5, part 6-storey building providing for 45 dwellings and 354sqm business (class B1) floorspace together with the creation of public realm/open space and associated works. P2015/4725/FUL Demolition of existing National Grid building and replacement with a 4 and 5 storey building to create circa 4240sqm (gross) B1 office floorspace including 600sqm National Grid office accommodation at part first and second floors and parking at ground floor both associated with depot use.
Bunhill and Clerkenwell	BC17: Heyworth Halls, 15 Bastwick Street, EC1V 3PE	Completed	Planning application submitted in August 2011 (P111829) to redevelop the site to provide student accommodation, a sports centre and university teaching space.
Bunhill and Clerkenwell	BC18: Redbrick Estate: Vibast Centre, garages and car park, Old Street, EC1V	Started	Permission (ref: P2015/0709/FUL) granted for the demolition of Vibast Community Centre, 169-173 Old Street and Health Centre, partial demolition of garages to the west of Bath Street and the construction of 55 new dwellings, a community centre and two A1/A2 use units alongside the provision of a new amenity space and public realm improvements across the site. Development started in financial year 2017/18

Bunhill and Clerkenwell	BC19: 148 Old Street (Royal Mail Building), EC1V 9HQ	Started	Permission (ref: P2014/4519/FUL) for the re-cladding of Old Street, Bunhill Row and Banner Street elevations, 6th floor extension to Old Street and Bunhill Row, 7th and 8th floor extensions to Old Street to provide additional office floorspace and change of use of the ground floor fronting Old Street to provide flexible retail/restaurant (A1/A3) units.
Bunhill and Clerkenwell	BC20: Former Moorfields school, 40 Bunhill Row, EC1Y 8RX	Started	Permission (ref: 112564) Construction of part 1 to 5 storey building on Bunhill Row and a part 3/4 storey building fronting on to Featherstone Street to accommodate 65 residential units. Development started in financial year 2014/15
Bunhill and Clerkenwell	BC21: 198-208 Old Street (petrol station), EC1V 9FR	Not started	No planning application.
Bunhill and Clerkenwell	BC22: Transworld, 70-100 City Road, EC1Y 2BP	Started	Continued implementation of extant permission known as White Collar Factory (ref: P101833) for 32,625sqm B1 floor space, 728sqm of mixed uses for Class A1/A2/A3/A4, 6 residential units and publicly accessible landscaped space.
Bunhill and Clerkenwell	BC23: 207-211 Old Street (northwest corner of roundabout), EC1V 9NR	Started	Continued implementation of extant permission (ref: P2013/1667/FUL) to extend, alter and refurbish existing buildings, provide additional office space (circa 10,000sqm), new pedestrian link and 2255sqm of retail (A1-A4) floorspace.
Bunhill and Clerkenwell	BC24: Old Street roundabout area, EC1V 9NR	Not started	No planning application.
Bunhill and Clerkenwell	BC25: Inmarsat, 99 City Road (east of roundabout), EC1Y 1BJ	Not started	No planning application.
Bunhill and Clerkenwell	BC26: 262-254 Old Street (east of roundabout), EC1Y 1BJ	Not started	No planning application.

Bunhill and Clerkenwell	BC27: Maple House, 37-45 City Road, EC1Y 1AT	Completed	Work completed on permission (ref: P2013/4007/FUL) for partial demolition, refurbishment and extension to existing office building to provide 318sqm of flexible office retail/space at ground and basement and increase in B1a floorspace (1001sqm increase to provide total of 7,180sqm) during the 2015/16 monitoring year.
Bunhill and Clerkenwell	BC28: Royal London House, 22-25 Finsbury Square, W1G 0JB	Completed	Planning permission (ref: P2015/4722/FUL) Change of use of existing building from offices (Class B1) to hotel (C1) and restaurant (A3). Completed financial year 2016/17
Bunhill and Clerkenwell	BC29: Longbow House, 14-20 Chiswell Street, EC1Y 4TW	Not started	No planning application.
Bunhill and Clerkenwell	BC30: Cass Business School, 106 Bunhill Row, EC1Y 8TZ	Not started	No planning application.
Bunhill and Clerkenwell	BC31: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage, EC1Y	Not started	Permission granted (ref: P2016/0488/FUL) The site has planning permission for the development of a 61 bedroom hotel, 35 residential units, 1,954 sq.m office (B1) floorspace, 80 sq.m retail (A1) floorspace, 1,536 sq.m restaurant (A3) floorspace and 263 sq.m leisure (D2) floorspace. Granted in financial year 2016/17
Bunhill and Clerkenwell	BC32: City YMCA, 8 Errol Street, EC2Y 8BR	Started	Planning permission (ref: P2012/0637/FUL) Demolition of the existing building and erection of a new, improved hostel facility (146 rooms) with ancillary office, gym training and communal facilities along with two commercial units (76 sqm) to be used within use classes A1 [shops], A2 [financial and professional services], A3 [restaurants and cafes], B1 [business] and/or D1 [non-residential institutions], all within a seven storey building (with upper two floors set back).
Bunhill and Clerkenwell	BC33: Peabody Whitecross Estate, Roscoe Street, EC1Y 8SX	Not started	No planning application.

Bunhill and Clerkenwell	BC34: Richard Cloudesley School, Golden Lane, EC1Y 0TJ	Not started	Planning permission ref P2017/2961/FUL Demolition of the former Richard Cloudesley School, City of London Community Eductaion Centre; garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5 sqm GEA) and a single storey school sports hall (Class D1) (431 sqm GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135 sqm GEA), and affordable workspace (Class B1a) (244sqm GEA), landscaping and associated works.
Bunhill and Clerkenwell	BC35: 36-43 Great Sutton Street (Berry Street), EC1V 0AB	Not started	No planning application.
Bunhill and Clerkenwell	BC36: Caxton House, 2 Farringdon Road, EC1M 3HN	Started	P120484 Erection of 11 storey over basement building comprising 4 Class A1 retail units at ground floor level and 15396sqm of Class B1 (office) above, plus ancillary facilities including provision for basement level servicing.
Bunhill and Clerkenwell	BC37: Cardinal Tower / Crossrail over-site development, EC1M 3HS	Started	Work commenced on permission (ref: P121162) for development of around 16,600sqm of offices (B1a) and 1,050sqm of A1/A3 space.
Bunhill and Clerkenwell	BC38: Farringdon Place, 20 Farringdon Road, EC1M 3NH	Not started	No planning application.
Bunhill and Clerkenwell	BC39: Lincoln Place, 50 Farringdon Road, EC1M 3NH	Not started	No planning application.
Bunhill and Clerkenwell	BC40: The Turnmill, 63 Clerkenwell Road, EC1M 5NP	Completed	The site has permission (P110392) for demolition and replacement of the building with 6,834m2 office floorspace and 2,869m2 flexible A1/A3/A4 floorspace.

Bunhill and Clerkenwell	BC41: Former Petrol Station, 96-100 Clerkenwell Road, EC1M 5RJ	Started	Permission granted and work commenced on permission (ref: P2014/0373/FUL) for the demolition of existing structures onsite and the erection of an 8 storey building comprising a 212-bedroom hotel, 5 self-contained residential units, 93sqm of office/workshop space and 410 sqm of flexible commercial floorspace (A1/A3 uses).
Bunhill and Clerkenwell	BC42: Vine Street Bridge, EC1R 3AU	Not started	No planning application.
Bunhill and Clerkenwell	BC43: Guardian Building, 119 Farringdon Road, EC1R 3ER	Started	P2015/4143/FUL Demolition and redevelopment of the existing office building (Class B1) to provide an 8 storey (plus lower ground floor) building with office use (Class B1) at part lower ground, part ground and upper floors and flexible commercial uses (Class A1,A3,D1) at part lower ground and part ground floor level along with associated landscaping and a new area of public realm.
Bunhill and Clerkenwell	BC44: Clerkenwell Fire Station, 42-44 Rosebery Avenue, EC1R 4RN	Not started	No planning application.
Bunhill and Clerkenwell	BC45: Mount Pleasant Post Office, 45 Rosebery Avenue, EC1R 4TN	Started	P2013/1423/FUL The site has planning permission for 336 residential units, 4,260sqm of office floorspace and 1,428sqm of flexible retail and community floorspace.
Bunhill and Clerkenwell	BC46: 68-86 Farringdon Road (NCP carpark), EC1R 0BD	Not started	Existing allocation (BC46) and planning permission P2015/1958/FUL (granted on appeal) Demolition of existing multi-storey car park and redevelopment to provide a part 5 (plus basement)/ part 6-storey building comprising 3647sqm (GEA) office floorspace (Class B1 use), 180 bedroom hotel (Class C1 use) and 407sqm (GEA) retail/restaurant floorspace (Class A1/A3 use) with associated facilities, plant, landscaping and servicing.
Bunhill and Clerkenwell	BC47: Finsbury Health Centre and Pine Street Day Centre, EC1	Not started	No planning application.

Bunhill and Clerkenwell	BC48: Angel Gate, Goswell Road, EC1V 2PT	Not started	No planning application.
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Appendix 1: Timetable for producing planning documents

Note: the tables below reflect the Local Development Scheme (September 2019), which is the up-to-date LDS at the time of publication of this AMR. To view the LDS, please visit: <https://www.islington.gov.uk/planning/planning-policy>

Indicative timetable for Local Plan documents currently being prepared / scheduled for review

Development Plan Document	Evidence gathering / preparation	Consult statutory bodies on scope of SA	Regulation 18 consultations ¹²	Publication of DPD and start of public consultation ¹³	Submission to Secretary of State	Hearing sessions	Receipt of Inspector's report	Adoption
Strategic and Development Management Policies	Throughout 2015, 2016 and 2017	Summer 2016	Scope of the Review consultation: November 2016 Regulation 18 draft consultation: November 2018	September 2019	Late 2019	Early 2020	Mid 2020	Late 2020
Bunhill and Clerkenwell Area Action Plan (previously Finsbury Local Plan)	As above	As above	Scope of the Review consultation: Nov 2016; Site Allocations Direction of Travel: February 2018 Regulation 18 draft consultation: November 2018	As above	As above	As above	As above	As above

¹² Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

¹³ Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Indicative timetable for Local Plan documents currently being prepared / scheduled for review

Development Plan Document	Evidence gathering / preparation	Consult statutory bodies on scope of SA	Regulation 18 consultations ¹²	Publication of DPD and start of public consultation ¹³	Submission to Secretary of State	Hearing sessions	Receipt of Inspector's report	Adoption
Site Allocations	As above	As above	Scope of the Review consultation: Nov 2016; Site Allocations Direction of Travel: February 2018 Regulation 18 draft consultation: November 2018	As above	As above	As above	As above	As above
North London Waste Plan	Throughout 2013, 2014 and 2015	2013	July 2015	March 2019	Summer 2019	Autumn 2019	Early 2020	Summer 2020

Indicative timetable for non-Local Plan documents

Document	Current document adopted	Current document status	Proposed review/production		Updated / new document status
			Formal Consultation	Adoption	
Conservation Area Design Guidelines	Various	Design Guidelines	Replace on ongoing basis.	SPD	SPD
Holloway Prison Site	January 2018	SPD	No review scheduled		
Statement of Community Involvement	May 2017	SCI	No review scheduled		
Urban Design Guide	January 2017	SPD	No review scheduled		
Planning Obligations (S106)	December 2016	SPD	No review scheduled		
Location and Concentration of Uses	April 2016	SPD	No review scheduled		
Development Viability	January 2016	SPD	No review scheduled		
Basement Development	January 2016	SPD	No review scheduled		
Preventing Wasted Housing Supply	July 2015	SPD	No review scheduled		
Finsbury Park Development Framework	March 2015	SPD	No review scheduled.		
Finsbury Park Town Centre Strategy	June 2014	SPD	No review scheduled.		
Inclusive Design in Islington	February 2014	SPD	No review scheduled.		
Cally Plan	January 2014	SPD	No review scheduled.		
Student Accommodation Contributions for Bursaries	June 2013	SPD	No review scheduled.		
Affordable Housing – Small Sites Contributions	October 2012	SPD	No review scheduled.		
Streetbook	October 2012	SPD	No review scheduled.		
Environmental Design	October 2012	SPD	No review scheduled.		
Mount Pleasant	February 2012	SPD	No review scheduled.		

Indicative timetable for non-Local Plan documents

Document	Current document adopted	Current document status	Proposed review/production		Updated / new document status
			Formal Consultation	Adoption	
Inclusive Landscape Design	January 2010	SPD	No review scheduled.		
Archway Development Framework	September 2007	SPD	No review scheduled.		
Nag's Head Town Centre Strategy	May 2007	SPD	No review scheduled.		
King's Cross Neighbourhood Framework	July 2005	SPD	No review scheduled.		

Appendix 2: Housing trajectory conventional (self-contained) and non-self-contained housing site level data

Source	Unique Id	Address	Type	Current Year	Years 1-5	Years 6-10	Years 11-15	Projected Total All Years
Live Permissions	P2017/3349/S73	295, Holloway Road, 2A Vacant site Hornsey Street, Islington, London, N7 8HS	NSC	257.00	0.00	0.00	0.00	257.00
Live Permissions	P052245	Block A,B,D,F (Site 1), Islington square, 116 (,Former North London Mail Centre), Upper Street, Islington, London, N1 1AA	Conventional	185.00	0.00	0.00	0.00	185.00
Live Permissions	P2014/0609/FUL	351, Caledonian Road, Gifford Street Railway Embankment, Islington, London, N1 1DW	Conventional	156.00	0.00	0.00	0.00	156.00
Live Permissions	P2014/1017/FUL	130-154, 154A, Pentonville Road (3-5 & 5A,Cynthia Street & 2, Rodney Street), Islington, London, N1 9JE	Conventional	117.00	0.00	0.00	0.00	117.00
Live Permissions	P2014/2131/FUL	37-47, Wharf Road,, N1 7RJ	Conventional	99.00	0.00	0.00	0.00	99.00
Live Permissions	P090774	Site 2 (Block C), Royal Mail Sorting Office, 5-6 (Site 2), Almeida Street and Upper Street, 128 & 130, N1 1AA	Conventional	76.00	0.00	0.00	0.00	76.00
Live Permissions	P112564	Former Moorfield's Primary School,, 40, Bunhill Row, Islington, London, EC1X 8RX	Conventional	65.00	0.00	0.00	0.00	65.00
Live Permissions	P2015/2913/FUL	Southern Part of the Site, Whitehall Park Primary School (Formerly Ashmount P. School), Ashmount Road, Islington, London, N19 3BH	Conventional	46.00	0.00	0.00	0.00	46.00
Live Permissions	P2014/3494/FUL	640-648 & 650, Holloway Road, Islington, London, N19 3NU	Conventional	39.00	0.00	0.00	0.00	39.00
Live Permissions	P2017/2283/S73	107 - 129, Seven Sisters Road, Islington, London, N7 7QG	Conventional	26.00	0.00	0.00	0.00	26.00
Live Permissions	P2013/1262/FUL	107 - 129, Seven Sisters Road, Islington, London, N7 7QG	Conventional	22.00	0.00	0.00	0.00	22.00
Live Permissions	P2013/1564/FUL	Ada Lewis House, 1, Dalmeny Avenue, N7 0LD	Conventional	17.95	21.27	0.00	0.00	39.23
Actual Completions	P2015/2900/FUL	52, Tollington Way, Islington, London, N7 6QX	Conventional	15.00	0.00	0.00	0.00	15.00
Actual Completions	P2015/0294/FUL	Estate Land and 1-8, Rowstock Gardens & Garages Opposite 77-84 Rowstock Gardens, Islington, London, N7 1XX	Conventional	12.00	0.00	0.00	0.00	12.00
Live Permissions	P101833	70-100, City Road, 210 - 218, Old Street,32-37 Featherstone Street and 13-15 Mallow Street, EC1V 9UN	Conventional	9.00	0.00	0.00	0.00	9.00
Live Permissions	P2014/3572/FUL	7-8, Wakley Street and 328 City Road, Islington, London, EC1V 7QE	Conventional	8.55	14.11	0.00	0.00	22.66
Live Permissions	P2016/0488/FUL	Shire House Whitbread Centre [including Car Park & Service Yard], 11, Lamb's Passage, Islington, London, EC1Y 8TE	Conventional	7.75	22.76	0.00	0.00	30.51
Live Permissions	P2017/2330/FUL	Elthorne Community Care Centre, 17-23, Beaumont Rise, Islington, London, N19 3AA	Conventional	5.98	17.56	0.00	0.00	23.54
Live Permissions	P2014/1103/FUL	Zimco House, 16-28, Tabernacle Street, & 10-14 Epworth Street, Islington, London, EC2A 4LU	Conventional	5.00	0.00	0.00	0.00	5.00
Actual Completions	P2017/2106/PRA	Ground Floor and 1st floor, 1A, Waterlow Road, Islington, London, N19 5NJ	Conventional	4.00	0.00	0.00	0.00	4.00
Live Permissions	P2013/2849/FUL	97 - 103, Fonthill Road, Islington, London, N4 3JH	Conventional	3.92	3.92	0.00	0.00	7.85
Live Permissions	P2014/3020/FUL	Arena House, 66-68, Pentonville Road, Islington, London, N1 9HS	Conventional	3.81	4.04	0.00	0.00	7.85
Live Permissions	P2015/3050/FUL	Charles Simmons House, 3, Margery Street, Islington, London, WC1X 0HP	Conventional	3.47	4.37	0.00	0.00	7.85
Live Permissions	P2013/4924/FUL	'The Laundry' (Site A), Hanley Crouch Community Centre, 21, Sparsholt Road, Islington, London, N19 4EL	Conventional	3.19	3.78	0.00	0.00	6.97
Live Permissions	P2014/1294/FUL	Highbury Vale Police Station, 211, Blackstock Road, Islington, London, N5 2LL	Conventional	3.19	3.78	0.00	0.00	6.97
Live Permissions	P2015/0362/FUL	68 (rear), Essex Road, Islington, London, N1 3HF	Conventional	3.19	3.78	0.00	0.00	6.97
Live Permissions	P080382	366-368,, Goswell Road,, EC1V 7LQ	Conventional	2.62	2.62	0.00	0.00	5.23
Live Permissions	P121068	Garages adjacent to 11, Corsica Street, Islington, London, N1 1JG	Conventional	2.54	2.69	0.00	0.00	5.23
Live Permissions	P2016/2865/FUL	Car Park Area, Caledonian Road, Islington, London, N7 1XX	Conventional	2.51	4.47	0.00	0.00	6.97
Live Permissions	P2016/4973/FUL	64, Gifford Street, Islington, London, N1 0DF	Conventional	2.51	4.47	0.00	0.00	6.97
Live Permissions	P2014/4558/FUL	Buildings A,B,C,D,E,F1,F2 and G, 1-2A, Hermes Street and, 116 - 118 Pentonville Road, Islington, London, N1 9JB	Conventional	2.39	2.84	0.00	0.00	5.23
Live Permissions	P2015/2834/FUL	57 - 65, Randell's Road, Islington, London, N1 0DH	Conventional	2.31	2.92	0.00	0.00	5.23
Live Permissions	P2015/2584/FUL	15, Blythwood Road, Islington, London, N4 4EU	Conventional	2.19	3.91	0.00	0.00	6.10
Live Permissions	P120797	59, Compton Road, N1 2PB	Conventional	2.12	2.24	0.00	0.00	4.36
Live Permissions	P2014/0373/FUL	96 - 100, Clerkenwell Road, Islington, London, EC1M 5RJ	Conventional	2.12	2.24	0.00	0.00	4.36
Actual Completions	P2018/1042/COL	117, Highbury New Park, Islington, London, N5 2HG	Conventional	2.00	0.00	0.00	0.00	2.00
Actual Completions	P2015/3354/FUL	Lower ground to 3rd floor, 8, Cheverton Road, Islington, London, N19 3AY	Conventional	2.00	0.00	0.00	0.00	2.00

Source	Unique Id	Address	Type	Current Year	Years 1-5	Years 6-10	Years 11-15	Projected Total All Years
Actual Completions	P2015/2355/FUL	1st to 4th floor, 105, Charterhouse Street, Islington, London, EC1M 6HR	Conventional	2.00	0.00	0.00	0.00	2.00
Actual Completions	P120579	43, Randell's Road, Islington, London, N1 0DJ	Conventional	2.00	0.00	0.00	0.00	2.00
Live Permissions	P2013/3350/FUL	35, Britannia Row, Islington, London, N1 8QH	Conventional	1.99	2.36	0.00	0.00	4.36
Live Permissions	P2014/2950/FUL	1 & 2-5, Benjamin Street &, 94-98 Turnmill Street, Islington, London, EC1M 5QL	Conventional	1.99	2.36	0.00	0.00	4.36
Live Permissions	P2014/1808/FUL	Land at Turk's Head Yard, 75A, Turnmill Street, Islington, London, EC1M 5SY	Conventional	1.97	3.26	0.00	0.00	5.23
Live Permissions	P2017/0865/FUL	44, Pear Tree Street, Islington, London, EC1V 3SB	Conventional	1.77	5.20	0.00	0.00	6.97
Live Permissions	P120513	141-143 and 145 -147, Whitecross Street, Islington, London, EC1Y 8JL	Conventional	1.74	1.74	0.00	0.00	3.49
Live Permissions	P2015/2199/FUL	3rd and 4th floor, 9 - 17, St Alban's Place, Islington, London, N1 0NX	Conventional	1.64	2.71	0.00	0.00	4.36
Live Permissions	P2016/1493/FUL	114, Grosvenor Avenue, Islington, London, N5 2NL	Conventional	1.64	2.71	0.00	0.00	4.36
Live Permissions	P2015/3665/FUL	City Approach, 190, City Road, Islington, London, EC1V 2QH	Conventional	1.60	1.89	0.00	0.00	3.49
Live Permissions	P2017/2080/PRA	Groud, 1st and 2nd floor, 3, Barnsbury Square, Islington, London, N1 1JL	Conventional	1.57	3.66	0.00	0.00	5.23
Live Permissions	P2017/3241/PRA	Ground floor, Well House, 23A, Benwell Road, Islington, London, N7 7BL	Conventional	1.57	3.66	0.00	0.00	5.23
Live Permissions	P2015/2406/FUL	Chadwell Street Car Park, Chadwell Street, Islington, London, EC1R 1XD	Conventional	1.55	4.55	0.00	0.00	6.10
Live Permissions	P2016/3210/FUL	5th and 6th floor, 16 - 26, Banner Street, Islington, London, EC1Y 8QE	Conventional	1.33	3.90	0.00	0.00	5.23
Live Permissions	P2016/4721/FUL	Roof top (front) & Rear building, 1-9, White Lion Street, Islington, London, N1 9PD	Conventional	1.33	3.90	0.00	0.00	5.23
Live Permissions	P2016/2646/FUL	Ground (rear) & upper floors, 313 - 315, Caledonian Road, Islington, London, N1 1DR	Conventional	1.32	2.17	0.00	0.00	3.49
Live Permissions	P2016/4428/PRA	1st floor, Block A, Legard Works, 17A, Legard Road, Islington, London, N5 1DE	Conventional	1.29	1.33	0.00	0.00	2.62
Live Permissions	P2015/2147/FUL	Parking Spaces, Ewe Close, Islington, London, N7 9TL	Conventional	1.25	2.23	0.00	0.00	3.49
Live Permissions	P2014/0954/FUL	8-9, Tilney Court, Islington, London, EC1V 9BQ	Conventional	1.25	2.23	0.00	0.00	3.49
Live Permissions	P2015/1665/FUL	45, Eden Grove, Islington, London, N7 8EE	Conventional	1.20	1.42	0.00	0.00	2.62
Live Permissions	P2017/4826/S73	798 - 804, Holloway Road, Islington, London, N19 3JH	Conventional	1.11	3.25	0.00	0.00	4.36
Live Permissions	P2015/5283/FUL	198, Brecknock Road, Islington, London, N19 5BE	Conventional	1.11	3.25	0.00	0.00	4.36
Live Permissions	P2017/2795/PRA	Hill House (ground to 4th and 6th to 11th floors inclusive), Highgate Hill, Islington, London, N19 5NA	Conventional	1.10	1.52	0.00	0.00	2.62
Actual Completions	P2015/2436/FUL	Upper floors, 1, Junction Road, Islington, London, N19 5QT	Conventional	1.00	0.00	0.00	0.00	1.00
Actual Completions	P2018/1431/COL	93, Stroud Green Road, Islington, London, N4 3PX	Conventional	1.00	0.00	0.00	0.00	1.00
Actual Completions	P2016/0230/FUL	rear of 153, Stroud Green Road, Islington, London, N4 3PZ	Conventional	1.00	0.00	0.00	0.00	1.00
Actual Completions	P2017/4590/COLP	1st to 4th floor, 46 to 51, Chapel Market, Islington, London, N1 9EW	Conventional	1.00	0.00	0.00	0.00	1.00
Actual Completions	P2018/1489/COL	1st floor, 109 to 110, Roman Way, Islington, London, N7 8UR	Conventional	1.00	0.00	0.00	0.00	1.00
Live Permissions	P2015/0900/FUL	1st to 3rd floor, Isleden House, Prebend Street, Islington, London, N1 8PP	Conventional	0.99	1.63	0.00	0.00	2.62
Live Permissions	P2015/0338/FUL	1st and 2nd floor, 354, Hornsey Road, Islington, London, N19 4HT	Conventional	0.99	1.63	0.00	0.00	2.62
Live Permissions	P2014/0472/FUL	Ground floor, Land at rear of nos. 13 -17, Thane Villas, Islington, London, N7 7PH	Conventional	0.99	1.63	0.00	0.00	2.62
Live Permissions	P2016/1791/FUL	St James House, 28, Drayton Park, Islington, London, N5 1PD	Conventional	0.99	1.63	0.00	0.00	2.62
Live Permissions	P2016/2451/FUL	2nd (rear) and 3rd floor, 114-116, Fonthill Road, Islington, London, N4 3HP	Conventional	0.94	1.67	0.00	0.00	2.62
Live Permissions	P2016/4087/FUL	6th floor, Orchard Building, 25, Pear Tree Street, Islington, London, EC1V 3AP	Conventional	0.94	1.67	0.00	0.00	2.62
Live Permissions	P2015/4193/FUL	37C and 37D, Mildmay Grove North, Islington, London, N1 4RH	Conventional	0.89	2.60	0.00	0.00	3.49
Live Permissions	P101197	60, Freegrove Road, N7 9RQ	Conventional	0.87	0.87	0.00	0.00	1.74
Live Permissions	P2015/2520/FUL	66, Westbourne Road, Islington, London, N7 8AB	Conventional	0.85	0.90	0.00	0.00	1.74
Live Permissions	P2013/1071/FUL	Store A - C, St Mary Magdalene Gardens, Holloway Road, Islington, London, N7 8LT	Conventional	0.85	0.90	0.00	0.00	1.74
Live Permissions	P2016/2604/PRA	1st Floor, 222, Seven Sisters Road, Islington, London, N4 3NX	Conventional	0.81	0.93	0.00	0.00	1.74
Live Permissions	P2015/5024/PRA	Ground floor, 452-454, Hornsey Road, Islington, London, N19 4EE	Conventional	0.81	0.93	0.00	0.00	1.74
Live Permissions	P2013/4503/FUL	28, Marriott Road, Islington, London, N4 3QL	Conventional	0.80	0.95	0.00	0.00	1.74
Live Permissions	P2015/0896/FUL	5th and 6th floor, 1-5, Bath Street, Islington, London, EC1V 9LB	Conventional	0.80	0.95	0.00	0.00	1.74

Source	Unique Id	Address	Type	Current Year	Years 1-5	Years 6-10	Years 11-15	Projected Total All Years
Live Permissions	P2015/1060/FUL	1st floor, 2nd & 3rd, 26 - 28, Ray Street, Islington, London, EC1R 3DJ	Conventional	0.77	0.97	0.00	0.00	1.74
Live Permissions	P2016/4585/FUL	1st to 4th floor, 57, St John Street, Islington, London, EC1M 4AN	Conventional	0.66	1.95	0.00	0.00	2.62
Live Permissions	P2016/1144/FUL	Upper Floors, 403, Holloway Road, Islington, London, N7 6HJ	Conventional	0.66	1.95	0.00	0.00	2.62
Live Permissions	P2016/4348/FUL	382, Hornsey Road, Islington, London, N19 4HT	Conventional	0.66	1.95	0.00	0.00	2.62
Live Permissions	P2017/0030/FUL	124, Tufnell Park Road, Islington, London, N7 0DU	Conventional	0.66	1.95	0.00	0.00	2.62
Live Permissions	P2016/1602/FUL	270, Holloway Road, Islington, London, N7 6NE	Conventional	0.66	1.95	0.00	0.00	2.62
Live Permissions	P2016/0689/FUL	Ground floor, 494, Hornsey Road, Islington, London, N19 4EF	Conventional	0.66	1.09	0.00	0.00	1.74
Live Permissions	P2016/3670/COLP	82, Gillespie Road, N5 1LN	Conventional	0.66	1.09	0.00	0.00	1.74
Live Permissions	P2016/3758/FUL	134, Liverpool Road,, Land to the rear of 132 Liverpool Road, Islington, London, N1 1LA	Conventional	0.66	1.09	0.00	0.00	1.74
Live Permissions	P2016/3420/COLP	1st and 2nd floor, 351 - 352, Upper Street, Islington, London, N1 0PD	Conventional	0.66	1.09	0.00	0.00	1.74
Live Permissions	P2016/3211/FUL	Ground to 3rd floor, 94, Holloway Road, Islington, London, N7 8JG	Conventional	0.66	1.09	0.00	0.00	1.74
Live Permissions	P2016/0745/FUL	11, Goodwin Street, Islington, London, N4 3HQ	Conventional	0.66	1.09	0.00	0.00	1.74
Live Permissions	P2015/1469/FUL	Unit A & B, Westside Court,, Southgate Road, Islington, London, N1 3JS	Conventional	0.66	1.09	0.00	0.00	1.74
Live Permissions	P2017/3304/FUL	16, Plimsoll Road, Islington, London, N4 2EW	Conventional	0.63	1.12	0.00	0.00	1.74
Live Permissions	P2016/3191/FUL	1st- 3rd floor (loft), 272, Upper Street, Islington, London, N1 2UQ	Conventional	0.44	1.30	0.00	0.00	1.74
Live Permissions	P2017/3154/COLP	1st and 2nd floor, 15-17, Liverpool Road, Islington, London, N1 0RW	Conventional	0.44	1.30	0.00	0.00	1.74
Live Permissions	P2016/3020/FUL	4th Floor, Amber Court, 1, Bride Street, Islington, London, N7 8PY	Conventional	0.44	1.30	0.00	0.00	1.74
Live Permissions	P2017/1736/FUL	House A and B, Ground and 1st floor, Area between 28/29 & 46 Belfont Walk, Williamson Street, Islington, London, N7 0SN	Conventional	0.44	1.30	0.00	0.00	1.74
Live Permissions	P2014/1538/FUL	Lower Ground Floor, The Beaux-Arts Building , 10 - 18, Manor Gardens, Islington, London, N7 6JT	Conventional	0.42	0.45	0.00	0.00	0.87
Live Permissions	P2014/0711/FUL	Basement to 1st floor, Rear of 56 & 58, Fonthill Road, Islington, London, N4 3HU	Conventional	0.42	0.45	0.00	0.00	0.87
Live Permissions	P122127	Land at rear of 111 & 112, Axminster Road, Islington, London, N7 6BT	Conventional	0.42	0.45	0.00	0.00	0.87
Live Permissions	P2014/1465/FUL	The Glass House, 4A, Wharton Street, Islington, London, WC1X 9PX	Conventional	0.42	0.45	0.00	0.00	0.87
Live Permissions	P2014/4896/FUL	3rd floor, 166 - 168, Essex Road, Islington, London, N1 8LY	Conventional	0.42	0.45	0.00	0.00	0.87
Live Permissions	P2015/1412/FUL	Basement and Rear Ground floor, 382, Caledonian Road, Islington, London, N1 1DY	Conventional	0.42	0.45	0.00	0.00	0.87
Live Permissions	P120054	2, Studd Street, Islington, London, N1 0QJ	Conventional	0.40	0.47	0.00	0.00	0.87
Live Permissions	P2014/0689/FUL	Land Rear, 59, Mercers Road, Islington, London, N19 4PS	Conventional	0.40	0.47	0.00	0.00	0.87
Live Permissions	P2015/2281/FUL	Rear of 55, Whitehall Park, Fitzwarren gardens, Islington, London, N19 3TW	Conventional	0.40	0.47	0.00	0.00	0.87
Live Permissions	P2016/0878/S73	46 [inc. land at rear of 44], Essex Road & 160-162 Packington Street, Islington, London, N1 1XX	Conventional	0.40	0.47	0.00	0.00	0.87
Live Permissions	P2015/4359/FUL	Basement to 1st floor, New College Mews (land fronting Islington Park Street, next door to 2 & 12), Islington Park Street, Islington, London, N1 1PU	Conventional	0.40	0.47	0.00	0.00	0.87
Live Permissions	P2013/2620/FUL	Rear of 12, Crouch Hill, Mount Pleasant Mews, Islington, London, N4 4AU	Conventional	0.39	0.49	0.00	0.00	0.87
Live Permissions	P2015/4591/FUL	59, St Peter's Street, Islington, London, N1 8JR	Conventional	0.39	0.49	0.00	0.00	0.87
Live Permissions	P2015/1823/FUL	Basement, 60, Kelross Road, Islington, London, N5 2QJ	Conventional	0.39	0.49	0.00	0.00	0.87
Live Permissions	P2015/3746/FUL	Land rear of St Lukes Centre, 90, Central Street, Islington, London, EC1V 8AJ	Conventional	0.39	0.49	0.00	0.00	0.87
Live Permissions	P2015/2202/FUL	Basement and Ground floor, 66, Hanley Road, Islington, London, N4 3DR	Conventional	0.39	0.49	0.00	0.00	0.87
Live Permissions	P2014/2364/FUL	Ground Floor, Amber Court, 1, Bride Street, Islington, London, N7 8PY	Conventional	0.39	0.49	0.00	0.00	0.87
Live Permissions	P2014/2499/FUL	North store, Rear of 28, Amwell Street, Islington, London, EC1R 1XU	Conventional	0.39	0.49	0.00	0.00	0.87
Live Permissions	P2015/5305/FUL	Ground and 1st floor, Fortnam Garage Rear of 50, Fortnam Road, Islington, London, N19 4PF	Conventional	0.33	0.54	0.00	0.00	0.87
Live Permissions	P2015/2213/FUL	Rear of 121, 121a,, Mildmay Road, Islington, London, N1 4PT	Conventional	0.33	0.54	0.00	0.00	0.87
Live Permissions	P2016/0533/FUL	Rear Ground and 1st floor, 167, Stroud Green Road, Islington, London, N4 3PZ	Conventional	0.33	0.54	0.00	0.00	0.87
Live Permissions	P2015/5358/FUL	Ground floor and 1st floor (rear), 151, Stroud Green Road, Islington, London, N4 3PZ	Conventional	0.33	0.54	0.00	0.00	0.87

Source	Unique Id	Address	Type	Current Year	Years 1-5	Years 6-10	Years 11-15	Projected Total All Years
Live Permissions	P2014/5002/FUL	Land at 29, Horsell Road, Islington, London, N5 1XX	Conventional	0.33	0.54	0.00	0.00	0.87
Live Permissions	P2016/1323/FUL	Ground floor rear, 41, Stroud Green Road, Islington, London, N4 3EF	Conventional	0.33	0.54	0.00	0.00	0.87
Live Permissions	P2015/4356/FUL	Ground floor, 418, Essex Road, Islington, London, N1 3PJ	Conventional	0.33	0.54	0.00	0.00	0.87
Live Permissions	P2016/0411/FUL	1, Canonbury Place, Islington, London, N1 2NG	Conventional	0.33	0.54	0.00	0.00	0.87
Live Permissions	P2014/0204/FUL	Uppert floor and rear building, 502, Holloway Road, Islington, London, N7 6JA	Conventional	0.31	0.56	0.00	0.00	0.87
Live Permissions	P2013/4213/FUL	Rear, 30-32, Dresden Road, Islington, London, N19 3BD	Conventional	0.31	0.56	0.00	0.00	0.87
Live Permissions	P2017/1894/FUL	Ground & 1st floor(rear of Montage), 110 and 112, Essex Road, Islington, London, N1 8LX	Conventional	0.31	0.56	0.00	0.00	0.87
Live Permissions	P2015/0832/FUL	5th floor, 544, Holloway Road, Islington, London, N7 6JP	Conventional	0.31	0.56	0.00	0.00	0.87
Live Permissions	P2017/3055/FUL	14, Shelburne Road, Islington, London, N7 6DL	Conventional	0.31	0.56	0.00	0.00	0.87
Live Permissions	P2016/0410/FUL	1st floor, 166 - 168, Essex Road, Islington, London, N1 8LY	Conventional	0.31	0.56	0.00	0.00	0.87
Live Permissions	P2015/2545/FUL	1st to 3rd floor incl. rear ground floor, 269, Caledonian Road,, N1 1EE	Conventional	0.31	0.56	0.00	0.00	0.87
Live Permissions	P2016/4938/PRA	Ground Floor and Mezzanine (rear), 172, Blackstock Road, Islington, London, N5 1HA	Conventional	0.26	0.61	0.00	0.00	0.87
Live Permissions	P2016/2400/PRA	Basement and ground floors, 88, Ball's Pond Road, Islington, London, N1 4AJ	Conventional	0.26	0.61	0.00	0.00	0.87
Live Permissions	P2016/2401/PRA	84, Ball's Pond Road, Islington, London, N1 4AJ	Conventional	0.26	0.61	0.00	0.00	0.87
Live Permissions	P2016/2566/PRA	Lower ground & ground floor, 88A, Ball's Pond Road, Islington, London, N1 4AJ	Conventional	0.26	0.61	0.00	0.00	0.87
Live Permissions	P2017/0729/PRA	Basement, 477, Hornsey Road, Islington, London, N19 3QL	Conventional	0.26	0.61	0.00	0.00	0.87
Live Permissions	P2017/2905/PRA	Ground floor rear and 1st floor rear, 194, Seven Sisters Road, Islington, London, N4 3NX	Conventional	0.26	0.61	0.00	0.00	0.87
Live Permissions	P2017/1584/FUL	Rear of 74, Essex Road, Islington, London, N1 8LT	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2015/4983/FUL	Basement, ground and 1st floor, Garage, 16,, Japan Crescent, Islington, London, N4 4BB	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2017/2522/FUL	69, Benwell Road, Islington, London, N7 7BW	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2016/4554/FUL	Garages between 6 and 9, Dagmar Terrace, Islington, London, N1 1XX	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2015/4162/FUL	Ground rear and 1st rear, 180, Seven Sisters Road, Islington, London, N7 7PX	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2017/1885/FUL	Flat 10, 3rd floor, Vision House, 50, Peerless Street, Islington, London, EC1V 9AW	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2017/1901/FUL	Basement to 1st floor, Export House, 25-31,, Ironmonger Row, Islington, London, EC1V 3QW	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2017/1387/FUL	Ground floor, 27, Fonthill Road, Islington, London, N4 3HY	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2016/1949/FUL	Land adjacent to west side of,1, Dresden Road, Islington, London, N19 3BE	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2017/0556/FUL	Basement Floor, 12, Wilmington Square, Islington, London, WC1X 0ES	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2017/4775/FUL	Lower to 2nd floor, 67, Hazellville Road, Islington, London, N19 3NB	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2017/3359/FUL	1st and 2nd floor, 66, Hanley Road, Islington, London, N4 3DR	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2016/0197/FUL	Land At 90-92, White Lion Street, Islington, London, N1 9PF	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2017/1747/FUL	4th floor, 20, Spears Road, Horsey Road, Islington, London, N19 3QQ	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2017/2213/FUL	Rear ground & basement & upper floors, 320, Upper Street, Islington, London, N1 2XQ	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2016/0975/FUL	58, Freegrove Road, Islington, London, N7 9RQ	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2017/2066/FUL	1st, 2nd and loft, 610, Holloway Road, Islington, London, N19 3PH	Conventional	0.22	0.65	0.00	0.00	0.87
Live Permissions	P2013/1089/FUL	250, City Road, EC1V 2PU	Conventional	0.00	932.00	0.00	0.00	932.00
Live Permissions	P092492	City North Islington Trading Estate, Fonthill Road, N4 3HF	Conventional	0.00	355.00	0.00	0.00	355.00
Live Permissions	P2013/1423/FUL	Calthorpe St development, Land north west of the Royal Mail Sorting Office,, Farringdon Road,, And bounded by Calthorpe Street and Phoenix Place, EC1A 1BB	Conventional	0.00	336.00	0.00	0.00	336.00
Other Large Sites	2	Archway Campus, Highgate Hill	Conventional	0.00	260.00	0.00	0.00	260.00
Live Permissions	P2015/3989/FUL	423-425, 429-435 [odd], Caledonian Road & 1-11 Balmoral Grove & 4-6 [even] Brewery Road & Grove House 1 Market Road, Islington, London, N7 9BQ	Conventional	0.00	252.00	0.00	0.00	252.00
Live Permissions	P2012/0637/FUL	YMCA Club, Errol Street, Islington, London, EC1Y 8SE	NSC	0.00	146.00	0.00	0.00	146.00

Source	Unique Id	Address	Type	Current Year	Years 1-5	Years 6-10	Years 11-15	Projected Total All Years
Other Large Sites	1	Finsbury Leisure Centre	Conventional	0.00	120.00	0.00	0.00	120.00
Live Permissions	P041261	Kings Cross Triangle Site, York Way,, East Coast Main Line & Channel Tunnel Rail Link, , N1 1XX	Conventional	0.00	115.00	0.00	0.00	115.00
Other Large Sites	6	65-69 Parkhurst Road	Conventional	0.00	96.00	0.00	0.00	96.00
Live Permissions	P2013/3213/FUL	443 - 445, Holloway Road, Islington, London, N7 6LJ	Conventional	0.00	80.00	0.00	0.00	80.00
Live Permissions	P2017/2065/FUL	61, Corker Walk, Islington, London, N7 7RX	Conventional	0.00	71.00	0.00	0.00	71.00
Other Large Sites	15	Vorley Road/Archway Bus Station	Conventional	0.00	70.00	0.00	0.00	70.00
Other Large Sites	3	1 Kingsland Passage	Conventional	0.00	67.00	0.00	0.00	67.00
Live Permissions	P2014/5216/FUL	King Square Estate & part of Moreland Primary School, Goswell Road, Islington, London, EC1V 7PB	Conventional	0.00	66.00	0.00	0.00	66.00
Live Permissions	P2017/2961/FUL	Richard Cloudesley School,99, Golden Lane, Islington, London, EC1Y 0TZ	Conventional	0.00	66.00	0.00	0.00	66.00
Other Large Sites	8	105-119 Stroud Green Road	Conventional	0.00	65.00	0.00	0.00	65.00
Live Permissions	P2015/0709/FUL	Bartholomew Court, Previously Redbrick Estate 163, 169 - 173, Old Street, Islington, London, EC1V 9ND	Conventional	0.00	55.00	0.00	0.00	55.00
Other Large Sites	13	Finsbury Park Core Site C	Conventional	0.00	53.00	0.00	0.00	53.00
Live Permissions	P2014/3363/FUL	Dover Court Estate,, Dove Road;, Wall street; Baxter Road, Islington, London, N1 3ND	Conventional	0.00	52.00	0.00	0.00	52.00
Live Permissions	P2016/4634/FUL	The Triangle Estate and 131-135[odd], Goswell Road,Compton Street,, Cyrus Street, Islington, London, EC1 1XX	Conventional	0.00	48.00	0.00	0.00	48.00
Other Large Sites	18	Hathersage and Besant Courts	Conventional	0.00	46.00	0.00	0.00	46.00
Other Large Sites	16	Dixon Clark Court	Conventional	0.00	41.00	0.00	0.00	41.00
Live Permissions	P2017/2444/FUL	Block A-G, Park View Estate, Collins Road, Islington, London, N5 1XX	Conventional	0.00	40.00	0.00	0.00	40.00
Other Large Sites	10	1 Elthorne Road	Conventional	0.00	30.00	0.00	0.00	30.00
Live Permissions	P2016/3939/FUL	Finsbury Tower, 103-105, Bunhill Row, Islington, London, EC1Y 8LZ	Conventional	0.00	25.00	0.00	0.00	25.00
Other Large Sites	17	Harvist Estate Car Park	Conventional	0.00	24.00	0.00	0.00	24.00
Other Large Sites	19	Wedmore Estate Car Park	Conventional	0.00	19.00	0.00	0.00	19.00
Live Permissions	P2015/5306/FUL	273, Camden Road, Islington, London, N7 0JN	Conventional	0.00	18.31	0.00	0.00	18.31
Live Permissions	P2015/5073/FUL	Garages at Thornton Court & undercroft garages, to rear of 41-45 & undercroft 1-12,43-52, Hartham Road, &76-98 Surr Street, Islington, London, N7 9JJ	Conventional	0.00	15.00	0.00	0.00	15.00
Live Permissions	P2015/4394/FUL	Ground floor, St Anne's Home For The Retired 60, Durham Road, Islington, London, N7 7DL	NSC	0.00	15.00	0.00	0.00	15.00
Other Large Sites	12	392a and 394 Camden Road	Conventional	0.00	14.00	0.00	0.00	14.00
Live Permissions	P2017/2754/FUL	202 to 210, Fairbridge Road, Islington, London, N19 3HT	Conventional	0.00	13.08	0.00	0.00	13.08
Other Large Sites	14	Peabody Whitecross Estate, Roscoe Street	Conventional	0.00	12.00	0.00	0.00	12.00
Live Permissions	P2017/3493/FUL	Car Park, Windsor Street, Islington, London, N1 8QF	NSC	0.00	11.00	0.00	0.00	11.00
Live Permissions	P2015/1455/FUL	3rd & 4th floor(studios 35-43), 280-282, Holloway Road, Islington, London, N7 6NJ	NSC	0.00	9.00	0.00	0.00	9.00
Live Permissions	P2016/2994/S73	250, City Road, Islington, London, EC1V 2PU	Conventional	0.00	8.00	0.00	0.00	8.00
Live Permissions	P2017/3903/FUL	24 and 26, Alington Street, Islington, London, N4 3BG	NSC	0.00	8.00	0.00	0.00	8.00
Live Permissions	P2017/4599/FUL	1st and 2nd floor, The Wilmington Arms, 69, Rosebery Avenue, Islington, London, EC1R 4RL	NSC	0.00	8.00	0.00	0.00	8.00
Live Permissions	P2016/3134/FUL	38, Hilldrop Lane, Islington, London, N7 0HN	Conventional	0.00	6.97	0.00	0.00	6.97
Live Permissions	P2018/1246/PRA	First and Second Floors, 55 to 61, Brewery Road, Islington, London, N7 9QH	Conventional	0.00	6.97	0.00	0.00	6.97
Live Permissions	P2017/3493/FUL	Car Park, Windsor Street, Islington, London, N1 8QF	Conventional	0.00	6.10	0.00	0.00	6.10
Live Permissions	P2016/1344/FUL	Land to the rear of 2, Melody Lane, Islington, London, N5 2BQ	Conventional	0.00	6.10	0.00	0.00	6.10
Live Permissions	P2018/2263/PRA	Ground Floor, William Hill,442 - 444, Hornsey Road, Islington, London, N19 4EB	Conventional	0.00	3.49	0.00	0.00	3.49
Live Permissions	P2018/1600/PRA	Lower Ground Floor, 104, Tollington Park, Islington, London, N4 3RB	Conventional	0.00	3.49	0.00	0.00	3.49
Live Permissions	P2017/5022/FUL	Block A-Ground floor-, Legard Works, 17A, Legard Road, Islington, London, N5 1DE	Conventional	0.00	2.62	0.00	0.00	2.62
Live Permissions	P2016/4954/FUL	27, Aberdeen Road, Islington, London, N5 2UG	Conventional	0.00	1.74	0.00	0.00	1.74
Live Permissions	P2017/4945/FUL	1, Hercules Street, Islington, London, N7 6AT	Conventional	0.00	1.74	0.00	0.00	1.74

Source	Unique Id	Address	Type	Current Year	Years 1-5	Years 6-10	Years 11-15	Projected Total All Years
Live Permissions	P2015/3554/FUL	26, Islington Park Street, Islington, London, N1 1PX	Conventional	0.00	1.74	0.00	0.00	1.74
Live Permissions	P2016/4725/FUL	64, Hamilton Park West, Islington, London, N5 1AB	Conventional	0.00	1.74	0.00	0.00	1.74
Live Permissions	P2018/0766/COLP	Ground to 2nd Floor, 50, Florence Street, Islington, London, N1 2DU	Conventional	0.00	1.74	0.00	0.00	1.74
Live Permissions	P2017/2797/PRA	Ground floor, 370, Hornsey Road, Islington, London, N19 4HT	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2016/4367/FUL	Basement to 2nd floor, 90, Newington Green Road, Islington, London, N1 4RG	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2017/2718/FUL	86, Ockendon Road, Islington, London, N1 3NW	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2015/2123/FUL	2nd floor, 2-6, Cloudesley Road, Islington, London, N1 0XT	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2017/3333/PRA	Basement and Ground floor, 90, Balls Pond Road, Islington, London, N1 4AJ	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2018/0513/PRA	Ground floor, 7, Archway Road, Islington, London, N19 3TX	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2016/3251/FUL	Basement, shop, 36, Old Street, Islington, London, EC1V 9AE	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2016/0840/FUL	Ground floor and Basement, Garage, Quemerford Road, Islington, London, N7 9SG	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2017/3934/FUL	Basement and ground floor levels, 324, St John Street, Islington, London, EC1V 4NT	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2016/0455/FUL	Flat 6, 176, Tollington Park, Islington, London, N4 3AJ	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2018/0967/FUL	1st floor, 37, Landseer Road, Islington, London, N19 4JU	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2017/4947/FUL	Basement to 2nd floor, Land adjacent to 33, Aubert Park, Islington, London	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2016/1383/FUL	Garages Rear of 21-28, Barnsbury Square, Islington, London, N1 1JP	Conventional	0.00	0.87	0.00	0.00	0.87
Live Permissions	P2017/3561/FUL	Flat B & C, 1st to 3rd floor, 18, Hanley Road, Islington, London, N4 3DR	Conventional	0.00	0.87	0.00	0.00	0.87
Other Large Sites	7	Holloway Prison	Conventional	0.00	220.00	660.00	0.00	880.00
Other Large Sites	NSC1	166-220 Holloway Road; 1-21 to rear of 45 Hornsey Road & 252 Holloway Road	NSC	0.00	0.00	117.00	0.00	117.00
Other Large Sites	5	Whittington Hospital ancillary buildings	Conventional	0.00	0.00	65.00	0.00	65.00
Other Large Sites	11	Pentonville Prison	Conventional	0.00	0.00	184.00	366.00	550.00
Other Large Sites	4	Morrisons, Nag's Head	Conventional	0.00	0.00	0.00	154.00	154.00
Other Large Sites	9	15 Penton Street	Conventional	0.00	0.00	0.00	32.00	32.00
Live Permissions	P2018/0911/COLP	7, Arundel Place, Islington, London, N1 1LS	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2018/1556/FUL	2 and 3 Canal Cottages, 36B, Graham Street, Islington, London, N1 8JY	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2018/2054/COLP	189, Tufnell Park Road, Islington, London, N7 0PU	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2017/4793/FUL	99, Cloudesley Road, Islington, London, N1 0EN	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2018/1179/FUL	13, Bardolph Road, Islington, London, N7 0NJ	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2018/0232/FUL	17, Elia Street, Islington, London, N1 8DE	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2017/0029/FUL	59, Marlborough Road, Islington, London, N19 4PA	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2017/1888/FUL	Basement to 2nd floor, 50, Oakley Road, Islington, London, N1 3LS	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2016/4859/FUL	61 (61 & 61a), Hemingford Road, Islington, London, N1 1BY	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2017/3364/COLP	51, Green Lanes, Islington, London, N16 9BU	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2017/0525/COLP	9, Rawstorne Street, Islington, London, EC1V 7NH	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2017/1323/FUL	Baement and ground floor, 140, Offord Road, Islington, London, N1 1PF	Conventional	0.00	-0.87	0.00	0.00	-0.87
Live Permissions	P2018/0055/COLP	97(Formely 97A & 97B), Moray Road, Islington, London, N4 3LB	Conventional	-0.22	-0.65	0.00	0.00	-0.87
Live Permissions	P2017/2914/FUL	1st floor, Flat 3 & 4, 5, Garrett Street, Islington, London, EC1Y 0TT	Conventional	-0.22	-0.65	0.00	0.00	-0.87
Live Permissions	P2017/1242/COLP	2nd floor; 2.2-2.6 flats, York Central, 70-78, York Way, Islington, London, N1 9AG	Conventional	-0.22	-0.65	0.00	0.00	-0.87
Live Permissions	P2017/1574/FUL	Ground to 2nd floor, 44, Great Percy Street, Islington, London, WC1X 9QR	Conventional	-0.22	-0.65	0.00	0.00	-0.87
Live Permissions	P2017/1321/COLP	49, Waterlow Road, Islington, London, N19 5NJ	Conventional	-0.22	-0.65	0.00	0.00	-0.87
Live Permissions	P2017/4599/FUL	1st and 2nd floor, The Wilmington Arms, 69, Rosebery Avenue, Islington, London, EC1R 4RL	Conventional	-0.22	-0.65	0.00	0.00	-0.87
Live Permissions	P2017/1002/FUL	27, Stavordale Road, Islington, London, N5 1NE	Conventional	-0.22	-0.65	0.00	0.00	-0.87

Source	Unique Id	Address	Type	Current Year	Years 1-5	Years 6-10	Years 11-15	Projected Total All Years
Live Permissions	P2017/4018/COLP	Lower and upper ground floors(Flat A&B), 70, Mildmay Road, Islington, London, N1 4NG	Conventional	-0.31	-0.56	0.00	0.00	-0.87
Live Permissions	P2017/1374/FUL	3rd floor, 282 to 284, Caledonian Road, Islington, London, N1 1BA	Conventional	-0.31	-0.56	0.00	0.00	-0.87
Live Permissions	P2017/0007/FUL	39A and 39B, Ecclesbourne Road, Islington, London, N1 3AF	Conventional	-0.31	-0.56	0.00	0.00	-0.87
Live Permissions	P2016/1214/FUL	1st floor, 284 (Studio 46 & Studio 48), Holloway Road, Islington, London, N7 6NJ	Conventional	-0.33	-0.54	0.00	0.00	-0.87
Live Permissions	P2016/4714/COLP	6, Francis Terrace, Islington, London, N19 5PW	Conventional	-0.33	-0.54	0.00	0.00	-0.87
Live Permissions	P2017/0018/COLP	1, Hanley Road, Islington, London, N4 3DU	Conventional	-0.33	-0.54	0.00	0.00	-0.87
Live Permissions	P2016/3735/FUL	Ground and Lower ground (132 A & B), 132, Highbury Hill, Islington, London, N5 1AT	Conventional	-0.33	-0.54	0.00	0.00	-0.87
Actual Completions	P2017/3375/COLP	Third Floor to Top Floor, 12, City Road, Islington, London, EC1Y 2AA	Conventional	-1.00	0.00	0.00	0.00	-1.00
Live Permissions	P2018/0690/AOD	City Forum, 250, City Road, Islington, London, EC1V 2PU	Conventional	0.00	-1.00	0.00	0.00	-1.00
Live Permissions	P2018/1810/COLP	58, Aberdeen Road, Islington, London, N5 2XB	Conventional	0.00	-1.74	0.00	0.00	-1.74
Live Permissions	P2017/0245/COLP	80, Lady Margaret Road, Islington, London, N19 5ES	Conventional	0.00	-1.74	0.00	0.00	-1.74
Live Permissions	P2016/0065/FUL	Flat 50,2nd floor, 284 & 286, Holloway Road, Islington, London, N7 6NJ	Conventional	-0.66	-1.09	0.00	0.00	-1.74
Actual Completions	P2018/0153/FUL	Basement & Ground floor, 96, Ball's Pond Road, Islington, London, N1 4AJ	Conventional	-2.00	0.00	0.00	0.00	-2.00
Live Permissions	P2015/5027/FUL	400, Camden Road, Islington, London, N7 0SJ	Conventional	-1.16	-1.46	0.00	0.00	-2.62
Live Permissions	P2013/4173/FUL	14, Devonia Road,, N1 8JH	Conventional	-1.20	-1.42	0.00	0.00	-2.62
Live Permissions	P102754	Packington Estate:Phase 3,4,5,and 6, Land bounded by, Rheidol Terrace, St Paul Street, Bevan Street and north of 8 & 9 Canalside Square,, 87 & 89 Arlington Avenue, east/north of 43-79 (consec) Dame Street, , N1 1XX	Conventional	-48.00	0.00	0.00	0.00	-48.00
TOTAL				1243	4173	1026	552	6994

Notes:

1. Site level data table does not include site details related to known completions to date in the current year; or windfall allowance.
2. A dropout rate has been applied to small conventional housing developments (under 0.25ha) that are currently granted but not started.
3. For some sites in the site level table there are units allocated as decimals or showing delivery of less than 1 unit. This is a result of the methodology used for projecting small sites (under 0.25ha) and/or application of drop-out rate.
4. For sites without planning permission, the number of units are a best estimate, having been derived from engagement with landowners/developers as well as indicative site allocation phasing from relevant Local Plan documents (where appropriate).