IIA examination addendum

Contents

Introduction	
Non technical summary	4
Packground	22
Part 1: Alternatives: Policies	
Part 1: Updated Policy Assessments	
Part 1: Updated Assessment of Site Allocations	405
Part 1: Review of Cumulative Effects	
Part 2: Appraisal of pre hearing modifications	
Part 2: New and amended Site Assessments	
IIA Examination Conclusions	
IIA: Mitigation	
IIA: Monitoring	
Appendix 1: EqIA Local Plan Modifications	
Appendix 2: HRA screening update	893
Appendix 3: Flood Risk	

Introduction

- 1.1 This is an addendum to the interim Integrated Impact Assessment (IIA) which formed part of the Regulation 19 consultation into the Islington Local Plan this will be referenced the 'submission IIA' throughout this document. The Local Plan was published for consultation in September 2019, and subsequently submitted to the Secretary of State in February 2020.
- 1.2 The aim of the report is:
 - to present new information to respond to the concerns raised by the Inspectors (Part 1).
 - to present an appraisal of the changes to the plan that are subject to pre-hearings modifications consultation (Part 2). This
 includes an update to Habitats Regulations Assessment Screening and Equalities Impact Assessment
- 1.3 These two matters are addressed as two separate parts to this report. The following paragraphs explain the relationship between the submission IIA and Part 1 of the examination IIA addendum this will be referenced as the 'examination IIA' throughout this document.

Part 1 of the examination IIA responds to issues identified by the Planning Inspectors in respect of identification and assessment of alternatives for policies and site allocations, assessment of cumulative effects and identification of effects overall. The work completed in Part 1 creates new assessments, updates assessments and/or replaces assessments in the submission IIA.

The following sets out the work that has been carried out and clarifies what has been replaced:

- The consideration of **policy alternatives** has been reviewed and presented as a process with each policy considered in turn in plan order. Explanation of the 'screening' of policies is included for each policy. An introduction and screening table is included in Part 1: Alternatives: Policies. The presentation of the submission IIA assessment has been reviewed and where a reasonable alternative or alternatives has been identified they have been presented as a single assessment alongside the assessment of the submission policy. This section includes assessment of alternatives requested by the Inspectors in their letters (ref INS04 dated 30 April and ref INS05 dated 24 June). A summary for each assessment is included. This section replaces relevant content in section 4 of the submission IIA and all the assessments in appendix 5.
- The consideration of **site alternatives** is a new assessment and is presented alongside the revised presentation of the site assessments. This is set out in Part 1: Site Assessments and Site Alternatives. The revised presentation of the site assessment

includes assessment against the full set of appraisal objectives as requested by the Inspectors. Reasonable alternatives are considered alongside site assessments where relevant or explanations of where there are no alternatives. This section replaces relevant content in section 4 and all of the assessments in appendix 7.

- The assessment of the **submission policies** has been reviewed and additional effects identified. Also, further clarification in the assessment text has been added. This section replaces relevant content in section 4 of the submission IIA and all the assessments in appendix 6.
- The assessment of **cumulative effects** is new assessment that has been presented in a more comprehensive and transparent manner. This section replaces relevant content in section 4 of the submission IIA.
- The references made in Section 4 of the submission IIA which summarises the EqIA and HRA content remains valid.
- 1.4 **Part 2** of the examination IIA considers and assesses where necessary changes made to the plan for the policies and allocated sites. The changes to the draft Local Plan are defined as modifications to the plan. The main drivers for the modifications made:
 - the issues raised by the Inspectors in their initial letters
 - the representations made at Regulation 19 stage of consultation
 - wider changes in the planning system.
- 1.5 Further detail on the changes is set out in the background section below.
- 1.6 All the modifications made to the draft Local Plan have been screened to consider which changes need to be assessed and where alternatives need to be considered. Further assessment have also been provided that consider the policy changes in respect to the EqIA and Habitats Regulations Assessment. These are appended at appendix 1 and 2.

Non technical summary

- o This is the Non-Technical Summary of the Integrated Impact Assessment (IIA) of Islington's Local Plan.
- o The London Borough of Islington (LBI) is preparing a new Local Plan for the borough to cover the period 2020 to 2035. The Islington Local Plan is made up of four Development Plan Documents:
 - o Local Plan: Strategic and Development Management policies the principal document in the Local Plan, which sets out strategic policies to identify where and how change will happen in Islington; and detailed policies to manage development.
 - o Site Allocations this document sets out site specific policy for a number of sites across the borough which will contribute to meeting development needs.
 - o Bunhill and Clerkenwell Area Action Plan (AAP) a plan for the south of the borough where significant change is expected to occur. The plan sets out spatial policies covering different parts of the area with further policies to manage development.
 - o North London Waste Plan (NLWP) a joint waste plan together with six other boroughs within the North London Waste Authority area (Camden, Haringey, Hackney, Barnet, Enfield and Waltham Forest). The Waste Plan will identify a range of suitable sites for the management of all North London's waste up to 2031 and will include policies and guidelines for determining planning applications for waste developments.
- The IIA brings together into a single document a number of assessments which are required to assess the social, environmental and economic impact of the planning policies contained in the three Development Plan documents (The NLWP is not part of this assessment).
 The following statutory requirements are addressed and presented together in one document:
 - o Sustainability Appraisal (SA) and Strategic Environmental Assessments (SEA), and
 - o Health Impact Assessment (HIA) and
 - o Equalities Impact Assessment (EqIA)
 - o Habitats Regulation Assessment (HRA)
- o The methodology used for the IIA process for the Islington Local Plan review is based on the Sustainability Appraisal process set out in Government guidance.
- o The Sustainability Appraisal process is a five stage process and this document represents the third stage in the process, which is preparation of the interim Sustainability Appraisal report, the first substantial reporting stage.
- o The Islington Local Plan was submitted to the Secretary of State on 12 February 2020 along with the interim Sustainability Appraisal Report known in this document as the 'submission IIA'. The Secretary of State appointed two Inspectors to undertake an independent examination of the Local Plan; this is the last stage in the Plan making process. Through their initial questions the Inspectors identified concerns with housing supply and the Sustainability Appraisal assessment. To address the Inspectors concerns there is a need for

additional consultation and an update to the IIA. This report is an addendum to the submission IIA and has been produced as part of the examination process. This report is known as the examination IIA and was published in March 2021.

- o The aim of the examination IIA is:
 - to present new information to respond to the concerns raised by the Inspectors (Part 1).
 - to present an appraisal of the changes to the plan that are subject to pre-hearings modifications consultation (Part 2).
- o This Non-Technical Summary updates the version set out in the submission IIA and is a summary of both Part 1 and Part 2 of this document
- o The first stage in the Sustainability Appraisal process is identifying the key issues in Islington to be addressed within the Plan this information is presented in the Scoping Report which was published initially in October 2016 for consultation. This stage also proposes the draft framework objectives against which all policies are considered.
- o The framework objectives have been derived from an analysis of the sustainability, health and equalities issues facing the borough. These locally-specific objectives describe the outcomes that the Local Plan should seek to achieve, and will be used to check and refine the policies as the Local Plan develops. Using the framework, the assessment of policies and sites is set out in a series of tables.
- o The second stage in the Sustainability Appraisal process is developing and refining alternatives to policies. The purpose of this stage is to evaluate the likely significant effects of the draft Local Plan policies and to test reasonable alternatives to policies against the objectives set out in the framework. Only realistic alternatives need to be considered and there is not a requirement to explore alternative policy solutions to each and every plan issue. Sometimes there may be only one approach to an issue.
- In the submission IIA fourteen alternatives were assessed for the policies set out in the Islington Local Plan. Additionally, some alternatives were considered but then discounted and not assessed; the basis for these discounted alternatives is set out in the report. The examination IIA responds to concerns raised by the Inspectors and the consideration of policy alternatives has been reviewed. Additional reasonable alternatives have been assessed and extra detail about discounted alternatives has been added. In addition the assessment of reasonable alternatives for site allocations has been added.
- o The Local objectives, area spatial strategies, policies and sites have been assessed by section (eg Thriving Communities, Inclusive Economy). The framework identifies the effects considered; either significant or minor effect, negative or positive or neutral. The assessment also includes consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects. Where negative effects are identified, mitigation has been considered to reduce any negative effects. The assessment should also consider ways that policies can be improved. The examination IIA reviews and updates the assessment sproduced as part of the submission IIA and the consideration of effects with additional effects identified. Also, further clarification in the assessment text has been added. The presentation of the assessment of site allocations has been revised to include assessment against all the objectives with further clarification in the assessment text has been added.
- o The examination IIA also contains Part 2 which presents an assessment of the changes to the plan that are subject to pre-hearings modifications consultation. There are three drivers for the modifications:
 - o the issues raised by the Inspectors in their initial letters
 - the representations made at Regulation 19 stage of consultation

- o wider changes in the planning system.
- o The Sustainability Appraisal process is iterative and on-going process, which has been in train from the start of the Local Plan review.
- o The examination IIA has assessed the 8 new site allocations.

Other assessments

- o Health Impact Assessment (HIA) is a systematic approach which ensures decision making at all levels considers the potential impacts of decisions on health and health inequalities. Camden and Islington Public Health have undertaken a HIA of the Local Plan. The HIA has eleven topics which were adapted by Camden and Islington Public Health for their consideration of the Local Plan. Where an impact was identified an action to mitigate that effect was considered or enhance a positive effect.
- o An Equalities Impact Assessment (EqIA) is a way of measuring the potential impacts (both positive and negative) that a policy may have on groups with key protected characteristics covered by the Equality Duty and on Human Rights. The examination IIA has considered the modifications for potential impacts.
- o The Habitats Regulations Assessment (HRA) purpose is to assess the impacts of a land-use plan against the conservation objectives of a European Site and determine whether it would adversely affect the integrity of that site. The closest European site to Islington is Epping Forest. European sites are designated to provide legal protection of habitats and species that are of European significance. The examination IIA has screened the modifications.

Key Findings by Local Plan section

- Area Spatial Strategies: The Area Strategies help focus development in the most appropriate locations by recognising the various areas range of commercial uses including retail, leisure, service, and office uses. Some of the area strategies also recognise the rich variety of community uses and cultural spaces that are available. The area spatial strategies support high quality improved public realm with more functional spaces that improves permeability and connectivity. Most of the spatial strategies identify specific heritage assets and local landmarks, highlighting them helps enhance the borough's heritage and culture. Similarly the Bunhill and Clerkenwell Area Action Plan Spatial Strategies policies work in combination with the area wide policies by adding much more detailed site specific policy helping implement the broader AAP strategy, for example by protecting an individual use or space, or by designating a particular opportunity for development such as a new open space or route.
- **Thriving Communities:** the Sustainability Appraisal considered that the policies in this section will go as far as reasonable possible to meet the housing needs for the borough through delivery of conventional housing and as part of that deliver the utmost quantum of affordable housing which is viably possible. Alternative policy approaches for affordable housing were considered and whilst highlighting arguments for flexibility an increased degree of uncertainty in overall delivery was also identified which were judged to rule the alternatives out. The housing delivered will be high quality going further than national minimum standards to better reflect needs in Islington. To ensure

maximum delivery certain forms of housing are restricted as far as possible which when considered cumulatively as a group of policies will have a particularly positive cumulative effect on meeting housing needs. In addition the assessment of alternative policy approaches for certain forms of housing such as student accommodation and large HMO also identifies the inflexibility inherent in the building design to meet a range of needs. Meeting needs for certain specific forms of housing; supported housing and gypsies and travellers have no significant effects. The policy to meet older peoples housing needs resists market extra care housing which is considered to have a neutral effect in meeting needs identifying a lack of evidence of flexibility and adaptability in this form of housing compared to conventional housing. Overall the assessment of this policy and the more permissive alternative is quite finely balanced. When the policies within the section are considered together, they are considered by the assessment to have a particularly positive cumulative effect on the sustainability objectives for affordable housing, inclusion and equality, health and wellbeing, liveable neighbourhoods and the built environment.

- Inclusive Economy: the Sustainability Appraisal considered that the policies in this section will have a significant positive effect on economic growth with a significant quantum of business floorspace identified through site allocations. In addition the combined effect of delivering this growth will achieve positive effects on reducing worklessness by providing more opportunities for getting people back into work as well as supporting new business develop through the provision of affordable workspace. The protection of industrial land, in particular Vale Royal/Brewery Road was considered by the assessment alongside alternative policy approaches. Whilst there are land use benefits from the co-location of office and residential uses with industrial, it is considered that housing and office needs can be met elsewhere in the borough, and the importance of one of the last remaining industrial clusters within close proximity to central London had to be a factor in its continued protection for industrial use. The submission IIA considered that the effect of the retail policies will provide flexibility for town centres to respond to the changing retail environment which will help ensure residents various service and leisure needs continue to be met. However the examination IIA concluded that the wider changes made to the planning system would affect the wider function of town centres by removing the need to seek planning permission for non-retail uses which may exacerbate the structural weaknesses in the retail sector. Whilst results of the assessment of the policy modifications to respond to these wider changes to the planning system are considered positive there is uncertainty over the extent to which it is possible to plan to meet various service and leisure needs because of the wider changes to the Use Classes Order. In addition the assessment recognises the tension Class E has introduced which is particularly apparent with the assessment of marketing periods for the protection of existing retail uses with the assessment finely balanced over considering the options and the potential response of landowners with long term impacts considered to be overall negative.
- Green Infrastructure and Sustainable Design: the Sustainability Appraisal considered that these sections evidence the significant positive effect this group of policies will have on reducing carbon emissions and reducing the effects of climate change through adaptation and mitigation. The sustainable design policies will individually and cumulatively contribute to reducing fuel poverty in the borough. In addition requirements for open space / public realm and biodiversity improvements in the urban environment can help tackle air quality issues and will support a healthier population, encouraging people to use more sustainable forms of transport.

- Public Realm and Transport: the Sustainability Appraisal considered that overall the policies in this section will help encourage people to
 use more sustainable modes of transport helping reduce congestion and have a cumulative effect on reducing the impact of air pollution
 across the borough and beyond. There will be a positive effect on inclusion with the policy aim to improve transport for those with no access
 to private motor vehicles and practical, safe and convenient access to the public realm. The examination IIA identified the further positive
 effects from policy changes that seek to promote more sustainable freight movements helping further improve air quality, reduce congestion
 and other negative consequences relating to traffic.
- Design and heritage and Plan1: the Sustainability Appraisal considered that when taken together demonstrates the positive effects that design and a design led approach will have on improving peoples quality of life and reducing the potential amenity impacts of development. In particular the positive effect from ensuring the use of a site is optimised helps make the best use of the scarce land resource in the borough which combined with other policies in the plan helps meet and prioritise the various development needs in the borough in particular housing need and employment. It is noted that the assessment of the approach to tall buildings and the alternative identified a quite finely balanced argument with an alternative which identified more areas for tall buildings as positive for optimising land and growth however the less precise nature of broad areas or zones was considered to introduce some uncertainty in respect to local character and distinctiveness where a specific tall building proposal might create a negative effect, for example at the edge of the broad area or zone. Policy PLAN1 has a number of cross-cutting elements which will help to deliver synergistic and positive effects across the sustainability appraisal objectives.
- Site Allocations: the Sustainability Appraisal considered that the sites will have considerable benefits in delivering growth in terms of both housing and business floorspace. They will also have a positive cumulative effect in relation to sustainability assessment objectives as sites will help deliver improvements to the public realm and wider built environment, provide high quality housing and affordable housing, deliver services and infrastructure needed to serve wider needs across the borough, support town centres, benefit the environment through achieving reduced run off rates and a reduction in carbon emissions, make a significant contribution to economic growth both within and outside the borough and make more efficient use of land in the borough. It is noted that on some sites, the policy assessments against alternative uses are finely balanced, particularly where this involves different priority development needs and on mixed-use sites.
- Bunhill and Clerkenwell AAP: the Sustainability Appraisal considered that the policies and sites in the BCAAP have considerable benefits in delivering growth in terms of both housing but particularly business floorspace. The approach to focus development of business uses (which generate a large number of trips) in an area which is highly accessible by sustainable means of transport is positive against objective for climate change. The AAP will also have a positive cumulative effect in relation to sustainability assessment objectives and will help deliver improvements to the public realm and wider built environment. The particular significant positive effect of the AAP is on economic growth with a significant quantum of business floorspace identified in site allocations as well as the clear policy requirement.
- The table below pulls together part 1 and part 2 assessments and sets out the cumulative conclusions of the examination IIA. The table seeks to bring together the overall cumulative effects of the plan against the sustainability framework objectives, drawing out positive effects between policy areas but also potential tensions. It is intended to make clear that the effects identified in part 2 add to the those identified in Part 1 unless they do not replace effects identified in part 1 of the examination IIA.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
Objective 1 - Promote a high quality, inclusive, safe and sustainable built environment	The effect of the Local Plan on the Built Environment objective is positive with housing policies supporting development at optimal densities which combines with other policies – PLAN1 and DH1 to fully optimise density levels. and combine well with other policies in the plan such as policies PLAN1 and G4 which will help a proposal fully integrate within, and relate positively to, their immediate locality. The policy in DH1 supports innovative approaches to design as a means to increasing development capacity whilst recognising that the scale of development is dependent on design and character. PLAN1, T1, T4 and G4 also help a proposal fully integrate within, and relate positively to, their immediate locality which combined with the Area Spatial Strategies, which promote public realm improvements helps to create buildings and places that are both high quality and safer and more inclusive.	The assessment of modifications recognises the potential harmful effect on social and community uses but also the wider mix and balance of uses across the CAZ and town centres from Class E which the modifications can only partly mitigate. There is a change in effects from the submission IIA in response to introduction of Class E and whilst the modifications across various policy areas are considered positive these effects are now minor where previously they were considered significant positive. Effects are considered limited as there an element of uncertainty over how effective the approach will be in securing an inclusive, safe and sustainable built environment that places people at the heart of the design process and creates robust and adaptable buildings that respond to people's changing needs over the long term.
Objective 2 - Ensure efficient use of land, buildings and infrastructure	The Local Plan makes the best use of the scarce land resource in the borough and balances the competing demands for land use across the borough. There is an overall positive effect against the built environment objective with housing policies supporting housing development at optimal densities which combines with other policies – PLAN1 and DH1 which also seeks to fully optimise density levels. This efficient use of land and infrastructure can also have wider environmental benefits in terms of helping protect green spaces from development and reducing carbon emissions. There is a tension between optimising density and the historic environment with the potential impacts on heritage value potentially increased by higher density. Policy DH1 recognises this potential impact and seeks innovative approaches to address the risk. The Inclusive Economy policies B1/B2 and R1 work in concert with the Area Spatial Strategy policies to focus development in the right locations in the borough which combines with the approach in Policy T1 which	The assessment of modifications recognises the potential harmful effect on the mix and balance of uses and efficient use of land in the CAZ from Class E which is considered to impact the wider economic function of the area. There is a change in effects from the submission IIA in response to introduction of Class E and whilst the modifications across various policy areas are considered positive these effects are now minor where previously they were considered significant positive but uncertainty is identified over how effective the approach in policy BC1 will be in maximising office floorspace.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
	recognises that land use should take account of accessibility and ensure proposals promote connectivity. The Thriving Communities section also sets a principle of restricting inefficient forms of development; student accommodation, large HMO and purpose built private rented sector on the basis of land supply. The development of visitor accommodation is also restricted by Policy R12 for the same reason. Infrastructure needs are addressed both through policy and Site Allocations where relevant.	The effect of Class E and the potential dilution of retail development in the most appropriate locations in town centres is a risk and an inefficient use of land which could be ineffective in balancing competing demands between land uses and will result in retail needs not being met. Whilst the preferred approach goes some way to mitigating this the advent of Class E is recognised as working against the policies assessed in the submission IIA which sought to balance the tensions between land uses and focus development in the right locations. Ultimately the introduction of Class E affects the ability of the Local Plan to meet the development needs of the area.
Objective 3 - Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment	The approach to heritage ensures that heritage assets will be strongly protected while recognising the need to accommodate new development. Where relevant Area Spatial Strategies in the Local Plan reference heritage assets highlighting their importance, alongside local views and landmarks. Site allocations also make reference where there are relevant heritage development considerations. Growth could impact heritage value but it is considered that this is mitigated by the relevant policies and will help new development to add to the borough's character and distinctiveness - Policy DH1 recognises this potential impact and seeks innovative approaches to address the risk of adverse heritage impacts. Policy also considers cultural value in the borough recognising the inherent sensitivity these uses can have to the introduction of new uses. Area Spatial Strategies identify where culture is a priority and the identification of cultural quarters will help support and enhance the uses in these locations.	None of the modifications have significantly changed the assessments outcomes against this objective.
Objective 4 - Promote liveable	The Local Plan policies seek to ensure that the appropriate level of infrastructure is available for the local population with policies in the	The uncertainty around Class E is identified for social and community facilities, which could both

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
neighbourhoods which support good quality accessible services and sustainable lifestyles	Thriving Communities section protecting social and community facilities and policy ST1 supporting new strategic infrastructure where needed. In addition policy seeks to respond to where facilities already exist with a link in Policy H2 to supporting existing facilities. This is supported by Policy H1, which seeks new housing development that is fully integrated within, and relates positively to, the immediate locality and policies SC1 and SC2 which contribute to improving access to health and social care services/facilities by protecting existing facilities and providing a robust approach to considering changes in service provision are managed appropriately. The Area Spatial strategies identify relevant social and community infrastructure which helps maintain residents access to facilities. The retail policies seek to strike the right balance of retail, leisure, culture and business uses which will help maintain the access to these services close to people's homes. Policy recognise the need to protect residential amenity e.g. through suitable noise assessment and application of the agent of change principle which is covered by housing, retail and design policies. PLAN1 draws this all together with the connected and inclusive principles which helps development to encourage permeability and movement and maintain and support access to services and facilities.	help to reduce health inequalities by increasing opportunities for healthcare facilities, as well as leisure and indoor recreation uses such as gyms but could also increase health inequalities by not protecting these facilities against change of use to higher value uses. The effect of Class E will also likely have minor negative effect on liveable neighbourhoods as the lack of planning control for many uses, including food and drink uses like cafes and restaurants, may result in some of these uses being developed in inappropriate locations and have negative impact due to their effect on residential amenity such as noise, odours, and servicing impacts. The wider impact on town centre vibrancy from the potential for Class E uses which do not form active frontages, such as offices at ground floor could cumulatively and in specific locations individually, have a negative impact on the diversity, vibrancy and economic prosperity of town centres and LSAs. Overall there is a change in effects from the submission IIA in response to introduction of Class E and whilst the modifications across various policy areas are considered positive these effects are now minor where previously they were considered significant positive. However, the increased ability for COU within the E use class may have positive impacts on upper floors in town centres, and especially in less well performing LSAs that would benefit from an influx of workers.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
		The additional site allocations specifically to address housing supply will deliver wider improvements beyond improvements in housing quality and supply that will help create a safer and more inclusive environment and promote more liveable neighbourhoods through landscaping, safety measures, improved play spaces and community facilities.
Objective 5 - Ensure that all residents have access to good quality, well- located, affordable housing	The objective has clear positive effects resulting from policy which seeks delivery of affordable housing from all development and responds to the number one objective of the Local Plan to maximise the delivery of genuinely affordable housing. This improves fairness and integration, addressing inequality and tackling social exclusion with the delivery of mixed and balanced communities. As identified in Thriving Communities section above the policies in the Sustainability Appraisal section have significant positive cumulative effects by helping ensure all residents have access to good quality housing through ensuring all housing meets high standards of energy efficiency and relevant sustainable design standards; which helps to reduce fuel poverty and contributes to reducing inequality. This also contributes health benefits with residents benefiting from warmer homes and more affordable homes to heat. There is a significant tension between balancing housing with other needs in the plan, primarily employment needs. The tension with other forms of housing has already been identified – large scale HMO accommodation and student accommodation. Ensuring that employment needs are met is a key consideration of the Local Plan. Striking the right balance with a focus on employment uses in the right locations has been taken, with employment growth focused in the CAZ and priority employment locations and LSIS where residential uses are restricted. The restriction on residential uses in town centre Primary Shopping Areas is also an example of the tension. Site Allocations play a key role in the borough in	The additional site allocations specifically to address housing supply will make a significant contribution to affordable housing which will help to meet need in the borough as well as contribute to wider improvements on housing estates.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
	demonstrating that both employment and housing needs will be met with significant levels of growth identified.	
Objective 6 - Promote social inclusion, equality, diversity and community cohesion	The same positive effect from the Local Plan approach to maximise the delivery of genuinely affordable housing results on this objective too. Other policies in the Thriving Communities section also aim to improve fairness and integration and tackle social exclusion, through the delivery of mixed and balanced communities which are economically, environmentally and socially resilient. Policy PLAN1 and the inclusive principle supports policies across the plan both in terms of the mix of uses but also the design of development and the broader built environment. The Inclusive Economy section supports the economy through supporting creation of a variety of new business floorspace, protecting existing floorspace and securing affordable workspace and jobs/training opportunities from development which helps promote equity, provide opportunity and remove barriers to employment.	There is a change in effects from the submission IIA in response to introduction of Class E and whilst the modifications across various policy areas are considered positive these effects are now minor where previously they were considered significant positive.
Objective 7 - Improve the health and wellbeing of the population and reduce heath inequalities	Policies throughout the plan help address the health and wellbeing objective, in particular housing policies which determine housing quality which combine with other policies in the plan to help a proposal fully integrate within, and relate positively to, their immediate locality. The Area Spatial Strategy policies promote specific public realm improvements which combined with high quality housing helps encourage people into more active travel through a healthier public and built environment supported by car free transport policies and adequate cycle parking. The Social and Community policies contribute to improving access to health and social care services/facilities by protecting existing facilities and providing a robust approach to considering changes in service provision are managed appropriately. Public Realm and Transport policies will have significant positive cumulative effects against objectives relating to health and climate change as they seek to reduce pollutants and improve air quality. This works with policy for Green	Policy R5 seeks to maintain local shops and cafes. These facilities are often the closest facilities to where people live so enabling their protection as a local neighbourhood service that especially benefits access to goods and services by people with mobility issues is particularly relevant and considered to have a positive effect against this objective. Policy T1 and T2 changes in response to Class E will have a significant positive effect through helping to ensure that transport impacts of Class E can be appropriately assessed and mitigated which can help to reduce the impacts of pollution on the public realm which can help to tackle pollution and

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
	Infrastructure which preserve open spaces and increases the amount of green open space, plants, trees, green walls and roofs in the urban environment which will also contribute to improving air quality and encouraging people to participate in more active travel, sport and recreation in the borough. The sustainable design policies also contribute health benefits with residents benefiting from warmer homes and more affordable homes to heat and housing design policies that highlight the importance of designing the home as a place of retreat which can contribute to wellbeing, improving both physical and mental health.	air quality which can impact on health. Ensuring adequate cycle parking is provided will also help to promote active travel which can improve physical health and wellbeing. In addition the changes to Policy T5 are similarly positive in this respect. The new site allocations which specifically address housing supply and affordable housing delivery could potentially lead to impacts, for example in terms of the overall quantum of amenity space on estates potentially affecting access to that space. The effect of this is uncertain as it will depend on the circumstances of each site and the details of the final proposals at planning application stage. The effects of development on each site will be mitigated through other policies in the plan, for example on housing estates there is policy G2 which seeks to protect open space on estates and which sets criteria the for re-provision and enhancement of open space in the circumstance where development is proposed.
Objective 8: Foster sustainable economic growth and increase employment opportunities	Policies B1 to B4 recognise the importance of supporting the economy through the creation of a variety of new business floorspace, protecting existing floorspace - in particular industrial land through new LSIS designations. Meeting employment needs is a clear priority for the Local Plan with other uses restricted to ensure that these needs are adequately met – the Site Allocations which prioritise employment space help to contribute to this meeting this need as will the Area Spatial Strategies which provides further policy support for employment growth in key areas such as the knowledge economy in Kings Cross and Tech City in the Bunhill and Clerkenwell AAP. As mentioned under the affordable housing	The wider positives of Class E are noted in particular the creation of a wider range of employment opportunities which could potentially help remove some barriers to employment across the borough with the increased flexibility around where uses can locate. However the assessment recognises the detrimental longer term effect on the existing economic function of parts of the borough if a significant quantum of floorspace changes via Class E to flexible uses over time. The detrimental

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
	objective striking the right balance between meeting housing and employment needs is a tension that the Local Plan has to deal with. The focus on employment uses in the right locations has been taken, with employment growth focused in the CAZ and priority employment locations and LSIS where residential uses are restricted. The restriction on residential uses in town centre Primary Shopping Areas is also an example of the tension. Retail policies also contribute to economic growth and London's wider economy by seeking the right balance of retail, leisure, culture and business uses to meet residents, business and visitor needs through seeking to protect and enhance provision of services in town centres, local centres and dispersed shops. The requirement to secure affordable workspace and jobs/training opportunities from development helps to widen opportunities for residents and tackle barriers to employment. The Sustainable Design policies support the delivery of an inclusive economy by helping to contribute to a green economy with commercial buildings that have high environmental standards and can be designed to be flexible and adaptable.	effect is recognised in particular on the role of the CAZ in supporting Central London's economy but uncertainty is recognised in terms of all locations – including town centres and more peripheral locations. There will also be a detrimental effect on LSIS, in particular Vale Royal, Islington's most significant LSIS. Protecting the industrial function of LSIS has wider benefits serving other economic functions in both the local and wider London economy, so there would be a detrimental effect in neighbouring boroughs depending on their dependency on the activities usually found in LSIS which support businesses in other boroughs. The tension Class E has introduced is particularly apparent with the assessment of marketing periods for the protection of existing uses with the assessment finely balanced over considering the options and the response of landowners with long term impacts considered to be overall negative. More generally in the longer term Class E is considered to have a negative effect on the overall supply of office space.
Objective 9: Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public	The locational benefits of the Local Plan are also considered with cumulative benefits from reduced transport emissions from focusing office development in the most accessible locations in the borough through policy in the Thriving Economy section; the AAP area, CAZ, town centres and CAZ fringe. These locational benefits are reinforced by policy in the Area Spatial Strategies, site allocations alongside strategic policies on specific land uses and policies for public realm and design/ PLAN 1 which support improvements in the built environment. The policy approach in the Bunhill and Clerkenwell AAP in particular aims to	The transport impacts of class E are considered in Policy T1, T2 and T5 changes and will have a significant positive effect that builds on the submission policy through helping to ensure that transport impacts of Class E can be appropriately assessed and mitigated which can help encourage a shift to more sustainable forms of travel.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
transport, cycling and walking	maximise floorspace with a percentage requirement which will help achieve most floorspace in the most accessible location in the borough. This combined with Transport, Public Realm policies and PLAN1 encourages more sustainable and accessible transport and cycle parking requirements will all help people transition to more sustainable modes of travel. The cumulative benefit of protecting the industrial function also helps to reduce the need for goods and services to travel too which also reduces congestion and air pollution. The Area Spatial Strategies through promoting public realm improvements also help to create places that are both high quality and safer and therefore more inclusive.	The uncertainty over predictions of where uses will be located from Class E could now have a minor negative impact on road networks and sustainable transport modes when there is an accumulation of uses that have loading and parking requirements or high numbers of journeys such as offices in industrial areas for example which do not have appropriate public transport access.
Objective 10: Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	The approach ensures that open spaces are preserved and seeks to increase the amount of green open space. Area Spatial Strategies will help to create a high quality built environment with public realm improvements and also identify improvements to access existing green open spaces or add additional open space. This will have wider health benefits when combined with Urban Greening policies and enhancement of green infrastructure. Combined with other policies in the Local Plan this helps to promote physical and mental health, health benefits associated with access to nature, responds to impacts of climate change (flood risk and urban heat island) as well as improving air quality.	The changes to Policy G2 that provide clarification on how proposals for moorings and facilities to support moorings should be approached in the context of the canal as public open space identify no effects as the policy states that development can only take place where it there is no detrimental impact on nature conservation and biodiversity value, and the character and amenity of the waterway corridor and its function as public open space.
Objective 11: Create, protect and enhance suitable wildlife habitats wherever possible and protect species and	Cumulative positive benefits for biodiversity are created through a strategic approach to green infrastructure, biodiversity and wildlife habitat with requirement for developers to maximise green infrastructure and biodiversity provision consistent with G1. Several Site Allocations identify landscape and green infrastructure improvements as do Area Spatial Strategies which respond to the context of nearby open spaces/SINCs and the Regent's Canal. Delivery of development on these sites can also help with the achievement of objectives in the Council's Biodiversity Action Plan. Policy approach to biodiverse green roofs, green walls and soft landscaping through PLAN1 will also contribute to enhancing	None of the modifications have significantly changed the assessments outcomes against this objective.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
diversity	biodiversity. The Green Infrastructure policies will also combine with the Sustainable Design policies and the integrated approach to flood risk management and sustainable drainage to have cumulative benefits together which reduce the risk of flooding and helping to manage water sustainably and ensure wider benefits such as biodiversity and a drainage hierarchy that promotes green features over grey.	
Objective 12: Reduce contribution to climate change and enhance community resilience to climate change impacts	Cumulatively the Sustainable Design policies set out the council's strategic approach to delivering sustainable design with the aim of minimising the contribution of development to climate change and ensure that developments are designed to mitigate the effects of climate change. There is a fundamental tension between any development, which contributes to climate change through emissions and resource use and meeting social needs through development, in particular housing and employment but also other infrastructure needs. The Sustainable Design policies go some way to addressing this tension through energy efficiency measures for example and also introduces new policy approach – Policy S10 circular economy and adaptive design which will help mitigate the effect of resource use of development. The locational benefits from reduced transport emissions from focusing office development in the most accessible locations in the borough. There is also a benefit of protecting the industrial function in LSIS and Area Spatial Strategies which also reduces emissions from this source. Islington's car-free policy in Policy T3 and Policy T5 which seeks to minimise air pollution from the construction process as well as reducing deliveries will also help reduce transport emissions. The Sustainable Design policies in setting out the approach to flood risk management and sustainable drainage have cumulative benefits together to reduce the risk of flooding and help to manage water sustainably. These policies working alongside green infrastructure policies which also play a role in helping to reduce surface water run-off and reduce flood risk. Sustainability is	The policy changes add to the submission policies Sustainable Design policies by responding to technological evolution and will help to minimise carbon emissions from heating systems and promote sustainable energy infrastructure, which will contribute towards a more sustainable built environment improving air quality through reduced NOx and a reduction in carbon emissions. The displacement of industrial activities of the LSIS through Class E could see an increase in vehicle mileage through Islington, which risks increased congestion and emissions, which would have climate change and air quality impacts. The transport impacts of class E are considered in the Policy T1 and T2 changes and will have a significant positive effect that builds on the submission policy through helping to ensure that transport impacts of Class E can be appropriately assessed and mitigated which can help reduce the carbon emissions associated with transport. In addition the changes to Policy T5 are similarly positive in this respect.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
	identified in PLAN1 as one of the four key design principles for development in the borough.	
Objective 13: Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	The policies in the Sustainable Design section set out requirements for development proposals to promote resource efficiency through application of an approach to the Circular Economy. Policy in the Thriving Economy section supports the intensification, renewal and modernisation of business floorspace. The approach to circular economy and adaptive design has cumulative benefits when considered alongside other policies in the plan, this include PLAN 1 which required development to be durable and adaptable, policies ST2, H4 and B2 which seek to maximise re-use and recycling as well as Sustainable Design policies by reducing the environmental impacts, including embodied carbon emissions, that new development can have. Policy for high quality housing provides seeks well designed facilities for the management of recycling for residents and Strategic Infrastructure ensures that the waste management facility in the borough is protected. The borough is also working jointly with neighbouring boroughs on the North London Waste Plan, that will plan for waste management needs for the borough.	None of the modifications have significantly changed the assessments outcomes against this objective.
Objective 14: Maximise protection and enhancement of natural resources including water, land and air	Air quality is a cross cutting issue addressed by a number of policies that cumulatively will help to tackle air quality issues in the borough, this includes design policies, locational policies set out in the Area Spatial Strategies, site allocations alongside strategic policies on specific land uses which seek to locate uses in the most appropriate locations, green infrastructure and public realm and transport policies which all have a role in helping to improve air quality and minimise exposure. The policies in the Sustainable Design section set out requirements for conserving water resources and managing flood risk and dealing with contaminated land.	The potential negative impact on efficient, sustainable travel with potential distortion of the retail hierarchy across all policies through Class E could increase the need to travel and therefore carbon emissions associated with transport. Similarly, the displacement of industrial activities of the LSIS through Class E could see an increase in vehicle mileage through Islington, which risks increased congestion and emissions, which would have climate change and air quality impacts. This in turn contributes to the high levels of air pollution in London. High trip generating E uses located

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
		outside of town centres could see these uses not located in the most well served locations for public transport infrastructure specifically bus, tube and rail connections.
		Policy T1 and T2 changes in response to Class E will have a significant positive effect through helping to ensure that transport impacts of Class E can be appropriately assessed and mitigated which can help to reduce the impacts of air pollution. In addition the changes to Policy T5 are similarly positive in this respect.

- Mitigation In line with guidance potential mitigation measures should be considered where the assessments identify negative effects in order to reduce the negative effects. Negative effects were identified on land use from student accommodation and other similar land uses where the restriction in policy on student accommodation to specific sites was identified as the mitigation in itself. Where effects could not be mitigated included the effect of Class E but this was where the uncertainty of the impacts and the more limited role of the planning system to address those impacts was recognised. For site allocations various negative effects were identified for impact on heritage, biodiversity and liveable neighbourhoods and these were all considered would be addressed by the allocations and other policies in the plan.
- **Monitoring** The regulations set out that local planning authorities should monitor the significant environmental effects of implementing the Local Plan and a series of indicators have been identified.
- The **Health Impact Assessment** concludes that the policies in the draft Local Plan support health improvement and, importantly, underpin the Council's vision in tackling inequalities, including health inequalities, in the borough.
- The Habitats Regulation Assessment considered the effect of Islington's Local Plan policies on the European sites and concluded it is not significant. Impacts from policies or sites allocations in the plan on water resources, air quality and from visitors have been considered unlikely to have any significant effects.
- The Equalities Impact Assessment concluded that there were no negative impacts on groups with protected characteristics and highlighted the many positive effects that the policies in the Local Plan will have for all groups including those with protected characteristics.

The examination IIA has considered the modifications for impacts on groups with protected characteristics and not identified any negative impacts.

Next steps

The examination IIA is available for comment alongside the Local Plan modifications as part of the pre-hearing consultation. The consultation runs from [insert date] until [insert date]. Following the consultation the representations to the modifications and representations on this examination IIA will be sent to the Inspectors appointed by the Government as part of the examination process.

Background

- 2.1 The Local Plan was approved at the meeting of full Council on 27 June 2019. Prior to the consultation two further changes were made to the draft Strategic and Development Management Policies document. Further changes were made to reflect updated evidence relating to Gypsy and Traveller accommodation need; and the Council declaration of an environment and climate emergency and the associated aim to achieve net zero carbon by 2030 ahead of the formal 2050 target set out in the draft Local Plan.
- 2.2 The Regulation 19 consultation on the draft Local Plan documents ran for a period of 6 weeks between 5 September 2019 to 18 October 2019. In total, 184 email / letter responses were received and a total 1,465 'set responses' were received. The 'Local Plan consultation statement (Regulation 22)' sets out a summary of responses to Islington Local Plan Regulation 19 draft (examination library reference PD7).
- 2.3 A response on the IIA was received from Tileyard London (examination library reference: R19.0132). The respondent commissioned an independent review of the IIA, which considered the IIA process for the draft Local Plan. The Council provided response to this review of the IIA as part of the submission documents in 'the London Borough of Islington Legal Compliance Statement' (examination library reference SD30).

Inspectors issues raised

- 2.4 Following the Regulation 19 consultation the Local Plan was submitted to the Secretary of State on 12 February 2020. The Council received preliminary questions from the Planning Inspectors appointed to examine the draft Local Plan on 20 February 2020. This requested additional information on the housing trajectory, a response from the council on initial thoughts on a shortfall in housing supply and the deliverability of a number of sites which form part of the five-year land supply. In relation to the Site Allocations clarity was sought on site capacity, site selection and the balance of uses. Following the Councils response to this preliminary letter a further two letters were received from the Inspectors seeking further clarification on housing supply, the housing trajectory and site deliverability.
- 2.5 The Inspectors letters INS04 dated 30 April and INS05 dated 24 June sought further clarification and justification in relation to a number of matters associated with the Sustainability Appraisal. INS04 sought clarification with the assessment of reasonable alternatives and INS05 followed up on this requesting assessment of specific alternatives. In addition, the Inspectors in letter INS05 sought review of the assessment tables and cumulative assessments in order to ensure that all effects are documented. In addition the Inspectors requested

that the Council should review all allocations and consider whether different uses or a mix of different uses could feasibly be delivered on the site and assess these as part of the IIA or assess these as reasonable alternatives.

- 2.7 The Inspectors in their letters INS04 dated 30 April and INS05 dated 24 June also sought further clarification on the issue of housing supply both in respect of the five-year housing land supply and the housing supply over the plan period. Following the Councils initial response on this issue the Inspectors significant concerns remained and they sought additional work from the Council to address both shortfall issues. The Inspectors identified that there would need to be additional consultation on both the IIA and in relation to the housing matters.
- 2.8 The Council in their letter 7 October 2020 set out the progress on addressing the issues raised and the indication of the future timetable. In terms of housing supply the council set out that it will put forward additional allocations alongside increased housing numbers from a small number of existing allocations. In respect of the IIA the council will undertake further work to address the points raised by the Inspectors. The additional sites will be considered as part of the IIA update.
- 2.9 Given the extent of the changes identified the Council has identified that approval for these changes will be needed by the Council before the additional consultation. The significance of the changes relates in no small way to the amendments to the Use Classes Regulations.

Identifying sustainability, health & equality issues for Islington

2.10 The Scoping Report (first published February 2017) identified the sustainability issues for Islington (examination document ref PD17). In line with guidance, from the baseline information identified in the Scoping Report the main sustainability issues relevant to the Local Plan have been identified. These have been re-produced below.

High population density and projected growth

- 2.11 Managing and coping with growth is a key issue for the borough. Islington is both the third smallest (by land area) and the most densely populated local authority area in the UK. The borough has experienced significant population growth in recent years, outpacing that of London, and the population is projected to continue to grow. As well as being a significant issue in itself, the high level of projected growth is likely to exacerbate or increase the significance of other issues identified.
- 2.12 Islington has a young population with an average age of 34.7, and a diverse population with a large number of BAME residents and approximately 37 percent of residents born abroad. The proportion of children and older people is below the London and UK average, and this is not projected to change substantially with growth; while the older population is projected to grow, the proportion of older people will remain below the London average.
- 2.13 However, despite the proportions of children and older people remaining lower than London and the UK, the population overall is expected to increase and estimates suggest an additional 6,400 children and young people aged 17 and under, and an additional 9,100 people aged 65 and over in Islington by 2031. The borough also has a very high population turnover, with approximately 20 percent of residents entering/leaving the borough every year.

Shortage of developable land

- 2.14 Islington is a densely built up urban area with many areas of important local character and historical or cultural value 38 percent of the borough is within a conservation area and there are significant concentrations of cultural uses in Angel town centre. Population growth combined with the borough's central London location results in significant demand for all types of development despite the borough having few underutilised or large sites and the generally intensive use of the existing built stock. For example, 83 percent of the borough's housing is within flatted development.
- 2.15 Islington has a strong economy, and employment projections suggest that Islington's employment will grow by c. 25 percent by 2036. However, employment space is not evenly distributed throughout the borough, with 70 percent of the borough's employment concentrated in two wards within the CAZ, this focus on the CAZ/CAZ fringe area in accommodating employment space is projected to continue. Despite the strong economy, the borough has experienced a loss of employment floorspace to other uses and should this trend continue there will not be an adequate supply of employment land to support business and enterprise in the borough, particularly the large number of SMEs.

2.16 While the borough benefits from a generally sustainable pattern of development, the constrained land supply and associated rising land values places pressure on the quality of the built environment/local character, the ability to provide for the different development needs of the area, and ultimately the quality of life of those who live and work in the borough. There is a need to improve quality of life for residents by creating safe and pleasant environments with a strong sense of place.

Housing unaffordability

- 2.17 There is a shortage of good quality, genuinely affordable housing and a significant unmet housing need with approximately 19,000 households on the housing register and a decrease in the proportion of overall dwellings that are social rented over recent years. The borough has a high relative proportion of social rent tenure, and there is a mismatch between the need for and supply of council-owned homes 40 percent of council properties are one bedroom whereas the majority of need is for two bedroom and larger family-sized homes. Just over 5000 households on the housing register are overcrowded.
- 2.18 Median house prices are 16 times median earnings (up from 7.63 in 2003) and private sector rents are out of reach even for middle income earners, despite private rental increasing its share of the total housing stock. The proportion of both social rental and mortgage-owned housing has decreased. High housing costs and an unstable and insecure private rented sector is a significant obstacle to households remaining in the borough if they require larger or better housing, with the result that low and middle-income households are being priced out of the borough, increasing polarisation and leading to less mixed communities.
- 2.19 A lack of affordable housing impacts directly on residents' health and education attainment, while difficulties in accessing affordable housing can also limit the ability of people to move to find work (and for employers to recruit locally), and be a barrier to living close to and caring for elderly parents and relatives, or for grandparents to support their children with child care.

Providing access to services for all

- 2.20 To ensure that the Islington's diverse communities benefit from the high level of predicted growth, it is essential that this growth is supported by the necessary infrastructure and services. While Islington has an active voluntary and community sector and a relatively even spatial distribution of social infrastructure within accessible locations, certain types of provision are not evenly spread, for example the two youth centres in the borough are in the centre. There is also a need to consider how best to provide coordinated services for vulnerable/deprived residents and older people to facilitate social interaction and inclusion, and access to the right services when they are needed.
- 2.21 Retaining existing good levels of essential service provision and continuing to deliver effective, accessible and appropriate services as the population grows and diversifies will be a challenge. The borough's town and local centres play an important and increasing role in ensuring delivery of local services, as town centre uses move away from traditional retail provision to provide for a wider range of cultural and social activities, therefore retaining and improving their vitality and viability is a priority.

Increasing inequality and enduring deprivation

- 2.22 Islington is a very unequal place with rising inequality and high levels of poverty, with wealthy and deprived areas are closely co-located throughout the borough. It is one of the most expensive places to live in London yet it is the fifth most deprived borough in London and the 24th most deprived overall in England; Islington is particularly deprived according to the income deprivation index, rating as the second most deprived in England. In terms of the Income Deprivation Affecting Children Index (IDACI) Islington ranks 3rd most deprived, and in terms of the Income Deprivation Affecting Older People Index (IDAOPI) it ranks 5th most deprived.
- 2.23 Those who are poorest also most likely to experience poor physical and mental health, lower educational attainment, and be engaged in or be a victim of crime. Currently, a third of children live in low income families, compared to 22 percent overall in London. Disabled people are 50 percent more likely to be unemployed, and BME residents have twice the unemployment rate of white residents.
- 2.24 There is a pressing need to reduce income inequality and the negative consequences of relative poverty to ensure that the borough's diverse communities benefit from Islington's success so that everyone, regardless of background, has the same opportunity to reach their potential. The creation of a fairer borough to ensure that all residents benefit from the thriving economy and central location is a crucial issue for Islington today and into the future.

Relatively high unemployment and skills gap

- 2.25 Despite 1.3 jobs per resident, Islington has high levels of economic inactivity and many jobs in the borough by are filled by people living outside Islington. Although the number of NEETs has been decreasing since its peak in 2012, at 5.2 percent in 2014 the figure is still higher than the Inner London average, as is the unemployment rate; nearly a quarter of the population aged 16-64 is classed as economically inactive. More than half of lone parents were not in employment in 2011, notably higher compared to London (48%) and England (41%).
- 2.26 The majority of jobs growth in Islington has been in knowledge-intensive industries with high educational and skills barriers to entry. While Islington has higher than average levels of qualification, there is also a significant proportion of the population that have poor literacy and numeracy skills. Working age residents without qualifications are four times more likely to be workless than those with a degree level qualification. There is a need to increase the opportunities for local residents to access the potential benefits of good work and reduce the number of residents with no qualification.

High levels of health deprivation and inequalities

2.27 Islington residents experience poorer physical and mental health that results in early deaths from cancer and circulatory disease. This is mainly because of deprivation across all Islington wards coupled with unhealthy lifestyle choices and poor access to the right services at the right time. Deprivation is the main risk factor for early death and poor health in Islington.

- 2.28 According to the 2011 census, the borough has the highest percentage of people reporting they are in bad or very bad health among London boroughs, higher than both London and England averages. Islington has the fourth highest levels of limiting long term illness/disability in London, and ranks bottom of all London boroughs in self-reported happiness levels. Levels of childhood obesity are also high, at 22 percent, and men in Islington have the lowest life expectancy in London at around 75 years.
- 2.29 There are also significant health inequalities amongst residents in the borough. The prevalence of mental health conditions is significantly higher in the most deprived areas, and people especially men from Black communities are significantly represented among people with serious mental illness diagnoses. While there is no clear trend between deprivation and dementia, areas with a high density of social housing have a significantly higher prevalence of dementia among those aged 65 and over.

Safety and security

2.30 While general crime rates have been falling consistently over the past fifteen years, there has been a recent rise in youth crime and overall crime rates in the borough remain higher than both the Inner London and national average. Crime – and the fear of crime – is not uniformly distributed throughout the borough. The types of crimes are not evenly distributed either, though some wards have higher crimes rates than others. There are significant differences between different groups' perceptions of safety. Woman feel less safe than men after dark and the over 60s feel less safe than other age groups. Social housing tenants are much more likely to feel unsafe at night than people in other forms of tenure.

Pressure on transport capacity

- 2.31 Despite Islington having the second-lowest rate of car ownership in London, the borough's roads are very congested, with significant flows of through traffic due to the borough's strategic location and opposition in relation to London's road traffic network. Road traffic is one of the main causes of carbon emissions, poor air quality and noise pollution; noise pollution is especially an issue around busy roads such as the A1 corridor.
- 2.32 While the borough reports high levels of journeys by foot, bike and public transport, there is a need to address road space conflicts between cyclists, pedestrians and motorists; the densely developed nature of the borough makes it difficult to provide attractive and safe cycle routes. Although the borough has generally high PTAL levels, there are some areas with poor local permeability. None of the borough's 11 railway/underground stations have fully step-free accessible access, and overcrowding on public transport during peak times is commonplace. Research from TfL suggests that although many journeys in Islington are made on foot, there is potential to encourage growth in short walking trips of 24%ⁱ.

Poor air quality

2.33 The entirety of the borough has been designated an Air Quality Management Area (AQMA) since 2003. Islington had the fourth highest proportion of deaths attributable to fine particulate air pollution in London in 2013ⁱⁱ, and the majority of Islington's primary and secondary schools recorded concentrations of NOx that exceeded EU limits in 2015.

- 2.34 Vehicles are responsible for approximately 50 percent of the emissions contributing to air pollution, mainly through traffic congestion and the use of diesel powered engines. Islington is used as a traffic through-route to central London, which results in the highest concentrations of air pollution being located along the main arterial roads that dissect the borough. This presents a challenge to the borough as it limits the scope of influence at the local level.
- 2.35 Climate change has the potential to further exacerbate poor air quality as warmer, hotter sunny days lead to an increase in ozone (O₃) concentrations, which is formed by reactions of sunlight with NOx. Therefore with climate change, the potential impact of air pollution on health and wellbeing will increase.

Demand for and consumption of resources

- 2.36 There is a pressing need to encourage sustainable consumption and production patterns. London's water consumption is above the national average. This demand being located within a severely stressed water catchment has meant that in some dry years water demand outstrips supply. London's demand for water is forecasted to continue to rise with population growth and densification. This is turn has implications for Islington's contribution to climate change due to the link identified between water efficiency and carbon emissions. There is a clear need to continue to promote water efficiency from all sectors. In terms of water and sewerage infrastructure, it is essential that capacity exists to serve and net increase in demand, and that net increase in demand as part of new development is minimised, to avoid unacceptable impacts on the environment.
- 2.37 Islington generates large amounts of waste however data suggests that Islington has the second lowest recycling rate in London. With only one waste facility in the borough and no processing facilities, the majority of Islington's waste is exported out of the borough. Pressure on disposal makes waste minimisation, reuse and recycling ever more important issues for the borough to resolve.
- 2.38 There is significant opportunity to increase Islington's self-sufficiency by adopting circular economy principles of keeping resources in use for as long as possible, extracting the maximum value from them whilst in use, then recovering and regenerating products and materials at the end of each service life. This would involve wider system change as well as supporting infrastructure and associated space, which presents a significant challenge in such a densely development urban environment such as Islington.
- 2.39 Islington continues to be a high energy user. Energy security is an issue particularly for central London, and with the high heat profiles of buildings in these locations, the opportunities for decentralised energy networks (DENs) are considerable. Islington has two operational DENs concentrated in the south, with more networks in master planning phase that have potential to realise opportunities across various other locations in the borough.

Transitioning to a low carbon future

2.40 Carbon emissions have been reducing over time, but remain above the London average. The majority (55 percent) of CO2 emissions come from industry/commercial sector and significant majority from domestic sector. With a significant proportion of carbon emissions

coming from the built environment, there is a need to improve the energy performance of buildings in a way that does not decrease air quality.

2.41 Because 75 percent of the existing building stock is expected to be standing in 2050, delivering improvements to the energy efficiency of the existing building stock as well as improving the performance of new developments is critical to reducing carbon emissions. Energy efficiency of much of the existing housing stock in low, and poorly performing buildings can result in disproportionate negative impacts on end users, particularly vulnerable groups such as the elderly, disabled and those on lower incomes (fuel poverty).

Vulnerability to climate variation

- 2.42 In London, predictions are that climate change will result in an increase in extreme weather events such as heat waves and floods. There is an overarching need to address the borough's climate vulnerability by increasing resilience to the impacts of climate change for all residents and adverting/minimising the loss and damage associated with adverse effects.
- 2.43 London generates its own microclimates known as Urban Heat Islands, which has been observed to result in central London having temperatures up to 10 degrees warmer than in the outskirts of the city. Islington's central location means the rising heat island effect will continue to have impacts, particularly in the south of the borough where there is the highest concentration of built form.
- 2.44 Impacts of high temperatures on Islington are exacerbated by the borough's dense urban character with limited areas of open space. There are also health impacts associated with heat stress, particularly for vulnerable groups such as the elderly. Unless green infrastructure can be increased across the borough, these impacts will continue to increase through densification. Increased and prolonged warmer temperatures also place high demand on London's energy network due to the increased demand for cooling, at times resulting in brown outs.
- 2.45 Islington is at risk from surface water flooding, primarily caused by urbanisation and the capacity of existing sewer networks, and is at low risk of flooding from other sources. Modelling of surface water has identified three critical drainage areas in Islington all of which cross borough boundaries and therefore likely to have an impact beyond the borough boundaries.

Open space deficiency and lack of green infrastructure

- 2.46 Islington has a high level of existing open space deficiency, and this comparative lack of open space per head of population will be amplified as Islington's population continues to rise, increasing the pressure and demand on existing provision. There are only two wards where more than 50 percent of homes have good access (e.g. within 400m) to a local, small or pocket park, playspace is unevenly distributed throughout the borough and access to open space is particularly low in areas of deprivation.
- 2.47 Green infrastructure, which facilities essential ecosystems services such as pollution abatement, urban cooling and climate change adaptation, is vital for healthy and prosperous communities. Although the borough's open spaces and green infrastructure is diverse –

including parks (large and small), nature sites, playgrounds, squares, civic spaces, food growing spaces, amenity green spaces, private gardens, railway cuttings and canals, they are generally small and fragmented. There is an increasing need for these spaces to perform a number of functions, as the pressure for development of open space continues to build, and the population which rely upon these spaces continues to increase.

2.48 This pressure combined with incremental losses of green infrastructure through urban creep and densification, means there needs to be a strategic approach taken to the ongoing protection of private as well as public open space. Alongside maximising the functionality of existing open spaces it is vital that all opportunities for increasing open space and green infrastructure are fully exploited.

Protecting and enhancing biodiversity

2.49 There are a finite amount of naturalised areas left in the borough, and the ability to re-provide or increase the amount is highly constrained, particularly because much of the borough's open space is within private gardens and/or fragmented, resulting in poor ecological connectivity. The water quality status of The Regents Canal is 'moderate' and therefore management actions have been identified to help the water body achieve 'good ecological potential' in accordance with the Water Framework Directive 2000.

Given the lack of open space and the fact that 33% of the borough is considered an area of natural deficiency, the built environment itself is becoming an increasingly important habitat, underscoring the need to promote a green infrastructure approach in new development.

Full Plan Framework

The Full Sustainability Framework is set out below with related 'prompt' questions. The Framework objectives have been derived from an analysis of the sustainability, health and equalities issues facing the borough. These locally-specific objectives describe the outcomes that the Local Plan should seek to achieve, and will be used to check and refine the policies as the Local Plan develops. 'Prompt' questions are used to frame the appraisal of policies against each objective. Further detail on how the framework was derived was published in the Scoping Report (examination document ref PD17) and the Framework incorporates recommended changes including those made by statutory consultees, through consultation. For the policies the appraisal identifies and evaluates the likely significant effects on the baseline, drawing on the issues identified in the Scoping Report. Effects are predicted on the framework objectives.

TOPIC	IIA Objective	Prompt Questions
BUILT ENV	1. Promote a high quality, inclusive, safe and sustainable built environment	 Will the policy Secure high quality architecture and urban design that enhances local character and distinctiveness? Promote location sensitive density and design? Ensure consideration of the spaces between buildings to provide an attractive, functional and sustainable public realm? Create robust and adaptable buildings that can respond to change over their life? Make the built environment safer and more inclusive? Promote an approach to design that places people at the heart of the design process? Encourage measures to reduce crime and fear of crime including anti-social behaviour?
USE OF LAND	2. Ensure efficient use of land, buildings and infrastructure	 Will the policy Optimise use of previously developed land, buildings and existing infrastructure? Optimise the use of previously developed sites and new builds to implement Green Infrastructure in unused areas such as footpath sides, blank walls and roof space? Focus development in the most appropriate locations? Balance competing demands between land uses to provide for the full range of development needs of the area? Provide the necessary infrastructure in the right locations to support development e.g. water, sewerage, energy transport etc? Ensure that development is sufficiently flexible and adaptable to accommodate evolving social and economic needs
HERITAGE	3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	 Will the policy Protect sites, features and areas of historical, archaeological and cultural value and their setting in and around Islington? Enable the borough's heritage and culture to be understood, explored and appreciated as much as possible and by as wide a range of people as possible? Protect views of historically important landmarks and buildings and valued local views? Ensure Islington's historic environment contributes to social and cultural life in the borough? Successfully balance access and energy efficiency requirements with the conservation and enhancement of heritage assets? Encourage management plans to be actively prepared and implemented?
LIVEABLE	4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	 Will the policy Improve access for all residents to all essential services, facilities and amenities near their home? Such as health facilities, schools, early years provision, council services, advice services, libraries, community and faith facilities, leisure centres, open space and play areas, food growing space, and neighbourhood shops. Promote diverse, vibrant and economically thriving town and local centres that serve the needs and wellbeing of the population? Improve connections of neighbourhoods with facilities/amenities? Encourage a vibrant social environment that attracts visitors to the borough while respecting the needs of residents? Reduce the impacts of noise, vibration and pollution on the public realm? Support the expansion and enhancement of cultural provision and maximise opportunities for the cultural life of the borough to flourish?

AFFORDA BLE HOUSING	5. Ensure that all residents have access to good quality, well- located, affordable housing	Will the policy
		Ensure all housing is of a good standard, including for energy efficiency?
		 Increase the supply of affordable housing to meet identified need as far as possible?
		 Improve the diversity of housing sizes, types, prices and tenures?
		• Ensure tenures are fully integrated?
		 Encourage development at an appropriate density, standard, size and mix?
		 Provide for housing that meets the diverse and changing needs of the population?
INCLUSIO	6. Promote	Will the policy
N	social inclusion, equality, diversity and community cohesion	
		Reduce inequality and the negative consequences of relative poverty?
		Reduce social exclusion and ensure that everyone has access to the same opportunities?
		Promote fairness, social cohesion and integration?
	oonesion	Promote equity between population groups and those with protected characteristics?
		Support active engagement of the wider community in decisions that affect their area?
		Encourage active and connected, strong and cohesive community?
		Support the delivery of integrated and accessible early years services necessary to ensure that vulnerable children have the best start in life?
		 Remove barriers to employment and increase the skills of residents?
		Improve opportunities and facilities for formal, informal and vocational learning for all ages?
HEALTH	7. Improve the health and wellbeing of the population and reduce heath inequalities	Will the policy
		Improve mental and physical health and wellbeing?
		 Increase use and ease of access to green spaces for all residents, particularly those with mental and physical health concerns?
		Reduce health inequalities?
		Reduce the proliferation of activities with negative health externalities?
		 Improve access to a full range of coordinated health and social care services/facilities in all sectors for all residents?
		• Ensure that the built and natural environments promote health and wellbeing, including by facilitating physical activity and active travel and encouraging social
		interaction?
		Increase food growing opportunities?
		• Support fully inclusive health, recreation, leisure and sport facilities that meet the needs of the whole community?
		Reduce fuel poverty?
		Manage noise issues and their effect on individual health?
		Improve air quality?

ECONOMI	8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	Will the policy
C GROWTH		Sustain and increase the borough's contribution to the London and national economy?
		 Support a range of local businesses of different types and sizes?
		 Provide sufficient space in the right locations for different types of businesses to develop, grow and thrive?
		 Support the development of green industries and a low carbon economy?
		 Widen the opportunities for local residents to access employment, particularly those groups experiencing above average worklessness?
		 Provide a range of employment opportunities?
		Tackle barriers to employment, such as affordable childcare and skill levels?
		Provide training and job opportunities for local residents?
NEED TO	9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	Will the policy
TRAVEL		 Improve connectivity both within the borough and to neighbouring boroughs and wider London?
		Encourage a shift to more sustainable forms of travel and away from private vehicle use?
		Reduce the need to travel, especially by car?
		Improve road safety for all, particularly pedestrians and cyclists?
		Improve accessibility of the borough's transport network?
		Provide facilities that will support sustainable transport options?
		Enhance capacity of the transport network?
		Reduce harmful emissions from transport?
		Reduce the negative impacts of servicing and freight?
OPEN	10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	Will the policy
SPACE /		Protect existing public and private open spaces?
ACCESSIB		Contribute to meeting the increasing need for open space?
LE		Link existing open spaces?
		Prioritise open space in areas of deficiency?
		Improve the quality of open space?
		Promote or improve public accessibility of open space now and in the future?
		Ensure that open space is considered within the wider context of green infrastructure and delivering multiple benefits?
		Improve inclusive access to a range of open space types to meet local needs?

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BIODIVER	11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	Will the policy
SITY		Increase protection and improve opportunities for biodiversity?
		Ensure that development has no harmful effects on biodiversity and that development resulting in biodiversity net gain is given priority?
		Encourage development that implements strategic and connected green infrastructure?
		Ensure development does not increase flood risk ?
		Protect existing trees and increase tree planting?
		Increase biodiverse green roofs, green walls and soft landscaping?
		Protect the populations of priority species identified in Islington's BAP?
		Maximise opportunities to enhance biodiversity?
		Impact on access to nature?
		Increase green infrastructure and improve connectivity?
		Maximise opportunities for engagement with wildlife, including environmental education?
		Support positive management of green infrastructure (green roofs, walls, soft landscaping etc) for biodiversity?
		Support biodiversity enhancement of The Regents Canal?
CLIMATE	12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	Will the policy
CHANGE		Improve energy efficiency and carbon emissions associated with buildings and transport?
		Promote the use of low and zero carbon technologies including decentralised energy networks?
		Improve energy security?
		Encourage buildings and places designed to respond to changing conditions?
		Reduce the impact of climate change, including flooding and urban heat island effect?
		Improve the microclimate?
		Reduce greenhouse gas emissions?
		Reduce fuel poverty?
		Provide the necessary infrastructure to support development?
		Steer development to the areas at lowest risk of flooding in the borough?

RESOURC E EFFICIEN CY	13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	 Will the policy Use local, sustainable materials and resources? Promote the use of renewable sustainable energy sources? Minimise the use of non-renewable resources? Ensure design is appropriate for lifetime of development? Support the circular economy? Provide opportunities for businesses to benefit from the circular economy? Minimise the volume of waste produced in Islington, including construction and deconstruction waste, food and household waste? Support the 'Waste Hierarchy'? Increase the proportion of waste recycled or composted? Provide the right type of infrastructure to deal with residual waste in the most sustainable way?
NATURAL RESOURC ES 14. Maximise protection and enhancement of natural resources including water, land and air		 Will the policy Minimise air, water, and soil pollution and their negative impacts on human health? Improve air quality in line with national and international standards? Protect surface and groundwater quality? Promote the sustainable use of water resources? Prevent soil pollution and restore contaminated land? Ensure sustainable use and protection of natural resources, including water? Ensure the necessary water and sewerage infrastructure to service development?

Part 1: Alternatives: Policies

1. Introduction

This section sets out the consideration of alternatives for all policies contained in the Islington Local Plan. The approach to alternatives has been updated since the assessment included in the submission IIA and seeks to make clear the process taken in the consideration and assessment of alternatives. Where relevant, cross references are made to the submission IIA.

A three stage process has been followed which considers each of the policies in turn:

- Step 1 sift out policies where there is clearly no reasonable need to explore reasonable alternatives;
- Step 2 screen-out further policies where there is judged to be no reasonable need to explore reasonable alternatives on balance;
- Step 3 define and appraise reasonable alternatives for the remaining ('screened-in') policies.

The outcome of this three step process is summarised in Table 1. Subsequent headings then consider all policies in turn. The consideration of the alternative(s) has been presented alongside the assessment of the relevant policy with a summary then included beneath the table that discusses the alternative.

Table 1.1 : Overview of the three step approach to exploring policy alternatives

Policy	Step reached in the process
PLAN1: Site appraisal, design principles and process	Screened-out at step 2
Area spatial strategy (SP policies x8)	Screened-out at step 2*
H1: Thriving communities	Sifted-out at step 1
H2: New and existing conventional housing	RAs defined and appraised
H3: Genuinely affordable housing	RAs defined and appraised
H4: Delivering high quality housing	RAs defined and appraised
H5: Private outdoor space	Sifted-out at step 1
H6: Purpose-built Student Accommodation	RAs defined and appraised
H7: Meeting the needs of vulnerable older people	RAs defined and appraised
H8: Self-build and Custom Housebuilding	Sifted-out at step 1
H9: Supported Housing	Sifted-out at step 1
H10: Houses in Multiple Occupation (HMOs)	RAs defined and appraised
H11: Purpose Built Private Rented Sector development	RAs defined and appraised
H12: Gypsy and Traveller Accommodation	Sifted-out at step 1

SC1: Social and Community Infrastructure	Sifted-out at step 1
SC2: Play space	Screened-out at step 2
SC3: Health Impact Assessment	Screened-out at step 2
SC4: Promoting Social Value	Sifted-out at step 1
B1: Delivering business floorspace	RAs defined and appraised*
B2: New business floorspace	RAs defined and appraised*
B3: Existing business floorspace	Sifted-out at step 1
B4: Affordable workspace	Screened-out at step 2
B5: Jobs and training opportunities	Screened-out at step 2
R1: Retail, leisure and services, culture and visitor accommodation	Screened-out at step 2
R2: Primary Shopping Areas	RAs defined and appraised
R3: Islington's Town Centres	RAs defined and appraised
R4: Local Shopping Areas	Screened-out at step 2
R5: Dispersed retail and leisure uses	Sifted-out at step 1
R6: Maintaining and enhancing Islington's unique retail character	Screened-out at step 2
R7: Markets and specialist shopping areas P	RAs defined and appraised
R8: Location and Concentration of Uses	RAs defined and appraised
R9: Meanwhile/temporary uses	Screened-out at step 2
R10: Culture and the Night-Time Economy	Screened-out at step 2
R11: Public Houses	Screened-out at step 2
R12: Visitor accommodation	RAs defined and appraised
G1: Green infrastructure	Screened-out at step 2
G2: Protecting open space	Screened-out at step 2
G3: New public open space	Screened-out at step 2
G4: Biodiversity, landscape design and trees	Sifted-out at step 1
G5: Green roofs and vertical	Sifted-out at step 1
S1: Delivering Sustainable Design	Sifted-out at step 1
S2: Sustainable Design and Construction	Sifted-out at step 1
S3: Sustainable Design Standards	Sifted-out at step 1
S4: Minimising greenhouse gas emissions	Sifted-out at step 1
S5: Energy Infrastructure	RAs defined and appraised
S6: Managing heat risk	Sifted-out at step 1
S7: Improving Air Quality	Sifted-out at step 1
S8: Flood Risk Management	Sifted-out at step 1

S9: Integrated Water Management and Sustainable Drainage	Sifted-out at step 1
S10: Circular Economy and Adaptive Design	Sifted-out at step 1
T1: Enhancing the public realm and sustainable transport	Sifted-out at step 1
T2: Sustainable Transport Choices	Sifted-out at step 1
T3: Car-free development	Sifted-out at step 1
T4: Public realm	Sifted-out at step 1
T5: Delivery, servicing and construction	Sifted-out at step 1
DH1: Fostering innovation and conserving / enhancing the historic environment	Sifted-out at step 1
DH2: Heritage assets	Sifted-out at step 1
DH3: Building heights	RAs defined and appraised
DH4: Basement development	Sifted-out at step 1
DH5: Agent-of-change, noise and vibration	Sifted-out at step 1
DH6: Advertisements	Sifted-out at step 1
DH7: Shopfronts	Sifted-out at step 1
DH8: Public art	Sifted-out at step 1
ST1: Infrastructure Planning and Smarter City Approach	Sifted-out at step 1
ST2: Waste	Sifted-out at step 1
ST3: Telecommunications, communications and utilities equipment	Sifted-out at step 1
ST4: Water and wastewater infrastructure	Sifted-out at step 1
BC1: Prioritising office use	RAs defined and appraised
BC2: Culture, retail and leisure uses	Sifted-out at step 1
BC Area Spatial Strategies (x8)	Sifted-out at step 1
AAP1: Delivering development priorities	Sifted-out at step 1
* SP3, B1 and B2	RAs are defined and appraised as a group across the three policies

2. Consideration of alternative for Policy PLAN 1

Policy PLAN1 aims to deliver on the aspiration to achieve the highest standards of architectural and urban design in London, to be at the forefront of sustainability and to preserve and enhance the borough's historic environment, its heritage assets and their settings and sets out four key design principles; contextual, connected, include and sustainable.

The approach to design principles has evolved and this was previously explained in paragraph 4.100 of the submission IIA. This context is identified in the Vision and Objectives, Policy PLAN1, Spatial Strategies Topic Paper and explains why the PLAN1 approach is necessary in the context of Islington being the second most densely populated borough in the UK and an extremely limited land supply. The evolution of the policy has seen it move away from an original design policy embedded within the Design and Heritage chapter to an overarching policy that requires a holistic approach to all development. The policy and its approach also enables sustainable development in line with the NPPF which sets out at paragraph 8 the three overarching objectives of the planning system; a) an economic objective b) a social objective c) an environmental objective.

PLAN1 also reflects the principles of Good Growth which are integral to the draft London Plan (2019), including, inter alia:

- GG1 which puts inclusive growth at the heart of Good Growth and emphasises the need to plan for good quality inclusive spaces and buildings and the importance permeability.
- GG2 which emphasises the importance of making the best use of land, whilst also taking a design-led approach to optimising development capacity, understanding what is valued about places, strengthening the distinct and varied character of London.
- GG3 which seeks to improve health outcomes and reduce health inequalities by addressing the wider determinants of health (PLAN 1 seeks to promote positive health outcomes through the key design principles).
- GG4 which seeks to create good quality homes that meet high standards of design
- GG5 which seeks to ensure economy benefits are shared more equitably
- GG6 which seeks to achieve resilience through development that also contributes to wider sustainability objectives in tackling climate change for example.

PLAN 1 also aligns with the approach advocated in Policy D3 of the draft London Plan which advocates a design-led approach to development. Strong alignment with the NPPF and London Plan objectives together with Islington's mission of making the borough fairer makes alternatives to this policy unreasonable.

Through its integrated design approach, PLAN1 is a design-led response to building strong and inclusive communities. PLAN1 is the overarching design policy for the implementation of the Local Plan and the Local Plan is clear that high quality design is very important. The four key design principles are considered an essential part of delivering the vision and objectives of the Local Plan, these have evolved from the Government's Lifetime Neighbourhood principles. Policy PLAN1 has adopted the Lifetime Neighbourhood principles that are directly

related to planning and development in forming appropriate key design principles for use in a Local Plan and can apply to all chapters of the Local Plan. The four principles: Connected; Contextual, Inclusive and Sustainable are all crucial to delivering development that meets Islington's needs.

Taking account of the need nationally to create high quality buildings and places and the London Plan approach to delivering good growth and good design alongside the specific context of Islington, the council does not consider that there are reasonable alternatives to this policy.

3. Area Spatial Strategies

Consideration of alternatives for Spatial Strategies (policies SP1-SP8)

The area spatial strategies help deliver the Local Plan objectives and are the spatial expression of the Local Plan policies. The spatial strategies in Islington are based on key areas where the level of change expected over the plan period requires specific spatial policies for managing growth.

The Local Plan contains a number of spatial strategies for various parts of the borough where growth and change is expected to occur within the plan period. These are shown on figure 4.1 below. Each spatial strategy policy sets out the key priorities and requirements for the respective areas, with a detailed spatial strategy map visualising these. All development proposals within the spatial strategy areas must actively consider how they will address the Local Plan objectives, from the very first stage of the proposal through to any eventual permission.

The area spatial strategies help deliver the Local Plan objectives and are the spatial expression of the Local Plan policies which are assessed in full. All site allocations in the area spatial strategies have been assessed. For completeness and consistency the spatial strategy policies have been considered against the whole assessment framework.

The spatial strategies in Islington are based on key areas where the level of change expected over the plan period requires specific spatial policies for managing growth. The Core Strategy which was adopted in 2011 featured seven key area policies including Bunhill and Clerkenwell, the borough's four town centres and two other key areas of change around key transport hubs and regeneration areas. These seven key areas have been carried forward into the Local Plan with policies which contain a broad vision and strategic approach for each area. As set out in Topic Paper SD20 the issues that existed when the spatial areas were derived continue to exist. The spatial strategy reflects the areas where growth and development needs have been - and continue to be – focused given the constraints and challenges for accommodating growth sustainably that operate within the borough. The amount of development delivered in recent years and further pressure for development means these spatial areas continue to be necessary.

An additional area – the Vale Royal industrial area is included in the Local Plan because of its significance as the largest concentration of industrial land / warehousing / employment land in the borough. Although it should be noted that SP3 is not a newly identified spatial strategy area. It is included in the current Local Plan as part of the King's Cross and Pentonville Road key area.

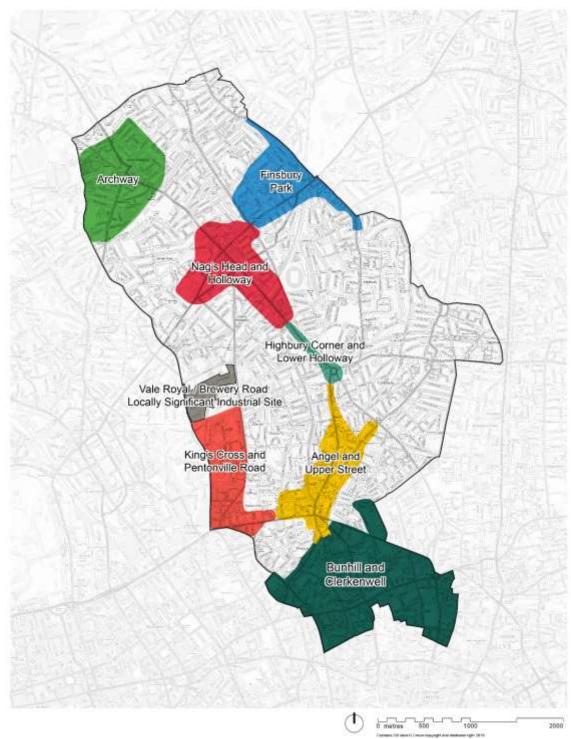


Figure 4.1: Map showing Area Spatial Strategies

The principle of growth and development in these spatial areas is already established through the adopted Core Strategy, and within the context set by the London Plan so it is not considered reasonable to consider alternatives to these locations. The borough outside the spatial areas is largely residential with no significant commercial areas. The largely residential areas are considered less likely to experience significant levels of change given they do not contain town centres or, do not form part of the CAZ and are not proximate to key infrastructure such as public transport hubs and/or located on key commercial routes. Therefore its considered they do not warrant specific growth strategy and it would be unreasonable to consider any of these areas as alternative to the eight spatial strategies identified. Moreover, there are 13 specific sites allocated outside the spatial strategy areas identified under 'Other Important Sites', which have been subject to assessment and consideration for alternative development scenarios therefore site specific opportunities have been considered.

The borough outside of the spatial areas is predominantly residential and whilst there will be development opportunities that do come forward, these will be at a more limited scale and not require specific spatial policies. Moreover other policies in the plan provide a clear basis for guiding development in such locations. Other constraints which affect the potential for growth outside the spatial areas include heritage assets, social infrastructure, transport infrastructure and open spaces. Approximately half of the borough is covered by Conservation Area designations, 41 in total and this is where most of the listed buildings are located. Both Conservation Areas and listed buildings are largely concentrated in the southern half of the borough, south of the Emirates Stadium and to the west of Holloway Road. The Emirates Stadium itself is a constraint as it will inevitably remain in place throughout the plan period. The transport corridors; the East Coast mainline, the overground network, the Regent's canal and the primary road network are constraints through their use, although the road network provides growth opportunities at key junctions. Islington parks and open spaces are protected land use of utmost importance. Given these constraints and the specific borough context, the council does not consider that there are any realistic alternative locations for focusing growth and addressing identified development needs for a range of uses.

An alternative way of viewing this is the variety of existing uses in the spatial strategy areas provides the opportunity for growth. Targeting growth towards the spatial strategy areas therefore responds to the identified need for land supply and changing needs for different uses and the ability for these uses to work together harmoniously. It also reinforces a sustainable pattern of development given the proximity of the Spatial Strategy areas to key transport links present, and their location along historic transport routes. Specific policies are needed within these areas to help guide the competing pressures for land use as well as to ensure that growth and change is accommodated sustainably. These locations reflect the locations in the London Plan where growth is focused and are therefore consistent with the objective of achieving Good Growth. Part of achieving the Mayor's aim of Good Growth is the objective to make the best use of land which means directing growth towards the most accessible and well-connected places to make the most efficient use of the existing public transport network. It is not considered that a plan without specific spatial policies within these locations would be justified, effective or deliverable or lead to sustainable development outcomes.

Presentationally there could have been one overarching spatial strategy policy rather than eight individual strategies with further detailed content included elsewhere in thematic policies in the Local Plan. However this would not have changed the areas identified for growth, which would have remained and may have led to repetition and a lack of clarity from a spatial point of view.

Most of the spatial areas accommodate a range of uses and do not restrict other uses. In terms of alternative uses which should have been assessed by the IIA as reasonable alternatives, the one use which is restricted, to an extent, across the town centre focused spatial areas is residential uses in town centres. This is set out in Policy R3. Other restricted uses such as hotels and Purpose built student accommodation have had a more permissive alternative considered which could potentially be an alternative in some of the spatial strategy areas1. With regards conventional residential use the topic paper for Retail, Leisure and Services, Culture and Visitor Accommodation (SD22) sets out why the council considers residential uses to be problematic in terms of how they co-exist with a broad range of commercial uses found in Town Centres as well as the risks posed in terms of their potential negative impacts on commercial uses. Residential uses are not precluded. Policy R3 strongly resists residential uses at ground floor level. Changes of use at upper floor levels, whilst permitted, would have to comply with criteria in relation to residential quality, impact on continued operation of other town centre uses and loss of ancillary floorspace. The significant additional promotion of residential use in the town centre spatial strategy areas has not been included as an alternative as it would conflict with the borough wide approach.

The assessment of alternatives for SP3 is set out below in Section 4: Inclusive Economy.

¹ Paragraphs 4.206 to 4.211 Integrated Impact Assessment Islington Local Plan Proposed Submission (Regulation 19), September 2019

4. Thriving Communities

Consideration of alternative for Policy H1

Policy H1 sets out the strategic policy approach to meeting the range of various housing needs in the borough and meeting need for social and community infrastructure. No alternatives were considered for policy H1 and no mitigation or enhancements were identified.

Assessment of alternative for Policy H2: New and existing conventional housing (criterion H)

Policy H2 is focused on housing delivery; quantity of units, new build, protection of existing, conversion of and unit size mix. No alternatives were considered for much of policy H2 apart from one aspect where a strategic choice was recognised.

The reasonable alternative relates to criterion H which includes a requirement for all residential developments of 20 units and over to enter into a Section 106 legal agreement to ensure that all residential units are not left unoccupied for an extensive period of time, to prevent wasted housing supply.

Table 1.2 Policy H2 alternative description

Alternative Reference	Alternative Description
1.	The submission policy, but with criterion H removed (Alternative to Policy H2).

IIA Objective	Policy H2	Alternative to Policy H2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	0	Policies H1 and H2 will have a significant positive effect. H1 promotes high quality new homes which fully integrate within, and relate positively to, the immediate locality. Both policies promote optimal densities having regard, inter alia, to the specific site context, which will allow for location sensitive density levels to be determined. Gated development - which can isolate new development and impact on local character, as well as reducing opportunities for crime reduction through increased passive surveillance – is explicitly identified as unsuitable in policy H1. Policy H1 sets out the expectation that new homes should be adaptable over their lifetime and meet a variety of needs, which contributes to the positive effect.
			New positive effects have been identified following review of the IIA as part of the examination for Policy H2 which does not change the overall effect. Policy H2 restricts bedsits on the basis that there is no evidence of need so they are not a priority unit size and the approach sets out priorities for larger unit sizes, in particular 2 bedroom units. Larger unit sizes are more likely to create robust and adaptable dwellings and buildings. No effect for alternative to policy H2 which relates to a specific aspect of policy H2.
2. Ensure efficient use of land, buildings and infrastructure	++	0	Policy H2 will have significant positive effect. It requires development proposals involving new housing to optimise the use of the building/site. This includes consideration of competing demands from other land uses. The policy resists smaller studio and bedsit units, and high concentrations of one-bed units, which will ensure that there is a greater supply of larger residential units which meet a broader range of housing need and can be more easily adapted to evolving social and economic needs more generally. H2 also prevents housing supply being wasted by ensuring new homes will be occupied; this is a direct measure to ensure that land will actually be used for its permitted purpose, and hence directly leads to the efficient use of land.
			There is a minor negative effect for the policy H2 alternative, as it would mean there is less certainty that units will be occupied. This would have the effect of units not fulfilling the boroughs housing need. However it is acknowledged that development finance could be withheld by lenders, on the

Table 1.3: Assessment of alternative for Policy H2: New and existing conventional housing (criterion H)

IIA Objective	Policy H2	Alternative to Policy H2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			basis of concerns over the risk of lack of sales due to the obligation, but this would only likely occur where the development's business model depended on selling to buyers (domestic and foreign) who do not intend to comply with the obligation. If this were the case, then this would raise fundamental questions over the extent to which the proposed development would meet any of Islington's and London's housing needs in the first place.
			It is also noted that the Council engaged with the Council for Mortgage Lenders when drafting the adopted SPD. In light of this, the council considers that there would be no real issues faced by prospective purchasers in obtaining mortgage finance to buy a dwelling subject to the Local Plan/SPD obligations, and therefore there is little scope to suggest that development finance would be jeopardised as a direct result of the obligations. Overall given the uncertainty the effect is considered neutral for the alternative for policy H2.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	No effect for policy and alternative to policy H2
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	0	Policy H2 will have a minor positive effect. The requirement for new housing to be occupied could help to support local services and facilities, for example through increased custom from new occupiers. H2 requires the optimal use of sites/buildings; when considering what constitutes 'optimal' for a specific proposal, consideration should be given to social infrastructure requirements and the impact on existing social infrastructure. This will help to ensure that the appropriate level of SI is available for the local population.
			No effect for policy and alternative to policy H2 which relates to a specific aspect of policy H2.

IIA Objective	Policy H2	Alternative to Policy H2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well- located, affordable housing	++	0	Policy H2 will have significant positive effect. The policy seeks a mix of housing sizes informed by evidence of need and population growth; this includes specific size priorities for different affordable tenures. Encouraging a diverse mix ensures that affordable housing provision can meet the broadest range of need possible. H2 also seeks the optimum use of sites/buildings, informed in part by housing density.
			No effect for alternative to policy H2 which relates to a specific aspect of policy H2
6. Promote social inclusion, equality, diversity and community cohesion	+	-	New effects have been identified for Policy H2 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The policy seeks a mix of housing sizes informed by evidence of need and population growth; this includes specific size priorities for different affordable tenures. Encouraging a diverse mix ensures that housing provision can meet the broadest range of need possible and reduce inequality providing more opportunity and potentially addressing overcrowding issues.
			There is a minor negative effect for the alternative policy H2. Without guarantees on occupancy, units could remain vacant which does not promote social cohesion.
7. Improve the health and wellbeing of the population and reduce heath inequalities	+	0	New effects have been identified for Policy H2 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. H2 requires the optimal use of sites/buildings and consideration of social infrastructure (SI) requirements and impact on existing SI. This will help to support existing facilities and ensure that the appropriate level of SI is available for the local population.
inequalities			No effect for alternative to policy H2 which relates to a specific aspect of policy H2.

IIA Objective	Policy H2	Alternative to Policy H2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	0	New effects for Policy H2 have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy H2 considers the interaction with other policy priorities in particular new business floorspace helping ensure sufficient space is provided in the right locations where appropriate. No effect for alternative to policy H2 which relates to a specific aspect of policy H2.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	0	No effect for policy H2 and alternative to policy H2
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for policy H2 and alternative to policy H2
11. Create, protect and enhance suitable wildlife habitats wherever possible and	0	0	No effect for policy H2 and alternative to policy H2

IIA Objective	Policy H2	Alternative to Policy H2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
protect species and diversity.			
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	No effect for policy H2 and alternative to policy H2
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	No effect for policy H2 and alternative to policy H2
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	No effect for policy H2 and alternative to policy H2

IIA Objective	Policy H2	Alternative to Policy H2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)

Summary

The positive effects in relation to criterion H include meeting housing needs and ensuring land is used efficiently and supporting local services. The assessment highlights some of the problems that arise from leaving properties empty. The appraisal does not highlight any benefits to the alternative approach of removing criterion H, although it does highlight some uncertainty around the matter of development finance and the assessment acknowledges that development finance could be withheld by lenders, on the basis of concerns over the risk of lack of sales due to the obligation. In practice any such effect is thought likely to be marginal and the effect is judged neutral.

Consideration of Alternatives for Policy H3 – Affordable Housing and Viability

Policy H3 focuses on securing affordable housing from all development and suitable tenure mixes to meet local housing need.

The submission IIA identified and considered by assessment two reasonable alternatives to Policy H3; 1) the approach to determining the proportion of affordable housing delivered at development sites; and 2) the site size threshold below which sites are exempt from delivering affordable housing. In addition the Inspectors have sought further assessments in relation to use of the Mayor's 'threshold' approach and use of the NPPF approach to small sites ie where no affordable housing requirement is sought from small sites. The following alternatives are considered:

Table 1.4: Policy H3 Alternative Description

Alternative Reference	Alternative Description
1.	Using the Mayor's 'threshold' approach to securing on-site affordable housing
2.	An assessment of a viability tested route for every site, ie no threshold percentage target
3.	Imposing a higher trigger of 3 to 9 net additional units for affordable housing small sites contributions
4.	An approach where there is no affordable housing requirement for small sites

To aide the review, the assessment of additional alternatives has been combined with the existing assessment of the alternatives in the assessment table below for policy H3, alongside the assessment for policy H3. It should be noted that there are a number of different permutations of all four of these alternatives which could be combined in a number of ways. For example applying the small sites approach where no affordable housing requirement for small sites is required could be combined with either alternative 1 or 3. Also there is a possibility that the Mayor's threshold approach could be combined with alternative 3; no percentage target, a viability tested route. However, for the sake of assessment these have been disaggregated to present distinct policy choices to be considered in isolation.

IIA Objective	Policy H3	Alternative 1 to Policy H3	Alternative 2 to Policy H3	Alternative 3 to Policy H3	Alternative 4 to Policy H3	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	0	0	0	0	0	No effect for alternatives to policy H3 or policy H3.
2. Ensure efficient use of land, buildings and infrastructure	+	-	-	+		Policy H3 will have minor positive effect. It provides a strong requirement for the delivery of affordable housing, which ensures that this key priority is appropriately factored in to any judgement on balancing competing development needs. Delivery of affordable housing is one of the key development needs of the area.
						There is a minor negative effect for the policy H3 alternative 1. While the alternative would allow for site specific evidence to be provided in more circumstances, which introduces more flexibility, it would likely result in the delivery of less affordable housing and therefore contribute less to meeting the boroughs identified development needs. Given the Viability evidence which demonstrates that more than 35% affordable housing can be achieved, this approach whilst positive when considered against the baseline, in comparison to the preferred approach has a minor negative effect.
						Alternative 2, whilst similar to alternative 1 introduces more flexibility to provide site specific viability evidence for every development

Table 1.5 Assessment of Alternatives for Policy H3 – Affordable Housing and Viability

IIA Objective	Policy H3	Alternative 1 to Policy H3	Alternative 2 to Policy H3	Alternative 3 to Policy H3	Alternative 4 to Policy H3	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						proposal, an approach akin to the achieving 'the maximum reasonable amount' set out in the current adopted policy. Developers providing individual site viability evidence for every individual scheme should achieve the same outcome as the preferred approach based on the results of a viability assessment. Seeking the maximum amount possible based on individual site viability should achieve similar results to the preferred approach which is reliant on the evidence that sites can viably deliver 45% or more affordable housing. Also alternative 2 provides the most flexibility for developers to demonstrate individual site circumstances where there might be possible issues with viability. However this very flexibility is considered to create greater uncertainty in the longer term as providing developers the opportunity to put forward a viability case for every scheme will likely lead to delays, which would reduce the rate of delivery of housing and potentially the quantum of affordable housing with protracted negotiations for each site. In the longer term this negative effect is likely to become more significant and could affect the wider delivery of housing by creating greater uncertainty affecting the land market by distorting the price developers pay for land where they consider there is the opportunity to challenge policy on viability grounds. When developers overpay for land then they are unable to provide adequate viability evidence which can lead to lengthy procedural challenges and ultimately the sale of the site.

IIA Objective	Policy H3	Alternative 1 to Policy H3	Alternative 2 to Policy H3	Alternative 3 to Policy H3	Alternative 4 to Policy H3	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects,
						cumulative effects, secondary effects and permanent / temporary effects)
						housing to be avoided through over-sized units for example which is inefficient use of land as it reduces both the overall quantum of housing and reduces contributions towards affordable housing.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	0	0	0	No effect for alternatives to policies H3 or policy H3.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	0	0	0	0	 Policies H1 and H3 will have a minor positive effect. The core aim of policy H1 is the delivery of mixed and balanced communities which are economically, environmentally and socially resilient. It also seeks new housing development that is fully integrated within, and relates positively to, the immediate locality; this would include consideration of access to services. H1 in particular will support the provision of necessary social infrastructure to support residents, workers and visitors helping meet needs and improve access to essential services in the right locations. Policy H3 requires delivery of affordable housing, but will deliver similar effects as it provides an important component of mixed and balanced communities. No effect for alternatives to policies H3.

IIA Objective	Policy H3	Alternative 1 to Policy H3	Alternative 2 to Policy H3	Alternative 3 to Policy H3	Alternative 4 to Policy H3	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well- located, affordable housing	++					 Policy H3 will have significant positive effect. It will increase the delivery of affordable housing through implementation of robust policy and the refusal of applications which do not provide the appropriate level of AH; and through collection of financial contributions which will go toward measures to further increase AH supply. The policy requires that the majority of AH secured is social rent, which reflects housing need established by evidence. There is a significant negative effect for policy H3 alternative 1, as it would likely result in less affordable housing being delivered when considered over the plan period and therefore contribute less to meeting the boroughs identified need for affordable housing. Given the Viability evidence which demonstrates that more than 35% affordable housing can be achieved through this approach whilst positive when considered against the baseline, in comparison to the preferred approach has a minor negative effect. There is a minor negative effect for policy H3 alternative 3. The alternative would result in less contributions towards affordable housing on may dis-incentivise higher density development (as 1 or 2 unit schemes may be preferred due to the non-imposition of contributions). Alternative 4 for policy H3 would have a significant negative effect on access to affordable housing - the London Borough of Islington has received small sites affordable housing contributions for affordable housing from small sites contributions to zero would result in a loss in contributions and have a direct effect on the delivery of council housing to meet significant identified affordable housing to meet significant identified affordable housing needs. Meeting the affordable need in Islington is likely to

IIA Objective	Policy H3	Alternative 1 to Policy H3	Alternative 2 to Policy H3	Alternative 3 to Policy H3	Alternative 4 to Policy H3	Commentary on assessment of likely significant effects of policies
						(including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						be impossible. The level of need is greater than the entire housing target for the plan period, therefore even if Islington meets its housing targets entirely through the provision of social rented accommodation, this would not meet affordable need. Islington has the eighth highest quartile house price in the country yet close to a third of Islington households have incomes of less than £20,000 per year, a higher proportion than the London average. This is why a key objective for the Local Plan is the delivery of affordable housing. Whilst there may be a positive effect on stimulating housing delivery overall from small developers by allowing minor development to be exempt from affordable housing contributions this will not make the housing provided any more affordable in the Islington context and therefore not contribute to helping meet the need for affordable housing in the borough. In addition, the effect of permitted development rights for upwards extensions is likely to reduce the quantum of contributions from small scale development by taking away the ability to require affordable housing contributions from this development. This further increases the need for development which can provide affordable housing contributions to deliver this. Alternative 2, whilst similar to alternative 1, introduces more flexibility to provide site specific viability evidence for every development proposal, an approach akin to the achieving 'the maximum reasonable amount' set out in the current adopted policy. The effect is considered to have a minor negative effect in the short and medium term. Developers providing individual site viability evidence for every individual scheme should achieve the same outcome as the preferred approach based on the results of a viability assessment. Seeking the maximum amount possible based on individual site viability should achieve similar results to the

IIA Objective	Policy H3	Alternative 1 to Policy H3	Alternative 2 to Policy H3	Alternative 3 to Policy H3	Alternative 4 to Policy H3	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						preferred approach which is reliant on the evidence that sites can viably deliver 45% or more affordable housing. Also alternative 2 provides the most flexibility for developers to demonstrate individual site circumstances where there might be possible issues with viability. However this very flexibility is considered to create greater uncertainty in the longer term as providing developers the opportunity to put forward a viability case for every scheme will likely lead to delays, which could reduce the rate of delivery of housing and potentially the quantum of affordable housing with protracted negotiations for each site. In the longer term this negative effect is considered to become more significant and could affect the wider delivery of housing by creating greater uncertainty affecting the land market by distorting the price developers pay for land where they consider there is the opportunity to challenge policy on viability grounds. When developers overpay for land then they are unable to provide adequate viability evidence which can lead to lengthy procedural challenges and ultimately the sale of the site as has been evidenced in a number of cases in the borough previously.
6. Promote social inclusion, equality, diversity and community cohesion	+	-	-	-		Policy H3 will have minor positive effects. Increased delivery of AH could help reduce the negative consequences of relative poverty by reducing the proportion of income spent on accommodation and therefore freeing up a greater proportion of income for other living costs. AH is also an important component in delivering mixed and balanced communities which will improve social cohesion and integration. Minor negative effects for alternatives 1 and 3 and a significant negative effect for alternative 4 for policy H3. For the reasons

IIA Objective	Policy H3	Alternative 1 to Policy H3	Alternative 2 to Policy H3	Alternative 3 to Policy H3	Alternative 4 to Policy H3	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						outlined in response to objective 5 the alternatives would deliver less affordable housing, which would do less to reduce poverty and result in less community cohesion. Alternative 4 is judged to have a more significant effect with considerable impacts on reducing contributions from small sites. Small sites are set to contribute significant amounts of housing to the boroughs housing target and therefore will contribute significant contributions to affordable housing. The London Borough of Islington has received small sites affordable housing contributions amounting to £12.4 million since 2014. Alternative 2 is considered to have a minor negative effect. For the reasons outlined in response to objective 5 the alternatives would deliver less affordable housing, which would do less to reduce
7. Improve the health and wellbeing of the population and reduce heath inequalities	+	-	-	-	-	 poverty and social exclusion. Policy H3 will have minor positive effect. By providing greater amounts of affordable accommodation, greater amounts of people are less likely to experience financial hardship, which can be a key contributor to poor mental and physical health. By reducing the proportion of income spent on accommodation, this frees up a greater proportion of income for other living costs such as utilities bills, which could reduce fuel poverty. Minor negative effects have been identified for alternatives 1, 3 and 4 as explained under objective 5 they would deliver less affordable housing, which means there would be less reduction in poverty which could affect health and wellbeing with links between housing costs and mental health issues for example.

IIA Objective	Policy H3	Alternative 1 to Policy H3	Alternative 2 to Policy H3	Alternative 3 to Policy H3	Alternative 4 to Policy H3	Commentary on assessment of likely significant effects of policies
		пз	пз	пз	пз	(including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						Alternative 2 is considered to have a minor negative effect on the objective. Under objective 5 the alternative would deliver less affordable housing, which means there would be less reduction in poverty which could affect health and wellbeing with links between housing costs and mental health issues for example. Housing is one of the key determinants of health and wellbeing.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	0	0	0	-	New effects for Policy H3 have been identified which changes the effect from neutral to minor positive following review of the IIA as part of the examination process. The provision of affordable housing can help retain labour in Islington which can help key public service areas and lower skilled employment. The significant expense of housing in the borough can act as a significant barrier to employment driving people out of the borough and potentially out of the capital.
						There are likely to be neutral effects from alternatives 1, 2 and 3 for policy H3. The provision of affordable housing can help retain labour in Islington which can help key public service areas and lower skilled employment. The significant expense of housing in the borough can act as a significant barrier to employment driving people out of the borough and potentially out of the capital. All the policy alternatives reduce the potential quantum of affordable housing delivered to varying extents as set out in more detail in response to objectives 2 and 5 above. Alternative 4 would reduce the contributions for affordable housing from small sites contributions to zero so would have a negative effect.
9. Minimise the need to travel and create accessible, safe and sustainable	+	0	0	0	-	A new effect has been identified which changes the effects from neutral to minor positive for H3 following review of the IIA as part of the examination process. The provision of affordable housing can help retain labour in Islington which can help key public service areas and lower skilled employment. The significant expense of housing in the borough can act as a significant barrier to

IIA Objective	Policy H3	Alternative 1 to Policy H3	Alternative 2 to Policy H3	Alternative 3 to Policy H3	Alternative 4 to Policy H3	Commentary on assessment of likely significant effects of policies
						(including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
connections and networks by road, public transport, cycling and walking						 employment driving people out of the borough and potentially out of the capital this therefore can help reduce the need to travel. There are likely to be neutral effects from alternatives 1, 2 and 3 for policy H3. The provision of affordable housing can help retain labour in Islington which can help key public service areas and lower skilled employment. The significant expense of housing in the borough can act as a significant barrier to employment driving people out of the borough and potentially out of the capital increasing the need to travel. All the policy alternatives reduce the potential quantum of affordable housing delivered to varying extents as set out in more detail in response to objectives 2 and 5 above. Alternative 4 would reduce the contributions for affordable housing from small sites contributions to zero so would have a negative effect.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	0	0	0	No effect for alternatives to policy H3 or policy H3.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	0	No effect for alternatives to policy H3 or policy H3.

IIA Objective	Policy H3	Alternative 1 to Policy H3	Alternative 2 to Policy H3	Alternative 3 to Policy H3	Alternative 4 to Policy H3	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	0	0	0	0	New effect has been identified which changes the effects from neutral to minor positive for H3 following review of the IIA as part of the examination process The provision of affordable housing can help retain labour in Islington which can help key public service areas and lower skilled employment. The significant expense of housing in the borough can act as a significant barrier to employment driving people out of the borough and potentially out of the capital this therefore can help reduce the need to travel and contribution to climate change. There are likely to be neutral effects from alternatives 1, 2 and 3 for policy H3. The provision of affordable housing can help retain labour in Islington which can help key public service areas and lower skilled employment. The significant expense of housing in the borough can act as a significant barrier to employment driving people out of the borough and potentially out of the capital and can increase the need to travel and consequently increase emissions. All the policy alternatives reduce the potential quantum of affordable housing delivered to varying extents as set out in more detail in response to objectives 2 and 5 above. Alternative 4 would reduce the contributions for affordable housing from small sites contributions to zero so would have a negative effect.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that	0	0	0	0	0	No effect for alternatives to policy H3 or policy H3.

IIA Objective	Policy H3	Alternative 1 to Policy H3	Alternative 2 to Policy H3	Alternative 3 to Policy H3	Alternative 4 to Policy H3	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
optimises resource use and minimises waste						
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	0	0	0	No effect for alternatives to policy H3 or policy H3.

Summary

The appraisal highlights that there are arguments for allowing flexibility, in respect of limited circumstances. However, greater flexibility brings a range of issues which would undermine the delivery of affordable housing. The assessment draws on the experience in Islington which is that negotiating affordable housing provision on a site-by-site basis, informed by site-specific viability evidence, leads to lengthy and costly delays to delivery. On balance, the appraisal reaches the conclusion that the submission policy will deliver the most affordable homes boroughwide in the long term, drawing on the evidence set out in the Local Plan Viability Study (2018);

The appraisal highlights the quite wide ranging draw-backs to exempting either all small sites or some small sites, including because it can lead to development sites being under-utilised, e.g. delivery of a small number of overly large new homes (so as to be exempt from making a contribution to affordable housing) rather than a larger number of appropriately sized new homes. The significant reduction in financial contributions of not requiring any contributions from small sites was identified as having a significant negative effect on the delivery of affordable housing overall. Whilst it is recognised that the policy could lead to viability challenges for some small sites, there is flexibility in policy to take account of site specific viability evidence in exceptional circumstances. The submission policy is supported by the Local Plan Small Sites Viability Study tested the viability for different types of small site and concluded that the majority of development typologies will be able to absorb the required level of financial contributions set out in the submission policy.

Assessment of alternative for Policy H4: Delivering high quality housing

Policy H4 sets out how high quality housing will be delivered in the borough including requirements covering space standards, accessibility, aspect, ceiling heights, noise and vibration, natural light and tenure blind principles. The policy is underpinned by the idea of the home as a place of retreat where people can feel comfortable and safe, where noise impacts and vibration is mitigated, and natural ventilation is promoted. The alternative to Policy H4 is as follows.

Table 1.6 Policy H4: Alternative Description

Alternative Reference	Alternative Description
1.	Policy H4 would apply the 2015 National Technical Housing Standard without additional local design standards

The following list are the areas where Policy H4 provides further detail to that set out in the National Standards:

- transport/drop off/storage to individual dwelling entrance will be limited to 75m
- opening weight of common entrances and accessible ironmongery and entryphones
- minimum width communal circulation corridors
- sufficiently large enough common/ shared entrances for people to manoeuvre with shopping and/or baby buggies, and in wheelchairs, with ease
- maximum number of dwellings accessed from a single core
- flush internal thresholds
- step free access to balconies and terraces
- suitable and flexible bathrooms
- wheelchair accessible refuse storage

Further to this National Technical Housing Standard specifies a lower ceiling height of 2.3 metres. Local design standards include a ceiling height of 2.6 metres. Lower ceiling heights of 2.3m would adversely affect levels of daylight and sunlight, over-heating and ventilation, flexibility and use of a room and the sense of space and general comfort of a dwelling. In the Islington context, with its existing high densities, and where higher density new development is supported, higher ceilings are particularly important to off-set any impacts of higher density development. Therefore having a lower ceiling height could have an impact on peoples wellbeing. In addition, lower ceiling heights would increase the likelihood of over-heating through reduced ventilation and therefore not encourage resilience of the housing stock to address changing conditions due to climate change.

Regarding optimising the use of previously developed land the National Technical Housing Standard does not preclude the provision of two storey wheelchair housing with an internal lift, which, based on Islington experience, is inconvenient, expensive and unsustainable and rejected by the vast majority of those on the housing waiting list. Similarly, where units are located above ground level and no second (back-up) lift is provided, they have proven to be less desirable, due to concerns about mechanical breakdown of single lifts and the impacts this could cause on access and movement of wheelchair users. These issues mean that wheelchair units may not end up housing disabled people, which means that needs for wheelchair housing would go unfulfilled. In addition lifts also require additional energy and therefore contributes to an increase in carbon emissions and fuel poverty

Regarding robust and adaptable buildings the National Technical Housing Standard would be applied to new build proposals only and does not consider redevelopment of existing buildings, which would mean a number of applications would not be subject to specific design standards. In addition the quality of housing would be lower would not adequately meet the needs of Islington's population.

IIA Objective	Policy H4	Alternative 1 to Policy H4	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	-	Policy H4 will have a significant positive effect. Delivery of the policy requirements will create inclusive, robust and adaptable buildings that can respond to changes over their life, for example, ensuring minimum space standards and wheelchair accessible/adaptable standards will enable a unit to be occupied by families with young children, and older people. The standards set out in H4 are people-focused to ensure that the needs of individuals and families are at the heart of new housing in the borough.
			There is a minor negative effect for the policy H4 alternative as implementation of the National Technical Housing Standard would not create the same level of robust and adaptable buildings that can respond to change over their lifetime. The National Technical Housing Standard would be applied to new build proposals only and does not consider redevelopment of existing buildings, which would mean a number of applications not be subject to specific design standards.

Table 1.7: Assessment of Alternatives for Policy H4: Delivering high quality housing

IIA Objective	Policy H4	Alternative 1 to Policy H4	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
2. Ensure efficient use of land, buildings and infrastructure	++	+	Policy H4 will have significant positive effect. It ensures that where housing is developed, it is high quality which helps make the most out of land available. Policy H4 includes a number of design standards which mean that homes are adaptable to meet a range of needs over their lifetime. These standards link with other plan policies including sustainable design requirements to ensure that development contributes to a broad range of plan priorities and hence meets a broad range of identified needs. It is noted that H4 includes minimum space standards which have an impact on how efficiently land is used and mitigates the impact of potentially low quality small units/person. Space standards would also apply to the alternative.
			The National Technical Housing Standard does not preclude the provision of two storey wheelchair housing with an internal lift, which, based on Islington experience, is inconvenient, expensive and unsustainable and rejected by the vast majority of those on the housing waiting list. Similarly, where units are located above ground level and no second (back-up) lift is provided, they have proven to be less desirable, due to concerns about mechanical breakdown of single lifts and the impacts this could cause on access and movement of wheelchair users. These issues mean that wheelchair units may not end up housing disabled people, which means that needs for wheelchair housing would go unfulfilled.
			However not applying the local standards in relation to accessibility, ceiling heights and restricting two storey wheelchair housing, would result in a minor positive effect through making even more out of the land available albeit to the detriment of some aspects of quality. For example if more units could access off one core, ceiling heights could be lower and corridors / entrances narrower then it may result in a small increase in overall unit delivery from a scheme. Cumulatively across the borough this could be considered a minor positive effect for the policy H4 alternative, regarding optimising the use of previously developed land.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	No effect for policy H4 and alternative to policy H4.

IIA Objective	Policy H4	Alternative 1 to Policy H4	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	0	0	No effect for policy H4 and alternative to policy H4.
5. Ensure that all residents have access to good quality, well- located, affordable housing	++	0	 Policy H4 will have significant positive effect. It will ensure that all housing is of a high quality through requirement to meet specific design standards, including minimum space standards. Taken together and with other policy requirements of the Local Plan, the standards in H4 will deliver homes that are adaptable to meet the diverse and changing needs of Islington's population. The policy requires adherence to tenure blind principles to ensure that affordable and market housing is integrated. There is a neutral effect for the policy H4 alternative as implementation of the National Technical Housing Standard would provide a quality of housing that may not adequately meet the diverse needs of Islington's population, as it does not specify sufficient detail with regards to: transport/drop off/storage to individual dwelling entrance will be limited to 75m opening weight of common entrances and accessible ironmongery and entryphones minimum width communal circulation corridors sufficiently large enough common/ shared entrances for people to manoeuvre with shopping and/or baby buggies, and in wheelchairs, with ease maximum number of dwellings accessed from a single core flush internal thresholds step free access to balconies and terraces suitable and flexible bathrooms wheelchair accessible refuse storage

IIA Objective	Policy H4	Alternative 1 to Policy H4	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			 the Islington context where higher density development is supported, higher ceilings are particularly important to off-set any impacts of higher density development. However not applying the local standards in relation to accessibility, ceiling heights and restricting two storey wheelchair housing, would result in a minor positive effect through making even more out of the land available albeit to the detriment of the aspects of quality noted. For example if more units could access off one core, ceiling heights could be lower and corridors / entrances narrower then it may result in a small increase in overall unit delivery from a scheme. Cumulatively across the borough this could be considered a minor positive effect for the policy H4 alternative, regarding optimising the use of previously developed land. On balance the positive effect of increasing supply and meeting more housing need is not considered to outweigh the potential negative effects on overall quality of housing that the alternative to Policy H4 would have and the overall the effect is considered to be neutral.
6. Promote social inclusion, equality, diversity and community cohesion	++	0	Policy H4 will have a significant positive effect. The requirement for new development to be 'tenure blind' will promote social cohesion and integration. This requirement, and others included in H4 such as requiring certain proportions of wheelchair accessible and adaptable properties, could lead to greater equity between population groups and those with protected characteristics. No effect for alternative to policy H4.
7. Improve the health and wellbeing of the population and reduce heath inequalities	++	-	Policy H4 will have significant positive effect. The policy is underpinned by the idea of the home as a place of retreat where people can feel comfortable and safe. Delivery of high quality homes in line with H4 is therefore likely to improve health and wellbeing. H4 has specific requirements relating to noise and vibration to ensure that potential impacts are identified and mitigated. The policy also includes detailed measures to promote natural ventilation (and thereby reducing reliance on mechanical ventilation which would increase energy usage); this could assist with reducing fuel poverty. The policy requires development to maximise natural light into rooms with a requirement for direct sunlight to enter main habitable rooms for a reasonable period of the day and a requirement for minimum floor to ceiling heights. Higher ceiling heights create a sense of space and improve quality of accommodation and also help keep rooms cooler in summer, which help improve peoples' health and wellbeing.

IIA Objective	Policy H4	Alternative 1 to Policy H4	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			There is a minor negative effect for the policy H4 alternative due to the lower ceiling heights and the impact on the standard and quality of accommodation. Lower ceiling heights would adversely affect the general comfort of a dwelling. In the Islington context where higher density development is supported, higher ceilings are particularly important to off-set any impacts of higher density development which can otherwise have a negative effect on wellbeing.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	0	No effect for policy H4 and alternative to policy H4.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	0	No effect for policy H4 and alternative to policy H4.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for policy H4 and alternative to policy H4.

IIA Objective	Policy H4	Alternative 1 to Policy H4	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for policy H4 and alternative to policy H4.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	-	There are minor positive effects for policies H1 and H4. Both policies promote high quality housing which is comfortable, improves the quality of life of residents and contributes to improvements in health. What constitutes 'comfortable' is ever changing given the increasing impacts of climate change, but the policies promote the mitigation and adaptation of climate change impacts through design without reliance on technological and/or retrofitted solutions. For example, Policy H4 includes detailed housing standards including measures to reduce impacts of noise and vibration and to promote natural ventilation (and thereby reducing reliance on mechanical ventilation which would increase energy usage). The policy requires development to maximise natural light into rooms with a requirement for direct sunlight to enter main habitable rooms for a reasonable period of the day and a requirement for minimum floor to ceiling heights. Higher ceiling heights help keep rooms cooler in summer reducing need for mechanical ventilation and maximising light reduces period when electrical light is used.
			There is a minor negative effect for the policy H4 alternative. The National Technical Housing Standard does not preclude two storey wheelchair housing with an internal lift. As well as being inconvenient and expensive (which often leads to wheelchair dwellings with a lift being rejected by the vast majority of those on the housing waiting list), lifts also require additional energy and therefore contributes to an increase in carbon emissions and fuel poverty.
			In addition, lower ceiling heights would increase the likelihood of over-heating through reduced ventilation and therefore not encourage resilience of the housing stock to address changing conditions due to climate change.

IIA Objective	Policy H4	Alternative 1 to Policy H4	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	++	-	Policy H4 will have significant positive effect. The policy requires new homes to consider how recycling and waste arising from occupation of the development will be stored, collected and managed, which could contribute to increased levels of recycling. Policy H4 includes a number of design standards which mean that homes are adaptable to meet a range of needs over their lifetime. This will contribute to the delivery of a circular economy. There is a minor negative effect for the policy H4 alternative, regarding ensuring a design is appropriate for the lifetime of the development. Implementation of the National Technical Housing Standard would be applied to new build proposals only and not the development of existing buildings so misses the opportunity to create an overall stock of homes that is adaptable and capable of flexing to diverse and changing needs. The lesser standards than those proposed in the policy approach would also mean that more resource intensive future adaptations may be necessary, rather than considering meeting a range of occupier needs from the outset.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	No effect for policy H4 and alternative to policy H4.

Whilst there could be benefits to increasing the supply of housing from the alternative, it is not possible to conclude that these would be significant enough and that both more homes and more affordable homes would be delivered to outweigh the negative effect of lower quality housing. It is noted that the Local Plan Viability Study (2018) applies construction costs that mirror construction standards contained in the London Plan therefore the study broadly considers standards similar to the local standards - ceiling heights for example are similar in the adopted London Plan which strongly encourages ceiling heights of at least 2.5 metres.

Consideration of alternative for Policy H5: Private outdoor space

Policy H5 sets out how private outdoor amenity space should be provided in the borough which is an important issue given the deficiency of open space in the borough. No alternatives were considered for policy H5 and no mitigation or enhancements were identified.

Assessment of alternative for Policy H6: Purpose-built student accommodation

Policy H6 restricts new development to an allocated site and redevelopment and/or intensification of existing purpose-built student accommodation and ensures a high standard of amenity for future occupiers. The policy alternative to Policy H6 would apply the London Plan policy H15: Purpose-built student accommodation which seeks to ensure that local and strategic need for purpose-built student accommodation is addressed and encourages student housing as part of mixed-use regeneration and redevelopment schemes in locations well-connected to local services by walking, cycling and public transport.

Table 1.8 Policy H6: Alternative Description

Alternative Reference	Alternative Description
1.	A more positive/permissive approach, in accordance with London Plan Policy H15

Table 1.9 Assessment of Alternatives for Policy H6: Purpose-built student accommodation

IIA Objective	Policy H6	Alternative 1 to Policy H6	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	0	0	New effects have been identified which improve the effects for H6 and H10 following review of the IIA as part of the examination process. The policies will have minor positive effects through the requirement for site management plans which will help to manage potential for anti-social behaviour such as noise affects helping contribute to a safer environment.
			New effects have been identified which changes the effects from neutral to minor negative for H6, H7, H10 and H11 following review of the IIA as part of the examination process. These uses in most cases would not deliver sufficiently flexible and adaptable buildings for evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need.

IIA Objective	Policy H6	Alternative 1 to Policy H6	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			Large-scale HMOs and student accommodation in particular tend to be small in terms of space, which in most cases is not sustainable in terms of the ability to meet a range of needs, e.g. families, in the future. Overall considering the above minor negative effects for H6 and H10 around flexible and adaptable buildings together with the minor positive effects for site management plans is considered to have an overall neutral effect for these policies.
2. Ensure efficient use of land, buildings and infrastructure	-	-	There is a minor negative effect for the policies H6, H7, H10 and H11. The land uses would not be sufficiently flexible and adaptable in most cases to accommodate evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need. There is no evidence to suggest that any of these forms of accommodation can provide the same level of flexibility and adaptability as conventional housing in meeting housing need over the short, medium and long term as conventional housing development can. Policy H11 would reduce the ability of development to meet wider development needs through likelihood of delivering less affordable housing. Providing these forms of accommodation would therefore not optimise the use of land.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	No effect for policy H6 and alternative to policy H6.
4. Promote liveable neighbourhoods which	+	+	New effects have been identified which changes the effects from neutral to minor positive for H6 and H10 following review of the IIA as part of the examination process. The policy will have minor positive

IIA Objective	Policy H6	Alternative 1 to Policy H6	Commentary on assessment of likely significant effects of policies	
			(including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)	
support good quality accessible services and sustainable lifestyles			effects through the requirement for a site management plan which will in part manage potential for noise related anti-social behaviour which can help contribute to a safer environment. In addition the policy makes clear that change of use on a temporary basis to visitor accommodation is not acceptable.	
			The alternative to Policy H6 would have same effect as policy H6 which would be more positive if the alternative delivers more student accommodation.	
5. Ensure that all residents have access to good quality, well-located, affordable housing	-		There is a minor negative effect for the land uses H6, H10 and H11. They would likely provide less genuinely affordable housing overall than conventional models of housing although it is noted that they expect application of policy H4; in particular, these alternative models can make it more difficult to deliver social rented housing that is effectively integrated within a development. Whilst Policy H6 expects provision of affordable student accommodation, its recognised that this is not meeting affordable housing need so can't be considered to help meet an identified need in the borough. In addition it is unclear whether affordable student accommodation would be likely to meet accommodation needs of Islington students. Therefore effect is considered negative. Policy H7 strongly resists market extra care accommodation and is supportive of social rent extra care so is considered neutral.	
			Large-scale HMOs and student accommodation in particular tend to be small in terms of space, which is not sustainable in terms of the ability to meet a range of needs, e.g. families, in the future and do not represent a diversity of housing sizes.	
			There is a significant negative effect for the alternative effect for policy H6 alternative as it would not increase the supply of affordable housing, rather it would provide affordable student accommodation and be a forgone opportunity for conventional housing delivery.	
			In addition purpose-built student accommodation in particular tends to be small in terms of space, which is not sustainable in terms of the ability to meet a range of needs, e.g. families, in the future.	
6. Promote social inclusion, equality, diversity and community cohesion	+	0	New effects have been identified which changes the effects from neutral to minor positive for H6 following review of the IIA as part of the examination process. A minor positive effect is considered as a	

IIA Objective	Policy H6	Alternative 1	Commentary on assessment of likely significant effects of policies	
		to Policy H6	(including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)	
			result of the requirement for bursary contributions towards students leaving council care and students facing hardship which contributes to reducing inequality.	
			Because of new positive effects identified for Policy H6 it is considered that the minor negative effect for the alternative will become a neutral effect. A minor effect is created by purpose-built student accommodation potentially creating communities which are more itinerant because they are not designed for long term occupation therefore undermining social cohesion. When considered together with the new effects as a result of the requirement for bursary contributions towards students leaving council care and students facing hardship which contributes to reducing inequality it is considered the overall effect is neutral.	
7. Improve the health and wellbeing of the population and reduce heath inequalities	-	-	Policy H6 and H10 are both minor negative as they do not provide the same quality of residential accommodation as conventional housing with no private outdoor space for example undermining the concept of the home as a place of retreat. In addition trends in student accommodation are seeing studios preferred over communal flats reducing the opportunity for social interaction between students. There is the same minor effect for the alternative.	
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	+	New effects have been identified which changes the effects from neutral to minor positive for H6 following review of the IIA as part of the examination process. A minor positive effect is considered as a result of the requirement for bursary contributions towards students leaving council care and students facing hardship which can also contribute towards training support for local people helping to increase their employment opportunities. The alternative to Policy H6 would have same effect as policy H6 which would be more positive if the alternative delivers more student accommodation.	
9. Minimise the need to travel and create accessible, safe and sustainable connections	0	0	No effect for policy H6 and alternative to policy H6.	

IIA Objective	Policy H6	H6 Alternative 1 to Policy H6	Commentary on assessment of likely significant effects of policies	
			(including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)	
and networks by road, public transport, cycling and walking				
10. Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	0	0	No effect for policy H6 and alternative to policy H6.	
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for policy H6 and alternative to policy H6.	
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	No effect for policy H6 and alternative to policy H6.	
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	-		There is a minor negative effect for policies H6 and H10. Due to their design, student accommodation and large-scale HMOs may be less able to respond to changing needs (such as accommodating families), and would therefore require potentially considerable resource to renovate the design to meet such needs. There is a significant negative effect for the alternative to policy H6 as due to their design, purpose-built student accommodation may be less able to respond to changing needs (such as accommodating families), and would therefore require potentially considerable resource to renovate the design to meet such needs. There is a significant negative effect for the alternative policy H6 compared to H6 given the potential increase in quantity of purpose-built student accommodation the alternative would support.	

IIA Objective	Policy H6	Alternative 1 to Policy H6	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	No effect for policy H6 and alternative to policy H6.

The appraisal highlights two main reasons for restricting student accommodation in a densely populated borough such as Islington; land will typically be better used for housing, and student accommodation is typically not suited to retrofitting for housing. The assessment of the alternative recognises the benefits of supporting student accommodation, which includes increased bursary contributions which contributes to reducing inequality by helping students leaving council care and students facing hardship however on balance this does not outweigh the submission policy.

Assessment of alternative to Policy H7: Meeting the Needs of Vulnerable Older People

Policy H7 sets out policy to meet the need for accommodation for older people and provides related design quality. The additional assessment requested by the Inspectors will assess as an alternative a more permissive policy framework for market extra care housing for older people and the use of the London Plan benchmark instead of local figures for housing for older people.

Table 1.10: Policy H7 Alternative Description

Alternative Reference	Alternative Description
1.	A more positive/permissive approach involving use of the London Plan benchmark, which for Islington would mean delivering 60 units per annum, instead of requiring local evidence of need for housing for older people.

By 'more permissive' the alternative is considered to remove the resistance to market extra care housing and also remove the policy test to demonstrate evidence of local unmet need for specialist older peoples accommodation. Use of the London Plan benchmark would provide the context for such an approach, providing a figure for specialist accommodation for each borough based upon a London-wide set of assumptions.

The other alternative not considered would be the collaborative approach suggested in the London Plan Policy H13 that suggests boroughs work with providers to identify sites suitable for older persons housing as part of the Local Plan process. Providers of specialist housing for older people have not responded at any point through the various stages of consultation. In addition, the Council's Strategy and Commissioning Team are committed to supporting Older People to live healthy, purposeful, independent, connected, and fulfilling lives in a variety of ways which includes developing additional in-borough ECH provision although at this stage the allocation of sites is not a reasonable prospect.

IIA Objective	Policy H7	Alternative 1 Policy H7	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	0	-	New effects have been identified which improve the effects for neutral to minor positive for H7 following review of the IIA as part of the examination process. The policy will have minor positive effects as it expects the suitability of a site for older persons accommodation to consider the context of the surrounding neighbourhood and the development of other priority land uses and creation of mixed and balanced communities.
			New effects have been identified which changes the effects from neutral to minor negative for H6, H7, H10 and H11 following review of the IIA as part of the examination process. These uses in most cases would not deliver sufficiently flexible and adaptable buildings for evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need.
			Overall considering the above minor negative effects for H7 around flexible and adaptable buildings together with the minor positive effects for consideration of surrounding context the policy is considered to have an overall neutral effect.
			The alternative more permissive approach would lead to more market older peoples housing which would not be sufficiently flexible and adaptable and is considered to have an overall minor negative effect.
2. Ensure efficient use of land, buildings and infrastructure	0	-	There is a minor negative effect for the policies H6, H7, H10 and H11. The land uses would not be sufficiently flexible and adaptable in most cases to accommodate evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need. There is no evidence to suggest that any of these forms of accommodation can provide the same level of flexibility and adaptability as conventional housing in meeting housing need over the short, medium and long term as conventional housing development can. New effects have been identified which have a minor positive for H7 following review of the IIA as part of the examination process. There is a positive effect from policy H7 as it focuses development of older peoples accommodation in the right locations appropriate to the needs of the occupiers. The policy alternative will have the same positive effect. This positive effect would not outweigh the negative effect on flexibility and adaptability for the alternative but is considered overall neutral for the policy.
			Overall there is a minor negative effect for the policy alternative to policy H7.

Table 1.11 Assessment of Alternatives to Policy H7: Meeting the Needs of Vulnerable Older People

IIA Objective	Policy H7	Alternative 1 Policy H7	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			A more permissive approach would lead to more market older peoples housing which would not be sufficiently flexible and adaptable to accommodate evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need. There is no evidence to suggest that market older peoples housing can provide the same level of flexibility and adaptability as conventional housing in meeting older persons housing need over the short, medium and long term as conventional housing development can. Meeting the broadest spectrum of need is the most efficient use of land in the short term but also in the longer term. If needs change in the longer term the flexibility of conventional housing means that it can provide the opportunity to meet other needs as well as general housing needs.
			accommodation in the right locations appropriate to the needs of the occupiers. The policy alternative will have the same positive effect. The assessment does not consider that this negative effect outweighs the negative effect for both policy H7 and the alternative to policy H7.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	No effect for the alternative to Policy H7 or policy H7.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	+	New effects have been identified which changes the effects from neutral to minor positive for H7 and H9 following review of the IIA as part of the examination process. The policies will have minor positive effects as they expect sites for older persons accommodation / supported housing to be easily accessible to shops, services and community facilities which helps provide access to and support to existing services.

IIA Objective	Policy H7	Alternative 1 Policy H7	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well-located, affordable housing	0	-	Policy H7 strongly resists market extra care accommodation and is supportive of social rent extra care so is considered neutral. New explanation has been identified as part of the assessment of the alternative to Policy H7. Policy H7 strongly resists market extra care, therefore provides more conventional housing and avoids difficulties around social rented provision. Policy H7 is also supportive of social rent extra care is considered neutral because it does not maximise the quantum of housing provided compared to conventional housing.
			The more permissive approach alternative to policy H7 would lead to more market older peoples housing which would not be sufficiently flexible and adaptable to accommodate evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need. There is no evidence to suggest that market older peoples housing can provide the same level of flexibility and adaptability as conventional housing in meeting older persons housing need over the short, medium and long term as conventional housing development can. In addition alternative models such as market extra care can make it more difficult to deliver social rented housing that is effectively integrated within a development.
			Use of the London Plan benchmark would help promote provision of specialist housing, with 60 units a year sought in Islington and when combined with a permissive approach may lead to more proposals for specialist housing provision coming forward. This would contribute to meeting wider London needs in addition to any local older peoples specialist housing needs, which would be a positive effect, although this would detract from meeting the full range of housing needs in the borough given the less flexible nature of the accommodation as noted above. This support for market extra care accommodation would contrast with the evidence set out locally in the SHMA and other evidence which supports a greater need for social rent extra care in the borough.
			On balance the positive effect of the alternative of meeting more than Islington needs could be considered to neutralise the negative effect of the lack of flexibility and adaptability of specialist accommodation for older people but it is not considered to outweigh the negative effects. There are difficulties in delivering social rented housing from this source of supply and it is considered likely that integrating affordable extra care alongside market care would be more difficult. It is also noted that meeting more housing need for older people would detract from meeting wider housing needs. Policy H7 which strongly resists market extra care, therefore provides more conventional housing and avoids difficulties around social rented provision. Policy H7 is also supportive of social rent extra care is considered neutral because it does not maximise the quantum of housing provided compared to conventional housing.

IIA Objective	Policy H7	Alternative 1 Policy H7	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
6. Promote social inclusion, equality, diversity and community cohesion	0	0	Policy H7 could be conceived to reduce the opportunity to provide market extra care homes but is considered to have no discernible effect on inclusion given the support that older people have for remaining in their own homes and living independently. This is considered in light of the Councils intention to support older people to remain in their own homes and live independently, with the assumption made that the Council will further develop ways and means of enabling this. Therefore it is considered to have a neutral effect.
			The alternative to Policy H7 and use of the London Plan benchmark would help promote provision of specialist housing and combined with a permissive approach may lead to more proposals for specialist housing provision coming forward which go beyond meeting local needs. This would improve social exclusion for those able to access market extra care. Therefore this aspect is considered to have a minor positive effect, although the effect of doing this would be to the detriment of delivering general purpose housing which meets wider needs would exclude more from housing and social exclusion which cancels out this positive effect.
7. Improve the health and wellbeing of the population and reduce heath inequalities	+	+	Policy H7 has a minor positive effect. The policy would enable people to stay in their own home which can have positive benefits in terms of mental and physical health. Policy H7 would also have a minor positive effect as care home accommodation has to demonstrate compliance with various design issues including providing access to communal outdoor space.
			The alternative to Policy H7 and use of the London Plan benchmark would help promote provision of specialist housing and combined with a permissive approach may lead to more proposals for specialist housing provision coming forward which go beyond meeting local needs. This is likely to have a minor positive effect on the health inequalities for older people who need the facilities provided by specialist older peoples accommodation. It is noted that not all the facilities provided by market extra care are necessary for improving peoples health and wellbeing.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	0	No effect for Policy H7 or the alternative to Policy H7.

IIA Objective	Policy H7	Alternative 1 Policy H7	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	+	There is a minor positive effect for both policy H7 and the alternative to policy H7 which ensure that proposals have easy access to public transport, shops, services and community facilities.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	0	0	No effect for Policy H7 or the alternative to Policy H7.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for Policy H7 or the alternative to Policy H7.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	No effect for Policy H7 or the alternative to Policy H7.

IIA Objective	Policy H7	Alternative 1 Policy H7	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	-	-	There is a minor negative effect for the alternatives to policy H7. Due to their design, older persons accommodation may be less able to respond to changing needs (such as accommodating families), and would therefore require potentially considerable resource to renovate the design to meet such needs. This is linked to the assessment set out under objective 2 in relation to the insufficient flexibility and adaptability of more market older persons housing to accommodate evolving social and economic needs. There is a similar minor negative effect for Policy H7, although to a lessor significance as the approach would likely lead to less older persons accommodation.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	No effect for Policy H7 or the alternative to Policy H7.

The appraisal is quite finely balanced. The assessment considers that there is no evidence to suggest that market older peoples housing can provide the same level of flexibility and adaptability as conventional housing in meeting older persons housing need as conventional housing development can. In addition alternative models such as market extra care can make it more difficult to deliver social rented housing that is effectively integrated within a development. However the more permissive approach would contribute to meeting wider London needs in addition to local older peoples specialist housing needs, which would be a positive effect, although this would detract from meeting the full range of housing needs in the borough as noted above. On balance the positive effect of the alternative of meeting more than Islington needs could be considered to neutralise the negative effect of the lack of flexibility and adaptability of specialist accommodation for older people but it is not considered to outweigh the negative effects.

Consideration of alternatives for Policy H8: Self-build and Custom Housebuilding

Policy H8 sets out the need for and requirements that proposals including Self-build and Custom build unit(s) must meet. No alternatives were considered for policy H8 and no mitigation or enhancements were identified.

Consideration of alternatives for Policy H9: Supported Housing

Policy H9 defines the wide range of supported housing types including permanent, long term and shorter term accommodation which meets temporary need. The policy states when the Council will support and resist supported housing. No alternatives were considered for policy H9 and no mitigation or enhancements were identified.

Assessment of Policy alternatives to: Policy H10: Houses in Multiple Occupation (large HMO)

Policy H10 focuses on when HMOs will be protected and supported as well as requirements for their size and quality and generally resists large-scale HMO. The Policy alternative to Policy H10 would apply the London Plan Policy H16 Large-scale purpose-built shared living which is more permissive and does not seek to refuse large HMO.

Table 1.12: Alternative Description for H10

Alternative Reference	Alternative Description
1.	A more permissive approach, in accordance with London Plan Policy H16

Policy H16 seeks proposals to locate in area well-connected to local services and employment by walking, cycling and public transport. For the purposes of the assessment other aspects of Policy H10 are considered to apply in terms of accessible bedspaces and application of affordable housing policies.

Table 1.13: Assessment of Policy alternatives to: Policy H10: Houses in Multiple Occupation (large HMO)

IIA Objective	Policy H10	Alternative 1 to Policy H10	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	0	0	New effects have been identified which changes the effects from neutral to minor positive for H6 and H10 following review of the IIA as part of the examination process. The policies will have minor positive effects through the requirement for site management plans which will help to manage potential for anti-social behaviour such as noise affects helping contribute to a safer environment. New effects have been identified which changes the effects from neutral to minor negative for H6, and H10 following review of the IIA as part of the examination process. These uses in most cases would not deliver sufficiently flexible and adaptable buildings for evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need. Large-scale HMOs and student accommodation in particular tend to be small in terms of space, which in most cases is not sustainable in terms of the ability to meet a range of needs, e.g. families, in the future.

IIA Objective	Policy H10	Alternative 1 to Policy H10	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			Overall considering the above minor negative effects for H6 and H10 around flexible and adaptable buildings together with the minor positive effects for site management plans is considered to have an overall neutral effect for these policies.
2. Ensure efficient use of land, buildings and infrastructure	-	-	There is a minor negative effect for both the alternative to policy H10 and policy H10. The alternative would not be sufficiently flexible and adaptable to accommodate evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need. There is no evidence to suggest that large HMO accommodation can provide the same level of flexibility and adaptability as conventional housing in meeting housing need over the short, medium and long term as conventional housing development can. Providing these forms of accommodation would therefore not optimise the use of land. The more permissive alternative policy approach to large-scale HMO would increase the significance of this effect.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	No effect for policy H10 or alternative for policy H10.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	+	New effects have been identified which changes the effects from neutral to minor positive for H6 and H10 following review of the IIA as part of the examination process. The policy and the alternative to policy H10 will have minor positive effects through the requirement for a site management plan which will in part manage potential for noise related anti-social behaviour which can help contribute to a safer environment. In addition the policy makes clear that change of use on a temporary basis to visitor accommodation is not acceptable.
5. Ensure that all residents have access to good quality, well-	-		There is a negative effect for both policy H10 and the alternative to policy H10 as both would likely provide less genuinely affordable housing overall than conventional models of housing although it is noted that they expect application of policy H4; in particular, alternative models can make it more difficult to deliver social rented

IIA Objective	Policy H10	Alternative 1 to Policy H10	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
located, affordable housing			housing that is effectively integrated within a development. The more permissive alternative policy approach to large-scale HMO would increase the significance of this effect. In addition large-scale HMOs in particular tend to be small in terms of space, which is not sustainable in terms of the ability to meet a range of needs, e.g. families, in the future.
6. Promote social inclusion, equality, diversity and community cohesion	0	-	There is a minor negative effect which is created by this housing model potentially creating communities which are more itinerant because they are not designed for long term occupation therefore undermining social cohesion.
7. Improve the health and wellbeing of the population and reduce heath inequalities	-	-	Policy H6 and H10 are both minor negative as they do not provide the same quality of residential accommodation as conventional housing with no private outdoor space for example undermining the concept of the home as a place of retreat. There is a minor negative effect for Policy H10 large-scale HMOs and the more permissive alternative policy approach to large-scale HMO would increase the significance of this effect but it is still considered minor negative.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	0	No effect for policy H10 or alternative for policy H10.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road,	0	0	No effect for policy H10 or alternative for policy H10.

IIA Objective	Policy H10	Alternative 1 to Policy H10	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
public transport, cycling and walking			
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for policy H10 or alternative for policy H10.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for policy H10 or alternative for policy H10.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	No effect for policy H10 or alternative for policy H10.
13. Promote resource efficiency by decoupling waste generation from economic growth and	-		There is a significant negative effect for the alternative to policy H10. Due to their design, large-scale HMOs may be less able to respond to changing needs (such as accommodating families), and would therefore require potentially considerable resource to renovate the design to meet such needs. The more permissive alternative policy approach to large-scale HMO would increase the significance of this effect.

IIA Objective	Policy H10	Alternative 1 to Policy H10	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
enabling a circular economy that optimises resource use and minimises waste			
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	No effect for policy H10 or alternative for policy H10.

The assessment recognises that large-scale shared living developments may provide a housing option for non-family households who cannot or choose not to live in self-contained homes or HMOs; however, on balance there is considered to be a need to resist large-scale HMOs in the Islington context. This context – the shortage of land and overwhelming need to meet the broadest spectrum of need is the key reason for guarding against a proliferation of large HMOs which in most cases is not sustainable in terms of the ability to meet a range of needs, e.g. families, in the future.

Assessment of Policy alternative for Policy H11: Purpose Built Private Rented Sector development

Policy H11 resists purpose built Private Rented Sector (PRS) development and sets out requirements if it is to be built. The alternative to Policy H11 would take a more supportive approach to purpose built Private Rented Sector (PRS) more in line with the London Plan policy H11 Build to rent.

Table 1.14 Alternative description for Policy H11

Alternative Reference	Alternative Description
1.	A more permissive approach, in line with the London Plan policy H11 Build to rent

Table 1.15 Assessments of Alternatives for Policy H11: Purpose Built Private Rented Sector development

IIA Objective	Policy H11	Alternative 1 Policy H11	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	-	-	New effects have been identified which changes the effects from neutral to minor negative for H6, H7, H10 and H11 following review of the IIA as part of the examination process. These uses in most cases would not deliver sufficiently flexible and adaptable buildings for evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need. The more permissive alternative policy approach to private rented sector development would increase the significance of this effect.
2. Ensure efficient use of land, buildings and infrastructure	-	-	There is a minor negative effect for policy H11 and policy alternative to H11. Both policy approaches to land uses would not be sufficiently flexible and adaptable in most cases to accommodate evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need. There is no evidence to suggest that PRS can provide the same level of flexibility and adaptability as conventional housing need over the short, medium and long term as conventional housing development can. Providing these forms of accommodation would therefore not optimise the use of land. The more permissive alternative policy approach to private rented sector development would increase the significance of this effect.
3. Conserve and enhance the	0	0	No effect for policy H11 and policy alternative to H11.

IIA Objective	Policy H11	Alternative 1 Policy H11	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
significance of heritage assets and their settings, and the wider historic and cultural environment.			
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	0	0	No effect for policy H11 and policy alternative to H11.
5. Ensure that all residents have access to good quality, well- located, affordable housing	-		There is a minor negative effect for policy H11 and significant negative effect for policy alternative to H11. Purpose built Private Rented Sector would likely provide less genuinely affordable housing overall than conventional models of housing although it is noted that they expect application of policy H4; in particular, these alternative models can make it more difficult to deliver social rented housing that is effectively integrated within a development. The more permissive alternative policy approach to private rented sector development would increase the significance of this effect.
6. Promote social inclusion, equality, diversity and community cohesion	0	0	No effect for policy H11 and policy alternative to H11.
7. Improve the health and wellbeing of the population and reduce heath inequalities	+	+	New effects have been identified which changes the effects from neutral to minor positive for Policy H11 following review of the IIA as part of the examination process. The policy expects high quality housing in line with H4 which has various aspects to which is overall likely to improve health and wellbeing. The same effect will be created for the alternative to Policy H11.

IIA Objective	Policy H11	Alternative 1 Policy H11	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	0	No effect for policy H11 and policy alternative to H11.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	0	No effect for policy H11 and policy alternative to H11.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for policy H11 and policy alternative to H11.
11. Create, protect and enhance suitable wildlife habitats wherever possible and	0	0	No effect for policy H11 and policy alternative to H11.

IIA Objective	Policy H11	Alternative 1 Policy H11	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
protect species and diversity.			
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	No effect for policy H11 and policy alternative to H11.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	No effect for policy H11 and policy alternative to H11.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	No effect for policy H11 and policy alternative to H11.

The assessments identifies the main reason for resisting PRS schemes in the Islington is the housing is not as flexible or adaptable as conventional housing in meeting housing need over the short, medium and long term. The assessment explains that PRS schemes can make it more difficult to deliver social rented housing that is effectively integrated within a development. The assessments recognises that some of the arguments for PRS schemes, as set out at paragraph 4.11.1 of the London Plan, do apply to some extent in the Islington context. For example PRS schemes can: offer longer-term tenancies and more certainty over long-term availability; ensure a commitment to, and investment in, place-making through single ownership; and provide better management standards and better quality homes. However, not all of the London Plan's reasons for supporting PRS schemes apply in the Islington context, and on balance it is considered appropriate to restrict PRS schemes through the Local Plan.

Consideration of alternatives for Policy H12: Gypsy and Traveller Accommodation

Policy H12 identifies how the need for Gypsy and Traveller accommodation will be met and the requirements for sites. No reasonable alternatives were identified for policy H12 and no mitigation or enhancements were identified.

Consideration of alternatives for Policy SC1: Social and Community Infrastructure

Policy SC1 focuses on protecting, supporting, assessing and meeting needs for social and community infrastructure. No reasonable alternatives were identified for policy SC1 and no mitigation or enhancements were identified.

Consideration of alternatives for Policy SC2: Play space

Policy SC2 seeks to protect existing play space and ensure play space is provided in all major developments and playable public space is provided in all development. The submission IIA did not explore alternatives which was raised by the Inspectors in their letter of 30 April 2020 (reference INS04). In the LBI response (reference LBI03) to the Inspectors the Council provided explanation for why no reasonable alternatives were identified for Policy SC2. The Inspectors letter asked if there were; 'any differing approaches or policy requirements that should have been assessed, such as different thresholds with each policy'.

The Social and Community Infrastructure Topic Paper (document reference SD25) provides further justification for Policy SC2, which protects existing play spaces and requires major development to provide further additional play spaces. The topic paper notes that Islington's Open Space, Sport and Recreation Assessment (2009) audited 276 play and youth facilities located within parks, gardens and other open spaces. The findings of the 2009 audit are still considered to be valid in terms of the general level of provision, although improvement works have taken place at a number of play spaces since the audit was carried out. The council considers that the evidence supports the retained policy requirement and the policy contains sufficient flexibility to require 'appropriate' on-site provision which 'must be proportionate to the anticipated increase in child population' resulting from the development. A higher or different threshold is not supported by the evidence and is accordingly not considered reasonable.

Consideration of alternative for Policy SC3: Health Impact Assessment

Policy SC3 sets out when Health Impact Assessments will be required. The submission IIA did not explore alternatives which was raised by the Inspectors in their letter of 30 April 2020 (reference INS04). In the LBI response (document reference LBI03) the Council provided explanation for why no reasonable alternatives were identified for Policy SC2. The Inspectors letter asked if there were; 'any differing approaches or policy requirements that should have been assessed, such as different thresholds with each policy'.

The assessment of policy SC3 in the Sustainability Assessment in the submission IIA considers that the policy will have no effect. The policy asks for a screening assessment of all major and other applications where potential health issues arise. Because the policy requires a screening assessment in the first instance and there are no specific requirements associated with this it cannot be said to have any effect for the purposes of this assessment. Given the current policy requirement for HIAs, the continued need to improve health outcomes and address health inequalities in the borough, there were not considered to be any realistic alternative options. In addition, draft London Plan objective GG3 requires developments to assess the potential impact of proposals on the health and well-being of communities. The policy approach reflects current guidance and how this has been operating for a number of years and provides clarity but also flexibility. The screening assessment will generally be proportionate to the size of the development.

4. Inclusive Economy

Consideration of alternatives for Policies SP3, B1 and B2 – Locally Significant Industrial Sites (LSIS)

Policy SP3 is the Spatial Strategy for Vale Royal/Brewery Road, Islington's largest LSIS, setting out the strategic approach for the protection of industrial land on this site. Policy B1 sets out the strategic approach to meeting employment needs in the borough and the aim to achieve an inclusive economy and identifies the most appropriate locations for new business and criteria E relates to industrial land. Policy B2 provides detail on the locational and design requirements for the different types of new business floorspace, including in relation to the LSISs. The additional assessment of alternatives requested by the Inspectors will assess the following alternatives based upon application of New London Plan policy E7.

Alternative Reference	Alternative Description
1.	the co-location of industrial uses with residential uses as part of a plan-led or masterplanning process in the Vale Royal and Brewery Road LSIS.
2.	the co-location of industrial uses with office uses as part of a plan-led or masterplanning process in the Vale Royal and Brewery Road LSIS.
3.	the co-location of industrial uses with mixed residential and office uses as part of a plan-led or masterplanning process in the Vale Royal and Brewery Road LSIS.

Table 1.16: Alternative Description for Policies SP3, B1 and B2 – Locally Significant Industrial Sites (LSIS)

Background to alternatives

Alternatives 1 and 2 assess the co-location of industrial floorspace with housing or offices. New London Plan policy E7 refers to boroughs exploring co-location of industrial with housing and/or other mixed uses. Co-location in this context refers to both intensification of industrial and housing and/or other mixed uses. Alternative 3 integrates the co-location of industrial with both housing and offices. The co-location of residential or other mixed uses with industrial is likely to lead to the intensification of all the uses in question, including industrial uses. The intensification of industrial floorspace is a desired outcome to sustain the economic function of the Vale Royal and Brewery Road Strategic Spatial Area which is Islington's most significant LSIS. In recent years, the Vale Royal/Brewery Road LSIS has seen increased pressure from applications proposing large-scale office buildings, mixed office with industrial and residential. Whilst most of the applications have re-provided existing industrial floorspace, the extent to which the industrial floorspace has been intensified is very small or marginal compared to the losses experienced in recent years. In addition, a characteristic of the Vale Royal/Brewery Road LSIS is that space is limited. Whilst there is still scope for intensification in some areas currently occupied by warehouse buildings of one or two storeys, there are other areas which are already more

densely developed with existing four storey buildings (particularly along Brewery Road and some sections of Brandon Road and Tileyard Road). The area has a distinctive industrial character and design features which are clearly linked to the industrial function of its business cluster. In addition, most of its internal routes have narrow to very narrow street profiles. Although the co-location of non-industrial uses with residential, offices or other mixed uses could in theory lead to the intensification of industrial uses, the assessments of alternatives 1, 2 and 3 consider the already constrained nature of the Vale Royal/Brewery Road LSIS. The long term sustainability of the LSIS as an industrial business cluster depends on the extent to which other uses are intensified along with industrial uses. Further, whilst residential use can be compatible with some industrial activities such as light industrial uses, this is less the case with other industrial uses such as warehousing and distribution/logistics. Similarly to the alternatives considered in this part of the assessment for policy SP3, the various uses considered within class E could have impacts in the operation of industrial businesses, which could lead to issues such as lack of space for loading facilities and negative effects on air quality and amenity. The assessment of potential impacts of Class E for this policy is included in part 2 of this IIA addendum.

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	-	-	-	Policy SP3 would have a minor positive effect because the proposed policy aims to protect the primary economic function of the industrial cluster. There is a minor positive effect for policy SP3. The policy provides specific guidance on building heights within the area, informed by evidence. Height restrictions will ensure that future development will enhance the local character and distinctiveness of the industrial area. Alternative 1 could have a minor negative effect on the preservation of the Vale Royal and Brewery Road LSIS as it would introduce development that is contrary to the area's primary economic function. This area is already significantly constrained and it is the borough's only significant reservoir of industrial land, occupies only a 1% of the borough and many of the existing industrial sites tend to be smaller in size (<3,000sqm). The co-location of spaces that can be accommodated alongside residential, and this could have effects on existing activities due to the constrained nature of the LSIS. Industrial buildings demand a different scale of design and there is a risk that these could be made to replicate residential units, without complementing the industrial character of the area. For example on smaller sites, the co-location of such uses could result in residential buildings overlooking operational yard spaces. The lack of open and green spaces within this area would also reduce the quality of residential amenity. Whilst in theory industrial and housing can be co-located and design mitigation measures put in place, in reality many industrial functions will be constrained by the presence of residential – not only in terms of build footprint/design put in terms of operation – especially B2 and B8 uses which

Table 1.17 Assessment of Alternatives for Policies SP3, B1 and B2 – Locally Significant Industrial Sites (LSIS)

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					 would in turn impact negatively on future residential amenity and safety. Whilst there are instances of B2/B8 uses being designed into mixed use schemes these are exceptions and generally intended at retaining specific existing or intended end uses rather than on an area wide basis such as this. Whilst Alternative 1 could lead to an increase in residential car-free development, the co-location of industrial with residential would lead to a higher population density and potential issues of safety with conflicts between access for pedestrians and industrial business requirements for parking and loading requirements. Alternative 2 would help optimising previously developed land and could introduce more flexibility for buildings to be adaptable for evolving economic needs. However, this approach can have minor negative effects on the preservation of the industrial character of the LSIS through the introduction of building design features that could limit future industrial operations. Development including co-location of housing and office with industrial could introduce positive design features such as improvements in the connectivity between buildings and public realm contributing to safer spaces. However, the LSIS has a distinctive industrial character. Significant intensification of mixed uses such as housing and office could place further limitations to the capacity of industrial space in the area, considering the small nature of the LSIS and its unique design features. Therefore, on balance alternative 3 has minor negative effects for this objective. Overall, the alternatives have the potential to undermine the industrial character of the LSIS and affect its primary function.

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
2. Ensure efficient use of land, buildings and infrastructure	+		0	-	There is a minor positive effect for Policy SP3 as it focuses development in the most appropriate areas by making specific reference to retaining and strengthening industrial floorspace to protect the economic activity in the Vale Royal and Brewery Road LSIS. Policy SP3 will have a minor positive effect in the LSIS as it supports the economic activity in this area. The proposed policy protects existing industrial activity and promotes the intensification of industrial activity in the area akin to B8, B2 and light industrial uses. It is noted that the rise of e-commerce and distribution activities has been significant in recent years. For alternative 1 co-location of industrial space with residential uses would help to achieve an effective use of land. Whilst this intensification of uses could bring some additional industrial floorspace to the LSIS, there needs to be a balance with protecting the full range of industrial functions that make the LSIS a successful industrial cluster. The co-location of industrial floorspace with housing would lead to the exclusion of more traditional industrial development. This will have minor negative effects on the balance of uses and industrial activities in the LSIS and could have negative effects on the economy (these are explained further in the assessment against objective 8 below).

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					some intensification of industrial floorspace. However, there is already a significant proportion of office buildings integrated with parts of the LSIS and if new development is likely to introduce a significant quantum of office, there is potential for the land use balance to quickly shift to offices which could start to exclude industrial use. Also, there are other locations promoted for office use across the borough. But there are land use benefits from the co-location of offices with industrial, depending on the extent to which offices are intensified, which if it remains small scale then on balance, this alternative is considered to have neutral effects for the objective. For alternative 3, the co-location of mixed office and residential uses could optimise the use of sites and bring more efficient uses which are adaptable to future economic needs. However, there could be negative effects on the primary economic function of the area because the range of industrial uses or size of resulting facilities may not be viable for all the range of existing and future operations in the LSIS (i.e. yard space), which would have a negative impact on
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	0	0	balancing competing demand for development needs in the area. New effects have been identified for Policy SP3 following review of the IIA as part of the examination and changed the effects from minor positive to neutral. Whilst the policy sets out height restrictions, part of the rationale for which is due to specific heritage considerations in the area the updated assessment considers that some of the maximisation of employment space and intensification supported by policy B1 and B2 might have a minor negative impact on the significance of heritage assets and their settings. This would depend on the wider historic environment and on implementation. This could happen if development has negative impacts in terms of massing, scale, visual impacts. However this is counterbalanced by other local plan policies such as

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					PLAN1 and DH1, DH2 and DH3 and to an extent SP3 which favours refurbishment projects. The impact is therefore considered to be neutral. Alternatives 1,2 and 3 are assumed to have a similar effect to the assessment for policy SP3.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	-	0	-	New effects have been identified for Policy SP3 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The Policy seeks to improve pedestrian connections throughout the LSIS. This could improve connections for residents with the primary school which is located in the LSIS. Alternative 1 would overall have a minor negative effect against the objective to promote liveable neighbourhoods. It may have a minor positive effect as the co- location of industrial with residential development may provide opportunities to connect to other neighbourhoods nearby with residents access to nearby Caledonian Road's shopping area. It could also provide opportunities to improve pedestrian access and develop further the sustainable transport networks in the area. The area also has a primary school. However, these benefits would need to be balanced against the existing industrial nature of the neighbourhood which would impact in particular on alternative 1 and the amenity of residential use. The presence of loading facilities and 24 hour operation are essential for many of the industrial activities which take place in the LSIS and result in amenity impacts, in particular noise, not compatible with residential use. No effect identified for alternative 2 to policies SP3, B1 and B2.

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					Similarly, alternative 3 would have a minor negative effect against this objective. The mix of residential and office uses could promote more liveable neighbourhoods and bring opportunities to improve sustainable transport networks in the area. However, this is likely to impact on the extent to which industrial activities operate and has the potential to undermine the primary function of the LSIS.
5. Ensure that all residents have access to good quality, well-located, affordable housing	0	++	0	+	There is no effect for policy SP3. There could be a minor negative impact in the supply of affordable housing. However, the LSIS is a functional industrial cluster, which includes some more traditional industrial uses that cannot coexist with housing. In addition other policies in the plan will help to meet housing targets in other locations. The assessment for policies B1 and B2 consider there is potential for a minor negative effect as the policies affect the supply of housing in certain locations across the borough, through prioritising business floorspace. However the assessment considers this to have no effect overall as other policy ensures housing is delivered outside the locations identified which will ensure housing targets are met.
					There would be a significant positive effect from Alternative 1 in that allowing residential uses in the LSIS would increase land available for housing and therefore affordable housing contributing to meeting housing need. In addition industrial land has relatively lower values so would be expected to be able to exceed affordable housing targets. The development of housing in the LSIS may present greater challenges than elsewhere for ensuring high quality design given the mitigation which may be required to address the amenity impacts of developing in LSIS.
					No effect for alternative 2. It could be considered that the alternative would have a minor negative impact in the supply of affordable housing. However, the LSIS

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					 is a functional industrial cluster, which include some more traditional industrial uses that cannot coexist with housing. Therefore, the LSIS it is not generally considered suitable location for the maximisation of affordable housing in the borough. Alternative 3 would lead to a smaller amount of affordable housing than alternative 1 as development would need to accommodate offices and industrial uses. Overall, this alternative will have a minor positive effects for housing.
6. Promote social inclusion, equality, diversity and community cohesion	++	0	0	0	The assessment of Policy SP3 considers that there are effects. Policy B1 has a significant positive effect with the policy aim in line with the Local Plan objective to deliver an inclusive economy which the policy does through delivering policy supporting creation of new business floorspace, protecting existing floorspace and securing affordable workspace and jobs/training opportunities from development. This should support the economy in Islington and help share success across different sections of society. New text has been added following review of the IIA as part of the examination process. Policy B2 The maximisation of new business floorspace will strengthen the local economy. New business floorspace can help to support the diverse needs of the SME sector, provide flexibility for a range of occupiers and help to meet specialist and local employment needs. Encouraging development of employment floorspace will help to meet demand and unlock potential economic growth. This can help to improve employment opportunities and increase the skills of residents. The requirements around the quality of new business floorspace will also support community cohesion, inclusion, equality and diversity by ensuring that new spaces are accessible to everyone. In addition, industrial sectors provide job opportunities for local residents. Opportunities within these sectors may offer more diverse ways of accessing employment through learning skills on the job for those who have low qualification levels or no qualifications, who often face

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					more barriers to access work. If these sectors are lost in the local area, residents dependent on these job opportunities may be at risk of unemployment. Alternatives 1 and 2 should deliver intensification of employment space as well as either office or residential floorspace. For alternative 2 this should both support the economy in Islington and help share success across different sections of society, in the short and medium term. The intensification of new business floorspace will strengthen the local economy and provide new jobs by encouraging development of employment floorspace which will meet demand and unlock potential economic growth. However this would need to be balanced with the potential negative effects on the evolving economic industrial needs of the area because it would limit the availability of premises suitable for industrial land uses and could potentially displace the primary economy activity of the area. Overall this is considered a neutral impact. For alternative 1, which would provide affordable housing this would increase the delivery of affordable housing which could help reduce the negative consequences of relative poverty by reducing the proportion of income spent on accommodation and therefore freeing up a greater proportion of income for other living costs. Similar to alternative 2 this would have to be balanced against potential impact on limiting wider industrial needs so is considered neutral overall. Alternative 3 is considered neutral as it would have similar effects to alternatives 1 and 2.
7. Improve the health and wellbeing of the population and	+	0	0	0	There is a minor positive effect identified for Policy SP3 as it will protect the principal function of the LSIS. The strategic location of the LSIS enables shorter journeys and supply chains, which has a more positive effect on air quality, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy and meeting the needs of its

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
reduce health inequalities					growing population and the aspect of its role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area. New effects have been identified for Policies B1 to B2 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. New effects have been identified following review of the IIA as part of the examination process. Policies B1 to B2 support a range of employment spaces that are high quality and will support diverse jobs in different sectors, including SMEs, training opportunities and affordable workspace for local people. The type of employment supported by the policies has the potential to protect health and contribute to reduced health inequalities. Employment space in Islington, providing local jobs opportunities can also contribute to healthy, independent lifestyles which can improve health. For alternative 1 it is recognised that there are health benefits from housing development, however, there would be negative effects from co-location of industrial with housing as there is a risk of late night or early morning noise arising from industrial uses, which rely on large-scale deliveries. This would have negative effects on those living in new housing development in the LSIS which it may not be possible to mitigate. Considering this, alternative 1 would have a neutral effect overall.

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					For alternative 2 there would be no effect. There is no evidence to suggest that industrial uses have any more long term impactsf on air quality compared to office uses or vice versa. Therefore, an alternative that allowed more office uses instead of industrial uses, would have no pronounced effect on health and wellbeing. Alternative 3 will have combined effects from alternatives 1 and 2 which on balance, have neutral effects for this objective. However, with intensification of all, mixed residential and offices with industrial, there is a risk of combining uses which could have negative effects on housing quality.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	-	0	0	Policy SP3 would continue to protect existing businesses in the LSIS and would promote the intensification and renovation of old industrial sites. This would attract a wider range of different sized occupiers in need of industrial premises. The Vale Royal/Brewery Road LSIS accommodates many of the type of uses suggested in the Mayor's evidence for the London Plan, including 'clean' activities that provide for the expanding Central London business market. As identified in Islington's Employment Land Study (2016), this area comprises a mix of traditional industrial activities and storage facilities that coexist with emerging industrial uses, including a significant concentration of creative production businesses which are based primarily in industrial units and support Islington's wider creative sector. Proposed policy reflects the Council's commitment to support creative production industries where is more needed in the borough. Policy B2 will have a significant positive effect. Protecting the industrial function of LSIS in particular has wider benefits serving other economic functions in both the local and wider London economy. Protecting the industrial function also helps reduce the need for goods and services to travel reducing congestion and air pollution. These areas also offer a range of jobs providing greater employment opportunity.

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					Alternative 1 would have a minor negative effect on economic growth and to the sustainability of the diverse range of businesses sectors that operate in the LSIS for reasons explained for the assessment against objectives 1 and 2. Whilst this alternative could bring some intensification of industrial floorspace, the extent to which industrial uses could be intensified would be limited than if it is focused on industrial intensification. It is also likely to reduce the range of business in the area because some types of industrial would be prioritised as being compatible for residential uses, therefore having an impact on range of business and jobs. The intensification of residential uses would not result in long-term employment opportunities and would likely limit the capacity for the existing business sectors to expand and the economic activity of the area. This could have negative effects on the wider economy and Central London services which rely on the support of production activities in the LSIS. For Alternative 2 there would be a neutral effect on economic growth. Whilst on the one hand the intensification of new business floorspace as office space colocated with industrial will strengthen the local economy and provide a higher density of jobs by encouraging development of employment floorspace, there could be negative effects on the longer term sustainability of the LSIS as a functional industrial area because the capacity to which industrial floorspace can be intensified will compete with offices. As part of the balance, whilst there are other locations for housing and offices to be promoted in the borough, industrial uses are only sought in LSISs and therefore the scope for intensification of industrial uses is particularly important in this context. The scale of this effect would be dependent on the degree of the impact on the industrial function of the area caused by office development over time, and the scale of industrial

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					activities lost, displaced and /or prevented from expanded in this location. As noted in the employment topic paper, the LSIS serves an important function in terms of Islington's economy, something that the Mayor of London reflects in the London Plan.
					For Alternative 2 there would be a neutral effect on economic growth. Whilst on the one hand the intensification of new business floorspace as office space co- located with industrial will strengthen the local economy and provide a higher density of jobs by encouraging development of employment floorspace, there could be negative effects on the longer term sustainability of the LSIS as a functional industrial area because the capacity to which industrial floorspace can be intensified will compete with offices. As part of the balance, whilst there are other locations for housing and offices be promoted in the borough, industrial uses are only sought in LSISs and therefore the scope for intensification of offices is particularly important in this context. The scale of this effect would be dependent on the degree of the impact on the industrial function of the area caused by office development over time, and the scale of industrial activities lost, displaced and /or prevented from expanded in this location. As noted in the employment topic paper, the LSIS serves an important function in terms of lslington's economy, something that the Mayor of London reflects in the London Plan.
					Alternative 3 could have a minor negative effect on economic growth. Whilst this alternative could bring some intensification of industrial floorspace, the extent to which industrial uses could be intensified would be more limited than if it is focused on industrial intensification. It is also likely to reduce the range of business in the area because some types of industrial would be prioritised as

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					being compatible for residential uses, therefore having an impact on range of business and jobs. The intensification of residential uses would not create long- term employment opportunities and would likely limit the capacity for the existing business sectors to expand and the economic activity of the area. This could have negative effects on the wider economy and Central London services which rely on the support of production activities in the LSIS. However, the intensification of some business floorspace as office space co-located with industrial will strengthen the local economy and provide a higher density of jobs albeit this could create negative effects on the longer term sustainability of the LSIS as a functional industrial area because the capacity to which industrial floorspace can be intensified will compete with offices. As part of the balance, whilst there are other locations for housing and offices be promoted in the borough, industrial uses are only sought in LSISs and therefore the scope for intensification of industrial is particularly important in this context. The scale of this effect would be dependent on the degree of the impact on the industrial function of the area caused by office development over time, and the scale of industrial activities lost, displaced and /or prevented from expanded in this location. Considering this, a neutral effect has been identified overall.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	-	-	-	There is a minor positive effect for policy SP3 which will help encourage a shift to more sustainable forms of travel with reference to improving pedestrian connections. Policy SP3 would protect the principal function of the LSIS. The strategic location of the LSIS enables shorter journeys and supply chains, which has a more positive effect on air quality, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy and meeting the needs of its growing population and the aspect of its role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area. Similarly Policy B1 and B2 will have a significant positive effect. It will direct business development to the most appropriate and accessible locations in the borough, therefore reducing the need to travel by car and encouraging more sustainable transport choices.
					Whilst alternatives 1, 2 and 3 could lead to the intensification of industrial uses, the scope for intensification of industrial operations in the LSIS is lessened and the range of industrial uses could lead to the displacement of industrial businesses to Outer London industrial locations while still needing to travel to central London to access their markets. This could increase vehicle mileage through Islington, which risks increased congestion and emissions, and have negative impacts on climate change and air quality.
					For alternatives 1 and 3, residential development would pose limitations to on- site loading and parking requirements of industrial uses. This could lead to increased traffic congestion and further pressures on road networks. For alternatives 2 and 3, office uses are likely to create more journeys to work than many industrial uses, and for this reason are usually supported in locations which are more accessible than the LSIS (which has low PTAL ratings along the western edge along York Way), such as town centres and CAZ where transport infrastructure better supports the intensity of journeys created. The alternatives would therefore have a minor to significant negative effect, dependent on the

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					level of industrial activities lost, displaced and /or prevented from expanded in this location.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	0	0	No effect for policy or alternatives to policies SP3, B1 and B2.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	No effect for policy or alternatives to policies SP3, B1 and B2.

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	-	-	-	There is a minor positive effect identified for Policy SP3. Policy SP3 will support the strategic location of the LSIS which enables shorter journeys and supply chains, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy, and meeting the needs of its growing population and the aspect of its role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area. Policy B1 and B2 will direct business development to the most appropriate and accessible locations in the borough, therefore reducing the need to travel by car and encouraging more sustainable transport choices thereby reducing effect on climate change.

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					Alternative 3 would have the similar combined effects as alternatives 1 and 2.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	0	0	No effect for policy or alternatives to policies SP3, B1 and B2.
14. Maximise protection and enhancement of natural resources	+	-	-	-	Policy SP3 will support the strategic location of the LSIS which enables shorter journeys and supply chains, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy, and meeting the needs of its growing population and the aspect of its

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
including water, land and air					role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area. Policy B1 and B2 will have a minor positive effect. It will direct business development to the most appropriate and accessible locations in the brough, therefore reducing the need to travel by car and encouraging more sustainable transport choices, which can in turn improve air quality.

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative 1 to Policy SP3 (and parts of B1 and B2): housing co- location in LSIS	Alternative 2 to Policy SP3 (and parts of B1 and B2): office co- location in LSIS	Alternative 3 to Policy SP3 (and parts of B1 and B2): housing and office co- location in LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					Alternatives 2 Similar to the conclusions for objective 12, offices have no fundamental air quality benefits compared to industrial uses experienced in Islington, hence this would not balance out the effects due to increased vehicle mileage. Alternative 3 would have the same combined effects as alternatives 1 and 2.

Summary

The LSIS has a distinctive industrial character which is linked to its primary economic function. Whilst intensification can bring building design improvements to make the buildings more adaptable to future economic demands, there is a risk of losing essential design features which are key for industrial activities.

Vale Royal and Brewery Road LSIS benefits from proximity to the CAZ and has a diversity of industrial activities, which include the full range of industrial uses B2, B8 and light industrial as well as some Sui Generis uses akin to industrial. The co-location with offices would bring additional jobs and opportunities for economic growth but depending on the extent to which offices are intensified it could lead to the displacement of existing industrial operations to Outer London locations, causing negative effects on supply chains for central London and leading to impacts on air quality and climate change. The co-location with residential would widen the scope to secure affordable housing in the borough but would lead to the same issue regarding the displacement of industrial activities, and promotion of certain industrial uses over others due to their potential impacts on amenity and safety of residents. Whilst there are land use benefits from the co-location of office and residential uses with industrial, housing and office needs can be met elsewhere in the borough, the LSIS is one of the last remaining industrial clusters within close proximity to the CAZ and supports Central London's economy through the provision of 'last mile' distribution/logistics and 'just in time' servicing. The protection assigned by the proposed policy mitigates the risk of displacement of this important and unique cluster of industrial businesses.

Consideration of alternatives to Policy B2: New business floorspace

Policy B2 provides detail on the locational and design requirements for the different types of new business floorspace. The alternative to Policy B2 part A (ii) in respect to the element of policy which considers maximising business floorspace within the CAZ fringe spatial areas (Angel and Upper Street; and Kings Cross and Pentonville Road) and Priority Employment Locations was considered. The alternative would be encouraging maximisation of business floorspace rather than the preferred approach of requiring. It was decided that this was not realistic alternative to appraise given the overriding need for employment floorspace generally and the CAZ fringe / Angel town centre location.

The alternative for employment policy B2 part A (iii), which protects the employment locations outside the CAZ fringe area; the Priority Employment Locations was also considered unrealistic because this space has to be protected for business uses only. The alternative was the possibility of other land uses such as community or town centre uses being introduced in these locations however it was considered that this would be inappropriate and contrary to other policies in the Local Plan.

Consideration of alternatives to Policy B3: Existing business floorspace

Policy B3 sets out the approach to protecting existing business floorspace. No alternatives were considered reasonable for policy B3.

Consideration of alternatives to Policy B4: Affordable workspace

Policy B4 sets out the requirements for the provision of affordable workspace. The Inspectors questioned why alternatives were not considered (document reference INS04) and the Council provided explanation for why no reasonable alternatives were identified for Policy B4. The Employment Topic Paper (document reference SD16) identifies that Policy B4 builds on the existing affordable workspace policy; but adds more detail, specifically in terms of the amount, duration of the term, type of space requirements in relation to quality. Considering the alternative, 'a no policy approach' would not have been reasonable. The other alternative considered but discounted was looking at considering the effects of various different percentage levels of affordable workspace. The viability evidence tested the provision of 5%, 10% and 20% affordable workspace for 10, 15 and 20 year periods and concluded that floorspace at 10% of floorspace let at a peppercorn rent for 20 years should be viable on most office developments. The viability topic paper in paragraph 6.34 notes that the results of the viability testing of the larger office development typologies adopted in the study demonstrates a clear correlation showing that the greater the quantum of B1a floorspace, the greater the disposition to viably absorb a greater provision of affordable workspace for a longer peppercorn period, especially in spatial areas where office values are high. This supports the longer period sought.

Consideration of alternatives to Policy B5: Jobs and training opportunities

Policy B5 sets out the requirements for providing jobs and training opportunities from new development especially new business floorspace. In the LBI response (document reference LBI03) to the Inspectors fourth letter (document reference INS04) dated 30 April 2020 the Council provided explanation for why no reasonable alternatives were identified for Policy B5. The policy relates to jobs and training requirements and follows on from existing policy set out in the Core Strategy Policy CS13 part C. There is no change in the policy approach from that adopted in 2011 therefore removing the policy position would not be reasonable. Amending the levels of contribution or quantum of development which contributed were not considered possible to assess with any degree of certainty with regards the significance of the outcomes therefore as an alternative this was not possible to consider.

Consideration of alternatives to Policy R1 – Primary Shopping Areas

Policy R1 sets out the strategic vision for retail, leisure and services, culture and visitor accommodation uses. The additional assessment of alternatives requested by the Inspectors will assess the following alternative to one aspect of policy R1.

Table 1.18 Alternative Description for Policy R1 SP3, B1 and B2

Alternative Reference	Alternative Description
1.	A more permissive approach to housing as part of mixed use schemes in primary shopping areas

Table 1.19 Assessment of Alternatives for Policy R1 – Primary Shopping Areas s SP3, B1 and B2 – Locally Significant Industrial Sites (LSIS)

IIA Objective	Policy R1	Alternative 1 to Policy R1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	-	Text was updated following review of the IIA as part of the examination process. Policies R1 and R2 will have a minor positive effect in terms of directing appropriate retail, services and leisure development to key locations in the borough in line with the retail hierarchy, particularly the core of town centres - the Primary Shopping Areas. This will help to achieve an appropriate balance and mix of uses within a public realm that is most capable of supporting these commercial functions. Policy R1 seeks to actively manage streets within retail areas to balance demand on the public realm, whilst both R1 and R2 promote active frontages which can contribute to a more attractive, functional and sustainable public realm within retail areas. Policy R1 will support and manage a thriving and safe night time economy. Policy R1 would likely increase the amount of visitor accommodation delivered, which by itself would be a minor negative; visitor accommodation is generally built to a unique specification which does not lend itself to be easily adapted for other uses, hence it is a less sustainable built form. For example, visitor accommodation has smaller room sizes, less or no outdoor private amenity space and reduced accessibility requirements which all contributes to less flexible buildings. This is partially mitigated through the Policy R12 requirement that the development or redevelopment/intensification of visitor accommodation must adhere to inclusive design requirement for 10% of rooms to be wheelchair accessible. Overall, policy R1 is considered to have a minor positive effect.

IIA Objective	Policy R1	Alternative 1 to Policy R1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			Although Islington's Town Centres are not devoid of any residential uses, they are fundamentally commercial in character, particularly the PSA. Introducing residential uses would erode this commercial character in the long term, limiting the ability for the built environment to adapt to evolving commercial needs in the future. More residential use in the PSA would also introduce potential for greater concerns for amenity considerations, further diminishing the commercial function.
			The inclusion of residential uses in PSAs could have a minor positive effect in certain circumstances in reducing crime or fear of crime through an increase in natural surveillance. This may contribute to an increase in safety, especially in relation to the night time economy but it is also likely to cause adverse noise impacts for residents. The degree to which these effects are felt would differ depending on how much existing residential existed. Overall though the potential erosion of the commercial nature in town centres and the PSA is considered to outweigh this positive effect and result in a minor negative effect for the alternative.
2. Ensure efficient use of land, buildings and infrastructure	++	0	Policies R1 and R2 will have a significant positive effect through optimising the use of developed land which focuses commercial, cultural and civic activity in town centres. Development will be focused in the most appropriate locations through town centres, primary shopping areas and LSAs. Outside a PSA there will be more flexibility and adaptability for non-A1 use which allows town centres to accommodate evolving social and economic needs as shopping behaviours and functions of town centres shift to more leisure and experience based activities. Within the PSA there will be a condensed and more focused retail (A1) area. New effects have been identified for policy R2 following review of the IIA as part of the examination process. This includes the two-year vacancy and marketing period for change of use away from A1 in the PSA potentially limiting a range of main town centre uses establishing here that would benefit from the high PTAL rating and ability for the area to absorb adverse amenity impacts. A short term minor negative effect could potentially arise from a downturn in viability of A1 retailing resulting in an increase of vacant units in the PSA. However, on balance, as the plan period runs until 2036 the need to protect and secure retail in the long term means the benefits of this are considered to outweigh this potential short term negative effect.
			Policy R1 could result in more visitor accommodation being permitted, which could reduce the availability of land to meet other more pressing development needs, and therefore it could potentially not effectively balance competing demands for land use. There are many identified needs that take priority above visitor accommodation in Islington, principally housing and offices. This is partially mitigated by the prescriptive approach taken in policy R12 which limits hotel development to specific sites or intensification of existing visitor accommodation in town centres and the CAZ. The policy also ensures that intensification of existing hotels must demonstrate that additional business floorspace is not possible which allows other priorities to take precedent

IIA Objective	Policy R1	Alternative 1 to Policy R1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects) and optimise the use of previously developed land. Overall policy R1 is considered to have a significant positive
			effect even taking into account the assessment of the visitor accommodation element of the policy. The alternative approach to permit residential in existing high accessibility locations in the core of town centres would reduce opportunities to meet commercial, cultural and civic activity needs which may not balance competing land uses effectively. Although housing is a priority land use, it's location in the PSA could detract from the ability of other land uses to take advantage of the PSA location. However, there may be specific opportunities on upper floors which are not attractive opportunities for commercial development, for example, because of the historical nature of the building design. In these instances, there could be an opportunity for residential floorspace, however providing any opportunity for residential runs the risk of releasing floorspace which could be viable for commercial uses therefore the alternative is considered neutral overall.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	No effect for the alternative to policy R1 or policy R1.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++	-	Policies R1, R2 and R3 will have significant positive effects on enabling town centres and LSAs to continue to serve the needs and wellbeing of the local residents across different retail catchment areas by striking the right balance of retail, leisure and business uses. The PSA approach improves access and legibility to essential services through concentrating A1 uses in the core of the town centre which enjoy the best transport links. The increased flexibility of uses in the secondary shopping area will support the expansion of cultural provision and encourage a vibrant environment for residents and visitors alike. Policy R1 will support and manage a thriving and safe cultural and nigh-time economy, directing appropriate cultural and NTE development to town centres and CAZ locations and cultural quarters and ensuring appropriate design which is safer and more inclusive. The agent of change principle is highlighted and applies in town centres and allows for vibrant town centre uses that attract visitors to be maintained.

IIA Objective	Policy R1	Alternative 1 to Policy R1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			Policy R1 could also have a positive effect by facilitating an increase in the number of visitors which could add to the vibrancy of an area and contribute to economic improvement; this would depend on the focus of the visitor accommodation (business or leisure visitors) as each group has different impacts. Leisure visitors especially could support the expansion and enhancement of cultural provision.
			Conversely, the visitor accommodation element of the policy could have negative effects, as it could also dilute the land available for meeting more priority development needs, which could reduce access to essential services. However, on balance the restriction of visitor accommodation to specific sites would not cumulatively obstruct the meeting of other development priorities.
			For the residential uses in the PSA this would provide increased accessibility to services for some residents living within the PSA but this could limit the already constrained land supply to provide commercial, cultural and civic activity for all Islington residents which on balance is considered to have a minor negative effect.
			Cultural uses and night time economy uses are important to promote a diverse, vibrant and economically thriving town centre and the PSA is where higher concentrations of night time economy uses tend to locate. Allowing increased residential in these locations can create amenity impacts which will need to be mitigated and in the long term reduce the ability of cultural uses to expand and flourish without the operational limitations that can occur when residential uses cumulatively constrain this. This would have a negative effect.
5. Ensure that all residents have access to good quality, well-located, affordable	0	+	For policy R1 there is potential for a minor negative effect as the policies affect the supply of housing in certain locations across the borough. However, the assessment considers this to have no effect overall as other policy ensures housing is delivered outside the locations identified which will ensure housing targets are met. The policies set out circumstances where residential would be suitable in town centres and LSAs.
housing			There would be a minor positive effect in that allowing residential uses in the PSA would increase land available for housing and therefore affordable housing contributing to meeting housing need. The PSAs are highly accessible locations with a wide range of services available for residents. The development of housing in the PSA may present greater challenges than elsewhere for ensuring high quality design of housing given the density and existing commercial nature of the location.

IIA Objective	Policy R1	Alternative 1 to Policy R1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
6. Promote social inclusion, equality, diversity and community cohesion	+	0	New effects have been identified for Policy R1 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The protection and enhancement of the retail hierarchy as set out in policy R1 could have a minor positive effect by ensuring main town centre uses remain accessible and abundant which in turn help foster community cohesion. Retail and cultural uses can act as informal spaces for communities to meet and strengthen local connections as well as selling a range of goods for the diverse population of Islington. No effect for the alternative to policy R1.
7. Improve the health and wellbeing of the population and reduce heath inequalities	+	0	New effects have been identified for Policies R1-R4 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policies R1-R4 will provide a framework to support facilities which can meet the needs of communities and the benefits this can provide e.g. health, recreation and leisure. The policies also provide a framework for taking into account cumulative impacts to provide against the proliferation of activities which can have/or have the potential to have negative health impacts. No effect for the alternative to policy R1.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and	++	-	Policies R1, R2, and R3 will have a significant positive effect. The policies aim to strike the right balance between retail, leisure and businesses uses to enable response to changing retail patterns. Town centre uses are key drivers in the local and London economy and also provide important local services. Town centres, LSAs and edge of centre locations are all promoted for varying degrees of flexibility of use based on their function and appropriateness for certain types of development. Town Centres provide the employment opportunities outside the CAZ and help provide job opportunities for local residents. An enhanced cultural NTE role will increase employment opportunities and contribute to the local economy.
business sizes			Policy R1 could provide opportunities for employment related to visitor accommodation, particularly for local people, albeit lower-skilled jobs at a relatively low employment density. Visitor accommodation can play a supporting role to other more economically important uses such as office; this more indirect economic benefit therefore limits the scale of any positive effect. Visitor accommodation may not be compatible with a range of other uses which may limit its ability to support a range of local business. New effects have been identified following review of the IIA as part of the examination process. This includes the two year vacancy and marketing

IIA Objective	Policy R1	Alternative 1 to Policy R1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			period for change of use away from A1 in the PSA potentially limiting a range of main town centre uses establishing here that would benefit from the high PTAL rating and ability for the area to absorb adverse amenity impacts. A short term minor negative economic effect could arise from a downturn in viability of A1 retailing resulting in a proliferation of vacant units in the PSA. However, on balance, as the plan period runs until 2036 the need to protect and secure retail in the long term outweighs this potential short term negative effect.
			The alternative approach would have a minor negative effect on the ability for town centres to foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes. Although residential uses in theory can support the economic growth of town centres by creating a localised customer base, increasing footfall and contributing to the vibrancy of a place, this is far more profound in smaller towns and rural areas that have fewer external factors in the viability of their shopping cores. Islington has four town centres in good health, supported by a population of 236,000 residents and significant flows of workers and tourists travelling into Islington. The vitality of town centres. Class E also increases the commercial growth to take place than the need to entice people to the town centres. Class E also increases the commercial opportunities on all floors in the PSA, which if were to provide residential use would inhibit this growth in the long term. This is especially important in the PSA to allow for retail to have as much opportunity as possible to establish in an increasingly restricted framework for planning policy to achieve this. Therefore, whilst the inclusion of additional housing in the PSA could be considered to have a positive effect generally, in the Islington context it is considered on balance to have a minor negative effect by stifling the commercial growth of PSAs and thus economic growth of the borough.
			As previously mentioned, introducing residential uses in the PSA would reduce the space available for ground floor retail and other commercial uses to operate effectively by using ancillary space above the ground floor limiting the ability for the built environment to adapt to evolving commercial needs in the future. This negative effect would increase as space was lost to residential use and in the long term could become significant.
			Town Centres and the PSAs in particular are the focus for commercial activity outside of the CAZ. If residential development is allowed in the PSA core, then commercial growth that creates employment maybe more limited – having a detrimental impact on Islington's residents in terms of the employment opportunities and the economy as a whole.

IIA Objective	Policy R1	Alternative 1 to Policy R1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	0	New effects have been identified for Policies R1-R5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. A positive effect of enhancing and protecting the retail hierarchy is that retail and leisure development will be directed to town centres that enjoy the best transport connections. Additionally, protection of retail in LSAs ensures access to essential goods and services for local residents is retained, reducing the need for private vehicular and public transport to access these goods. Minor positive impacts have therefore been identified for policies R1-R4. Support of residential uses in the PSA would have a positive effect on minimising the need to travel to town centres for the people living in the PSA, but cumulatively and in the long term this approach could see an increase in the need for travel by limiting the ability for commercial growth in town centres pushing this growth into areas with less sustainable connections. Overall, the effect is not clear and is considered neutral.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for the alternative to policy R1 or policy R1.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for the alternative to policy R1 or policy R1.

IIA Objective	Policy R1	Alternative 1 to Policy R1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	No effect for the alternative to policy R1 or policy R1.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	No effect for the alternative to policy R1 or policy R1.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	No effect for the alternative to policy R1 or policy R1.

Summary

The appraisal supports the submission approach in respect of the majority of (relevant) SA objectives; however, it does notably highlight that the alternative approach of allowing housing in PSAs is preferable in respect of housing objectives, and also highlights several other arguments in support of housing in PSAs. Arguments include:

- PSAs are highly accessible locations with a wide range of services available for residents;
- Residential can help with reducing crime or fear of crime through an increase in natural surveillance, which is a consideration in light of the vibrant night time economy;
- There may be specific opportunities on upper floors [in PSAs] which are not attractive opportunities for commercial development, for example, because of the historical nature of the building design.

Notwithstanding this the assessment considers that Islington's PSAs are vibrant and expected to remain so over coming years, hence there are limited arguments for a change in strategy. Despite shifting retail trends, it is anticipated that Islington's PSAs will remain primarily associated with concentrations of retail.

Assessment of alternative to Policy R2: Retain primary and secondary frontages

Policy R2 defines Primary Shopping Areas and seeks to protect and enhance the retail function of Islington's four town centres Primary Shopping Areas. The alternative considered for Policy R2: Primary Shopping Areas relates to how A1 use class shops are protected in the town centres. The submission IIA considered the following alternative.

Table 1.20 Alternative Descriptions for Policy R2:

Alternative Reference	Alternative Description
1.	The alternative would identify specific primary and secondary frontages within which certain proportions of A1 retail would be protected – similar or the same to the current adopted policy approach.

The other alternative considered but discounted was looking at considering the effects of various different percentage levels of A1 retail use protected in the PSA across each of the town centres. This was considered to have too many variants to be able to define the effects and also to be a potentially inconsistent approach with little justification in evidence for the variations.

The minimum A1 percentages for the four town centres Primary Shopping Areas have been devised using analysis of the Retail Survey 2017 and 2019 and the findings from the retail and leisure study 2017 (document reference EB7). The percentage thresholds seek to retain the predominant shopping function of PSAs as the most connected and accessible parts of town centres with underground and bus services. The percentages are considered achievable, whilst acknowledging the variety of other leisure and service uses that occupy and contribute to the PSAs vitality and vibrancy.

The percentage thresholds for each town centre are different because of varying needs and functions of the different town centres. Considering different percentages as part of an alternative approach would not be consistent with the evidence base and would not be appropriate.

IIA Objective	Policy R2	Policy alternative 1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	0	Policy R2 will have a minor positive effect in terms of directing appropriate retail development to the core of the town centres, the primary shopping areas. Text updated following review of the IIA as part of the examination process. Policies R1 and R2 will have a minor positive effect in terms of directing appropriate retail, services and leisure development to key locations in the borough in line with the retail hierarchy, particularly the core of town centres, the Primary Shopping Areas. This will help to achieve an appropriate balance and mix of uses within a public realm that is most capable of supporting these commercial functions. R1 seeks to actively manage streets within retail areas to balance demand on the public realm, whilst both R1 and R2 promote active frontages which can contribute to a more attractive, functional and sustainable public realm within retail areas.

Table 1.21: Assessment of Alternatives for Policy R2: Retain primary and secondary frontages

IIA Objective	Policy R2	Policy alternative 1	Commentary on assessment of likely significant effects of policies		
			(including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)		
2. Ensure efficient use of land, buildings and infrastructur e	++	0	 Policy R2 will have a significant positive effect through optimising the use of developed land which focuses commercial, cultural and civic activity in town centres. Retail development will be focused in the most appropriate location, in the primary shopping area, to provide a retail core. New effects have been identified for policy R2 following review of the IIA as part of the examination process. This includes the two-year vacancy and marketing period for change of use away from A1 in the PSA potentially limiting a range of main town centre uses establishing here that would benefit from the high PTAL rating and ability for the area to absorb adverse amenity impacts. A short term minor negative effect could potentially arise from a downturn in viability of A1 retailing resulting in a proliferation of vacant units in the PSA. However, on balance, as the plan period runs until 2036 the need to protect and secure retail in the long term means the benefits of this are considered to outweigh this potential short term negative effect. There is a neutral effect for the alternative to policy R2 as primary and secondary frontages can be considered less effective at managing competing demands between a wider variety of town centre use classes, as protection is skewed towards A1 uses. By extension, they are less flexible than a Primary Shopping Area approach which focuses protections on a smaller core area with greater flexibility elsewhere in town centres although it is acknowledged that this would depend on the flexibility contained in the policy. 		
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment	0	0	No effect for policy R2 or alternative to policy R2.		

		Policy alternative	Commentary on assessment of likely significant effects of policies	
Objective		1	(including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)	
4. Promote liveable neighbourho ods which support good quality accessible services and sustainable lifestyles	++	0	Policy R2 will have significant positive effects on enabling town centres to continue to serve the needs and wellbeing of the local residents across different retail catchment areas by striking the right balance of retail, leisure and business uses. The PSA approach improves access and legibility to essential services through concentrating A1 uses in the core of the town centre which enjoy the best transport links. The increased flexibility of uses in the secondary shopping area will support the expansion of cultural provision and encourage a vibrant environment for residents and visitors alike. There is a neutral effect for the policy alternative to R2. Primary and secondary retail frontages could affect town centres ability to thrive and provide retail and services that meets a broad range of residents needs and enhance wellbeing. They are likely to restrict the establishment of a greater amount of non-A1 essential services in the town centre, compared to a PSA but on the other hand they could help to maintain existing A1 retail services in more peripheral locations helping maintain shops and services for residents and visitors, although it is considered this could be a more marginal effect.	
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	No effect for policy R2 or alternative to policy R2.	
6. Promote social inclusion, equality, diversity and community cohesion	0	0	No effect for policy R2 or alternative to policy R2.	

IIA Objective	Policy R2	Policy alternative 1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)	
7. Improve the health and wellbeing of the population and reduce heath inequalities	+	0	New effects have been identified for Policies R1-R4 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policies R1-R4 will provide a framework to support facilities which can meet the needs of communities and the benefits this can provide e.g. health, recreation and leisure. The policies also provide a framework for taking into account cumulative impacts to provide against the proliferation of activities which can have/or have the potential to have negative health impacts. Policy R3 part F in particular is clear that proposals must provide a good level of amenity for residents and businesses and ensure that adverse impacts from noise, odour, fumes, anti-social behaviour and other potential harms are fully mitigated.	
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	d ent ties		Policy R2 will have a significant positive effect as the policies aim to strike the right balance between retail, leisure and business uses to enable response to changing retail patterns. Town centre uses are key drivers in the local and London economy and also provide important local services. Town centres, LSAs and edge of centre locations are all promoted for varying degrees of flexibility of use based on their function and appropriateness for certain types of development. New effects have been identified following review of the IIA as part of the examination process. This includes the two-year vacancy and marketing period for change of use away from A1 in the PSA potentially limiting a range of main town centre uses establishing here that would benefit from the high PTAL rating and ability for the area to absorb adverse amenity impacts. A short term minor negative economic effect could arise from a downturn in viability of A1 retailing resulting in a proliferation of vacant units in the PSA. However, on balance, as the plan period runs until 2036 the need to protect and secure retail in the long term outweighs this potential short term negative effect.	
			centres than a PSA, therefore whilst they are likely to limit the number of non-A1 businesses in centres, they would maintain the overall quantity of commercial floorspace. While retaining A1 is important to retain the function of centres and can have economic benefits in terms of agglomeration of uses, it is considered that the alternative depending on the flexibility in policy might not strike the right level of flexibility in terms of A1 and non-A1 uses and could preclude other businesses which may have economic benefit. Although it is acknowledged that supporting A1 uses could potentially still support a variety of businesses, providing variety and a range of different jobs that local people can access.	

IIA Objective	Policy R2	Policy alternative 1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)	
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	0	New effects have been identified for Policies R1-R5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. A positive effect of enhancing and protecting the retail hierarchy is that retail an leisure development will be directed to town centres that enjoy the best transport connections. An erosion of these uses i town centre and PSA locations would see an increase in the need to travel further afield to meet these needs. Additionally, protection of retail in LSAs ensures access to essential goods and services for local residents is retained, reducing the need for private vehicular and public transport to access these goods. Minor positive impacts have therefore been identified for policies R1-R4. Providing access to dispersed shops close to where people live can also help to reduce the need for vehicular travel, a minor positive is also identified for policy R5. No effect for alternative to policy R2.	
10. Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	0	0	No effect for alternative to policy R2.	

IIA Objective	Policy R2	Policy alternative	Commentary on assessment of likely significant effects of policies	
Objective		1	(including consideration of short/medium/long term effects, cumulative effects, secondary effects and perr / temporary effects)	
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for alternative to policy R2.	
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	No effect for alternative to policy R2.	

IIA Objective	Policy R2	Policy alternative 1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)	
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	No effect for alternative to policy R2.	
14. Maximise protection and enhanceme nt of natural resources including water, land and air	0	0	No effect for alternative to policy R2.	

Summary

The appraisal finds there to be strong support for the submission approach. PSAs are considered to be an appropriate scale at which to define, monitor and seek to maintain a specified retail core, including because these are typically the most connected and accessible parts of town

centres. Primary and secondary retail frontages are considered less positive as they would stretch into parts of town centres where it would not be appropriate to restrict non-retail town centre uses. However, there are still benefits as they would maintain the overall quantity commercial floorspace and whilst this might not strike the right level of flexibility in terms of A1 and non-A1 uses it could potentially still support a variety of businesses, providing variety and a range of different jobs that local people can access.

Consideration of alternatives for Policy R3: Islington's Town Centres

Policy R3 sets out the approach to development in town centres, including the retail hierarchy, town centre first approach ensuring high quality development which ensures accessibility, amenity and sustainability is considered. Policy R3 addresses a number of 'development management' areas of policy, for example promoting town centre uses to town centres, the retail hierarchy, the sequential test/edge of centre locations, accessibility, amenity and design considerations as well as policy specific to the CAZ. None of these were considered possible to reasonably change to any degree of significance. The alternative identified for Policy R2 and assessed in the IIA can also be considered an alternative to Policy R3 part F. The policy alternative for R2 would identify specific primary and secondary frontages within which certain proportions of A1 retail would be protected – similar or the same to the current adopted policy approach. Policy R3 part F replaces the 'secondary' frontage aspect of policy. Policy R3 also sets out the approach to restricting residential uses (at ground floor level and allowing on upper floor levels only where certain criteria are met); however, it is considered that the merits of potentially taking a more permissive approach to residential uses in town centres are appropriately explored through the assessment of alternatives for Policy R1, as discussed above.

Consideration of alternatives for Policy R4: Local Shopping Areas

Policy R4 sets out the approach to which seeks to maintain and enhance the retail and service function of LSAs. Various alternatives to Policy R4: Local Shopping Areas were considered for assessment but there was issue with identifying a reasonable variant, so no alternative was assessed. The potential to consider a variant on marketing period was considered, for example using the current policy (Development Management Policy DM 4.6) which has a 2-year marketing instead of 6 months however it was considered unreasonable as evidence suggests a balance is needed between protection and flexibility and requiring two years marketing is overly onerous. Another alternative considered was the complete relaxation of the marketing requirement, but this was considered unreasonable as it would undermine the primary retail role of the LSAs. Another alternative was identifying different sizes of centre and then different percentage thresholds for each centre but this was discounted as there was no effective discernible pattern which allowed formulation of percentage thresholds.

Consideration of alternatives for Policy R5: Dispersed retail and leisure uses

Dispersed retail and leisure uses: Policy R5 seeks to protect retail and café/restaurant uses in locations not covered by a retail designation such as town centres and LSAs. No alternatives were considered reasonable for policy R5.

Consideration of alternatives for Policy R6: Maintaining and enhancing Islington's unique retail character

Policy R6 seeks to protect and promote the provision of small shops that contributes to the local character of Islington and maintain a retail environment with units which provide for local convenience, business and employment. Policy R6's main concern is with protecting small shops, which are a feature of the boroughs character. The only alternative which could have been considered would have been removal of this policy, but this was not actively considered so is not reasonable to consider as an alternative.

Assessment of alternative for Policy R7: Markets and Specialist Shopping Areas (SSA)

Policy R7 protects and supports Islington's two Specialist Shopping Areas in Angel (Camden Passage) and Finsbury Park (Fonthill Road) and an array of markets. The following alternative was considered.

Table 1.22: Alternative Description for Policy R7

Alternative Reference	Alternative Description
1.	Have a more relaxed Specialist Shopping Area approach alongside the thresholds for the PSA within which the SSA is located.

The alternative to the policy of having a high percentage threshold to protect these areas as A1 use class is to have a more relaxed Specialist Shopping Area approach alongside the thresholds for the Primary Shopping Area ie to have a more relaxed Specialist Shopping Area approach. So, for Finsbury Park instead of the 75% threshold it would be 55% and in Angel it would be a 60% threshold alongside a relaxed approach specific to these locations which would allow a judgement to be made on the impact on the specialist shopping function from a proposal.

IIA Objective	Policy R7	Alternative 1 to Policy R7	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	0	New effects have been identified for Policies R7 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. A minor positive has been identified for policy R7 as the protection and enhancement of markets and specialist shopping areas will help to maintain and enhance the local character of the borough. It will also help to ensure activity and natural surveillance within these locations which can help to create a safer and more inclusive environment. There is no effect for policy R7 alternative. It's noted that alternative policy R7 may have an effect in the short term where the quality of architecture may be affected as the specialist shopping areas change in response to the relaxation of planning control which would allow more non-A1 retail uses but this would reduce.
2. Ensure efficient use of land, buildings and infrastructure	+	0	Policy R7 will have minor positive effect. It will help support the vitality and viability of the rest of town centre through protecting both markets and SSAs. There is a neutral effect for the policy R7 alternative as it would increase the number of non-specialist A1 and non-A1 uses in the existing SSA thereby diluting the function of the SSA. This could also affect the vitality and viability of the rest of town centre as it could see a reduction in trade attracted by the specialist function which would see a wider shift in retail patterns across the town centre. However, the positive effect of a more flexible approach would be to allow more freedom for businesses to respond to changing circumstances with the introduction of new uses which could support the continuation of the SSA. This positive effect is most relevant to individual units and when considered in relation to negative effects on town centres as a whole, a neutral effect was arrived at.

Table 1.23: Assessment of Alternatives for Policy R6: Maintaining and enhancing Islington's unique retail character

IIA Objective	Policy R7	Alternative 1 to Policy R7	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	+	0	New effects have been identified for Policies R7 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. A minor positive has been identified as the protection and enhancement of markets and specialist shopping areas will help to maintain and enhance the local character of the borough including in relation to Islington's heritage assets. No effect for alternative to policy R7.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	-	 Policy R7 will have a minor positive effect, as it will help support the vitality and viability of the rest of town centre through protecting SSAs. SSAs provide a niche retail offer for residents and visitors. There is a minor negative effect for the policy alternative to R7. Allowing a wider range of uses in SSAs could potentially see increased provision of other retail and services, albeit adding to those already provided in Finsbury Park and Angel, however this would also likely diminish the function and character of SSAs and affect their unique selling proposition which is important to attracting customers and visitors from outside the borough.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	No effect for policy R7 and alternative to policy R7.
6. Promote social inclusion, equality, diversity and community cohesion	+	0	New effects have been identified for Policies R7 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy R7 will have a minor positive effect due to markets providing places for informal interaction, reduce social exclusion and increase social cohesion. The provision of markets also provides the spaces to enable the establishment of local businesses from different demographics of Islington's population.
			No effect for alternative to policy R7.

IIA Objective	Policy R7	Alternative 1 to Policy R7	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	0	No effect for policy R7 and alternative to policy R7.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	0	 Policy R7 will have a minor positive effect as SSAs contribute to the local economy of town centres and act as specific pull factors for visitors and residents to visit town centres. The agglomeration of these retail uses provides a <i>unique selling proposition</i> to Angel and Finsbury Park, contributing to a character that benefits other town centre uses. New effects have been identified following review of the IIA as part of the examination. This includes the two-year vacancy and marketing period for change of use away from A1 in the SSA potentially limiting a range of main town centre uses establishing here that would benefit from the high PTAL rating and ability for the area to absorb adverse amenity impacts. A short term minor negative economic effect could arise from a downturn in viability of A1 retailing potentially resulting in vacant units in the SSA. However, on balance, as the plan period runs until 2036 the need to protect and secure retail in the long term outweighs this potential short term negative effect. It is considered there could be a neutral effect of the alternative to policy R7 on the borough economy as on the one hand it would diminish the function of the SSAs. SSAs not only provide a unique retail function and they also contribute to the character of town centres which in turn is likely to attract visitors to the wider town centre areas of Finsbury Park and Angel. On the other hand, the positive effect of a more flexible approach would be to allow more freedom for businesses to respond to changing circumstances with the introduction of new uses which could support the continuation of the SSA.

IIA Objective	Policy R7	Alternative 1 to Policy R7	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	0	Policy R7 could see a minor positive effect by protecting markets and SSAs in accessible locations that help to promote local trips by sustainable and active travel transport modes. No effect for alternative to policy R7.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for policy R7 and alternative to policy R7.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for policy R7 and alternative to policy R7.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	No effect for policy R7 and alternative to policy R7.

IIA Objective	Policy R7	Alternative 1 to Policy R7	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	No effect for policy R7 and alternative to policy R7.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	No effect for policy R7 and alternative to policy R7.

The assessment notes that allowing a wider range of uses in SSAs could potentially see increased provision of other retail and services, albeit adding to those already provided in Finsbury Park and Angel; however, on the other hand, the appraisal notes that the alternative policy approach would also likely diminish the function and character of SSAs and affect their unique selling proposition which is important to attracting customers and visitors from outside the borough. On balance whilst the positive effect of a more flexible approach would be to allow more freedom for businesses to respond to changing circumstances with the introduction of new uses which could support the continuation of the SSA the submission policy provides more certainty and protection which ultimately is considered more positive for the wider town centre.

Assessment of alternative to Policy R8: Location and Concentration of Uses

Policy R8 seeks to manage the detrimental concentrations of specific town centre uses that negatively impact public health and wellbeing, and cause harm to character and function, and vitality and viability of places. The following alternative was considered.

Table 1.24: Alternative Description for Policy R8:

Alternative Reference	Alternative Description
1.	Have no quantitative restrictions on hot food takeaways and betting shops across the borough's town centre and local centres.

The reasonable alternative to Policy R8: Location and concentration is to have no quantitative restrictions on hot food takeaways and betting shops across the boroughs town centre and local centres (i.e. which limit percentage or quantum of units). A stronger alternative to the policy approach with lower percentage thresholds was discounted as being unreasonable as it would effectively be a ban on new hot food takeaways and betting shops.

IIA Objective	Policy R8	Alternative 1 to Policy R8	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	0	Policy R8 has a minor positive effect. It seeks to manage the detrimental concentrations of uses that hinder public health and wellbeing, amenity, character and function, and affect the vitality and viability of places. There is some evidence that increased numbers of betting shops can lead to increases in crime and ASB, including fear/perceptions of crime and ASB therefore managing the concentration of such uses could have positive effects on the built environment and the way in which people engage with areas such as LSAs. No effect for alternative. There is some qualitative evidence that increased numbers of betting shops can lead to increases in crime and ASB, including fear/perceptions of crime and access in crime and ASB, including fear/perceptions of crime and access in crime and ASB, including fear/perceptions of crime and access in crime and ASB, including fear/perceptions of crime and access in crime and ASB, including fear/perceptions of crime and access in crime and ASB, including fear/perceptions of crime and ASB. The alternative could lead to more betting shops being developed although as the policy approach would retain the case-by-case qualitative assessment of overconcentration, issues of crime and ASB could still be considered.
2. Ensure efficient use of land, buildings and infrastructure	0	0	No effect for Policy R8 or the alternative. There is no specific need for hot food takeaways, betting shops and adult gaming centres, and they could potentially displace retail uses which do have a defined need over the plan period. However, there is no guarantee that the alternative would exacerbate this over and above the proposed policy approach.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	No effect for policy R8 or alternative to policy R8.

Table 1.25: Assessment of Alternatives for Policy R8: Location and Concentration of Uses

IIA Objective	Policy R8	Alternative 1 to Policy R8	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++	-	There is a significant positive effect for Policy R8. There is no specific need for hot food takeaways, betting shops and adult gaming centres; and evidence suggests that they can undermine vitality, viability and vibrancy of town and local centres. A quantitative restriction within centres will help prevent a level of hot food takeaways, betting shops and adult gaming centres that would affect the ability of these centres to serve local needs, by virtue of both lack of available space for more priority uses which directly serve a local need; and through a cumulative undermining of the vitality and viability of the centres which could affect their medium to long term outlook. There is a minor negative effect for the policy alternative. There is no specific need for hot food takeaways, betting shops and adult gaming centres; and evidence suggests that they can undermine vitality, viability and vibrancy of town and local centres. Without a quantitative restriction within certain centres, this could lead to a level of hot food takeaways, betting shops and adult gaming centres that would affect the ability of these centres. Without a quantitative restriction within certain centres, this could lead to a level of hot food takeaways, betting shops and adult gaming centres that would affect the ability of these centres to serve local needs, by virtue of both lack of available space for more priority uses which directly serve a local need; and through a cumulative undermining of the vitality and viability of these centres to serve local needs, by virtue of both lack of available space for more priority uses which directly serve a local need; and through a cumulative undermining of the vitality and viability of these centres which could affect their medium to long term outlook.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	No effect for alternative to policy R8.
6. Promote social inclusion, equality, diversity and community cohesion	0	0	No effect for alternative. There is evidence that betting shops locate in more deprived areas, areas which are also more likely to see a higher prevalence of problem gambling. Incidences of problem gambling correlates with higher unemployment and very severe financial problems, which is directly relevant to any assessment of poverty. However, there is no guarantee that the alternative would exacerbate this over and above the proposed policy approach.

IIA Objective	Policy R8	Alternative 1 to Policy R8	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
7. Improve the health and wellbeing of the population and reduce heath	+	-	Policy R8 will have a minor positive effect. The policy working in tandem with other health initiatives should improve physical and mental health through restricting an overconcentration of HFT and BS which contribute to poor health and wellbeing. In particular, reducing the proliferation of HFT fast food within 200m of a school which school children would be easily able to access will be particularly beneficial.
inequalities			There is a minor negative effect for the policy alternative. Although there is no guarantee that hot food takeaways, betting shops and adult gaming centres would increase as a result of the alternative, this would be a possibility, for one if not all the uses. Each of these uses brings about potential impacts on health and wellbeing, both physical and mental, hence the cumulative impact of the alternative is considered to be negative in terms of the impact on health inequalities, mental and physical health and wellbeing and the level of activities with negative health externalities.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	+	Policy R8 will have neutral effect by providing a quantitative restriction within centres which will help prevent a level of hot food takeaways, betting shops and adult gaming centres. On a purely economic basis the policy could have a minor negative impact by limiting jobs in the betting and hot food takeaway industries, however from a sustainable economic development point of view the adverse economic impacts caused by obesity and personal debt is a far greater negative effect than the restrictions on these sectors growth. Controls on the location and concentration of uses can also have wider economic benefits by supporting a range of businesses by mitigating the cumulative adverse impacts some uses can have on the viability and vitality of areas which can include impacts on character and rents.
			There is a minor positive effect for the policy alternative. Additional hot food takeaways, betting shops and adult gaming centres would add to the range of local businesses and would provide a range of employment opportunities, including provision of opportunities for lower skilled jobs. Whilst this might not constitute sustainable economic development, due to the potential adverse social impacts, in purely economic terms they could have a minor positive impact.

IIA Objective	Policy R8	Alternative 1 to Policy R8	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	0	No effect for Policy R8 or alternative to policy R8. It may lead to more hot food takeaways, betting shops and adult gaming centres being developed, but this would be in the same location as the policy approach, therefore there would be no additional benefit.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for alternative to policy R8.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for alternative to policy R8.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	No effect for alternative to policy R8.

IIA Objective	Policy R8	Alternative 1 to Policy R8	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	No effect for alternative to policy R8.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	No effect for alternative to policy R8.

The assessment considers that whilst the alternative might not constitute sustainable economic development, due to the potential adverse social impacts, in purely economic terms a more relaxed approach could have a minor positive economic impact. However, the overall conclusion under this SA objective is that the reasonable alternative (i.e. a more relaxed approach) would lead to negative effects, once account is taken of wide ranging socio-economic considerations discussed under other SA objective headings.

Consideration of alternative for Policy R9: Meanwhile/temporary uses

Policy R9 sets out the approach that encourages making use of vacant buildings/sites for temporary (6 month) commercial use. The potential alternatives to Policy R9; would be variations in the period for which the temporary use is considered. Variations were not considered possible to assess as the assessment would not be able to provide a meaningful comparison of the various effects and the significance that different periods of time that a vacant unit could be used for flexible uses. There could be an alternative to the range of uses. It was not considered

realistic to expand the range of uses further as the approach adopted was already permissive. A more limited range of uses was a possible alternative however this was considered unreasonable given the flexibility the policy is seeking to promote.

Consideration of alternative for Policy R10: Culture and Night-Time Economy (also relevant parts of policies R1 and BC2 (Cultural Quarters))

Policy R10 focuses on the protection and enhancement of cultural and night time economy uses, directing new uses to Cultural Quarters, Town Centres, and the CAZ. The Inspectors questioned why alternatives were not considered (document reference INS04) and the Council has provided explanation of the alternatives made previously in the submission IIA.

The existing Core Strategy in policy CS14A recognises that Islington will have strong cultural and community provision with a number of major attractions in the borough and that the council will protect and enhance cultural uses and encourage new arts and cultural uses within town centres. As an approach the identification of cultural quarters is seen to be an evolution of this current plan approach. This also helps build on the local recognition of this sectors important contribution to the boroughs economy as well as enhancing the lives of visitors and residents.

As to the Cultural Quarter designations themselves and their boundaries, it is considered unrealistic for the IIA to consider alternatives. Boundaries for Archway and Angel cultural quarters are identified as the town centre boundaries and these are set, albeit amendments to Angel town centre boundary are made in response to changes over time from development. The boundaries cover the whole of Archway and Angel town centres as the policy intends to promote development to consider its contribution to the cultural offer of these centres that operate as a connected spatial locality. To designate only part of the town centres as cultural quarters could have a limiting effect on enhancing the cultural capital. The findings from the retail study identify the role culture has to play in the future of town centres. This increased cultural and leisure function seems inevitable with online shopping reducing the demand for traditional A1 retailing which is a trend which may well have been accelerated by the Covid-19 crisis. The cultural quarter approach is an evolution of policy in the existing Local Plan and should apply to the whole of the town centre.

The question would then be whether Archway and Angel should be designated rather than say Nag's Head or Finsbury Park. The reason Angel and Archway were selected as Cultural Quarters is that Angel has an existing cultural scene through its theatres, galleries and music venues that needs retention and enhancement. Archway conversely has limited cultural uses accessible to town centre visitors but has a range of cultural and artistic organisations and institutions that could be enhanced through a cultural quarter designation and encourage a wider range of cultural uses accessible to town centre visitors.

The boundary for the Farringdon Cultural Quarter could have considered an alternative, although it was judged that this would not be a meaningful assessment. The boundary was identified in collaboration with officers with a responsibility for culture who advised on where was

considered appropriate in terms of existing venues and likely future growth based on knowledge of the area and expertise. In addition, policy BC2 contains flexibility with a sequential approach to cultural development which permits where appropriate cultural development outside the cultural quarter in other areas of the CAZ.

Elsewhere when the boroughs other town centres were considered in line with the broad remit given by Policy HC5 in the London Plan which expects Cultural Quarters to be defined around existing clusters of cultural uses or be used to develop new clusters the Nag's Head and Finsbury Park, apart from single cultural facilities of significance, were not identified to have the wider cultural momentum and potential of either Angel or Archway. Therefore, it was considered unnecessary to identify these centres as alternatives.

Consideration of alternative for Policy R11: Public Houses

Policy R11 seeks to protect pubs and provides detail on subservient use as visitor accommodation. The Inspectors questioned why alternatives were not considered (document reference INS04) and the LBI response (document reference LBI03) provided the following explanation for why no reasonable alternatives were identified for Policy R11. The approach for Policy R11: Public Houses builds on the current public house policy DM4.10, which seeks to provide a more detailed assessment of the public houses that warrant protection against change of use; and the conditions that public houses must demonstrate to show reasonable measures have been taken to retain viability of the pub. This approach provides appropriate balance in terms of protecting pubs and encouraging development of economic, social or cultural value. Whilst the policy approach goes further than for other cultural uses, this is considered to be justified given the scale of closure and the contributions pubs can make to the community. The only alternative which could have been considered would be a more permissive approach which would allow more circumstances where a loss of pubs could occur, through a shorter period of marketing for example 12 or 6 months/and a shorter vacancy period or lessor vacancy period. This is not considered reasonable by the council as it would not strike the appropriate balance in that it would provide insufficient protection for pubs.

Assessment of Policy alternative to Policy R12: Visitor accommodation

Policy R12 restricts visitor accommodation to site allocations and sets criteria for re-development of existing visitor accommodation and ensures appropriate design of any accommodation. The following alternative was considered.

Table 1.26: Alternative Description for Policy R12

Alternative Reference	Alternative Description
1.	To allow a more permissive approach to the development of visitor accommodation in Town Centres and the CAZ, and on allocated sites

Table 1.27: Assessment of Alternatives for Policy R12: Visitor accommodation

IIA Objective	Policy R12: Visitor accommodation	Alternative 1 to Policy R12	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects,
			secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	-	-	There is a minor negative effect for both Policy R12 and the policy alternative to R12. Both policy approaches would likely increase the amount of visitor accommodation delivered; visitor accommodation is generally built to a unique specification which does not lend itself to be easily adapted for other uses, hence it is a less sustainable built form. For example, visitor accommodation has smaller room sizes, less or no outdoor private amenity space and reduced accessibility requirements which all contributes to less flexible buildings. The more permissive alternative policy approach to visitor accommodation would increase the significance of this effect. This is partially mitigated through the policy R12 requirement that the development or redevelopment/intensification of visitor accommodation must adhere to inclusive design requirement for 10% of rooms to be wheelchair accessible.
2. Ensure efficient use of land, buildings and infrastructure	0	-	There is a minor negative effect for the policy alternative. The alternative would likely result in a greater amount of visitor accommodation being permitted, which could reduce the availability of land to meet other more pressing development needs, and therefore it would not effectively balance competing demands for land use. There are many identified needs that take priority above visitor accommodation in Islington, principally housing and offices.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	No effect for policy R12 and alternative to policy R12.

IIA Objective	Policy R12: Visitor accommodation	Alternative 1 to Policy R12	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects,
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	0	0	 secondary effects and permanent / temporary effects) It is considered that on balance there is a neutral effect for both the policy and the alternative. New visitor accommodation could have a positive effect by facilitating an increase in the number of visitors which could add to the vibrancy of an area and contribute to economic improvement; this would depend on the focus of the visitor accommodation (business or leisure visitors) as each group has different impacts. Leisure visitors especially could support the expansion and enhancement of cultural provision. Conversely, both the policy and the alternative could have negative effects. While it may attract visitors to the borough, it could also dilute the land available for meeting more priority development needs such as affordable housing, so in that sense it would not respect the needs of local residents. A more permissive approach to visitor accommodation would reduce the ability to provide land for other uses which support liveable neighbourhoods, including essential services and amenities within town centres which has the potential to impact on the vibrancy and vitality of town centres. Overall, the policy is considered to have a neutral effect given the balance of potential positive and negative effects. The alternative would allow development of visitor accommodation anywhere within Town Centres, which may not be able to develop due to scarcity of space. This could affect the ability of town centres to meet the needs and wellbeing of the population. Overall, both the policy and the alternative are considered to have ne effect given the balance of potential positive and negative effects. The more permissive alternative policy approach to visitor accommodation would increase the significance of this effect.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	No effect for policy R12 and alternative to policy R12.

IIA Objective	Policy R12: Visitor accommodation	Alternative 1 to Policy R12	Commentary on assessment of likely significant effects of policies
			(including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
6. Promote social inclusion, equality, diversity and community cohesion	0	0	No effect for policy R12 and alternative R12. An increase in hotels could increase the transience of various localities, which could undermine policies and other land uses which promote social cohesion and integration. However, the alternative focuses hotels in mixed use areas where other uses may be acceptable (in line with other proposed policies) which would also not benefit social cohesion. Therefore, it is considered that the overall effect is neutral. The policy approach has less of an effect with less land identified.
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	0	No effect for policy R12 and alternative to policy R12.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	0	 There is a minor positive effect for policy R12. It could provide opportunities for employment, particularly for local people, in this industry, albeit lower-skilled jobs at a relatively low employment density. Visitor accommodation can play a supporting role to other more economically important uses such as office; this more indirect economic benefit therefore limits the scale of any positive effect. Visitor accommodation may not be compatible with a range of other uses which may limit its ability to support a range of local business and represents a loss of opportunity for other more appropriate main town centre uses. This is considered to have a neutral effect for the policy alternative. Whilst it could provide opportunities for employment, particularly local people in this industry, albeit lower-skilled jobs at a relatively low employment density, a more permission approach could affect delivery of other more economically advantageous land uses so on balance it is considered neutral.

IIA Objective	Policy R12: Visitor accommodation	Alternative 1 to Policy R12	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects,
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	0	secondary effects and permanent / temporary effects) No effect for alternative to policy R12. It may lead to more visitor accommodation being developed, but this would be in the same location (Town Centres and the CAZ) as the policy approach, therefore there would be no additional benefit.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for policy R12 and alternative to policy R12.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for policy R12 and alternative to policy R12.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	-	-	There is a minor negative effect for both the policy R12 and the policy R12 alternative. Visitor accommodation, especially larger hotels, are very energy and water intensive. A proliferation of visitor accommodation would be likely to increase energy and water intensive uses, even if other Local Plan policies – for example sustainable design policies – had requirements to mitigate the impact of this increased intensity of use. The more permissive alternative policy approach to visitor accommodation would increase the significance of this effect although not widespread across the borough enough to be considered a significant negative effect.

IIA Objective	Policy R12: Visitor accommodation	Alternative 1 to Policy R12	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	-	-	There is a minor negative effect for both the policy R12 and the policy R12 alternative. Visitor accommodation, especially larger hotels, are very energy and water intensive. A proliferation of visitor accommodation would be likely to increase energy and water intensive uses, even if other Local Plan policies – for example sustainable design policies – had requirements to mitigate the impact of this increased intensity of use. The more permissive alternative policy approach to visitor accommodation would increase the significance of this effect.
14. Maximise protection and enhancement of natural resources including water, land and air	-	-	There is a minor negative effect for both the policy R12 and the policy R12 alternative. Visitor accommodation, especially larger hotels, are very energy and water intensive. A proliferation of visitor accommodation would be likely to increase energy and water intensive uses, even if other Local Plan policies – for example sustainable design policies – had requirements to mitigate the impact of this increased intensity of use.

The assessment did not find the alternative to be preferable in respect of any of the SA objectives; however, it highlighted several specific positive effects recognising that visitor accommodation could facilitate an increase in the number of visitors which could add to the vibrancy of an area and contribute to economic improvement, but it was noted that this would depend on the focus of the visitor accommodation (business or leisure visitors), given the different impacts of each group. Positive effects were also identified with opportunities for employment, particularly for local people although again this is caveated recognising that the jobs provided would be lower-skilled at a relatively low employment density. These benefits are minor in the face of the drawbacks – the less sustainable built form, the environmental implications and above all the reduction in the availability of land to meet more pressing development needs.

5. Green Infrastructure

Consideration of alternative for Policy G1: Green infrastructure

Policy G1 sets the strategic approach to the protection and enhancement of the network of green spaces, street trees, green roofs, and other assets such as natural drainage features and introduces Urban Greening Factor. For the purposes of the Local Plan, the term 'green infrastructure' is inclusive of 'blue infrastructure' too. Alternatives to policy G1: Green infrastructure were sought although it was considered that London plan policy G1 which promotes Green Infrastructure would constrain any realistic options. An example of an alternative considered was to take a qualitative approach to requiring urban greening in a development rather than apply the urban greening factor set out in the London Plan. This was considered to create inconsistency with the London Plan and questions around reasonableness given varying context and site sizes.

Consideration of alternative for Policy G2: Protecting open space

Policy G2 seeks to protect public and significant private open space. Sets out the policy approach to protecting open space on housing estates. The only alternative considered but discounted was a more restrictive approach which didn't allow flexibility for improvements / rationalisation of open space on housing estates. In addition the current policy approach set out in Development Management Policy DM6.3: Protecting Open space allows other planning benefits to be considered but this was also discounted as it was considered unreasonable to allow potential loss of open space without reasonable efforts to retain and improve the existing quantum of open space.

Consideration of alternative for Policy G3: New public open space

Policy G3 focuses on in what circumstances new public open space is required and criteria on the type of space provided. An alternative to policy G3: New public open space was considered but discounted; a policy with no specific threshold where the Council would require provision of public open space on site where each development would contribute open space appropriate to site specific characteristics. Developments under the threshold may need to provide open space and some over the threshold may not need to provide open space. The proposed approach was discounted because it was considered that it would not be reasonable for many smaller sites in Islington (which make up the majority of sites which come forward) to provide public open space on-site.

Consideration of alternative for Policy G4: Biodiversity, landscape design and trees and G5: Green roofs and vertical greening

Policy G4 requires all development to protect and enhance site biodiversity and the surrounding area and demonstrate this through the submission of a Landscape Design Strategy. Policy G5 sets out the requirements for the installation of green roofs and vertical greening. There are no reasonable policy alternatives to G4: Biodiversity, landscape and trees and G5: Green Roofs and Vertical Greening.

6. Sustainable Design

Consideration of alternative for Policies S1: Delivering Sustainable Design, S2: Sustainable Design and Construction, S3: Sustainable Design Standards, S4: Minimising greenhouse gas emissions

A large number of alternatives to and within the Sustainable Design policies can feasibly be envisaged; however, the submission IIA only identified one reasonable alternative to Policy S5. Policy S1 strategically sets out the requirements for sustainable design to create energy and resource efficient development to tackle waste and climate change and take an integrated approach to water management. Policy S2 requires all development proposals to submit a Sustainable Design and Construction Statement and policy sets out the details required for different scale of development. Policy S3 sets out the various environmental standards that different development types should meet. Policy S4 focuses on the specific requirements of development to minimise greenhouse gas emissions to meet zero carbon targets including application of the Fabric Energy Efficiency Standards. There are no reasonable policy alternatives to Policies S1: Delivering Sustainable Design, S2: Sustainable Design and Construction. An alternative to Policy S3 was considered which would have amended the requirement to achieve the BRE home quality mark for major and minor new build housing development but it was discounted as it was considered necessary to retain in order to promote quality design and deliver high quality housing. There are no reasonable policy alternatives to Policy S4: Minimising greenhouse gas emissions given the context of policy set out in the London Plan.

Assessment of alternative to Policy S5: Energy Infrastructure

Policy S5 sets out the requirements for the implementation and connection of heat networks in development. The following alternative was considered reasonable.

Table 1.28: Alternative Description for Policy S5: Energy Infrastructure

Alternative Reference	Alternative Description
1.	Not setting a requirement for minor developments.

The alternative to Policy S5 would remove the requirement for any minor developments to connect to a heat network, regardless of distance. Other alternatives were not considered necessary given the context of policy set out in the London Plan.

Table 1.29: Assessment of Alternatives for Policy S5: Energy Infrastructure

IIA Objective	Policy S5:Energy Infrastructure	Alternative to Policy S5: Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	0	 New effects have been identified for Policies S5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy S5 will have a minor positive effect because it sets out requirements which seek to prioritise low and zero carbon heat sources for all development. This will contribute to minimising greenhouse gas emissions and promote a more sustainable built environment. No effect for alternative to policy S5. Larger minor developments would be required to prioritise low carbon heat sources in accordance with the heating hierarchy even if heat network connection was not required.
2. Ensure efficient use of land, buildings and infrastructure	+	-	For policy S5 there is a minor positive effect as it will ensure that low-carbon energy infrastructure is provided in the right locations. In particular, this policy promotes the development and extension of the borough's heat networks so that connection is possible for a greater number of developments. There is a minor negative effect for the policy alternative. In relation to provision of infrastructure, by not requiring any minor development and extension of heat network, the alternative policy may potentially limit the development and extension of heat networks in the borough because opportunities for minors (especially larger minors) located very near to a network to connect would not be realised. This in turn could potentially limit the availability of low and zero carbon heat sources for all development.
3. Conserve and enhance the significance of heritage assets and their settings,	0	0	There is a neutral effect for both the policy and the policy alternative. Connection to a heat network may have a more limited impact on a heritage asset compared to other low carbon heat sources, such as air source heat pumps which affect the exterior of a building. Therefore the alternative, by not requiring any minor developments to connect, may indirectly result in an increased risk of harm to heritage assets. Not requiring any minors to connect

and the wider historic and cultural environment.			may also indirectly lead to some larger minors that could have connected to a network being more likely to install more extensive coverage of solar PV panels, which affect the exterior of a building, in order to meet carbon reduction targets. However, these potential impacts would depend on the specific proposal and heritage assets, and may be able to be mitigated. The policy approach reduces the potential for these impacts.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	0	0	Policy S5 adopts an integrated approach to energy supply and seeks to ensure that the selection of heat sources will result in low or zero emissions of carbon dioxide and NOx, with CHP and ultra-low NOx gas boiler communal or heat network systems designed to ensure they have no significant impact on local air quality. Overall a neutral effect has been identified. No effect for alternative.
5. Ensure that all residents have access to good quality, well- located, affordable housing	++	0	Policy S5 will have a significant positive effect and help to ensure that all residents have access to good quality housing by requiring housing developments to prioritise low and zero carbon heat sources meets and supply energy efficiently. No effect for alternative.
6. Promote social inclusion, equality, diversity and community cohesion	+	0	Policy S5 will have a minor positive effect because it will contribute to promoting energy resilience and reducing fuel poverty in the borough, which has economic and health benefits for Islington residents.No effect for alternative.
7. Improve the health and wellbeing of the population and reduce heath inequalities	++	0	 Policy S5 will have a significant positive effect and help to ensure that all residents have access to good quality housing by supplying energy efficiently and cleanly which will help to reduce fuel poverty. There is a neutral effect for the alternative to policy S5. Not requiring any minor developments to connect to a heat network may have an indirect impact on fuel poverty for people living in new-build minor developments that could connect to a network (i.e. larger minors located very close to a network) as connection to a network may affect heating costs.

			The cost impacts, in comparison to other heating options such as individual gas boilers or electric air source heat pumps, will vary depending on the particular development, and therefore it is difficult to generalise. A heat network may appear more expensive when comparing the cost of heat alone, but often offers reduced costs elsewhere, for example through avoidance of servicing, maintenance and gas safety checks associated with individual boilers. Therefore, the alternative policy may have indirect positive and negative impacts on fuel poverty depending on the particular development and heating system.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	-	 Policy S5 will have a minor positive effect and support the development of green industries and a low-carbon economy through its use of low and zero carbon heating options, particularly heat networks and secondary heat sources. There is a minor negative effect for the policy alternative. Not requiring any minor developments to connect to a heat network may affect the development and expansion of green industries and a low carbon economy, particularly opportunities related to the heat network itself, including opportunities to link with other networks to achieve wider agglomeration benefits.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	0	No effect for Policy S5 or alternative to Policy S5.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for Policy S5 or alternative to Policy S5.

11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for Policy S5 or alternative to Policy S5.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	++	-	 Policy S5 will have a significant positive effect. It will directly contribute to minimising Islington's contribution to climate change by ensuring that developments prioritise energy efficient low and zero carbon heating options. This will contribute to the decarbonisation of heat and the reduction of carbon emissions. There is a minor overall negative effect for the alternative to policy S5. In relation to contribution to and impacts of climate change, the level of heat loss means that in the majority of low density developments other low carbon heat options are likely to be more efficient and result in lower carbon emissions compared to connection to a heat network. Removing the requirement for minor developments to connecting to heat networks. Consider other low carbon heat options instead of connecting to heat networks. Consideration of potential heat losses would, however, be assessed prior to connection even if heat network connection to a heat network, so therefore should not have significant heat losses. For these developments connection to a heat network is likely to be the lowest carbon option, although this will depend on the distance to a network and the specific development type, e.g. residential can have a higher heat demand than commercial. Removing the requirement for minors to connect to a heat network would therefore prevent these particular opportunities from being captured, leading to missed opportunities to reduce carbon emissions, decarbonise heat, increase energy security, and reduce fuel poverty.
13. Promote resource efficiency by decoupling waste generation from economic	+	-	Policy S5 will have a minor positive effect as it will support the use of low and zero carbon heating options, including heat networks and air source heat pumps, which will encourage the use of renewable resources.

growth and enabling a circular economy that optimises resource use and minimises waste			There is a minor negative effect for the alternative to policy S5. Not requiring any minor developments to connect to a heat network may have a negative effect on promoting the use of renewable sustainable energy sources, and would limit the development and extension of heat networks (especially if larger minor developments were not captured).
14. Maximise protection and enhancement of natural resources including water, land and air	0	-	There is no effect for Policy S5. There is a minor negative effect for the alternative to policy S5. Not requiring any minor developments to connect to a heat network may have an indirect impact on improving air quality, as minor developments that could connect to a network (especially larger minors located very close to a network) may instead opt for gas boilers which could worsen to air pollution.

The assessment is broadly supportive of the submission policy, although it does note that: "Removing the requirement for minor developments to connect may encourage applicants to consider other low carbon heat options instead of connecting to heat networks." This is an important consideration in light of the recent but rapid trend towards low temperature heat networks. The assessment makes particular reference to the greater negative effect that removing larger minors from the policy requirement has on reducing carbon emissions and it may also be fair to highlight that the alternative could lead to benefits for development viability; however, there is no reason to suggest that any benefits would be significant. The Local Plan Viability Study (2018) did not explicitly examine the viability implications of Policy S5 criterion F.

Consideration of alternatives for Sustainable Design (policies S6 to S10)

- Policy S6: Managing heat risk focuses on the requirements for development proposals to minimise internal heat gain and the impacts of the 'urban heat island effect' through design, layout, orientation and materials.
- Policy S7: Improving Air Quality requires new developments to be designed, constructed and operated to limit their contribution to air pollution and improve local air quality as far as possible.
- Policy S8: Flood Risk Management sets out when a site specific Flood Risk Assessment (FRA) is required and what should be included in the assessment.

- Policy S9: Integrated Water Management and Sustainable Drainage will ensure development adopts an integrated approach to water management which considers sustainable drainage, water efficiency, water quality and biodiversity holistically across a site and will maximise biodiversity and water use efficiency alongside other benefits including amenity and recreation.
- Policy S10: Circular Economy and Adaptive Design sets out the approach to circular economy and materials re-use.

No alternatives to policies S6 to S10 were considered reasonable.

7. Public Realm and Transport

Consideration of alternatives for Public Realm and Transport (policies T1 to T5)

- Policy T1: Enhancing the public realm and sustainable transport: sets out the strategic approach to public realm and transport which supports promotion of active travel over other transport modes, taking design led approach to transport with development to consider its impact between land use, building design, transport accessibility and connectivity.
- Policy T2: Sustainable Transport Choices: focuses on how development should incentivise walking and cycling, including cycle parking standards and minimise the impact of unsustainable transport modes. The policy also sets out how the Council will work with TfL and other stakeholders regarding public transport and associated infrastructure.

An alternative for Policy T2C: Sustainable Transport Choices with regards to shared surfaces was considered – taking a more neutral stance for smaller sites where shared space maybe beneficial in order to create a more efficient use of land. However it was discounted on the basis that it was not supported by guidance issued by Department for Transport and Transport for London.

• Policy T3: Car-free development: focuses on ensuring all new development is car free and the criteria related to ensuring accessible parking spaces are provided.

An alternative for Policy T3: Car free development was considered but discounted. The London Plan policy allows development in areas of low PTAL 0 to 3 to apply maximum parking standards and for PTAL 4 to 6 to apply car free policies. This would apply in pockets of Islington mainly in the north however it was discounted as unreasonable given the current Development Management Policy DM8.5: Vehicle Parking, which is a car free approach to development and is already applied borough wide.

- Policy T4: Public realm: focuses on how development should engage with and enhance the public realm.
- Policy T5: Delivery, servicing and construction: focuses on the requirements for new development to consider and manage delivery and servicing and mitigate the negative effects related to the construction of development.

No alternatives to policies T1, T4 and T5 were considered reasonable.

8. Design and Heritage

A large number of alternatives to and within the Design and Heritage policies can feasibly be envisaged; however, the submission IIA determined that it was appropriate and reasonable to explore alternatives only in respect of Policy DH3 Building Heights.

The other policies in this section are:

- Policy DH1: Fostering innovation and conserving and enhancing the historic environment Policy DH1 sets out the strategic approach to design and heritage supporting innovative approaches to development as a means to increasing development capacity to meet identified needs, while simultaneously addressing any adverse heritage impacts and protecting and enhancing the unique character of the borough.
- Policy DH2: Heritage assets Policy DH2 sets out the requirements for protecting heritage assets and their setting including Conservation Areas, Listed Buildings; Historic Green Spaces, Archaeology, Views, Non-designated Heritage Assets.
- Policy DH4: Basement development Policy DH4 sets the approach to basement development restricting basements that are disproportionately large, out of character with the site and host building. Sets criteria where basement development is permissible
- Policy DH5: Agent of change, noise and vibration Policy DH5 aims to protect existing uses such as cultural use or night time economy use from proposals for new noise sensitive development which are in proximity through requirement to follow the 'agent-of-change' principle and ensure that suitable mitigation is applied. The policy also sets out how all development should reduce the impacts of noise and vibration from new noise generating uses.
- Policy DH6: Advertisements Policy DH6 sets ensures that advertisements should contribute to a safe and attractive environment.
- Policy DH7: Shopfronts Policy DH7 focuses on ensuring shopfronts are accessible and contribute positively to the character of an area.
- Policy DH8: Public art Policy DH8 encourages new public art and the requirements of this.

Assessment of alternative for Policy DH3: Tall Buildings

Policy DH3: Building heights - Policy DH3 defines tall buildings, identifies where tall buildings will be permitted and how the design of tall buildings will take account of visual, functional and environmental impacts. The additional assessment of alternatives requested by the Inspectors will assess the following alternatives.

Table 1.30: Alternative Description for Policy DH3: Tall Buildings

Alternative Reference	Alternative Description
1.	To permit tall buildings solely based on a set of design criteria without locational restrictions.
2.	A more permissive approach based on broad areas or zones where tall buildings might be acceptable

The following explains the broad zones which could be considered for the alternative 2 approach. The Islington Tall Buildings Study identified the 'Strategic Search Areas'. These areas are:

- A Archway
- B Finsbury Park
- C Upper Holloway / Caledonian Road / Emirates Stadium Corridor
- D Highbury Corner
- E Dalston Fringe
- F Kings Cross Fringe
- G Central Activity Zone and City Fringe

A map of these areas is available in the Tall Buildings Study Figure 5.5 on page 77.

The Strategic Search areas are locations which are potentially appropriate for development of tall buildings in accordance with London Plan Policy 7.7 (C). This comprises the Central Activities Zone, opportunity areas, areas of intensification, and town centres. In addition, the study included three areas which did not meet this definition but were considered appropriate due to their built form, location and accessibility, these are the corridor from Caledonian Road Station to Holloway Road and the Emirates Stadium, Highbury Corner, and Dalston Fringe. In addition large areas were excluded from the strategic search at an early stage due to their built form and heritage constraints. These areas were the western part of the CAZ including Clerkenwell and Angel Town Centre. Alternative 2 considered these broad areas where development of tall buildings is potentially appropriate in these locations, subject to individual impacts and assessments, and where tall buildings are not permitted from being developed in other areas of the borough. It was not considered possible to consider the merits of each these broad areas as distinct areas to be assessed individually so as a variation of alternative 2: broad areas was not taken forward for assessment.

Another approach to the broad area approach was also considered, where broad areas are based on the London Plan Policy 7.7 criteria alone (i.e. without the benefit of further refinement as set out in the Islington Tall Buildings Study as set out above). This was not considered a reasonable alternative as the Strategic Search Areas include London Plan policy 7.7 areas (with some modification).

Table 1.31: Assessment of Alternatives for Policy DH3: Tall Buildings

IIA Objective	Policy DH3	Alternative 1 to Policy DH3	Alternative 2 to Policy DH3	Commentary on assessment of likely significant effects of policies
				(including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	-	+	Policy DH3 will have a significant positive effect on the built environment because it takes a plan led approach to tall buildings. It restricts tall buildings across the vast majority of the borough, and directs them to potentially suitable locations (subject to a range of additional detailed assessments). The locations have been identified in principle based on a co-ordinated and holistic approach which considers local character and distinctiveness, taking into account heritage assets as well as considering transport accessibility, infrastructure and land use. The policy seeks to promote exceptional design with high quality design details in terms of tall buildings visual impact and considering any local design principles. Alternative 1 will have a minor negative effect. Not restricting potential tall buildings to specific sites/locations only, and the use of design criteria alone (without locational and maximum height restrictions for buildings over 30 metres) would not be sufficient to adequately address potential tall buildings in possibly unacceptable locations. It does not proactively identify the appropriate locations for landmark buildings as part of a co-ordinated and holistic approach, which creates uncertainty regarding the enhancement of local character and distinctiveness. A design criteria only approach may allow some tall buildings to be developed which are considered acceptable when considered as part of a planning balance but where they have some negative impacts on the character and amenity of their setting.
				Alternative 2 will have a minor positive effect, because it takes a part plan-led approach to tall buildings, directing them to areas where they are potentially more suitable, subject to a range of additional assessments. The broad areas or zones are assumed to be identified based on an assessment of transport accessibility, infrastructure, land use, as well as local character and the historic environment to ensure that tall buildings are located where they are most appropriate. However the less precise nature of broad areas or zones would introduce some uncertainty in respect to local character and distinctiveness where a specific tall building proposal might create a negative effect, for example at the edge of the broad area or zone.
2. Ensure efficient use of land, buildings and infrastructure	++	-	++	Policy DH3 will have a significant positive effect. The suitable locations for tall buildings have been identified in principle based on a co-ordinated and holistic approach which considers local character and distinctiveness. The approach also focuses development in the most appropriate locations considering transport accessibility, infrastructure and land use. By their very nature a tall building will optimise the use of land.

				Alternative 1 is likely to have a minor negative effect. Due to their high-density form, tall buildings can put further pressure on the local infrastructure and the immediate surrounding if their locations are not strategically planned. It is not certain that a criteria-based approach will ensure efficient use of land, building and infrastructure because it is more focused on the analysis of the immediate locality. A criteria-based approach is less likely to consider the most appropriate location for development, albeit locational criteria could be part of a policy. As an approach it is less likely to holistically investigate the possibilities and opportunities in relation to transport accessibility, infrastructure and land use.
				Alternative 2 will have significant positive effects. Under this policy alternative tall buildings would be directed to the areas with the highest transport accessibility and with adequate supporting infrastructure, using these resources efficiently and also using land efficiently by building at high densities in these locations. By their very nature a tall building will optimise the use of land.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.				Policy DH3 is likely to have a significant positive effect. The suitable locations for tall buildings have been identified in principle based on a co-ordinated and holistic approach which considers local character and distinctiveness. The approach included excluding areas of heritage value – conservation areas, and the suitable locations identified have considered proximate heritage assets therefore ensuring heritage assets are conserved and enhanced. Part F of the policy ensures that the design is of a high quality and does not adversely impact the surrounding context including heritage assets.
	++	-	+	Alternative 1 is likely to have a negative effect. Use of design criteria alone (without locational and maximum height restrictions for buildings over 30 metres) may not be sufficient to adequately restrict potential tall buildings in unacceptable locations. As an approach it does not proactively identify the appropriate locations for landmark buildings as part of a co-ordinated and holistic approach, which creates uncertainty regarding the enhancement of local character and distinctiveness. Indeed tall buildings could be developed in areas which should be safeguarded from development of tall buildings such as conservation areas or within the setting of listed buildings
				Alternative 2 is likely to have a minor positive effect. This alternative will direct tall buildings to broad areas or zones presumably where the impacts on historic assets is less than in the remainder of the borough. However as this is a broad area or zone approach and not a site based policy, and with historic assets densely developed throughout the borough, some specific heritage assets may still be impacted under this policy therefore there is some uncertainty, for example at the edge of the broad area or zone.

4. Promote liveable neighbourhoo ds which support good quality accessible services and	0	0	0	No effect for policy alternatives to Policy DH3.
sustainable lifestyles 5. Ensure that				New assessment detail has been added following review of the IIA as part of the examination
all residents have access to good quality, well- located, affordable housing	0	0	0	process: Policy DH3 may limit opportunities for tall buildings which can provide housing on specific sites which could impact to some degree on housing delivery. However research has shown that high densities of housing can be achieved in lower rise development, which also offer a better range of unit types and sizes. High densities will be secured through policy DH1 which requires that development optimises density. The total effect on housing delivery in the borough is not likely to be sufficiently to justify a negative scoring and housing targets are being achieved. In addition under DH3 some sites identified as potentially appropriate for tall buildings are allocated to include residential development, therefore also delivering affordable housing.
6. Promote social inclusion, equality, diversity and community cohesion	0	0	0	No effect for policy alternatives to Policy DH3.
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	0	0	No effect for policy alternatives to Policy DH3.

8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	-	0	0	New effects have been identified which changes the effects from neutral to minor negative following review of the IIA as part of the examination process. Policy DH3 may have a minor negative effects on economic development as the development of tall buildings will be directed to key locations where they are most appropriate, which may result in a lower overall quantum of floorspace delivery than an approach where tall buildings could be developed in more locations across the borough. These effects are minor as lower rise buildings will meet the vast majority of this need, and on many sites lower rise buildings can rival tall buildings for floorspace delivery. No effect for policy alternatives to Policy DH3.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	0	+	 Proposed Policy DH3 will have a minor positive effect. The suitable locations for tall buildings have been identified in principle based on a co-ordinated and holistic approach which focuses development in the most appropriate locations considering transport accessibility, infrastructure and land use. The policy criteria ensure that tall buildings do not prejudice the ongoing functionality of sites in the local area including the functionality of the existing transport network. No effect for alternative 1 to Policy DH3. Policy Alternative 2 will have a minor positive effect. The broad locations for tall buildings would be selected based partly on their transport accessibility, ensuring that tall buildings, which generate large numbers of trips, are located where these trips can be made by public transport, walking and cycling.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	0	-	+	 New effects have been identified which changes the effects from positive to neutral effect following review of the IIA as part of the examination process. New analysis has been added following review of the IIA as part of the examination process: Policy DH3 will have no significant effect on open spaces. Policy DH3 ensures that where tall buildings are developed they do not harm nearby open spaces including through overshadowing and microclimate. This will ensure no negative impacts are caused as the impacts are addressed by policy but will not be scored as a positive impact. The alternative 1 to Policy DH3 will have a minor negative effect. The impact on open space depends on how robust any policy criteria are; however, a criteria-based approach creates uncertainty and opens up greater potential for case-by-case decisions which would harm particular open spaces.

				Policy alternative 2 will have a minor positive effect. The broad locations for tall buildings would be selected partly based on their impacts to open spaces, so their development would not impact negatively on open spaces.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	+	0	0	New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. New effect has been added following review of the IIA as part of the examination process: Policy DH3 requires that development of tall buildings does not adverse impact biodiversity. This will have a minor positive effect on protecting habitats and species diversity. No effect for policy alternatives to Policy DH3.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	0	0	New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH3 will have a minor positive effect on reducing climate change by requiring new tall buildings to be of exceptional design standards. No effect for policy alternatives to Policy DH3.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use	+	0	0	New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH3 will have minor positive effects by limiting the overall number of tall buildings, which are more resource intensive and less adaptable than low rise buildings with longer lifespans. The complex engineering and use specific design of tall buildings make repair and adaptation over time challenging or uneconomic, often resulting in demolition, and associated construction waste impacts. No effect for policy alternatives to Policy DH3.

and minimises waste				
14. Maximise protection and enhancement of natural resources including water, land and air	+	0	0	New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH3 will have a minor positive effect by ensuring that development of tall buildings does not impact impacts on the wider environmental including watercourses and water bodies and their hydrology. No effect for policy alternatives to Policy DH3.

The assessment highlights that the choice between alternative 2 and the preferred approach is quite finely balanced, there are limited arguments for favouring alternative 1 - the design led approach. Alternative 2, which would involve taking a permissive approach to tall buildings within the eight 'Strategic Search Areas' identified by the Islington Tall Buildings Study and representing the broad zones represents a plan-led approach. There could be said to be confidence in respect of avoiding negative effects and realising opportunities which could provide benefits in respect of optimising use of land / delivering higher densities in those parts of the borough associated with the highest levels of connectivity and transport accessibility. However, as explained in the appraisal: "... the less precise nature of broad areas or zones would introduce some uncertainty in respect to local character and distinctiveness where a specific tall building proposal might create a negative effect, for example at the edge of the broad area or zone." Variations to these zones could be envisaged, but this approach was ruled out as unreasonable to define.

9. Strategic Infrastructure

The policies in this section are:

- Policy ST1: Infrastructure Planning and Smarter City Approach Policy ST1 sets out how the Council will identify and deliver infrastructure to support development growth over the plan period and puts in place measures to develop the Smart Cities approach in Islington.
- Policy ST2: Waste Policy ST2 sets out the requirements for development to provide waste and recycling facilities, sets how the Council will work with other north London boroughs on the North London Waste Plan and safe guards the Hornsey Street facility.
- Policy ST3: Telecommunications, communications and utilities equipment Policy ST3 focuses on when Telecommunications, communications and utilities equipment will be permitted and the relevant standards.
- Policy ST4: Water and wastewater infrastructure Policy ST4 seeks to ensure adequate water supply, surface water, foul drainage and sewerage treatment capacity exists to serve all new developments.

There were no reasonable alternatives considered and assessed in this section.

10. Bunhill and Clerkenwell Area Action Plan

The policies in this section are Policy BC1: Prioritising office use, which sets out the land use priority in the area for office use and the limited circumstances where there would be an exception. Policy BC2: Culture, retail and leisure uses, directs new uses to Cultural Quarters and identifies Clerkenwell/Farringdon a cultural quarter, setting criteria for relevant uses. The only reasonable alternative considered and assessed in this section was for Policy BC1: Prioritising office use.

The Inspectors questioned why alternatives were not considered for the approach to cultural uses (document reference INS04) and the Council has provided explanation around alternatives in respect to cultural uses which is set out under Policy R10 and is relevant to BC2. In addition the boundary for the Farringdon cultural quarter could have considered an alternative, although it was judged that this would not be a meaningful assessment. The boundary was identified in collaboration with officers with a responsibility for culture who advised on where was considered appropriate in terms of existing venues and likely future growth based on knowledge of the area and expertise. In addition policy BC2 contains flexibility with a sequential approach to cultural development which permits where appropriate cultural development outside the cultural quarter in other areas of the CAZ.

The area spatial strategies for Bunhill and Clerkenwell (Policies BC3 to BC8) help to deliver the Local Plan and AAP objectives and are assessed in full. The discussion which considers reasonable alternatives for the area spatial strategies is included above under the Local Plan area spatial strategy section. All the site allocations in the BCAAP have been assessed and where relevant alternatives have been considered. For completeness and consistency the area spatial strategy policies have been considered against the whole assessment framework. The principle of the consideration of alternatives for the spatial strategies for Bunhill and Clerkenwell was considered as part of this for the overarching policy SP1 and no reasonable alternatives were identified and considered.

The following alternative was considered and assessed for BC1: Prioritising office use.

Table 1.32: Alternative description for BC1: Prioritising office use.

Alternative Reference	Alternative Description
1.	Still seek maximisation of office development but not specify a specific percentage of office

Local Plan Policy BC1 requires that any development providing more than 500sqm of uplift in floorspace is office led, meaning the net additional development must be a minimum of 90% in office use in the City Fringe area, or 80% in the remainder of the Bunhill and Clerkenwell

AAP area. An alternative which was considered and discounted was a residential mixed use led approach to the balance of uses. Given the location and support in the evidence base for employment land use in this location it would have been unreasonable to consider residential as a priority. In addition residential is considered as part of the mix of uses in the alternative assessment.

IIA Objective	Policy BC1	Alternative 1 to Policy BC1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)	
1. Promote a high quality, inclusive, safe and sustainable built environment	0	0	New effects have been identified for Policy BC1 following review of the IIA as part of the examination and changed the effects from minor positive to neutral. The policy will likely have a neutral effect on promoting a high quality, inclusive, safe, and sustainable built environment. Give the limited number of development sites, combined with policies to protect certain uses (e.g. housing, business, cultural uses) any mix of land uses proposed in new developments is unlikely change the overall mixed use character of the AAP area during the plan period. The alternative to policy BC1 will likely have a neutral effect on promoting a high quality, inclusive safe, and sustainable built environment. The alternative requires different mixes of uses to be provided in development in the Bunhill and Clerkenwell Area. Given the limited number of development sites, combined with policies to protect certain uses (e.g. housing, business, cultur uses) any mix of land uses proposed in new development mixes of uses to be provided in development in the Bunhill and Clerkenwell Area. Given the limited number of development sites, combined with policies to protect certain uses (e.g. housing, business, cultur uses) any mix of land uses proposed in new developments is unlikely to change the overall mixed use character of the AAP area during the plan period.	
2. Ensure efficient use of land, buildings and infrastructure	++	++	Policy BC1 and the alternative to policy BC1 will have a significant positive effect on the efficient use of land. The policy will focus development of employment uses (which generate a large number of trips) in an area highly accessible by sustainable means of transport. Development will be located in areas with excellent public transport accessibility including to the underground and Crossrail. The Islington Employment Study states that the Central Activities Zone is the location with the most demand for Grade A office space and this will be the priority. Maximisation of business floorspace will be required in the CAZ, given this is the area which will see the most demand for business floorspace. Local evidence currently indicates that there is a significant shortfall in supply of employment land. This policy will maximise development of floorspace in this most appropriate location ensuring the efficient use of the land. But in terms of balancing the competing demands between land uses, the alternative requires employment-led development, which means some of the floorspace must be in business use. It therefore allows for the development of non-business uses, provided these do not make up more than the majority of floorspace, which could have a	

Table 1.33: Assessment of Alternatives BC1: Prioritising office use.

IIA Objective	Policy BC1	Alternative 1 to Policy BC1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			positive impact on its own but in comparison to BC1 is considered a less positive effect although still significant.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	No effect for policy BC1 and the alternative to policy BC1.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	0	+	Policy BC1 will have a neutral effect. While this policy requires that the majority proportion of new development is office, it does allow smaller proportions of other uses on site. In addition, a number of sites are allocated for other (non-office) uses. These factors combined with the existing mixed-use character of the area means the mix of uses which support liveable neighbourhoods will not be affected. The alternative to policy BC1 will have a likely minor positive effect on liveable neighbourhoods providing a mix of uses with some office space allowing sufficient flexibility to provide sufficient floorspace for different uses on a number of floors.
5. Ensure that all residents have access to good quality, well- located, affordable housing	-	0	Policy BC1 will likely have a minor negative effect on the provision of affordable housing. The policy requires that most new development in Bunhill and Clerkenwell is office-led. This will lead development of less housing as it will prevent some residential-led schemes coming forward. In addition, it also means that less affordable housing will be developed, as it is required to be provided as a proportion of new residential developments. However the Council has assessed future housing delivery and considers that it can meet its housing target with this policy in place.

IIA Objective	Policy BC1	Alternative 1 to Policy BC1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects) However Bunhill and Clerkenwell has some of the highest land values in the borough and indeed in
			the country. The market housing developed in this area is unaffordable to the vast majority of Islington residents and will not meet Islington's housing needs in any significant way. The alternative may also affect wider land supply by encouraging residential which is the biggest threat to the supply of employment land as employment led development are outbid by residential led developments.
6. Promote social inclusion, equality, diversity and community cohesion	+	-	Policy BC1 will have a minor positive effect, in terms of social inclusion, equality, diversity, and community cohesion. The policy will strengthen the local economy and provide new jobs by encouraging development of employment floorspace which will meet demand and unlock potential economic growth. The Council has policies whereby new office developments must provide a proportion of affordable workspace. These policies will result in more office development and therefore more affordable workspace. The increase in businesses and employment in the area will also lead to a greater number of training and apprenticeships opportunities for local residents.
			The alternative will lead to minor negative effects in terms of social inclusion, equality, diversity, and community cohesion in comparison to policy BC1. Whilst the alternative will focus development of employment uses (which generate a large number of trips) in an area which is highly accessible by sustainable means of transport it does not maximise the amount of employment floorspace in a location which the Islington Employment Study states is the location with the most demand for Grade A office space.
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	0	No effect for policy BC1 and the alternative to policy BC1.
8. Foster sustainable economic growth and increase employment opportunities	++	+	Policy BC1 will have long term positive effects on economic growth and providing employment opportunities. The policy will provide much needed floorspace for employment uses, in particular office uses. There is high demand in Islington for office floorspace, which is projected to exceed supply, restricting economic growth and employment in the borough. The biggest threat to the supply of employment land is likely to be from restricted supply caused by a lack of sites as they are outbid by residential developments. In addition, the loss of office stock within the CAZ to residential

IIA Objective	Policy BC1	Alternative 1 to Policy BC1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
across a range of sectors and business sizes			development has the potential to undermine the strategic functions of the CAZ and East London Tech City. As part of office development, other Local Plan policies will ensure that these developments also provide affordable workspace and space suitable for small and medium enterprises, helping to diversify the employment opportunities in the borough.
			The alternative to policy BC1 will likely have minor positive effect on economic growth. The alternative will help to address the need for employment space but in comparison to BC1 it will not maximise delivery so is considered inefficient use of land which could restrict economic growth and employment in the borough. This will potentially reduce the opportunity for the local economy to grow, reducing the amount of new jobs provided by development and reducing the amount of affordable workspace and training and apprenticeships opportunities for local residents in comparison to BC1. Other Local Plan policies will ensure provision of a range of employment opportunities for example the provision of affordable workspace and space suitable for small and medium enterprises.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	+	Both Policy BC1 and the alternative to BC1 will have a minor positive effect as both policies promote development in areas with excellent public transport accessibility, including to the underground and Crossrail. The alternative may lead to more residential or non-office employment uses being developed, but this would be in the same equally accessible location (the CAZ) as the policy approach, therefore there would be no additional benefit.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for policy BC1 and the alternative to policy BC1.

IIA Objective	Policy BC1	Alternative 1 to Policy BC1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)	
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for policy BC1 and the alternative to policy BC1.	
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	No effect for policy BC1 and the alternative to policy BC1.	
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	No effect for policy BC1 and the alternative to policy BC1.	
14. Maximise protection and	0	0	No effect for alternative.	

IIA Objective	Policy BC1	Alternative 1 to Policy BC1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
enhancement of natural resources including water, land and air			

Summary

The assessment considers the alternative to BC1 outperforms the submission policy in terms of two SA objectives, relating to liveable neighbourhoods (objective 4) and housing (objective 5). Providing a mix of uses will have a minor positive effect on liveable neighbourhoods. In relation to housing the positive effect is caveated with the potential provision of affordable housing but given the land values in this part of the borough the provision of market housing in this area would be unaffordable to the vast majority of Islington residents and will not meet Islington's housing needs in any significant way. It is also noted that the alternative may also affect wider land supply by encouraging residential which is the biggest threat to the supply of employment land more generally. However the assessment recognises that both Policy BC1 and the alternative to policy BC1 will have a significant positive effect on the efficient use of land. The policy will focus development of employment uses (which generate a large number of trips) in an area highly accessible by sustainable means of transport. The approach is in line with the Islington Employment Study and the location with the most demand for Grade A office space. The alternative requires employment-led development, which means some of the floorspace will be in non-business use, which will have a positive impact but in comparison to policy BC1 is considered a less positive effect in terms of land use priorities and economic growth.

Part 1: Updated Policy Assessments

Introduction

The assessment of the Local plan policies has been reviewed and additional effects identified. Further clarification in the assessment text has also been added. Changes to policies since Regulation 19 are addressed in part 2 of the IIA addendum.

Table 1.34: Policy PLAN1 assessment

IIA Objective	Policy PLAN1: Site apprais al, design principl es and process	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	Policy PLAN1 will have a significant positive effect. The policy requires all development to be of high quality and make a positive contribution to local character, legibility and distinctiveness of an area, based upon an up-to-date understanding and evaluation of the defining characteristics of an area. The policy focuses on four development principles which will help to ensure delivery of inclusive, connected, contextual and sustainable development. It also aims to restrict value engineering approaches which can lead to poor quality of completed schemes relative to permitted standards and detailing. New effects have been identified following review of the IIA as part of the examination process. As part of 'connected' design principles proposals must improve safety, whilst the criteria for a site appraisal also requires consideration of safety, design quality and accessibility which will also contribute to the overall positive effect identified.
2. Ensure efficient use of land, buildings and infrastructure	++	Policy PLAN1 will have a significant positive effect. Development must reflect the four development principles including contextual, which requires efficient use of sites/buildings, responding to and enhancing the existing site context (which could extend beyond the site itself) and not undermining the quality of existing development and streetscape. The sustainable principle requires development to be durable and adaptable. Consideration of infrastructure provision is part of the process of developing and designing a proposal which addresses this and other development principles. New effects have been identified following review of the IIA as part of the examination process. As part of a site appraisal proposals are required to consider the details of existing and planned infrastructure and impacts development will have on planned provision which will also contribute the overall positive effect identified.
3. Conserve and enhance the significance of heritage	++	Policy PLAN1 will have a significant positive effect. Development must respond to the site context as part of the contextual development principle, which would include reflecting heritage assets. As part of any site appraisal which details how a proposal has responded to the four development principles, details of historic context must be provided,

IIA Objective	Policy PLAN1: Site apprais al, design principl es and process	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
assets and their settings, and the wider historic and cultural environment.		such as distinctive local built form, significance and character of any designated and non-designated heritage assets, scale and details that contribute to its character as a place. The appraisal should also include assessment of the visual context, particularly strategic, local and other site specific views.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++	Policy PLAN1 will have a significant positive effect. Development must reflect the four development principles including connected, which states that development should improve permeability and movement through areas and the quality, clarity and sense of spaces around and between buildings; and should sustain and reinforce a variety and mix of uses in line with any relevant land use priorities of the Local Plan. Through the site appraisal which details how a proposal has responded to the four development principles, existing features and patterns of use including housing, retail, entertainment, commercial, community and play activities must be investigated. Addressing the relevant aspects of the connected principle will help to ensure access to various services and facilities. New effects have been identified following review of the IIA as part of the examination process. As part of a site appraisal proposals are required to consider the details of existing and planned infrastructure and impacts development will have on planned provision. This would include social infrastructure provision which will also contribute the overall positive effect identified.
5. Ensure that all residents have access to good quality, well- located, affordable housing	+	Policy PLAN1 will have a minor positive effect. It supports other Local Plan policies, requiring proposals to reflect the inclusive development principle and respond to the spatial, social and economic needs of the borough's increasingly diverse communities and their different and evolving demands. This includes sustaining and reinforcing a variety and mix of uses in line with any relevant land use priorities of the Local Plan.
6. Promote social inclusion, equality, diversity and community cohesion	++	Policy PLAN1 will have a significant positive effect. The four development principles work together to deliver reductions in inequality and promote social cohesion and integration, in particular the connected principle aims to improve safety and promote positive social contact, behaviours and community cohesion.

IIA Objective	Policy PLAN1: Site apprais al, design principl es and process	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
		New effects have been identified following review of the IIA as part of the examination process. The inclusive principle has a positive effect against the need for design of development to respond to diverse social needs and helps add to the positive effect to the objective by ensuring development is adaptable, functional and resilient and responsive to community needs which will be reinforced through other policies in the plan.
7. Improve the health and wellbeing of the population and reduce heath inequalities	++	Policy PLAN1 will have a significant positive effect. The four development principles work together to improve the health of Islington's population in a variety of ways, including ensuring and improving access to key facilities and services, and limiting amenity impacts which could affect health. Such issues are key aspects of any site appraisal which must inform development proposals.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	Policy PLAN1 will have a minor positive effect. The sustainable and inclusive development principles include consideration of economic needs alongside social and environmental. In line with the connected principle, development should sustain and reinforce a variety and mix of uses in line with any relevant land use priorities of the Local Plan.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	Policy PLAN1 will have a minor positive effect. In line with the connected principle, development should improve permeability and movement through areas and the quality, clarity and sense of spaces around and between buildings. The site appraisal must include assessment of route and place qualities. This will assist with measures to improve connectivity and encourage modal shift, on an individual and cumulative basis.
10. Protect and enhance open spaces that are high quality,	+	Policy PLAN1 will have a minor positive effect. All development must respond to and enhance the existing site context (which could extend beyond the site itself) and not undermine the quality of existing development and streetscape. Through the site appraisal which details how a proposal has responded to the four development principles, proposals

IIA Objective	Policy PLAN1: Site apprais al, design principl es and process	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
networked, accessible and multi-functional		must consider the local landscape and natural features, such as topography, trees, boundary treatments, planting and biodiversity. New effects have been identified following review of the IIA as part of the examination process. As part of a site appraisal proposals are required to consider local landscape and natural features informed by analysis of local ecology and green links which would have a positive effect In terms of considering wider green infrastructure context and provide opportunity for improving the functionality of open spaces.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	+	Policy PLAN1 will have a minor positive effect. See assessment against objective 10.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	Policy PLAN1 will have a minor positive effect. It supports other Local Plan policies, requiring proposals to reflect the sustainable development principle whereby development must be durable and adaptable, and contribute to the creation of a vibrant, liveable, enduring city.
13. Promote resource efficiency by decoupling waste generation from economic growth and	+	Policy PLAN1 will have a minor positive effect in the medium to longer term. See assessment against objective 12. In addition, the inclusive principle requires development to be functional, including integrating the design and management of development from the outset and over its lifetime and therefore minimising the need for awkward, costly and unsightly alteration in the future.

IIA Objective	Policy PLAN1: Site apprais al, design principl es and process	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
enabling a circular economy that optimises resource use and minimises waste		
14. Maximise protection and enhancement of natural resources including water, land and air	+	Policy PLAN1 will have a minor positive effect. It supports other Local Plan policies, requiring proposals to reflect the sustainable development principle whereby development must be durable and adaptable, and contribute to the creation of a vibrant, liveable, enduring city. Through the site appraisal which details how a proposal has responded to the four development principles, proposals must consider the local landscape and natural features, such as topography, trees, boundary treatments, planting and biodiversity; and surface water flows and opportunities to capture them.

Assessment of likely effects of Local Plan Area Spatial Strategies

The Local Plan contains a number of spatial strategies for various parts of the borough where growth and change is expected to occur within the plan period. These are shown on figure xx below. Each spatial strategy policy sets out the key priorities and requirements for the respective areas, with a detailed spatial strategy map visualising these. All development proposals within the spatial strategy areas must be actively consider how they will address the Local Plan objectives, from the very first stage of the proposal through to any eventual permission.

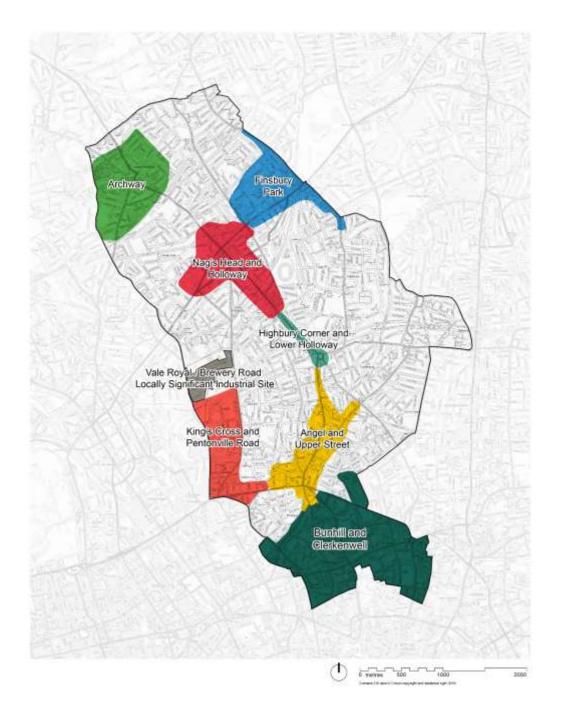


Figure 4.1: Map showing Area Spatial Strategies

- 1.1 The area spatial strategies help deliver the Local Plan objectives and are the spatial expression of the Local Plan policies which are assessed in full. All site allocations in the area spatial strategies have been assessed. For completeness and consistency the spatial strategy policies have been considered against the whole assessment framework.
- 1.2 The spatial strategies in Islington are based on key areas where the level of change expected over the plan period requires specific spatial policies for managing growth. The Core Strategy which was adopted in 2011 featured seven key area policies including Bunhill and Clerkenwell, the borough's four town centres and two other key areas of change around key transport hubs and regeneration areas. These seven key areas have been carried forward into the Local Plan with policies which contain a broad vision and strategic approach for each area. The Vale Royal/Brewery Road industrial area is included as a standalone area (having previously been part of the wider King's Cross/Pentonville Road key area) because of its significance as the largest concentration of industrial land / warehousing / employment land in the borough.

Area Spatial Strategies policy assessment

Table 1.35: Assessment of Area Spatial Strategies for SP1, SP2 and SP3

IIA Objective	Policy SP1: Bunhill and Clerkenwell	Policy SP2: King's Cross and Pentonville Road	Policy SP3: Vale Royal / Brewery Road Locally Significant Industrial Site	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	0	+	+	There is no effect for Policy SP1. SP1 identifies the spatial strategy areas for the Bunhill and Clerkenwell area. The Bunhill and Clerkenwell Area Action Plan (AAP) has policies for each Spatial Strategy area, which set out the key strategic considerations. The AAP spatial strategy policies (BC3 to BC8) have been assessed separately.
				New effects have been identified for Policy SP2 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The policy seeks to repair, improve and unify existing frontages on Caledonian Road which will help to secure high quality architecture and attractive public realm. In addition the policy seeks general improvements to the public realm to improve walking and cycling experience which will contribute towards making a safer built environment.
				Policy SP3 would have a minor positive effect because the proposed policy aims to protect the primary economic function of the industrial cluster. Whilst industrial activities may not be traditionally linked to the creation of sustainable and safe built environments, proposed policy T5 requires businesses to explore potential for delivery and servicing by non-motorised sustainable modes, such as cargo cycles and 'clean' vehicles. The policy also encourages delivery activities to take place outside peak hours for delivery and servicing. The strategic policy protection assigned to this area will nurture the future sustainability of the industrial cluster and will ensure that new development supports the economic activity of the area. There is a minor positive effect for policy SP3. The policy provides specific guidance on building heights within the area, informed by evidence. Height restrictions will ensure that future development will enhance the local character and distinctiveness of the industrial area.

IIA Objective	Policy SP1: Bunhill and Clerkenwell	Policy SP2: King's Cross and Pentonville Road	Policy SP3: Vale Royal / Brewery Road Locally Significant Industrial Site	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
2. Ensure efficient use of land, buildings and infrastructure	+	+	+	There is a minor positive effect for policies SP1, SP2 and SP3. These areas are considered to be the most appropriate locations for development, being the areas where growth and change is expected to occur within the plan period. The areas are located in close proximity to key infrastructure such as public transport hubs and/or are located on key commercial routes. Opportunities for continued cross boundary working with London Borough of Camden are identified for SP2. SP2 focuses development in the most appropriate areas by recognising existing priority employment locations and the need for employment intensification in them, the relevance of the Knowledge Quarter and the need to maintain and enhance the retail and service the Local Shopping Areas. There is a minor positive effect for Policy SP3 as it focuses development in the most appropriate areas by making specific reference to retaining and strengthening industrial floorspace to protect the economic activity in the Vale Royal and Brewery Road LSIS. Policy SP3 will have a minor positive effect in the LSIS as it supports the economic activity in this area. The proposed policy protects existing industrial activity and promotes the intensification of industrial activity in the 38, B2 and light industrial uses. It is noted that the rise of e-commerce and distribution activities has been significant in recent years.
3. Conserve and enhance the	0	+	0	There is no effect for policy SP1.

IIA Objective	Policy SP1: Bunhill and Clerkenwell	Policy SP2: King's Cross and Pentonville Road	Policy SP3: Vale Royal / Brewery Road Locally Significant Industrial Site	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
significance of heritage assets and their settings, and the wider historic and cultural environment.				New effects have been identified for Policy SP2 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The policy makes reference to the distinct character of Kings Cross and heritage assets making clear these will be protected and enhanced.
				New effects have been identified for Policy SP3 following review of the IIA as part of the examination and changed the effects from minor positive to neutral. Whilst the policy sets out height restrictions, part of the rationale for which is due to specific heritage considerations in the area the updated assessment considers that some of the maximisation of employment space and intensification supported by policy B1 and B2 might have a minor negative impact on the significance of heritage assets and their settings. This would depend on the wider historic environment and on implementation. This could happen if development has negative impacts in terms of massing, scale, visual impacts. However this is counterbalanced by other local plan policies such as PLAN1 and DH1, DH2 and DH3 and to an extent SP3 which favours refurbishment projects. The impact is therefore considered to be neutral.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	0	+	+	There is no effect for policy SP1. See response to IIA Objective 1. There is a minor positive effect for Policy SP2 as the policy recognises the need to continue to provide important services for local communities along Caledonian Road. Improvements to permeability are also identified with reference to removing barriers a key priority for the whole area. New effects have been identified for Policy SP3 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The Policy seeks to improve pedestrian connections throughout the LSIS. This could improve connections for residents with the primary school which is located in the LSIS.

IIA Objective	Policy SP1: Bunhill and Clerkenwell	Policy SP2: King's Cross and Pentonville Road	Policy SP3: Vale Royal / Brewery Road Locally Significant Industrial Site	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well-located, affordable housing	0	÷	0	There is no effect for policy SP1. See response to IIA Objective 1. There is a minor positive effect for policy SP2. The policy sets out criteria for residential moorings, which will help address the housing need for boat dwellers identified in Local Plan evidence. There is no effect for policy SP3. It could be considered that there could be a minor negative impact in the supply of affordable housing. However, the LSIS is a functional industrial cluster, which includes some more traditional industrial uses that cannot coexist with housing. In addition other policies in the plan will help to meet housing targets in other locations. The assessment for policies B1 and B2 consider there is potential for a minor negative effect as the policies affect the supply of housing in certain locations across the borough, through prioritising business floorspace. However the assessment considers this to have no effect overall as other policy ensures housing targets are met.
6. Promote social inclusion, equality, diversity and community cohesion	0	0	++	There is no effect for policy SP1o r SP2. New text has been added following review of the IIA as part of the examination process. The assessment of Policy SP3 considers that there are long term positive effects. Policy SP3 has a significant positive effect with the policy aim in line with the Local Plan objective to deliver an inclusive economy which the policy does through retaining and strengthening the provision of industrial floorspace. The policy can help to support the diverse needs of businesses dedicated to industrial sectors, provide flexibility for a range of occupiers and help to meet the specialist and local employment needs of the LSIS. Encouraging development of suitable employment floorspace in the LSIS will help to meet demand and unlock potential economic growth in the local area, and can provide a diverse range of employment opportunities. Industrial sectors provide job opportunities for local residents. Opportunities within these sectors may offer more diverse ways of accessing employment through learning skills on

IIA Objective	Policy SP1: Bunhill and Clerkenwell	Policy SP2: King's Cross and Pentonville Road	Policy SP3: Vale Royal / Brewery Road Locally Significant Industrial Site	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
				the job for those who have low qualification levels or no qualifications, who often face more barriers to access work. If these sectors are lost in the local area, residents dependent on these job opportunities may be at risk of unemployment.
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	+	+	There is no effect for policy SP1. New effects have been identified for Policy SP2 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The policy seeks to remove barriers to movement which will help support health and recreation and promote active travel. Also the Regent's canal corridor is recognised as a recreational space. There is also a minor positive effect for policy SP2 as the policy sets out specific criteria for residential moorings on Regent's Canal in relation to air pollution which can be an issue with residential moorings and helps reduce health impacts. New effects have been identified for Policy SP3 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. There is a minor positive effect identified for Policy SP3 as it will protect the principal function of the LSIS. The strategic location of the LSIS enables shorter journeys and supply chains, which has a more positive effect on air quality, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy and meeting the needs of its growing population and the aspect of its role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area.

IIA Objective	Policy SP1: Bunhill and Clerkenwell	Policy SP2: King's Cross and Pentonville Road	Policy SP3: Vale Royal / Brewery Road Locally Significant Industrial Site	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	+	+	 There is a minor positive effect for policy SP1. There is specific reference to the importance of the area to providing office floorspace which helps contribute to economic growth. There is a minor positive effect for policy SP2. There is specific reference to the importance of the area to providing office floorspace which helps contribute to economic growth. There is a minor positive effect for policy SP3. Policy SP3 would continue to protect existing businesses in the LSIS and would promote the intensification and renovation of old industrial sites. This would attract a wider range of different sized occupiers in need of industrial premises. The Vale Royal/Brewery Road LSIS accommodates many of the types of uses suggested in the Mayor's evidence for the London Plan, including 'clean' activities that provide for the expanding Central London business market. As identified in Islington's Employment Land Study (2016), this area comprises a mix of traditional industrial activities and storage facilities that coexist with emerging industrial uses, including a significant concentration of creative production businesses which are based primarily in industrial units and support Islington's wider creative sector. Proposed policy reflects the Council's commitment to support creative production industrial function of LSIS in particular has wider benefits serving other economic functions in both the local and wider London economy.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road,	0	+	+	There is no effect for policy SP1. There is a minor positive effect for policy SP2 which will help encourage a shift to more sustainable forms of travel with reference to specific improvements to the public realm along York Way and Caledonian Road, with the aim to create a safer and better-quality environment for pedestrians and cyclists.

IIA Objective	Policy SP1: Bunhill and Clerkenwell	Policy SP2: King's Cross and Pentonville Road	Policy SP3: Vale Royal / Brewery Road Locally Significant Industrial Site	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
public transport, cycling and walking				There is a minor positive effect for policy SP3 which will help encourage a shift to more sustainable forms of travel with reference to improving pedestrian connections. Policy SP3 would protect the principal function of the LSIS. The strategic location of the LSIS enables shorter journeys and supply chains, which has a more positive effect on air quality, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy and meeting the needs of its growing population and the aspect of its role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	0	+	0	There is no effect for policy SP1. There is a minor positive effect for policy SP2. The policy sets out specific criteria for residential moorings on Regent's Canal, a designated open space in to protect use and function of this space. There is no effect for policy SP3.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	+	0	There is no effect for policy SP1. There is a minor positive effect for policy SP2. The policy sets out specific criteria for residential moorings on Regent's Canal, a designated open space in to protect use and function of this space. Also the policy recognises the Regent's Canal's importance as a wildlife corridor and need for development which increases access for recreational purposes and should not cause detrimental impacts.

IIA Objective	Policy SP1: Bunhill and Clerkenwell	Policy SP2: King's Cross and Pentonville Road	Policy SP3: Vale Royal / Brewery Road Locally Significant Industrial Site	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	+	There is no effect for policy SP1. There is no effect for policy SP2. This was changed from minor positive to neutral following review of the IIA as part of the examination process. Air quality impacts are accounted for under objectives 7 and 14. There is a minor positive effect identified for Policy SP3. Policy SP3 will support the strategic location of the LSIS which enables shorter journeys and supply chains, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy, and meeting the needs of its growing population and the aspect of its role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	0	There is no effect for policy SP1. There is no effect for policy SP2. There is no effect for policy SP3.
14. Maximise protection and enhancement of	0	+	+	There is no effect for policy SP1.

IIA Objective	Policy SP1: Bunhill and Clerkenwell	Policy SP2: King's Cross and Pentonville Road	Policy SP3: Vale Royal / Brewery Road Locally Significant Industrial Site	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
natural resources including water, land and air				There is a minor positive effect for policy SP2 as the policy sets out specific criteria for residential moorings on Regent's Canal in relation to air pollution which can be an issue with residential moorings. There is a minor positive effect for Policy SP3. Policy SP3 will support the strategic location of the LSIS which enables shorter journeys and supply chains, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy, and meeting the needs of its growing population and the aspect of its role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area.

SP1: Bunhill and Clerkenwell

Is the area in the borough expected to see the most significant levels of growth, particularly business floorspace but also cultural, and entertainment uses. The area is the key commercial and employment centre in Islington, and is also home to a variety of education, cultural, and medical uses. It is a focus for creative and tech clusters including Tech City. Bunhill and Clerkenwell has a rich variety of entertainment and leisure uses, restaurants, bars, pubs, and cafes.

The Sustainability Appraisal identified few effects for Policy SP1 as SP1 identifies the spatial strategy areas for the Bunhill and Clerkenwell area. The assessment did identify a minor positive effect for SP1 as the most appropriate location for development, being

the area where growth and change is expected to occur within the plan period. A positive effect for economic growth was also identified with specific reference to the importance of the area to providing office floorspace which helps contribute to economic growth.

The Bunhill and Clerkenwell Area Action Plan (AAP) has policies for each Spatial Strategy area, which set out the key strategic considerations. The AAP spatial strategy policies (BC3 to BC8) have been assessed separately.

SP2: King's Cross and Pentonville Road

The Spatial Policy **SP2: King's Cross and Pentonville Road** is continuing to develop as a key commercial destination and important transport hub. High-density development delivering office, retail and leisure space, as well as housing, has taken place on both sides of the Camden/Islington boundary. Given the central London location, and excellent local, national and international transport links, this has enabled the high quality regeneration of the area to successfully attract high profile commercial tenants and the area is expected to continue to develop supporting the spatial strategy to help manage this growth. Opportunities for continued cross boundary working with London Borough of Camden are identified by the assessment.

The Sustainability Assessment of spatial strategy SP2 identified a minor positive effect against the objective for built environment as the policy seeks to repair, improve and unify existing frontages on Caledonian Road which will help to secure high quality architecture and attractive public realm. In addition the policy seeks general improvements to the public realm to improve walking and cycling experience which will contribute towards making a safer built environment. The policy also recognises the distinct character of Kings Cross which is positive against the heritage objective. The policy focuses development in the most appropriate areas by recognising existing priority employment locations and the need for employment intensification in them, the relevance of the Knowledge Quarter and the need to maintain and enhance the retail and service the Local Shopping Areas. The Sustainability Assessment of spatial strategy SP2 identified a minor positive effect against the objective for liveable neighbourhoods as the policy recognises the need to continue to provide important services for local communities along Caledonian Road. Improvements to permeability are also identified with reference to removing barriers a key priority for the whole area. The policy seeks to remove barriers to movement which will help support health and recreation and promote active travel - the Regent's canal corridor is recognised as a recreational space. Unrelated is the minor positive effect against the objective for access to housing for SP2 as the policy sets out criteria for residential moorings, which will help address the housing need for boat dwellers identified in Local Plan evidence. Related to this aspect of the policy there are also minor positive effects against objectives for open space and natural resources as the policy will consider air pollution and the use and function of the open space. This is also a benefit against health objective.

There is also a minor positive effect for policy SP2 against the objective for economic growth with specific reference to the importance of the area to providing office floorspace which reinforces the policy position set out in policy B2 and helps contribute to economic growth. There is also a minor positive effect against the objective for minimising the need to travel for policy SP2 which will help encourage a

shift to more sustainable forms of travel with reference to specific improvements to the public realm along York Way and Caledonian Road, with the aim to create a safer and better-quality environment for pedestrians and cyclists.

SP3 Vale Royal/Brewery Road Locally Significant Industrial Site (LSIS)

The LSIS has been identified as a spatial strategy area to help maintain and intensify the industrial function of the LSIS. This will also ensure that businesses can continue to benefit from being located in close proximity to one another. The LSIS is the largest concentration of industrial uses in the borough. The unique function of the area should be protected and nurtured to allow for an intensification of industrial uses which is considered justification for the spatial strategy.

The Sustainability Assessment identified a minor positive effect against the objective for the built environment as SP3 focuses development in the most appropriate areas by making specific reference to retaining and strengthening the area for providing industrial floorspace. The policy is assessed positively against the heritage objective as it provides specific guidance on building heights within the area, which is informed by evidence. Height restrictions will ensure that future development will enhance the local character and distinctiveness of the industrial area.

There is a minor positive effect for policy SP3 against the objective for economic growth with specific reference to retaining and strengthening the area for providing industrial floorspace which reinforces the policy position set out in policy B2 and helps contribute to economic growth.

There is a minor positive effect against the objective minimising the need to travel for policy SP3 which will help encourage a shift to more sustainable forms of travel with reference to improving pedestrian connections. Improving pedestrian connections throughout the LSIS could improve connections for residents with the primary school which is located in the LSIS helping create a positive effect for the objective to achieve more liveable neighbourhoods.

Table 1.36: Assessment of Area Spatial Strategies for SP4 to SP8

IIA Objective	Policy SP4: Angel and Upper Street	Policy SP5: Nag's Head and Holloway	Policy SP6: Finsbury Park	Policy SP7: Archway	Policy SP8: Highbury Corner and Lower Holloway	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	+	+	+	++	 New effects have been identified for Policies SP4 to SP8 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy SP4 seeks to prioritise opportunities for public realm improvements for walking and cycling experiences which will contribute towards making a safer built environment. Reference is made in particular in relation to Crossrail 2 and Angel station but also reducing the dominance of through traffic on main road junctions. Policy SP5 strongly encourages public realm and environmental improvements throughout Nag's Head town centre which will contribute towards making a safer built environment. Both policy SP6 and SP7 support creation of a high quality environment that is accessible to residents, employees and visitors and good connectivity that will improve walking and cycling experience. Policy SP8 supports the transformation project which will make Highbury Corner safe and accessible for all users, in particular pedestrians and cyclists. In addition the policy also supports improvements to the current station and accessibility including potential use of the former entrance.
2. Ensure efficient use of land, buildings and infrastructure	+	+	+	+	+	There is a minor positive effect for policies SP4, SP5, SP6, SP7 and SP8. These areas are considered to be the most appropriate locations for development, being the areas where growth and change is expected to occur within the plan period. The areas are located in close proximity to key infrastructure such as public transport hubs and/or are located on key commercial routes.

IIA Objective	Policy SP4: Angel and Upper Street	Policy SP5: Nag's Head and Holloway	Policy SP6: Finsbury Park	Policy SP7: Archway	Policy SP8: Highbury Corner and Lower Holloway	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						 SP4 focuses development in the most appropriate areas by recognising the area as appropriate for a range of commercial uses with office intensification in White Lion Street, retail, service and leisure uses across the town centre and the market and Camden passage identified for protection. In addition the role of the area for cultural and night-time economy uses is also recognised. SP5 focuses development in the most appropriate areas by recognising the area as appropriate for retail, encouraging increased night time economy, housing on specific sites and new office floorspace. SP6 expects development to maintain the predominant commercial role of the area with a focus on retail and services recognised on ground floors, the specialist shopping area of Fonthill Road and the potential of the area to develop as a CAZ satellite for office floorspace. The leisure and cultural attraction of the area is also recognised. SP7 expects development to maintain the predominant commercial function of the area with a focus on retail and services recognised on ground floors, the specialist shopping area of Fonthill Road and the potential of the area to develop as a CAZ satellite for office floorspace. The leisure and cultural attraction of the area is also recognised. SP7 expects development to maintain the predominant commercial function of the area with a focus on retail and services recognised on ground floors. The leisure function and identification of the area as a cultural quarter is also recognised. SP8 supports maintaining the function of the existing Local Shopping Areas and encourage new office floorspace in the employment areas.
3. Conserve and enhance the significance of heritage assets and their	+	+	+	0	+	New effects have been identified for policies SP4, SP5, SP6 and SP8 following review of the IIA as part of the examination. These are identified below. For Policy SP4 the effects have been changed from neutral to minor positive. The policy makes reference to the historic character of the

IIA Objective	Policy SP4: Angel and Upper Street	Policy SP5: Nag's Head and Holloway	Policy SP6: Finsbury Park	Policy SP7: Archway	Policy SP8: Highbury Corner and Lower Holloway	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
settings, and the wider historic and cultural environment.						 Angel and Upper Street area, making specific reference to the Islington Tunnel that runs underneath the spatial strategy area. For Policy SP5 the effects have been changed from neutral to minor positive. The policy makes reference to the heritage assets of the area, making specific reference to key buildings. For Policy SP6 the effects have been changed from neutral to minor positive. The policy makes reference to the heritage assets of the area, making specific reference to key buildings. For Policy SP6 the effects have been changed from neutral to minor positive. The policy makes reference to the heritage assets of the area, making specific reference to key buildings. For Policy SP8 the effects have been changed from neutral to minor positive. The policy makes reference to the heritage assets of the area, making specific reference to key buildings and views of local landmark building. No effect was identified for policy SP7.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	+	+	+	+	New effects have been identified for Policy SP4 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. SP4 focuses development in the most appropriate locations by recognising the area as appropriate for a range of commercial uses including retail, leisure, service, and office uses which will help to promote diverse, vibrant and economically thriving town and local centres that serve the needs and wellbeing of the population. In addition the policy seeks to prioritise opportunities for public realm improvements to improve walking and cycling experience which improve connections of neighbourhoods to facilities/amenities. New effects have been identified for Policy SP5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. SP5 focuses development in the most appropriate

IIA Objective	Policy SP4: Angel and Upper Street	Policy SP5: Nag's Head and Holloway	Policy SP6: Finsbury Park	Policy SP7: Archway	Policy SP8: Highbury Corner and Lower Holloway	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						locations by recognising the area as appropriate for a range of commercial uses including retail and office uses which will help to promote diverse, vibrant and economically thriving town centres that serve the needs and wellbeing of the population. In addition the role of the London Metropolitan University is recognised which will help improve access of this facility for residents.
						New effects have been identified for Policy SP6 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. SP6 recognises the rich offer of community uses and cultural spaces that are available and seeks to protect and enhance these. This is alongside the recognition of the area as appropriate for a range of commercial uses including retail, leisure, service, and office uses which will help serve the needs and wellbeing of the population. Opportunities for continued cross boundary working with both neighbouring boroughs are identified with regards the SP6: Finsbury Park town centre in order to support access to services.
						New effects have been identified for Policy SP7 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. SP7 focuses development in the most appropriate locations by recognising the area as appropriate for a range of commercial uses including retail and also cultural uses. This will help serve the needs and wellbeing of the population.
						New effects have been identified for Policy SP8 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. SP8 focuses development in the most appropriate locations by recognising the area as appropriate for commercial uses including retail and business use. This will help serve the needs and wellbeing of the population.

IIA Objective	Policy SP4: Angel and Upper Street	Policy SP5: Nag's Head and Holloway	Policy SP6: Finsbury Park	Policy SP7: Archway	Policy SP8: Highbury Corner and Lower Holloway	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well-located, affordable housing	0	+	+	+	0	There is no effect for Policies SP4, and SP8. New effects have been identified for Policy SP5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. SP5 includes reference to Holloway Prison as a key site which will help to meet identified housing need in the borough and contribute towards affordable housing need. New effects have been identified for Policy SP6 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. SP6 includes reference to residential development only being suitable on upper floors and therefore provides some opportunity for new housing to meet identified for Policy SP7 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. SP6 includes reference to residential development only being suitable on upper floors and therefore provides some opportunity for new housing to meet identified for Policy SP7 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. SP7 includes reference to residential development only being suitable on upper floors and sites allocated for this purpose. This provides some opportunity for new housing to meet identified needs.
6. Promote social inclusion, equality, diversity and community cohesion	0	0	0	0	0	There is no effect for Policies SP4, SP5, SP6, SP7 and SP8.
7. Improve the health and	0	0	+	+	0	There is no effect for Policies SP4, SP5, and SP8.

IIA Objective	Policy SP4: Angel and Upper Street	Policy SP5: Nag's Head and Holloway	Policy SP6: Finsbury Park	Policy SP7: Archway	Policy SP8: Highbury Corner and Lower Holloway	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
wellbeing of the population and reduce heath inequalities						New effects have been identified for Policy SP6 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The policy seeks to improve permeability and prioritise opportunities to increase access to Finsbury Park open space which will contribute towards encouraging people to access the space which will benefit physical health and wellbeing. New effects have been identified for Policy SP7 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The policy supports the reprovision of the St Pancras Mental health hospital on the Whittington hospital site which will improve access to health facilities/social infrastructure in the borough.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	+	+	+	+	 There is a minor positive effect for policy SP4 Angel and Upper Street which identifies business use as the priority land use with specific areas identified which reinforces the policy position set out in policy B2 and helps contribute to economic growth. There is a minor positive effect for policy SP5 Nags Head which aims to diversify the local economy which reinforces the policy position set out in policy B2 and helps contribute to economic growth. There is a minor positive effect for policy SP6 Finsbury Park which identifies the centre as having potential to develop as a satellite location for B use classes which reinforces the policy position set out in policy B2 and helps contribute to economic growth. There is a minor positive effect for policies SP7 Archway, and SP8 Highbury Corner and Lower Holloway, which reinforces the Inclusive Economy policies, notably policies B2 and R3, and helps contribute to economic growth.

IIA Objective	Policy SP4: Angel and Upper Street	Policy SP5: Nag's Head and Holloway	Policy SP6: Finsbury Park	Policy SP7: Archway	Policy SP8: Highbury Corner and Lower Holloway	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	+	+	+	++	 New effects have been identified for Policies SP4 to SP7 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy SP4 seeks to prioritise opportunities for public realm improvements which will contribute towards encouraging more sustainable forms of travel. Policy SP5 seeks to prioritise opportunities for public realm improvements which will contribute towards encouraging more sustainable forms of travel. In addition there is reference to removing the gyratory system and junction improvements to improve cycle route linkages. Policy SP6 seeks to improve permeability and prioritise opportunities for public realm improvements which will contribute towards encouraging more sustainable forms of travel. Policy SP6 seeks to improve permeability and prioritise opportunities for public realm improvements which will contribute towards encouraging more sustainable forms of travel. Policy SP7 seeks to improve permeability and prioritise opportunities for public realm and road safety improvements which will contribute towards encouraging more sustainable forms of travel. New effects have been identified for Policy SP8 following review of the IIA as part of the examination and changed the effects from neutral to significant positive. The policy supports the transformation project which will make Highbury Corner safe and accessible for all users, in particular pedestrians and cyclists with creation of dedicated cycle lanes as part of road junction improvements. In addition the policy also supports improvements to the current station and accessibility including the former entrance.

IIA Objective	Policy SP4: Angel and Upper Street	Policy SP5: Nag's Head and Holloway	Policy SP6: Finsbury Park	Policy SP7: Archway	Policy SP8: Highbury Corner and Lower Holloway	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	0	0	+	 There is no effect for Policies SP4, SP6 and SP7. New effects have been identified for Policy SP5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. There is reference to providing public open space as part of redevelopment of the Morrisons site which will contribute to meeting the need for open space. There is a minor positive for policy SP8 which recognises the important function that Highbury Fields which aims to protect and enhance the open space.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	0	There is no effect for Policies SP4, SP5, SP6, SP7 and SP8. New effects have been identified for Policy SP8 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Although not in the spatial area the policy seeks to protect or enhance the function of Highbury Fields recognising the uniqueness of this asset in Islington. This would include protecting and enhancing the biodiversity value of the site.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	0	0	0	There is no effect for Policies SP4, SP5, SP6, SP7 and SP8.

IIA Objective	Policy SP4: Angel and Upper Street	Policy SP5: Nag's Head and Holloway	Policy SP6: Finsbury Park	Policy SP7: Archway	Policy SP8: Highbury Corner and Lower Holloway	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	0	0	0	There is no effect for Policies SP4, SP5, SP6, SP7 and SP8.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	0	0	0	There is no effect for Policies SP4, SP5, SP6, SP7 and SP8.

Policy SP4: Angel and Upper Street

Angel and Upper Street spatial area is the most significant, distinctive and vibrant Town Centre in Islington. Angel and Upper Street have an important role as the largest Town Centre and commercial area within the borough that is part of the CAZ and is one of the most important areas for employment and economic growth in Islington.

There is a minor positive effect for policy SP4 against the objectives for the built environment and need to travel as the policy will contribute towards making a safer built environment and public realm, also improvements will occur in relation to Crossrail 2. The heritage objective is also positive with reference to the historic character of the Angel and Upper Street area. There is a minor positive against both economic growth and the objective for use of land with specific reference to the importance of the area to providing office floorspace which reinforces the policy position set out in policy B2 and helps contribute to economic growth. In addition SP4 recognises the importance of retail, service and leisure uses across the town centre and the market and Camden passage are identified for protection as well as the role of the area for cultural and night-time economy.

SP5 Nag's Head and Holloway

This area is a busy and vibrant major Town Centre offering a range of both independent and national retailers. There is potential for improving the Town Centre's food and beverage offer which could significantly increase the attraction of both daytime and night-time economies for different customers and support the wider Town Centre retail function. New office floorspace will be encouraged to support diversity in the local economy.

There is a minor positive effect for policy SP5 against the objectives for the built environment and need to travel as the policy will contribute towards making a safer built environment and public realm, with reference to cycling improvements and aspiration to remove the gyratory. There is a minor positive effect for policy SP5 against the objective for economic growth with specific reference to diversify the local economy which reinforces the policy position set out in policy B2 and helps contribute to economic growth. SP5 also focuses commercial retail development in the most appropriate locations which will help meet needs and wellbeing of the population. In addition the role of the Metropolitan University is recognised which will help improve access of this facility for residents.

The effect identified against objective 5 is considered positive as Holloway Prison is considered a key site which will help meet identified housing need in the borough. Holloway Prison is also assessed as site allocation NH7. The assessment also has a positive effect against objective 10: open space with reference to providing public open space as part of redevelopment of the Morrisons site which will contribute to meeting the need for open space.

SP6 Finsbury Park

Finsbury Park is a busy, multi-cultural area with cafes and shops that reflect this diversity and is spread across the three boroughs of Islington, Haringey and Hackney. It has a predominant commercial role with significant potential to develop as a unique satellite location, outside the CAZ, for additional B-Use Class uses, due to its excellent transport links to Central London and to the wider South East, and its relatively low rents. Opportunities for continued cross boundary working with both neighbouring boroughs are identified with regards the town centre and provision of services.

There is a minor positive effect for policy SP6 against the objectives for the built environment and need to travel as the policy will support creation of a high quality environment that is accessible to residents, employees and visitors and good connectivity that will improve walking and cycling experience. The policy also recognises the rich offer of community uses and cultural spaces that are available and seeks to protect and enhance these supporting liveable neighbourhoods objective. There is a minor positive effect for policy SP6 against the objective for economic growth in reference to the policy identifying the centre as having potential to develop as a satellite location for B use classes which reinforces the policy position set out in policy B2 and helps contribute to economic growth. In addition to this effect with respect to the objective; use of land, SP6 also focuses development in the most appropriate areas by recognising the area as appropriate for retail, encouraging increased night time economy, housing on specific sites and new office floorspace. The effect on Objective 7 and health and wellbeing is positive as the policy seeks to improve permeability and prioritise opportunities to increase access to Finbury Park open space which will contribute towards encouraging people to access the space which will benefit physical health and wellbeing.

SP7 Archway

The area should support the commercial function of the area reinforcing the Inclusive Economy policies, particularly the retail function of the Town Centre. There is a growing reputation for culture in Archway, which is a designated cultural quarter. The area currently has a diverse cluster of community-led arts, culture organisations and music venues, providing a dynamic, inclusive cultural offer.

There is a minor positive effect for policy SP7 against the objectives for the built environment and need to travel as the policy will support creation of a high quality environment that is accessible to residents, employees and visitors and good connectivity that will improve walking and cycling experience. The Sustainability Assessment highlighted that SP7 identifies support for Archway town centres role as a cultural quarter and focuses development in the most appropriate locations by recognising the area as appropriate for a range of commercial uses including retail and leisure uses which is positive against objective 2. This will help serve the needs and wellbeing of the population which is positive for objective 4.. The effect on Objective 7 and health and wellbeing is positive as the policy supports the reprovision of the St Pancras Mental health hospital on the Whittington hospital site which will improve access to health facilities/social infrastructure in the borough.

SP8 Highbury Corner and Lower Holloway

The station is the focal point of the Highbury Corner and Lower Holloway Spatial Strategy area with existing business uses and cultural uses protected.

There is a minor positive effect for policy SP8 against the objective for use of land and economic growth as policy for Highbury Corner and Lower Holloway reinforces the policy position set out in policy B2 and helps contribute to economic growth and protects the existing employment areas and supports the function of the existing Local Shopping Areas. There is also positive effect against heritage assets of the area, making specific reference to key buildings and views of local landmark building. Policy SP8 has significant positive effects against the need to travel as the policy supports the Highbury Corner transformation project which will make Highbury Corner safe and accessible for all users, in particular pedestrians and cyclists with creation of dedicated cycle lanes as part of road junction improvements. In addition the policy also supports improvements to the current station and accessibility including the former entrance.

There is a minor positive for against framework objective for open space for policy SP8 which recognises the important function that Highbury Fields and aims to protect views to and from the open space. There is also a positive effect on objective 11 and biodiversity value as the policy seeks to protect or enhance the function of Highbury Fields recognising the uniqueness of this asset in Islington.

Thriving Communities: Housing Policies

The following housing policies have been assessed in the same Sustainability Appraisal table:

- Policy H1: Thriving communities Policy H1 sets out the strategic policy approach to meeting the range of various housing needs in the borough and meeting need for social and community infrastructure.
- Policy H2: New and existing conventional housing Policy H2 is focused on housing delivery; quantity of units, new build, protection of existing, conversion of and unit size mix.
- Policy H3: Genuinely affordable housing Policy H3 focuses on securing affordable housing from all development and suitable tenure mixes to meet local housing need.
- Policy H4: Delivering high quality housing Policy H4 sets out how high quality housing will be delivered in the borough including requirements covering space standards, accessibility, aspect, ceiling heights, noise and vibration, natural light and tenure blind principles. The policy is underpinned by the idea of the home as a place of retreat where people can feel comfortable and safe, where noise impacts and vibration is mitigated, and natural ventilation is promoted.
- Policy H5: Private outdoor space Policy H5 sets out how private outdoor amenity space should be provided in the borough which is an important issue given the deficiency of open space in the borough.

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	++	0	++	+	Policies H1 and H2 will have a significant positive effect. H1 promotes high quality new homes which fully integrate within, and relate positively to, the immediate locality. Both policies promote optimal densities having regard, inter alia, to the specific site context, which will allow for location sensitive density levels to be determined. Gated development - which can isolate new development and impact on local character, as well as reducing opportunities for crime reduction through increased passive surveillance – is explicitly identified as unsuitable in policy H1. Policy H1 sets out the expectation that new homes should be adaptable over their

Table 1.37: Assessment of policies H1 to H5

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						lifetime and meet a variety of needs, which contributes to the positive long term effect. New positive effects have been identified following review of the IIA as part of the examination for Policy H2 which does not change the overall effect. Policy H2 restricts bedsits on the basis that there is no evidence of need so they are not a priority unit size and the approach sets out priorities for larger unit sizes, in particular 2 bedroom units. Larger unit sizes are more likely to create robust and adaptable dwellings and buildings. There are no effects for policy H3. Policy H4 will have a significant positive long term effect. Delivery of the policy requirements will create inclusive, robust and adaptable buildings that can respond to changes over their life, for example, ensuring minimum space standards and wheelchair accessible/adaptable standards will enable a unit to be occupied by families with young children, and older people. The standards set out in H4 are people- focused to ensure that the needs of individuals and families are at the heart of new housing in the borough. New effects have been identified for Policy H5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy H5 sets out requirements for private amenity space, including accessibility requirements, which is positive and will help create robust and adaptable dwellings and buildings which respond to evolving social needs.

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
2. Ensure efficient use of land, buildings and infrastructure	++	++	+	++	+	Policy H1 will have significant positive effect against the objective to ensure efficient use of land. The policy promotes optimal density levels, in reference to high density housing with specific reference to other Development Plan policies, and specific site context meaning that optimisation will be an active consideration and balancing of competing demands between land uses and considering a sites location. H1 also promotes homes that are designed to be adaptable over their lifetime to meet a range of needs that can arise at various stages of the buildings life. Text updated as part of the review of the IIA during the examination: The policy also sets a principle of restricting inefficient forms of development; student accommodation, large HMO and purpose built private rented sector on the basis of land supply and sustainable use of land. The approach aims to balance competing demands for land use and these forms of housing in most cases would not be sufficiently flexible and adaptable to accommodate evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need.
						Policy H2 will have significant positive effect. It requires development proposals involving new housing to optimise the use of the building/site. This includes consideration of competing demands from other land uses. The policy resists smaller studio and bedsit units, and high concentrations of one-bed units, which will ensure that there is a greater supply of larger residential units which meet a broader range of housing

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						 need and can be more easily adapted to evolving social and economic needs more generally. H2 also prevents housing supply being wasted by ensuring new homes will be occupied; this is a direct measure to ensure that land will actually be used for its permitted purpose, and hence directly leads to the efficient use of land. Policy H3 will have minor positive effect. It provides a strong requirement for the delivery of affordable housing, which ensures that this key priority is appropriately factored in to any judgement on balancing competing development needs. Delivery of affordable housing is one of the key development needs of the area.
						Policy H4 will have significant positive effect. It ensures that where housing is developed, it is high quality which makes the most out of land available. Policy H4 includes a number of design standards which mean that homes are adaptable to meet a range of needs in the long term over their lifetime. These standards link with other plan policies including sustainable design requirements to ensure that development contributes to a broad range of plan priorities and hence meets a broad range of identified needs. It is noted that H4 includes minimum space standards which have an impact on how efficiently land is used and mitigates the impact of potentially low quality small units/person.
						New effects have been identified for Policy H5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy H5 sets out requirements private amenity space provided via gardens, balconies or shared private amenity space, including accessibility requirements, which is positive and will help create flexible and adaptable dwellings and buildings which respond to evolving social needs and which can also help to support green infrastructure.

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	+	0	0	0	0	There are no effects for policies H2 to H5. New effects have been identified for Policy H1 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy H1 promotes optimal density levels, in reference to high density housing with specific reference to other Development Plan policies, and specific site context meaning that optimisation will be an active consideration alongside other aspects such as considering Islington's historic environment is protected. This provides mitigates for potential negative cumulative effects on the historic environment.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	+	+	0	0	Policies H1 and H3 will have a minor positive effect. The core aim of policy H1 is the delivery of mixed and balanced communities which are economically, environmentally and socially resilient. It also seeks new housing development that is fully integrated within, and relates positively to, the immediate locality; this would include consideration of access to services. H1 in particular will support the provision of necessary social infrastructure to support residents, workers and visitors helping meet needs and improve access to essential services in the right locations.
						 Policy H3 requires delivery of affordable housing, but will deliver similar effects as it provides an important component of mixed and balanced communities. Policy H2 will have a minor positive effect. The requirement for new housing to be occupied could help to support local services and facilities, for example through increased custom from new occupiers. H2 requires the optimal use of sites/buildings; when considering what constitutes 'optimal' for a specific proposal, consideration should be given to social

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						infrastructure requirements and the impact on existing social infrastructure. This will help to ensure that the appropriate level of SI is available for the local population. Policies H4 and H5 will have no effect.
5. Ensure that all residents have access to good quality, well-located, affordable housing	++	++	++	++	+	 Polices H4 and H5 will have significant positive effect. It includes delivery of genuinely affordable housing as a key priority, and specifies that such housing must be affordable for those in need. Financial contributions are also sought from the policy. Overall, the policy is likely to significantly increase the supply of AH, both directly and through spending of any financial contributions secured to deliver AH elsewhere in the borough. The policy promotes optimal density levels, size mix which reflects local need, and also references meeting needs of vulnerable older people and gypsies and travellers. Policy H2 will have significant positive effect. The policy seeks a mix of housing sizes informed by evidence of need and population growth; this includes specific size priorities for different affordable housing provision can meet the broadest range of need possible. H2 also seeks the optimum use of sites/buildings, informed in part by housing density. Policy H3 will have significant positive effect. It will increase the delivery of affordable housing through implementation of robust policy and the refusal of applications which do not provide the appropriate level of AH; and through collection of financial contributions which will go toward measures to further increase AH supply. The policy requires that the majority of AH secured is social rent, which reflects housing need established by evidence.

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						Policy H4 will have significant positive effect. It will ensure that all housing is of a high quality through requirement to meet specific design standards, including minimum space standards. Taken together and with other policy requirements of the Local Plan, the standards in H4 will deliver homes that are adaptable to meet the diverse and changing needs of Islington's population over the long term. The policy requires adherence to tenure blind principles to ensure that affordable and market housing is integrated.
						Policy H5 will have a minor positive effect. It will ensure the delivery of private outdoor space which helps improve the quality and diversity of housing and enables occupiers to benefit from outdoor space which addresses their needs, for example the needs of families with children could be met through provision of outdoor space where children can play in a safe environment.
6. Promote social inclusion, equality, diversity and community cohesion	++	+	+	++	+	Policy H1 will have a significant positive effect. The policy aims to improve fairness and integration and tackle social exclusion, through the delivery of mixed and balanced communities which are economically, environmentally and socially resilient. It also seeks new housing development that is fully integrated within, and relates positively to, the immediate locality, and resists gated development. These measures combined are likely to be of significant benefit in terms of creating a fairer, more integrated Islington. The policy seeks to meet needs of general housing and for gypsies and travellers which promotes equity between population groups and those with protected characteristics helping reduce social exclusion.
						the IIA as part of the examination and changed the effects from neutral to minor positive. The policy seeks a mix of housing sizes informed by evidence of need and population growth; this includes

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						 specific size priorities for different affordable tenures. Encouraging a diverse mix ensures that housing provision can meet the broadest range of need possible and reduce equality providing more opportunity and potentially addressing overcrowding issues. Policy H3 will have minor positive effects. Increased delivery of AH could help reduce the negative consequences of relative poverty by reducing the proportion of income spent on accommodation and therefore freeing up a greater proportion of income for other living costs. AH is also an important component in delivering mixed and balanced communities which will improve social cohesion and integration.
						Policy H4 will have a significant positive effect. The requirement for new development to be 'tenure blind' will promote social cohesion and integration. This requirement, and others included in H4 such as requiring certain proportions of wheelchair accessible and adaptable properties, could lead to greater equity between population groups and those with protected characteristics.
						New effects have been identified for Policy H5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy H5 sets out requirements for private amenity space provided via gardens, balconies or shared private amenity space. Ensuring provision of private amenity space is positive and will help support active communities and cohesive communities where shared space is provided.
7. Improve the health and wellbeing of the population and	+	+	+	++	+	Policy H1 will have minor positive effect. The delivery of mixed and balanced communities and high quality housing can have a number of benefits (both direct and indirect) in terms of improving health and wellbeing, e.g. policy explicitly highlights the importance of designing

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
reduce heath inequalities						 the home as a place of retreat which can contribute to wellbeing, improving both physical and mental health . New effects have been identified for Policy H2 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. H2 requires the optimal use of sites/buildings and consideration of social infrastructure (SI) requirements and impact on existing SI. This will help to support existing facilities and ensure that the appropriate level of SI is available for the local population. Policy H3 will have minor positive effect. By providing greater amounts of affordable accommodation, greater amounts of people are less likely to experience financial hardship, which can be a key contributor to poor mental and physical health. By reducing the proportion of income spent on accommodation, this frees up a greater proportion of income for other living costs such as utilities bills, which could reduce fuel poverty. Policy H4 will have significant positive effect. The policy is underpinned by the idea of the home as a place of retreat where people can feel comfortable and safe. Delivery of high quality homes in line with H4 is therefore likely to improve long term health and wellbeing. H4 has specific requirements relating to noise and vibration to ensure that potential impacts are identified and mitigated. The policy also includes detailed measures to promote natural ventilation (and thereby reducing reliance on mechanical ventilation which would increase energy usage); this could assist with reducing fuel poverty. The policy requires development to maximise natural light into rooms with a requirement for direct sunlight to enter main habitable rooms for a reasonable period of the day and a requirement for minimum floor to ceiling heights. Higher ceiling heights create a sense of space

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						 and improve quality of accommodation and also help keep rooms cooler in summer, which help improve peoples' health and wellbeing. Policy H5 will have minor positive effect. It will improve access to outdoor space which improves amenity, can encourage more activity/exercise and can have positive impacts on health and wellbeing. Islington has a lot of sources of noise in close proximity to residential uses, so in principle any space which increases outdoor activity could be detrimental to health; however, the policy allows for alternatives where the level of noise impact would be significant, which would mitigate noise impacts but still deliver private space. Outside space could also be utilised for food growing which could assist with healthier lifestyles.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	+	+	0	0	There are no effects for policies H1, H4 and H5. New effects for Policy H2 have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy H2 considers the interaction with other policy priorities in particular new business floorspace helping ensure sufficient space is provided in the right locations where appropriate. New effects for Policy H3 have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. The provision of affordable housing can help retain labour in Islington which can help key public service areas and lower skilled employment. The significant expense of housing in the borough can act as a significant barrier to employment driving people out of the borough and potentially out of the capital.

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	0	÷	0	0	There are no effects for policies H1 to H5. A new effect has been identified which changes the effects from neutral to minor positive for H3 following review of the IIA as part of the examination process. There are is a minor positive effect for Policy H3 provision of affordable housing. The provision of affordable housing can help retain labour in Islington which can help key public service areas and lower skilled employment. The significant expense of housing in the borough can act as a significant barrier to employment driving people out of the borough and potentially out of the capital this therefore can help reduce the need to travel.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	0	0	+	Reduced effects for Policy H5 have been identified which changes the effects from significant positive to minor positive following review of the IIA as part of the examination process. Provision of private outdoor space will help address the deficiency of open space in the borough and help reduce the pressure on existing spaces. While the policy does not prescribe green private outdoor space, such space could include gardens which could contribute to delivery of green infrastructure. There are no effects for policies H1 to H4.
11. Create, protect and enhance suitable wildlife habitats wherever possible and	0	0	0	0	+	There are no effects for policies H1 to H4. A new effect has been identified which changes the effects from neutral to minor positive for H5 following review of the IIA as part of the examination process. The policy prioritises the integration of biodiversity benefits where roofs are used for amenity purposes.

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
protect species and diversity.						
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	0	+	+	+	There are minor positive effects for policies H1 and H4. Both policies promote high quality housing which is comfortable, improves the quality of life of residents and contributes to improvements in health. What constitutes 'comfortable' is ever changing given the increasing impacts of climate change, but the policies promote the mitigation and adaptation of climate change impacts through design without reliance on technological and/or retrofitted solutions. For example, Policy H4 includes detailed housing standards including measures to reduce impacts of noise and vibration and to promote natural ventilation (and thereby reducing reliance on mechanical ventilation which would increase energy usage). The policy requires development to maximise natural light into rooms with a requirement for direct sunlight to enter main habitable rooms for a reasonable period of the day and a requirement for minimum floor to ceiling heights. Higher ceiling heights help keep rooms cooler in summer reducing need for mechanical ventilation and maximising light reduces period when electrical light is used. New effect has been identified which changes the effects from neutral to minor positive for H3 following review of the IIA as part of the examination process. There are is a minor positive effect for Policy H3 provision of affordable housing. The provision of affordable housing can help retain labour in Islington which can help key public service areas and lower skilled employment. The significant expense of housing in the borough can act as a significant barrier to employment driving people out of the borough and potentially out of the capital this therefore can help reduce the need to travel and contribution to climate change.

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						A new effect has been identified which changes the effects from neutral to minor positive for H5 following review of the IIA as part of the examination process. The policy recognises the need to seek to balance the use of green roofs for amenity purposes with renewable energy equipment which helps development meet their priorities to reduce carbon emissions. There are no effects for policies H2.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	+	0	0	++	0	 Policy H1 will have a minor positive effect. It promotes homes that are designed to be adaptable over their lifetime to meet a range of needs that can arise at various stages of life. Policy H4 will have significant positive effect. The policy requires new homes to consider how recycling and waste arising from occupation of the development will be stored, collected and managed, which could contribute to increased levels of recycling. Policy H4 includes a number of design standards which mean that homes are adaptable to meet a range of needs over their lifetime. This will contribute to the delivery of a circular economy. There are no effects for policies H2, H3 and H5.
14. Maximise protection and enhancement of natural resources	0	0	0	0	0	There are no effects for policies H1 to H5.

IIA Objective	Policy H1: Thriving Commun ities	Policy H2: New and existing conventi onal housing	Policy H3: Genuinel y affordabl e housing	Policy H4: Deliverin g high quality housing	Policy H5: Private outdoor space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
including water, land and air						

Policy H1: Thriving communities

Policy H1 is the strategic policy approach to meeting housing needs so the **Sustainability Appraisal** identified that it will have a particularly significant positive effect against the societal objectives contained in the Sustainability Framework. The aim of policy is to improve fairness and integration and tackle social exclusion through the delivery of mixed and balanced communities which are economically, environmentally and socially resilient. High quality new homes which fully integrate within, and relate positively to, the immediate locality and promotes optimal density levels are required and policy promotes high quality housing which is comfortable, improves the quality of life of residents and contributes to improvements in health. Delivery of genuinely affordable housing is a key priority which addresses inequality. The policy promotes optimal densities in regard to the specific site context, which will allow for location sensitive density levels to be determined. The policy promotes high density housing, an efficient use of land but considers this alongside other policy aspects such as Islington's historic environment. At the same time the policy also has another positive effect on efficient use of land as it resists inefficient forms of development such as student accommodation and large HMO on the basis of land supply and sustainable use of land.

Policy H2: New and existing conventional housing

Policy H2 is focused on housing delivery; quantity of units, new build, protection of existing, conversion of and unit size mix. The **Sustainability Appraisal** of Policy H2 will have significant positive effects against the efficient use of land objective through providing a mix of housing sizes informed by evidence of need and optimising housing and the use of a building/site. The policy resists smaller studio and bedsit units, and high concentrations of one-bed units, which will ensure that there is a greater supply of larger residential units which meet a broader range of housing need and can be more easily adapted to evolving social and economic needs more generally. Policy H2 also has a positive effect against the objective for liveable neighbourhoods as it seeks the consideration of social infrastructure requirements and impact on existing social infrastructure. H2 also prevents housing supply being wasted by ensuring new homes will be occupied. This aspect of the policy has an alternative policy approach, considered below.

Policy H3: Genuinely affordable housing

The **Sustainability Appraisal** of Policy H3 considered it would have a significant positive effect against the objectives to; deliver mixed and balanced communities; balancing competing land use needs; and helping reduce poverty. Setting a robust requirement for the delivery of as much genuinely affordable housing as possible from every site and requiring the majority of provision at social rent level will increase the amount of affordable housing delivered which helps reduce living costs and addressing inequality. Other benefits identified included in particular health benefits and also positive effects on the economy as affordable housing can help retain labour in Islington which can help key public service areas and lower skilled employment.

Policy H4: Delivering high quality housing

Policy H4 sets out how high quality housing will be delivered in the borough. The **Sustainability Appraisal** results demonstrate the policy will have a significant positive effect against the objectives by creating inclusive, robust and adaptable buildings that can respond to changes over their life, helping meet the needs of individuals and families whilst making the most out of land available. The policy applies tenure blind principles which will promote social cohesion and integration and require a proportion of wheelchair accessible and adaptable properties, and could lead to greater equity between population groups and those with protected characteristics.

Policy H5: Private outdoor space

Policy H5 is considered to have a minor positive effect by the **Sustainability Appraisal** as it has positive effects against the objective to improve diversity of housing, improves amenity and has positive impacts against the objective for health and wellbeing. The delivery of private outdoor space will enable occupiers to benefit from outdoor space helping address needs, for example the needs of families with children could be met through provision of outdoor space where children can play in a safe environment and helps create robust and adaptable dwellings which respond to evolving social needs. The policy is flexible as it allows for alternatives where the level of noise experienced by private outdoor space would exceed relevant standards. A minor change to policy between Regulation 18 and Regulation 19 which removed regard to be had to adverse noise impacts on adjacent land is not considered to have an effect as it is covered by existing policy DH5 which deals with noise impacts.

Assessment of policies H6 to H12

The following housing policies have been assessed in the same Sustainability Appraisal table:

- Policy H6: Purpose built Student Accommodation Policy H6 restricts new development to allocated site and redevelopment and/or intensification of existing purpose-built student accommodation and ensures a high standard of amenity for future occupiers.
- Policy H7: Meeting the needs of vulnerable older people Policy H7 sets out policy to meet the need for accommodation for older people and provides related design quality.
- Policy H8: Self-build and Custom Housebuilding Policy H8 sets out the need for and requirements that proposals including Selfbuild and Custom build unit(s) must meet.
- Policy H9: Supported Housing Policy H9 defines the wide range of supported housing types including permanent, long term and shorter term accommodation which meets temporary need. The policy states when the Council will support and resist supported housing.
- Policy H10: Houses in Multiple Occupation (HMOs) Policy H10 focuses on when HMOs will be protected and supported as well as requirements for their size and quality and generally resists large-scale HMO
- Policy H11: Purpose Built Private Rented sector development Policy H11 resists purpose built Private Rented Sector (PRS) development and sets out requirements if it is to be built.
- Policy H12: Gypsy and Traveller accommodation Policy H12 identifies how the need for Gypsy and Traveller accommodation will be met and the requirements of these sites.

 Table 1.38: Assessment of policies H6 to H12

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environmen t	0	0	+	0	0	-	0	There are no effects for policy H12. Whilst some of the policies require a high quality design response in terms of internal design for the occupants the objective seeks consideration of the response of a proposal to the policy in the wider context. New effects have been identified which improve the effects for H6 and H10 following review of the IIA as part of the examination process. The policies will have minor positive effects through the requirement for site management plans which will help to manage potential for anti- social behaviour such as noise affects helping contribute to a safer environment. New effects have been identified which improve the effects for neutral to minor positive for H7 following review of the IIA as part of the examination process. The policy will have minor positive effects as it expects the suitability of a site for older persons accommodation to consider the context of the surrounding neighbourhood and the development of other priority land uses and creation of mixed and balanced communities.

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
								New effects have been identified which changes the effects from neutral to minor positive for H8. The policy promotes the most efficient use of land and optimal densities having regard to the specific site context thereby helping to promote location. New effects have been identified which changes the effects from neutral to minor negative for H6, H7, H10 and H11 following review of the IIA as part of the examination process. These uses in most cases would not deliver sufficiently flexible and adaptable buildings for evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need. Large-scale HMOs and student accommodation in particular tend to be small in terms of space, which in most cases is not sustainable in terms of the ability to meet a range of needs, e.g. families, in the future. Overall considering the above minor negative effects for H6 and H10 around flexible and adaptable buildings together with the minor positive effects for site management plans is considered to have an overall neutral effect for these policies. A similar balance and overall

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
								neutral effect is considered to apply for policy H7 too.
2. Ensure efficient use of land, buildings and infrastructu re	-	0	+	0	-	-	0	There is a minor negative effect for the policies H6, H7, H10 and H11. The land uses would not be sufficiently flexible and adaptable in most cases to accommodate evolving social and economic needs, compared to conventional housing which meets the broadest spectrum of housing need. There is no evidence to suggest that any of these forms of accommodation can provide the same level of flexibility and adaptability as conventional housing in meeting housing need over the short, medium and long term as conventional housing development can. Policy H11 would reduce the ability of development to meet wider development needs through likelihood of delivering less affordable housing. Providing these forms of accommodation would therefore not optimise the use of land. Policy H9 and H12 have no effects. New effects have been identified which have a minor positive for H7 following review of the IIA as part of the examination process. There is a positive effect from policy H7 as it focuses

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
								development of older peoples accommodation in the right locations appropriate to the needs of the occupiers. The policy alternative will have the same positive effect. Overall a neutral effect is considered to apply for policy H7 when taking into account the negative effect from insufficient flexibility and adaptability. New effects have been identified which changes the effects from neutral to minor positive for H8. The policy for self-build housing promotes the most efficient use of land and optimal densities having regard to the specific site context.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environmen t.	0	0	0	0	0	0	0	No effect for the policies H6 to H12.

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
4. Promote liveable neighbourh oods which support good quality accessible services and sustainable lifestyles	+	+	0	+	+	0	0	No effect for the policies H8 and H10 to H12. New effects have been identified which changes the effects from neutral to minor positive for H6 and H10 following review of the IIA as part of the examination process. The policy will have minor positive effects through the requirement for a site management plan which will in part manage potential for noise related anti-social behaviour which can help contribute to a safer environment. In addition the policy makes clear that change of use on a temporary basis to visitor accommodation is not acceptable. New effects have been identified which changes the effects from neutral to minor positive for H7 and H9 following review of the IIA as part of the examination process. The policies will have minor positive effects as they expect sites for older persons accommodation / supported housing to be easily accessible to shops, services and community facilities which helps provide access to and support to existing services.

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well- located, affordable housing	-	0	+	+	-	-	+	There is a minor negative effect for the land uses H6, H10 and H11. They would likely provide less genuinely affordable housing overall than conventional models of housing although it is noted that they expect application of policy H4; in particular, these alternative models can make it more difficult to deliver social rented housing that is effectively integrated within a development. Whilst Policy H6 expects provision of affordable student accommodation, its recognised that this is not meeting affordable housing need so can't be considered to help meet an identified need in the borough. In addition it is unclear whether affordable student accommodation would be likely to meet accommodation needs of Islington students. Therefore effect is considered negative.

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
								does not maximise the quantum of housing provided compared to conventional housing. Large-scale HMOs and student accommodation in particular tend to be small in terms of space, which is not sustainable in terms of the ability to meet a range of needs, e.g. families, in the future and do not represent a diversity of housing sizes. There is a minor positive effect assumed for policies H8 and H9 in that they help to diversify housing types. New effects have been identified which changes the effects from neutral to minor positive for H12 following review of the IIA as part of the examination process. Policy H12 is considered to have a minor positive effect as it seeks to meet needs for gypsy and travellers which will help to meet the diverse and changing needs of Islington.
6. Promote social inclusion, equality, diversity and	+	0	0	++	0	0	+	No effect for policies H8, H10 and H11. New effects have been identified which changes the effects from neutral to minor positive for H6 following review of the IIA as part of the examination process. A minor positive effect is considered as a result of the requirement for bursary contributions towards students leaving

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
community cohesion								 council care and students facing hardship which contributes to reducing inequality. Policy H7 could be conceived to reduce the opportunity to provide market extra care homes but is considered to have no discernible effect on inclusion given the support that older people have for remaining in their own homes and living independently. This is considered in light of the Councils intention to support older people to remain in their own homes and live independently, with the assumption made that the Council will further develop ways and means of enabling this. Therefore it is considered to have no discernible effect. Policy H9 will have a significant positive effect as it protects existing supported housing and supports the provision of new supported housing would have a positive effect on inclusion and social cohesion helping improve peoples' opportunity for independence for those more disadvantaged. There is a minor positive effect for Policy H12 on promoting social inclusion as the Council is seeking to meet needs for gypsies and travellers, through use of its own sites and/or working sub-regionally with the GLA/other boroughs to identify sites.

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
7. Improve the health and wellbeing of the population and reduce heath inequalities	-	+	0	++	-	+	0	No effect for policies H8, and H12. New effects have been identified which changes the effects from neutral to minor positive for Policy H11 following review of the IIA as part of the examination process. The policy expects high quality housing in line with H4 which has various aspects to which is overall likely to improve health and wellbeing. Policy H7 has a minor positive effect. The policy would enable people to stay in their own home which can have positive benefits in terms of mental and physical health. Policy H7 would also have a minor positive effect as care home accommodation has to demonstrate compliance with various design issues including providing access to communal outdoor space. H9 would have a significant positive effect as it aims to improve peoples' opportunity for independence for those more disadvantaged. Policy H6 and H10 are both minor negative as they do not provide the same quality of residential accommodation as conventional housing with no private outdoor space for example undermining the concept of the home as a place of retreat. In addition trends in student accommodation are

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects) seeing studios preferred over communal flats
								reducing the opportunity for social interaction between students.
8. Foster sustainable economic growth and increase employmen t opportunitie s across a range of sectors and business sizes	+	0	0	0	0	0	0	No effect for the policies H7, H8, H9, H10, H11 and H12. New effects have been identified which changes the effects from neutral to minor positive for H6 following review of the IIA as part of the examination process. A minor positive effect is considered as a result of the requirement for bursary contributions towards students leaving council care and students facing hardship which can also contribute towards training support for local people helping to increase their employment opportunities.
9. Minimise the need to travel and create accessible, safe and sustainable connection s and networks by road, public	0	+	0	+	0	0	0	No effect for the policies H6, H8, H10, H11 and H12. There is a minor positive effect for policies H7 and H9 which ensures that proposals have easy access to public transport, shops, services and community facilities.

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
transport, cycling and walking								
10. Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	0	0	0	0	0	0	0	No effect for the policies H6, H7, H8, H9, H10, H11 and H12.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	0	0	0	No effect for the policies H6, H7, H8, H9, H10, H11 and H12.

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	0	0	0	0	0	No effect for the policies H6, H7, H8, H9, H10, H11 and H12.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and	-	-	0	0	-	0	0	No effect for alternative to policies H7, H8, H9, H11 and H12. There is a minor negative effect for policies H6, H7 and H10. Due to their design, student accommodation, older persons accommodation and large-scale HMOs may be less able to respond to changing needs (such as accommodating families), and would therefore require potentially considerable resource to renovate the design to meet such needs.

IIA Objective	Policy H6: Purpose- built Student Accommo dation	Policy H7: Meeting the needs of vulnerable older people	Policy H8: Self-build and Custom Housebuil ding	Policy H9: Support ed Housin g	Policy H10: Houses in Multiple Occupatio n (HMOs)	Policy H11: Purpose Built Private Rented Sector Developmen t	Policy H12: Gypsy and Traveller Accomm odation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
minimises waste								
14. Maximise protection and enhanceme nt of natural resources including water, land and air	0	0	0	0	0	0	0	No effect for the policies H6, H7, H8, H9, H10, H11 and H12.

Policy H6: Purpose built Student Accommodation

Policy H10: Houses in Multiple Occupation (HMOs)

Policy H6 and H10 are considered together because the assessment results in similar overall negative impacts against the framework for these policies as a result of the affect created by the accommodation which the policies are trying to mitigate. There is an overwhelming need to provide housing and affordable housing with limited amount of developable land in the borough, and conventional housing meets the broadest spectrum of need, so any form of housing that detracts from meeting this overwhelming need is going to have a negative impact on use of land in the Sustainability Appraisal. This negative impact against the efficient use of land is extended in the Sustainability Appraisal for the alternatives to both policy H6 and H10. The two policy alternatives would apply the London Plan

policy which would permit more student housing in well-connected accessible locations such as town centres with local services. For large scale HMOs the London Plan is also supportive and considers that this kind of accommodation may have a role in meeting housing needs in London. Note that the Local Plan is supportive of small scale HMO – those considered C4 use class and resists large scale purpose built HMO – those considered sui generis.

The Sustainability Appraisal for policies H6 and H10 considers there is no evidence to suggest that any of these forms of accommodation can provide the same level of flexibility and adaptability as conventional housing in meeting housing need over the short, medium and long term. Large-scale HMOs and student accommodation in particular tend to be small in terms of space, which is not sustainable in terms of the ability to meet a range of needs and does not respond to changing needs over a buildings life. They do not provide the same quality of residential accommodation with no private outdoor space for example undermining the concept of the home as a place of retreat. The assessment also considered the policies would also likely provide less genuinely affordable housing overall in particular, these alternative models can make it more difficult to deliver social rented housing that is effectively integrated within a development. Finally the appraisal considered these forms of accommodation undermined community cohesion through potentially creating a more itinerant community as they are not designed for long term occupation. The assessment identified positive effects through the requirement for site management plans which will help to manage potential for anti-social behaviour such as noise affects helping contribute to objective 1 and helping create a safer environment for both H6 and H10. In addition, H6 has positive effects against the objective for inclusion and economy as a result of the requirement for bursary contributions towards students leaving council care and students facing hardship which contributes to reducing inequality and improving employment opportunities.

Policy H7: Meeting the needs of vulnerable older people

The issue of meeting needs again comes into play with Policy H7 as the approach supports affordable extra care but the policy could be conceived to reduce the opportunity to provide market extra care homes. The policy also is not sustainable in terms of the ability to meet a range of needs and extra care homes are less able to respond to changing needs over a buildings life. The policy is considered to have minor positive effects as it expects the suitability of a site for older persons accommodation to consider the context of the surrounding neighbourhood, access to shops and services and the development of other priority land uses and creation of mixed and balanced communities. However the policy approach is clear that where there is evidence of local unmet need in the social sector then it would be possible to provide a care home or extra care home so the Sustainability Appraisal considers that it will have no discernible effect against the inclusion objective. This is also considered in light of the Councils intention to support older people to remain in their own homes and live independently, with the assumption made that the Council will further develop ways and means of enabling this - the assessment considers this will have a minor positive effect on mental and physical health. Policy H7 also has positive impact through good quality care and extra care accommodation through compliance with various design issues including providing access to communal outdoor space, and easy access to public transport, shops, services and community facilities.

Policy H8: Self-build and Custom Housebuilding

Policy H8 creates minor positive effect when assessed, and there is little actual evidence of interest in self build in the borough. The policy is considered by the Sustainability Appraisal to be positive given that self-build housing would be built in accordance with policies H3 and H4 – providing high quality and delivery of affordable housing and the policy also responds to the objective to ensure efficient use of land by referencing use of optimal densities with regard to the specific site context. A possible alternative would be no policy but this would be an unreasonable alternative given the need to consider the self-build duty, so it has not been assessed. Legislation has been introduced to support self-build and custom build with the Council required to have regard to the self-build register when undertaking planning.

Policy H9: Supported Housing

Policy H9 is considered by the Sustainability Appraisal to have a significant positive effect against the sustainability appraisal objective for social cohesion as it protects existing supported housing and supports the provision of new supported housing in suitable locations in terms of sevices. This would have a positive effect on inclusion and social cohesion helping improve peoples' opportunity for independence in particular for those more disadvantaged.

Policy H11: Purpose Built Private Rented Sector development

The Sustainability Appraisal considers that the negative impact of Policy H11 is the inability of the policy to entirely restrict purpose built private rented sector housing with the consequence that less genuinely affordable housing is provided overall than if conventional housing were to be built. Providing these forms of accommodation would therefore not optimise the use of land and have a negative effect against the objective to make best use of land. In particular, these alternative models can make it more difficult to deliver social rented housing that is effectively integrated within a development. In addition promoters of this type of development often claim to have 'distinct economics' due to the fact that homes are rented not sold, which in turn is used as an argument for a more flexible approach to policy requirements including provision of affordable housing. Apart from the issue of land use and efficient use of land and provision of affordable housing there are no other significant effects considered against the sustainability objectives.

Policy H12: Gypsy and Traveller Accommodation

Policy H12 is considered positive by the Sustainability Appraisal as it promotes social inclusion with the Council seeking to meet the defined needs of gypsies and travellers as set out in the Gypsy and Traveller Needs Assessment and will consider finding suitable land either through the Councils ongoing house building programme and/or through a potential review of the Site Allocations document, and/or working sub-regionally with the GLA and other boroughs.

Social and community infrastructure

The following social and community infrastructure policies have been considered in the same sustainability appraisal table:

- Policy SC1: Social and Community Infrastructure Policy SC1 focuses on protecting, supporting, assessing and meeting needs for social and community infrastructure.
- Policy SC2: Play space Policy SC2 seeks to protect existing play space and ensure playspace is provided in all major developments and playable public space is provided in all development.
- Policy SC3: Health Impact Assessment sets out when Health Impact Assessments will be required.
- Policy SC4: Promoting Social Value Policy SC4 encourages development to maximise social value and sets requirement for major development proposals to undertake a Social Value self-assessment.

IIA Objective	SC1: Social and Community Infrastructure	SC2: Play space	SC3: Health Impact Assessment	SC4: Promoting Social Value	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	+	0	0	Policy SC1 will have a significant positive effect as it will ensure that new social and community infrastructure is built in an accessible location which is convenient to the users and also that the design is inclusive, accessible, flexible and sustainable. In particular reference is made to ensuring that the design responds to the needs of the users of the social and community infrastructure. Policy SC2 will ensure play space is provided in all major developments and playable public space is provided in all development which will make development more sustainable. This will have a positive effect helping create high quality development which provides families with convenient access encouraging healthy and active lifestyles for children. There is no effect for policy SC3. While the policy does potentially apply to all major and health related applications through a screening assessment there are no explicit requirements attached to the policy. As such, it cannot be said to have any effect for the purposes of this assessment.

Table 1.39: Assessment of policies SC1 to SC4

					There is no effect for policy SC4. While the policy does encourage all development to maximise social value and, for certain development, set out exactly what social value is added by the development, there are no explicit requirements attached to the policy. As such, it cannot be said to have any effect for the purposes of this assessment, although it is noted that the policy could deliver additional social value benefits by encouraging developers to consider at the outset whether the planned development can be approached in a different way which could add additional social value.
2. Ensure efficient use of land, buildings and infrastructure	++	+	0	0	 Policy SC1 will have a significant positive effect on the efficient use of land, buildings and infrastructure. The policy provides the opportunity to redevelop social and community infrastructure sites where justified through meeting tests of market demand and community need thereby ensuring genuinely redundant land and buildings are released for alternative uses. The policy identifies estates rationalisation of recognised public sector bodies as an exception to marketing demand although ensuring community needs are considered remains. Policy SC2 will have a minor positive effect. It requires new playspace to be provided in line with best practice standards, helping to provide the necessary infrastructure to support development. There is no effect for policy SC3. See assessment against objective 1.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	0	0	No effect for policy SC1. Although various social infrastructure are identified heritage assets for example Finsbury Health Centre is a Grade 1 listed building, and was the first healthcare centre of its kind, policy SC1 does not explicitly protect heritage; this is covered by other plan policies. No effect for policy SC2. There is no effect for policy SC3. See assessment against objective 1. There is no effect for policy SC4. See assessment against objective 1.
4. Promote liveable neighbourhoods which support good	++	++	0	0	Policy SC1 will have a significant positive effect as it will ensure that both new social and community infrastructure are built in accessible locations convenient to users and it will protect existing social and community facilities

quality accessible services and sustainable lifestyles					 where there is a need both from market demand and community need. This should mean that the range of community facilities necessary for the community are protected. Policy SC2 will have a significant positive effect. It will ensure play space is both maintained through protecting existing play space and new play space is provided in all major developments. There is no effect for policy SC3. See assessment against objective 1. There is no effect for policy SC4. See assessment against objective 1.
5. Ensure that all residents have access to good quality, well-located, affordable housing	0	0	0	0	No effect for policies SC1 and SC2. There is no effect for policy SC3. See assessment against objective 1. There is no effect for policy SC4. See assessment against objective 1.
6. Promote social inclusion, equality, diversity and community cohesion	+	+	0	0	 Policies SC1 and SC2 will have a minor positive effect. Social infrastructure and play space can contribute to social cohesion and integration by providing buildings and spaces where different groups of people can come together. There is no effect for policy SC3. See assessment against objective 1. There is no effect for policy SC4. See assessment against objective 1.
7. Improve the health and wellbeing of the population and reduce heath inequalities	++	++	0	0	 Policy SC1 will have significant positive effects as it will seek to protect existing social and community infrastructure, and ensure new facilities are built to be accessible and inclusive. Where policy identifies estates rationalisation for recognised public sector bodies the proposals will be required to evidence community needs through a community impact assessment which will help ensure that health needs are met in the borough. Policy SC2 will have significant positive effects as it will seek to ensure there are sufficient play facilities and play space provided as part of new development and where proposals would result in a loss of play space, replacement provision is required. The adventure playgrounds in the borough will be protected.

					There is no effect for policy SC4. See assessment against objective 1.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	0	0	0	The effects have been updated for Policy SC1 following review of the IIA as part of the examination and changed the effects from minor positive to neutral. There may be indirect economic benefits of various social and community infrastructure which may help to maintain and improve the range of employment opportunities for people but these positive effects are considered to be uncertain and dependent on individual proposals coming forward. Community centres and third sector spaces provide a wide range of support to help people gain experience and achieve skills to help improve employment prospects.
					Policy SC2 will have no effect. There is no effect for policy SC3. See assessment against objective 1. There is no effect for policy SC4. See assessment against objective 1.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	0	0	0	 Policy SC1 will have minor positive effects as it will seek to protect existing social and community infrastructure, and ensure new facilities are built to be accessible and inclusive. This should help reduce the need for people to travel further afield to access social and community infrastructure. Policy SC2 will have no effect. There is no effect for policy SC3. See assessment against objective 1.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	0	+	0	0	Policy SC1 will have no effect. Policy SC2 will have a minor positive effect as it aims to both protect existing play spaces and adventure playgrounds and also provide additional play space where required. Developments are required to provide playable public space in addition to any formal play space provision which connects to formal play provision and open spaces. This will help enhance and improve quality of open spaces for purposes of play as well as connections to them. There is no effect for policy SC3. See assessment against objective 1.

					There is no effect for policy SC4. See assessment against objective 1.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	No effect for policies SC1 and SC2. There is no effect for policy SC3. See assessment against objective 1. There is no effect for policy SC4. See assessment against objective 1.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	0	0	No effect for policies SC1 and SC2. There is no effect for policy SC3. See assessment against objective 1. There is no effect for policy SC4. See assessment against objective 1.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	0	0	No effect for policies SC1 and SC2. There is no effect for policy SC3. See assessment against objective 1. There is no effect for policy SC4. See assessment against objective 1.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	0	0	No effect for policies SC1 and SC2. There is no effect for policy SC3. See assessment against objective 1. There is no effect for policy SC4. See assessment against objective 1.

Policy SC1: Social and community infrastructure

The **Sustainability Appraisal** considered Policy SC1 will have a significant positive effect as it will ensure that new social and community infrastructure facilities are built in accessible locations convenient to users as well as protecting existing social and community facilities. The policy approach will also allow redevelopment where it is justified through an assessment of both community need and market demand. This should mean that the range of community facilities necessary to meet community need are protected but will ensure efficient use of land where they are genuinely redundant. The policy recognises that certain public sector users wish to rationalise their estate, although evidence that community need is still being met will be retained through provision of a 'Community Impact Assessment'. The assessment recognised there may be indirect economic benefits of various social and community infrastructure which may help to maintain and improve the range of employment opportunities for people but these positive effects are considered to be uncertain and dependent on individual proposals coming forward.

New social and community infrastructure will be built in accessible locations which are convenient to their intended users and the design is required to be inclusive, accessible, flexible and sustainable. Particular reference is made to ensuring that design responds to the needs of users of social and community infrastructure. For these factors in particular the **EqIA** considered social and community policies are entirely positive for all groups with protected characteristics.

Policy SC2: Play space

Policy SC2 will ensure play space is provided in all major developments and playable public space is provided in all development. This will have a positive effect against the sustainability objectives for the built environment and health and wellbeing, helping to create high quality development which provides families with convenient access to play and encouraging healthy and active lifestyles for children. Provision of play space also helps social cohesion and integration by providing buildings and spaces where different groups of people can come together. Where proposals would result in a loss of play space, replacement provision to meet the needs of the local population is required

Policy SC3: Health Impact Assessment

There is no effect for policy SC3. While the policy does potentially apply to all major and health related applications through a screening assessment there are no explicit requirements attached to the policy. As such, it cannot be said to have any effect for the purposes of this assessment.

Policy SC4: Promoting Social Value

Policy SC4 has no effect against delivery of the **Sustainability Appraisal** objectives. While the policy does encourage all development to maximise social value and, for certain development, set out exactly what social value is added by the development, there are no explicit requirements attached to the policy. As such, it cannot be said to have any effect for the purposes of this assessment, although it is noted that

the policy could deliver additional social value benefits by encouraging developers to consider at the outset whether the planned development can be approached in a different way which could add additional social value.

Inclusive economy: Business floorspace

The following business related policies have been considered in the same Sustainability Appraisal table:

- B1: Delivering business floorspace Policy B1 sets out the strategic approach to meeting employment needs in the borough and the aim to achieve an inclusive economy and identifies the most appropriate locations for new business.
- B2: New business floorspace Policy B2 provides detail on the locational and design requirements for the different types of new business floorspace.
- B3: Existing business floorspace Policy B3 sets out the approach to protecting existing business floorspace.
- B4: Affordable workspace Policy B4 sets out the requirements for the provision of affordable workspace.
- B5: Jobs and training opportunities Policy B5 sets out the requirements for providing jobs and training opportunities from new development especially new business floorspace.

IIA Objective	B1: Delive ring busin ess floors pace	B2: New busin ess floors pace	B3: Existin g busine ss floorsp ace	B4: Afforda ble worksp ace	B5: Jobs and training opportu nities	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	+	0	+	+	Policies B1 and B2 will have minor positive effect by encouraging development which primarily supports the existing economic function of an area. It will reinforce the economic sustainability of an area and may see design which complements the existing character of an area. For example, Grade A offices in the Central Activities Zone; co-working space in Priority Employment Locations. The policies require incorporation of inclusive design features and also ensure safety and inclusivity as part of the design process.
						Policy B3 has no effect Policy B4 will have a minor positive effect requiring affordable workspace to be of a high standard of amenity for occupiers.

Table 1.40: Assessment of policies B1 to B5

						New effects have been identified for Policy B5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy B5 requires the creation of employment and training opportunities for Islington residents and financial contributions which help tackle worklessness in the borough. Participation in education and training provides young disadvantaged residents the opportunity to gain qualifications which make a difference to future life chances and can help tackle problems of anti-social behaviour. Therefore, the policy promotes inclusive communities, which lead to safer build environments.
2. Ensure efficient use of land, buildings and infrastructure	++	++	+	+	0	Policies B1 and B2 will have significant positive effects as they require maximisation of new business floorspace for a range of types of space to support the primary function of an area of existing relevant economic activity, for example, Grade A offices in the Central Activities Zone; co-working space in Priority Employment Locations. Policy B2 will optimise use of land through requiring the maximisation of business floorspace and development of business space will be designed to be flexible to meet a variety of business needs.
						Policy B3 will have a minor positive effect. It protects existing business floorspace including older / secondary business stock which is generally more affordable / suitable for occupation by SMEs and will help to meet the needs of local businesses and also help maintain a balance of employment land across the borough meeting a range of business needs.
						Policy B4 will have a minor positive effect. It will ensure provision of affordable workspace to meet the needs of local businesses. The policy specifies the types of space and locations where affordable workspace is required.
3. Conserve and enhance the significance	0	0	0	0	0	Policy B5 has no effectNew text has been added following review of the IIA as part of the examination process. It could be considered that some of the maximisation of employment space and intensification supported by policy B1 and B2 might have a minor negative impact on the significance of heritage assets and their settings, and

of heritage assets and their settings, and the wider historic and cultural environment.						the wider historic environment depending on implementation. This could happen if development has negative impacts in terms of massing, scale, visual impacts. However this is counterbalanced by other local plan policies such as PLAN1 and DH1, DH2 and DH3 and to an extent SP3 which favours refurbishment projects. The impact is therefore considered to be neutral. There are no effects for policies B3 to B5
4. Promote liveable neighbourho ods which support good quality accessible services and sustainable lifestyles	+	+	+	+	0	 Policies B1 and B2 will direct new employment floorspace to the CAZ and town centres with a range of units in terms of size and type expected which will help support diversity in town centres and should benefit existing services in these locations. Policy B4 will have similar minor positive effects given its associated with provision of new floorspace in these locations. Policy B3 will have a minor positive effect through protecting existing business floorspace, which will help maintain diversity outside the CAZ and town centres and counter predominantly residential neighbourhoods, promoting economic activity in these locations. Policy B5 will have no effect as this policy is concerned with securing jobs and training opportunities from new development.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	0	0	0	There are no effects for policies B1 to B5. There is potential for a minor negative effect as the policies affect the supply of housing in certain locations across the borough, through prioritising business floorspace. However the assessment considers this to have no effect overall as other policy ensures housing is delivered outside the locations identified which will ensure housing targets are met.
6. Promote social inclusion, equality, diversity and	++	+	+	++	++	Policy B1 has a significant positive effect with the policy aim in line with the Local Plan objective to deliver an inclusive economy which the policy does through delivering policy supporting creation of new business floorspace, protecting existing floorspace and securing affordable workspace and jobs/training opportunities from development.

community cohesion						This should support the economy in Islington and help share success across different sections of society.
						New text has been added following review of the IIA as part of the examination process. Policy B2 The maximisation of new business floorspace will strengthen the local economy. New business floorspace can help to support the diverse needs of the SME sector, provide flexibility for a range of occupiers and help to meet specialist and local employment needs. Encouraging development of employment floorspace will help to meet demand and unlock potential economic growth. This can help to improve employment opportunities and increase the skills of residents. The requirements around the quality of new business floorspace will also support community cohesion, inclusion, equality and diversity by ensuring that new spaces are accessible to everyone.
						Policy B3 The protection of existing business floorspace will likely have a minor positive effect. Maintaining local jobs in Islington can contribute to a more equitable society.
						Policy B4 will have long term positive effects as affordable workspace is provided in the Borough and leased to the Council who will in turn sub-lease the space to an organisation, in return for social value. These organisations will be selected in relation to the extent in which they support local businesses and provide training and education outcomes to remove barriers to employment therefore the policy is directly seeking to address social exclusion and promotes fairness.
						Policy B5 will have a significant positive effect with jobs and training opportunities secured from the development of new business floorspace which will help local people access job and training opportunities from new development. Construction jobs will also be secured meaning that there will be opportunities for local residents to access vocational learning and jobs opportunities.
7. Improve the health and wellbeing of the population and reduce	+	+	+	+	+	New effects have been identified for Policies B1 to B5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. New effects have been identified following review of the IIA as part of the examination process. Policies B1 to B5 support a range of employment spaces that are high quality and will support diverse jobs in different sectors, including SMEs, training opportunities and affordable workspace for local people. The type of employment supported by the policies has the potential to

heath inequalities						protect health and contribute to reduced health inequalities. Employment space in Islington, providing local jobs opportunities can also contribute to healthy, independent lifestyles which can improve health.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	++	++	+	++	++	 Policy B1 has a significant positive effect with the policy aim in line with the Local Plan objective to deliver an inclusive economy which the policy does through supporting creation of new business floorspace, protecting existing floorspace and securing affordable workspace and jobs/training opportunities from development. This should support the economy in Islington and help share success across different sections of society and promote growth and sustain the economy. The policies also support a variety of businesses through ensuring there is a range of business space to meet varying business needs, and focus development in the most appropriate locations. Opportunities for local residents to access employment are widened through the collection contributions towards jobs and training opportunities, including apprenticeships and construction jobs. Policy B2 will have long term positive effects. The development of new business floorspace sustains and improves Islington's economy. New business floorspace will be required to provide a range of units, in terms of size and type, which can support a range of businesses. Space will be directed to certain areas including the Central Activities Zone and existing business clusters, this will allow agglomeration benefits to be felt and will allow businesses to grow and thrive. New business floorspace in the CAZ will contribute towards sustaining the London and national economy. Protecting the industrial function of LSIS in particular has wider benefits serving other economic functions also helps reduce the need for goods and services to travel reducing congestion and air pollution. These areas also offer a range of jobs providing greater employment opportunity. Policy B3 will have a significant positive effect. The protection of existing business floorspace will support Islington's economy and can allow existing business and sectors to continue to grow within the Borough. Protection of existing business floorspace will support of gerowith the B

						proportion of Islington's enterprises and make a significant contribution to the success of the local economy, reinforcing the need to ensure they are able to remain within the Borough.
						New effects have been identified for Policy B3 following review of the IIA as part of the examination and changed the effects from significant positive to minor positive. A potential negative impact of Policy B3 is identified where requirements to market existing business space for 24 months before any net- loss of business space could lead to reduced footfall and further vacancy in neighbouring business floorspace and might be more likely during periods of economic uncertainty. However this potential immediate temporary minor negative impact is offset by the fact that the 24 months period plays a key role in helping protect and sustain business floorspace to support businesses of different types and sizes. In the medium and long term it is likely to have benefits in helping to protect business floorspace for which there is evidenced demand.
						Policy B4 will have a significant positive effect. The development of affordable workspace contributes towards creating a strong and diverse economy. The provision of affordable workspace allows a variety of businesses to locate in the Borough's most unaffordable locations. It can contribute to ensuring a supply of space for different types of businesses, including start up or SMEs, who are usually more sensitive to cost changes. The policy seeks to address social exclusion and promotes fairness. As part of the commissioning process, the Council will maximise the potential for removing barriers to employment, increasing skills for residents and creating opportunities for learning and vocational learning, through apprenticeships.
						Policy B5 will have long term positive effects. Jobs and training opportunities from new business development widen opportunities for local residents and can address worklessness. Training opportunities can address barriers to employment, such as skill levels. Opportunities for vocational learning, in construction for example, could also be increased. Construction jobs will also be secured meaning that there will be opportunities for local residents to access vocational learning and jobs opportunities.
9. Minimise the need to travel and create accessible,	++	++	+	+	+	Policy B1 and B2 will have a significant positive effect. It will direct business development to the most appropriate and accessible locations in the borough, therefore reducing the need to travel by car and encouraging more sustainable transport choices.

safe and sustainable connections and networks by road, public transport, cycling and walking						Policy B3 through protecting existing business floorspace will have a minor positive effect particularly through maintaining diversity outside the CAZ and town centres, helping counter predominantly residential neighbourhoods, and reducing people's journeys to work albeit to less connected locations. New effects have been identified for Policies B4 and B5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policies B4 and B5 benefit from B1-B2 to provide employment opportunities in the borough of local people. This supresses the need to travel and could have a minor positive impact on transport.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	0	0	0	0	0	There are no effects for policies B1 to B5
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	0	There are no effects for policies B1 to B5

12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	+	+	+	+	 Policy B1 and B2 will direct business development to the most appropriate and accessible locations in the borough, therefore reducing the need to travel by car and encouraging more sustainable transport choices thereby reducing effect on climate change. New effects have been identified for Policy B3 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy B3 through protecting existing business floorspace will have a minor positive effect particularly through maintaining diversity outside the CAZ and town centres, helping counter predominantly residential neighbourhoods, and reducing people's journeys to work, which has the potential to reduce transport related emissions and have a minor positive impact on climate change. B3 also has a positive impact on air quality as it protects LSISs which are located strategically in inner London to 'service' the CAZ, which shortens supply chains and the length of vehicular journeys to deliver goods, which has the potential to reduce transport related emissions and have a minor positive impact on climate change. New effects have been identified for Policies B4 and B5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policies B4 and B5 benefit from B1-B2 to provide employment opportunities in the borough of local people. This supresses the need to travel and has a minor positive impact on transport, which can in turn have the potential to reduce transport related emissions and have a minor positive impact on climate change.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a	0	0	0	0	0	There are no effects for policies B1 to B5

circular economy that optimises resource use and minimises waste						
14. Maximise protection and enhancemen t of natural resources including water, land and air	+	+	+	+	+	 New effects have been identified for Policies B1 to B5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy B1 and B2 will have a minor positive effect. It will direct business development to the most appropriate and accessible locations in the borough, therefore reducing the need to travel by car and encouraging more sustainable transport choices, which can in turn improve air quality. It should be acknowledged that B2, which support the intensification of industrial land in the LSIS could have the potential to have a negative impact on air quality, if they lead to an increase in vehicular movements or support activities that lead to an increase in air pollution. However other strategic policies in the Plan such as SP3, S7, T2, T3 and T5, which will ensure new industrial land does not impact natural resources adversely. The impact on the policy is therefore still a minor positive. Policy B3 through protecting existing business floorspace will have a minor positive effect particularly through maintaining diversity outside the CAZ and town centres, helping counter predominantly residential neighbourhoods, and reducing people's journeys to work, which can have a positive impact on air quality. B3 also has a positive impact on air quality as it protects LSISs which are located strategically in inner London to 'service' the CAZ, which shortens

	supply chains and the length of vehicular journeys to deliver goods, and therefore has a positive impact on air quality.
	Policies B4 and B5 benefit from B1-B2 to provide employment opportunities in the borough of local people. This supresses the need to travel and has a minor positive impact on transport, which can in turn have a positive impact on air quality.

B1: Delivering Business Floorspace & B2: New business floorspace

The Sustainability appraisal considered that Policy B1 and policy B2 are in tandem given the similar effects with both creating a significant positive effect against the Sustainability Appraisal objectives. The policy aim is in line with the Local Plan objective to deliver an inclusive economy which the policy does through supporting creation of a variety of new business floorspace, protecting existing floorspace, in particular industrial land through new LSIS designations and securing affordable workspace and jobs/training opportunities from development. This will support the economy in Islington and help share success across different sections of society.

The policies have a significant positive effect against the **sustainability objective for the efficient use of land** and meeting needs as the policies require maximisation of new business floorspace for a range of types of space to support the primary function of an area of existing relevant economic activity. Industrial uses are protected which will help. For example, a large quantum of office space in the Central Activities Zone including Grade A offices; and co-working space in Priority Employment Locations. Policy B2 will optimise use of land through requiring the maximisation of business floorspace and development of business space will be designed to be flexible to meet a variety of business needs and requires incorporation of inclusive design features as part of the design process. Maximisation of employment space could have a minor negative impact on the significance of heritage assets and their settings depending on implementation although this was considered neutral as it is counterbalanced by other local plan policies such as PLAN1 and DH1, DH2 and DH3. Also, to an extent SP3 which favours refurbishment projects. Policies B1 to B5 will help improve health and wellbeing by supporting a range of employment spaces that are high quality and will support diverse jobs in different sectors, including SMEs, training opportunities and affordable workspace for local people.

Policy B2 will help positive effects against the inclusive objective where new business floorspace can help to support the diverse needs of the SME sector, provide flexibility for a range of occupiers and help to meet specialist and local employment needs. Employment space in Islington, providing local jobs opportunities can also contribute to healthy, independent lifestyles which can improve health. Encouraging development of employment floorspace will help to meet demand and unlock potential economic growth. This can help to improve employment opportunities and increase the skills of residents.

Protecting the industrial function of LSIS in particular has wider benefits serving other economic functions in both the local and wider London economy. Protecting the industrial function also helps reduce the need for goods and services to travel reducing congestion and air pollution. The assessment notes that supporting the intensification of industrial land in the LSIS could have the potential to have a negative impact on air quality, if it leads to an increase in vehicular movements or support activities that lead to an increase in air pollution. However other strategic policies in the Plan such as SP3, S7, T2, T3 and T5, will ensure new industrial land does not impact natural resources adversely and the impact of the policy is therefore still a minor positive. In addition directing business development outside LSIS to the most appropriate and accessible locations in the borough, also reduces the need to travel by car and encourages more sustainable transport choices, which can in turn improve air quality. These areas also offer a range of jobs providing greater employment opportunity.

B3: Existing business floorspace

The Sustainability Appraisal considers that Policy B3 has a positive effect overall, principally against the sustainability objective to meet needs and facilitate economic growth. The policy approach protects existing business floorspace which helps to meet the needs of local businesses and also help maintain a balance of employment land across the borough meeting a range of business needs. This will support Islington's economy and allow existing business and sectors to continue to grow within the Borough and will help maintain diversity of employment space outside the CAZ. Protection of existing space can ensure a sufficient supply of secondary business space, which generally meets the needs of local businesses and SMEs. Small and micro businesses make up a large proportion of Islington's enterprises and make a significant contribution to the success of the local economy, reinforcing the need to ensure they are able to remain within the Borough. However the protection of business floorspace is considered to result in a potential negative impact of Policy B3 where requirements to market existing business space for 24 months before any net-loss of business space could lead to reduced footfall and further vacancy in neighbouring business floorspace and might be more likely during periods of economic uncertainty. However this potential immediate temporary minor negative impact is offset by the fact that the 24 months period plays a key role in helping protect and sustain business floorspace to support businesses of different types and sizes. In the medium and long term it is likely to have benefits in helping to protect business floorspace for which there is evidenced demand. Policy B3 is also considered to have a positive effect on reducing contribution to climate change through protecting existing business floorspace which help maintain diversity outside the CAZ and town centres and help counter predominantly residential neighbourhoods, and reduce people's journeys to work which will also have a positive impact on air quality. Protecting LSIS also has a similar effect as they are located strategically in inner London to 'service' the CAZ, which shortens supply chains and the length of vehicular journeys to deliver goods, which has the potential to reduce transport related emissions and have a minor positive impact on climate change.

B4: Affordable workspace

Policy B4 requires provision of affordable workspace which the **Sustainability Appraisal** identifies will have a significant positive effect against the objective addressing social exclusion and promoting fairness. Affordable workspace is space leased to the Council at peppercorn rate and who will in turn sub-lease the space to operators through a commissioning process. These organisations will be selected in relation to the extent in which they support local businesses and provide training and education outcomes to remove barriers to employment. The development of affordable workspace also contributes towards creating a strong and diverse economy, allowing a variety of businesses to

locate across the Borough meeting a range of business needs. Both policies B4 and B5 benefit from B1-B2 to provide employment opportunities in the borough of local people. This supresses the need to travel and has a minor positive impact on transport, which can in turn have a positive impact on air quality.

B5: Jobs and training opportunities

Policy B5 is considered by the **Sustainability Appraisal** to have a significant positive effect against the objective addressing social exclusion and promoting fairness. The Policy secures jobs and training opportunities from development of new business floorspace. Construction jobs will also be secured meaning that there will be opportunities for local residents to access vocational learning and jobs opportunities. The creation of employment and training opportunities for Islington residents and financial contributions which help tackle worklessness in the borough. Participation in education and training provides young disadvantaged residents the opportunity to gain qualifications which make a difference to future life chances and help tackle problems of anti-social behaviour. Therefore, the policy promotes inclusive communities, which can help lead to safer build environments. Both policies B4 and B5 benefit from B1-B2 to provide employment opportunities in the borough of local people. This supresses the need to travel and has a minor positive impact on transport, which can in turn have a positive impact on air quality.

Inclusive Economy: Retail policies

The following retail policies have been considered in the same Sustainability Appraisal table:

- R1: Retail, leisure and services, culture and visitor accommodation Policy R1 sets out the strategic vision for retail, leisure and services, culture and visitor accommodation uses.
- R2: Primary Shopping Areas Policy R2 defines Primary Shopping Areas and seeks to protect and enhance the retail function of Islington's four town centres Primary Shopping Areas.
- R3: Islington's Town Centres Policy R3 sets out the approach to development in town centres, including the retail hierarchy, town centre first approach, ensuring high quality development which ensures accessibility, amenity and sustainability is considered.
- R4: Local Shopping Areas Policy R4 sets out the approach to which seeks to maintain and enhance the retail and service function of LSAs.
- R5: Dispersed retail and leisure uses Policy R5 seeks to protect retail and café/restaurant uses in locations not covered by a retail designation such as town centres and LSAs.

IIA Objective		R2: Primary Shopping Areas		R4: Local Shopping Areas	R5: Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
1. Promote a high quality, inclusive, safe and sustainable built environment	+	+	+	+	+	Text was updated following review of the IIA as part of the examination process. Policies R1 and R2 will have a minor positive effect in terms of directing appropriate retail, services and leisure development to key locations in the borough in line with the retail hierarchy, particularly the core of town centres - the Primary Shopping Areas. This will help to achieve an appropriate balance and mix of uses within a public realm that is most capable of supporting these commercial functions. Policy R1 seeks to actively manage streets within retail areas to balance demand on the public realm, whilst both R1 and R2 promote active frontages which can contribute to a more attractive, functional and sustainable public realm within retail areas. Policy R1 will support and manage a thriving and safe night- time economy. Policy R1 would likely increase the amount of visitor accommodation delivered, which by itself would be a minor negative; visitor accommodation is generally built to a unique specification which does not lend itself to be easily adapted for other uses, hence can be a less sustainable built form. For example, visitor accommodation has smaller room sizes, less or no outdoor private amenity space and reduced accessibility requirements which all contribute to less flexible buildings. This is partially mitigated through the Policy R12 requirement that the development or redevelopment/intensification of visitor accommodation must adhere to inclusive design requirement for 10% of rooms to be wheelchair accessible. Overall, policy R1 and R2 are considered to have a minor positive effect in relation to Objective 1.

						The effects have been updated for Policy R3 following review of the IIA as part of the examination and changed the effects from significant positive to minor positive. The effect of the policy will focus appropriately scaled development in line with the retail hierarchy. This will help to achieve an appropriate balance and mix of uses within a public realm that is capable of supporting these commercial functions – the public realm in the major town centres is generally more expansive. Policy R3 also ensures high quality development, accessibility, amenity and sustainability are considered which can contribute to a more attractive and sustainable public realm. Policies R4 and R5 will have a minor positive effect as they seek to protect LSA's and dispersed shops which helps to protect and enhance the local character of Islington and maintain a retail environment where units provide active frontages and engagement with the street scene providing safety and convenience.
2. Ensure efficient use of land, buildings and infrastructure	++	++	++	+	+	Policies R1 and R2 will have a significant positive effect through optimising the use of developed land which focuses commercial, cultural and civic activity in town centres. Development will be focused in the most appropriate locations through town centres, primary shopping areas (PSAs) and LSAs. Outside a PSA there will be more flexibility and adaptability for non-A1 use which allows town centres to accommodate evolving social and economic needs as shopping behaviours and functions of town centres shift to more leisure and experience based activities. Within the PSA will be a condensed and more focused retail (A1) area. New effects have been identified for policy R2 following review of the IIA as part of the examination process. This includes the two-year vacancy and marketing period for change of use

away from A1 in the PSA potentially limiting a range of main town centre uses establishing here that would benefit from the high PTAL rating and ability for the area to absorb adverse amenity impacts. A short term minor negative effect could potentially arise from a downturn in viability of A1 retailing resulting in an increase of vacant units in the PSA. However, on balance, as the plan period runs until 2036 the need to protect and secure retail in the long term means the benefits of this are considered to outweigh this potential short term negative effect.
Policy R1 could result in more visitor accommodation being permitted, which could reduce the availability of land to meet other development needs, and therefore it could potentially not effectively balance competing demands for land use. There are many identified needs that take priority above visitor accommodation in Islington, principally housing and offices. This is partially mitigated by the prescriptive approach taken in policy R12 which limits hotel development to specific sites or intensification of existing visitor accommodation in town centres and the CAZ. The policy also ensures that intensification of existing hotels has to demonstrate that additional business floorspace is not possible which allows other priorities to take precedent and optimise the use of previously developed land. Overall policy R1 is considered to have a significant positive effect even taking into account the assessment of the visitor accommodation element of the policy.
Policy R3 will have a significant positive effect focusing appropriately scaled development in line with the retail hierarchy but also ensuring high quality development which ensures accessibility, amenity and sustainability are considered.
Policy R4 will have a minor positive effect through protecting existing retail and service function of uses in LSAs helping ensure needs are met. New effects have been identified following review of the IIA as part of the examination process. There may be a minor short term temporary

						 negative effect for LSAs where the change of use from A1 to other appropriate main town centre requires marketing and vacancy evidence which could potentially negatively impact on LSAs However, the 6 month marketing period is deliberately short enough to not facilitate an unduly long period of vacancy, whilst also helping to facilitate the protection and ongoing use of viable retail premises in the medium to long term to support the vitality and function of LSAs. Policy R5 will have a minor positive effect by protecting dispersed A1 and A3 premises which are often located in amongst residential areas and can provide an important local service.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	+	0	0	No effect for policies R1, R2, R4, and R5. Policy R3 will have a minor positive effect in that Part F(iii) requires historic shopfronts to be retained therefore, preserving the historical environment that adds to the cultural environment of the borough.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++	++	++	++	++	Policies R1, R2 and R3 will have significant positive effects on enabling town centres and LSAs to continue to serve the needs and wellbeing of the local residents across different retail catchment areas by striking the right balance of retail, leisure and business uses. The PSA approach improves access and legibility to essential services through concentrating A1 uses in the core of the town centre which enjoy the best transport links. The increased flexibility of uses in the rest of the town centre will support the expansion of cultural provision and encourage a vibrant environment for residents and visitors alike. Policy R1 will support and manage a thriving and safe cultural and night time economy, directing appropriate cultural and NTE development to town centres and CAZ locations and cultural

						 quarter's and ensuring appropriate design which is safer and more inclusive. The agent of change principle is highlighted and applies in town centres and allows for vibrant town centre uses that attract visitors to be maintained. R1 could also have a positive effect by facilitating an increase in the number of visitors which could add to the vibrancy of an area and contribute to economic improvement; this would depend on the focus of the visitor accommodation (business or leisure visitors) as each group has different impacts. Leisure visitors especially could support the expansion and enhancement of cultural provision. Conversely, the visitor accommodation element of the policy could have negative effects, as it could also dilute the land available for meeting greater priority development needs, which could reduce access to essential services. However, on balance the restriction of visitor accommodation to specific sites would not cumulatively obstruct the meeting of other development priorities. Policy R4 will have a significant positive effect, enabling LSAs to continue to serve the needs of local residents across local retail catchment areas. Policy R5 will have a significant positive effect through ensuring that assential dispersed convenience and caté services are
						that essential dispersed convenience and café services are protected. These facilities are often the closest facilities to where people live so enabling their protection as a local neighbourhood service is particularly beneficial.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	0	0	0	No overall effect for policies R1 to R5. There is potential for a minor negative effect as the policies affect the supply of housing in certain locations across the borough. Policies R2 and R3 may have a minor negative effect on access to housing because of the more restrictive approach in these locations. However, the assessment considers this to have no effect overall as other policies ensure housing is delivered outside the retail designations identified which will ensure housing targets are

						met. The protection of retail, services and leisure uses across town centres, LSAs and dispersed locations is vital for new housing to have access to these amenities. The policies set out circumstances where residential would be suitable in town centres and LSAs.
6. Promote social inclusion, equality, diversity and community cohesion	+	0	0	0	0	Minor positive effect for policies R1 to R5. New effects have been identified for Policy R1 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The protection and enhancement of the retail hierarchy as set out in policy R1 could have a minor positive effect by ensuring main town centre uses remain accessible and abundant which in turn help foster community cohesion. Retail and cultural uses can act as informal spaces for communities to meet and strengthen local connections as well as selling a range of goods for the diverse population of Islington.
7. Improve the health and wellbeing of the population and reduce heath inequalities	+	+	+	+	+	New effects have been identified for Policies R1-R4 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policies R1-R4 will provide a framework to support facilities which can meet the needs of communities and the benefits this can provide e.g. health, recreation and leisure. The policies also provide a framework for taking into account cumulative impacts to provide against the proliferation of activities which can have/or have the potential to have negative health impacts. Policy R3 part F in particular is clear that proposals must provide a good level of amenity for residents and businesses and ensure that adverse impacts from noise, odour, fumes, anti-social behaviour and other potential harms are fully mitigated.

						service is particularly relevant and considered to have a positive effect against this objective.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	++	++	++	+	+	 Policies R1, R2, and R3 will have a significant positive effect. The policies aim to strike the right balance between retail, leisure and business uses to enable response to changing retail patterns. Town centre uses are key drivers in the local and London economy and also provide important local services. Town centres, LSAs and edge of centre locations are all promoted for varying degrees of flexibility of use based on their function and appropriateness for certain types of development. Town Centres provide the employment opportunities outside the CAZ and help provide job opportunities for local residents. An enhanced cultural NTE role will increase employment opportunities and contribute to the local people, albeit lowerskilled jobs at a relatively low employment density. Visitor accommodation, particularly for local people, albeit lowerskilled jobs at a relatively low employment density. Visitor accommodation can play a supporting role to other more economically important uses such as offices; this provides a more indirect economic benefit. Visitor accommodation may not be compatible with a range of other uses which may limit its ability to support a range of local business. New effects have been identified following review of the IIA as part of the examination process. This includes the two year vacancy and marketing period for change of use away from A1 in the PSA potentially limiting a range of main town centre uses establishing here that would benefit from the high PTAL rating and ability for the area to absorb adverse amenity impacts. A short term minor negative economic effect could arise from a downturn in viability of A1 retailing resulting in a proliferation of vacant units in the PSA. However, on balance, as the plan period runs until 2036 the need to protect and secure retail in the long term outweighs this potential short term negative effect.
						as they are both aiming to strike the right balance between

						retail, leisure and business uses to enable response to changing retail patterns. Local centres are drivers in the local economy and ensuring space is protected will help meet the needs of small businesses.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	+	+	+	+	No effect for policies R1 to R5. New effects have been identified for Policies R1-R5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. A positive effect of enhancing and protecting the retail hierarchy is that retail and leisure development will be directed to town centres that enjoy the best transport connections. Additionally, protection of retail in LSAs ensures access to essential goods and services for local residents is retained, reducing the need for private vehicular and public transport to access these goods. Minor positive impacts have therefore been identified for policies R1-R4. Providing access to dispersed shops close to where people live can also help to reduce the need for vehicular travel, a minor positive is also identified for policy R5.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	0	0	0	No effect for policies R1 to R5.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	0	No effect for policies R1 to R5.

12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	0	0	0	No effect for policies R1 to R5.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste		0	0	0	0	No effect for policies R1 to R5.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	0	0	0	No effect for policies R1 to R5.

R1: Retail, leisure and services, culture and visitor accommodation

The Sustainability Appraisal considers Policy R1 will have significant positive effects against meeting needs and wellbeing of local residents through enabling town centres and LSAs to continue to serve the local residents across different retail catchment areas by striking the right balance of retail, leisure, culture and business uses to enable response to changing retail patterns. This provides a framework filtering through policies R1-R4 that meets the needs of residents benefiting health and ability to enjoy recreational activities. This is also positive for the wider economy with town centre uses key drivers in both the local service provision and the London economy. In addition the enhanced cultural

NTE role will increase employment opportunities and contribute to the local economy focusing commercial, cultural and civic activity in town centres. The Sustainability Appraisal considers that Policy R1 will have a significant positive effect on the framework objective to optimise the use of developed land by focusing commercial, cultural and civic activity in town centres helping to balance land use needs through protection of existing venues and directing new venues to these locations. These locations are already the focus for cultural and night-time economy (NTE) uses and are appropriate given the commercial character which can better absorb the potential impacts.

Policy R1 could also could have a positive effect by facilitating an increase in the number of visitors which could add to the vibrancy of an area and contribute to economic improvement; this would depend on the focus of the visitor accommodation (business or leisure visitors) as each group has different impacts. Leisure visitors especially could support the expansion and enhancement of cultural provision.

Conversely, the visitor accommodation element of the policy could have negative effects, as it could also dilute the land available for meeting more priority development needs, which could reduce access to essential services. Therefore policy R1 could result in more visitor accommodation being permitted, which could reduce the availability of land to meet other more pressing development needs, and therefore it could potentially not effectively balance competing demands for land use. There are many identified needs that take priority above visitor accommodation in Islington, principally housing and offices. This is partially mitigated by the prescriptive approach taken in policy R12 which limits hotel development to specific sites or intensification of existing visitor accommodation in town centres and the CAZ. Overall policy R1 is considered to have a significant positive effect even taking into account the assessment of the visitor accommodation element of the policy.

R2: Primary Shopping Areas

The Primary Shopping Area (PSA) approach is considered by the assessment to improve access and legibility to essential services through concentrating A1 uses in the core of the town centre which also enjoys the best transport links therefore supporting reduced numbers of journeys. The increased flexibility of uses in the secondary shopping area is considered by the Sustainability Appraisal to support the expansion of other TC uses helping encourage a vibrant environment for residents and visitors alike which allows town centres to accommodate evolving social and economic needs. This helps town centres respond to changing shopping behaviours as functions of town centres shift to more leisure and experience based activities. Minor negative effects of Policy R2 on housing supply could be argued to exist from a restrictive approach, however, this is considered to be neutralised by other policies that sufficiently address housing supply and sites. In addition, a viable and vibrant PSA benefits the access to goods of all existing and future residents. A two year vacancy and marketing period for change of use away from A1 in the PSA if below the strategic thresholds potentially limit a range of main town centre uses establishing here that would benefit from the high PTAL rating and ability for the area to absorb adverse amenity impacts. A short term minor negative economic effect could arise from a downturn in viability of A1 retailing resulting in a proliferation of vacant units in the PSA. However, on balance, as the plan period runs until 2036 the need to protect and secure retail in the long term outweighs this potential short term negative effect.

R3: Islington's Town Centres

The Sustainability Appraisal considered the approach to have a significant positive effect focusing appropriately scaled development in line with the retail hierarchy which benefits from a public realm well suited to support commercial uses, but also ensuring high quality development which ensures accessibility, amenity and sustainability considered. Restricting residential uses at ground floor in town centres could be perceived to be a negative effect on housing supply but this is considered on balance to not be a negative when the protection of ground floor units provides access to goods and services for existing and future residents of the borough. The protection of historic shopfronts also ensures Islington's heritage can continue to contribute to its character and appeal. Policy R3 promotes a range of main town centre uses that benefit from a flexible approach to their change of use, providing significant areas of land to respond to changes to economic circumstances and the functions of town centres to more leisure based activities.

R4: Local Shopping Areas

The Sustainability Appraisal identifies a significant positive effect against the framework objective relating to needs and wellbeing of the local residents across local retail catchment areas by striking the right balance of retail, leisure and business uses. Local centres are drivers in the local economy and ensuring space is protected will help meet the needs of small businesses. The six month marketing period for change of use from A1 to non-A1 commercial uses on balance allows viability to be assessed without applying overly onerous periods of vacancy in an LSA that provides localised retail needs but is third in the retail hierarchy behind PSAs and Town Centres.

R5: Dispersed retail and leisure uses

The approach will have a minor positive effect against the framework objective to create liveable neighbourhoods by ensuring that essential dispersed convenience and café services are protected. These facilities are often the closest facilities to where people live so enabling their protection as a local neighbourhood service is particularly beneficial and assessed as positive by the Sustainability Appraisal.

Inclusive Economy, Local retail and specialist retail policies

The following retail policies have been considered and assessed in the same Sustainability Appraisal table:

- R6: Maintaining and enhancing Islington's unique retail character Policy R6 seeks to protect and promote the provision of small shops that contributes to the local character of Islington and maintain a retail environment with units which provide for local convenience, business and employment.
- R7: Markets and specialist shopping areas Policy R7 protects and supports Islington's two Specialist Shopping Areas in Angel (Camden Passage) and Finsbury Park (Fonthill Road) and an array of markets.
- R8: Location and concentration of uses Policy R8 seeks to manage the detrimental concentrations of specific town centre uses that negatively impact public health and wellbeing, and cause harm to character and function, and vitality and viability of places.
- R9: Meanwhile/ temporary uses Policy R9 sets out the approach that encourages making use of vacant buildings/sites for temporary (6 month) commercial use.

IIA Objective	R6: Maintaining and enhancing Islington's unique retail character	R7: Markets and SSAs	R8: Location and concentr-ation of uses		Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	+	+	+	Policy R6 will have a positive effect as it helps to protect and enhance the local character of Islington and maintain a retail environment where units provide active frontages and engagement with the street scene providing safety and convenience. New effects have been identified for Policies R7 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. A minor positive has been identified for

1.42: Assessment of policies R6 to R9

					 policy R7 as the protection and enhancement of markets and specialist shopping areas will help to maintain and enhance the local character of the borough. It will also help to ensure activity and natural surveillance within these locations which can help to create a safer and more inclusive environment. Policy R8 has a minor positive effect. It seeks to manage the detrimental concentrations of uses that hinder public health and wellbeing, amenity, character and function, and affect the vitality and viability of places. There is some evidence that increased numbers of betting shops can lead to increases in crime and anti-social behaviour (ASB), including fear/perceptions of crime and ASB therefore managing the concentration of such uses could have positive effects on the built environment. Policy R9 will have a minor positive effect by bringing back into use, albeit on a temporary basis, buildings and spaces. This could help
					reduce crime and fear of crime associated with vacant buildings/spaces. It will also help maintain and improve the quality of the built environment.
2. Ensure efficient use of land, buildings and infrastructure	+	+	0	++	Policy R6 will have a positive effect. It optimises the existing urban form of retail centres in the borough with flexibility to amalgamate units being carefully controlled. Policy R7 will have minor positive effect. It will help support the vitality and viability of the rest of town centre through protecting both markets and SSAs.
					Policy R8 has no effect.
					Policy R9 will have a significant positive effect by bringing back into use, albeit on a temporary basis, buildings and spaces.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic	+	+	0	0	Policies R7, R8 and R9 will have no effect Policy R6 will have a minor positive effect through the retention of small shops and resistance of amalgamation which will retain the unique retail character of Islington which is part of the boroughs heritage.

and cultural environment.					New effects have been identified for Policies R7 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. A minor positive has been identified as the protection and enhancement of markets and specialist shopping areas will help to maintain and enhance the local character of the borough including in relation to Islington's heritage assets.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++	+	++	+	 Policy R6 will have a significant positive effect. It will protect small shops which often provide the essential services outside of supermarket chain developments and also provide requirement to provide small shops as part of larger developments. Policy R7 will have a minor positive effect, as it will help support the vitality and viability of the rest of town centre through protecting both markets and SSAs. Existing and new markets will contribute to the diversity of retail in town centres and the CAZ which provide access to a wide range of goods and services to some residents. SSAs provide a niche retail offer for residents and visitors. Together, the protection and enhancement of these assets can provide a vibrant social environment and a sense of place. There is a significant positive effect for Policy R8. There is no specific need for hot food takeaways, betting shops and adult gaming centres; and evidence suggests that they can undermine vitality, viability and vibrancy of town and local centres. A quantitative restriction within centres will help prevent a level of hot food takeaways, betting shops and adult gaming centres to serve local needs, by virtue of both lack of available space for more priority uses which directly serve a local need; and through a cumulative undermining of the vitality and viability of thee centres which could affect their medium to long term outlook. Policy R9 will have a minor positive effect as it will support a wide range of possible temporary uses increasing services available to residents.

5. Ensure that all residents have access to good quality, well-located, affordable housing	0	0	0	0	Policies R6 to R9 will have no effect.
6. Promote social inclusion, equality, diversity and community cohesion	0	+	0	0	Policies R6, R8 and R9 will have no effect. New effects have been identified for Policies R7 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy R7 will have a minor positive effect due to markets providing places for informal interaction, reduce social exclusion and increase social cohesion. The provision of markets also provides the spaces to enable the establishment of local businesses from different demographics of Islington's population.
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	0	+	0	Policies R6, R7 and R9 will have no effect Policy R8 will have a minor positive effect. The policy working in tandem with other health initiatives should improve physical and mental health through restricting an overconcentration of HFT and BS which contribute to poor health and wellbeing. In particular reducing the proliferation of HFT fast food within 200m of a school which school children would be easily able to access will be particularly beneficial.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	+	0	+	Policy R6 will have a minor positive effect. It will protect small shops which will help to maintain a supply of space for small business which is important as they form a large part of Islington's economy. New effects have been identified following review of the IIA as part of the examination process. In theory, a protective approach to small shops could have a minor negative effect by limiting the economic expansion of individual retail and other main town centre uses. However, Policy R6 recognises that in order to maintain a strong local economy and support small and independent businesses, the unique character of Islington as a whole needs to be maintained and the benefits of this are recognised.

					Policy R7 will have a minor positive effect as SSA and markets make a contribution to the local economy of town centres and act as specific pull factors for visitors and residents to visit town centres. New effects have been identified following review of the IIA as part of the examination. This includes the two year vacancy and marketing period for change of use away from A1 in the SSA potentially limiting a range of main town centre uses establishing here that would benefit from the high PTAL rating and ability for the area to absorb adverse amenity impacts. A short term minor negative economic effect could arise from a downturn in viability of A1 retailing potentially resulting in vacant units in the SSA. However, on balance, as the plan period runs until 2036 the need to protect and secure retail in the long term outweighs this potential short term negative effect.
					Policy R8 will have neutral effect by providing a quantitative restriction within centres which will help prevent a level of hot food takeaways, betting shops and adult gaming centres. On a purely economic basis the policy could have a minor negative impact by limiting jobs in the betting and hot food takeaway industries, however from a sustainable economic development point of view the adverse economic impacts caused by obesity and personal debt is a far greater negative effect than the restrictions on these sectors growth. Controls on the location and concentration of uses can also have wider economic benefits by supporting a range of businesses by mitigating the cumulative adverse impacts some uses can have on the viability and vitality of areas which can include impacts on character and rents.
					Policy R9 will have a minor positive effect through allowing space to be used for a wide range of potential uses helping contribute to the local economy.
9. Minimise the need to travel and create accessible, safe and sustainable	0	+	0	0	Policies R6, R8 andR9 will have no effect New effects have been identified for Policies R1-R4 following review of the IIA as part of the examination and changed the

connections and networks by road, public transport, cycling and walking					effects from neutral to minor positive. Policy R7 could see a minor positive effect by protecting markets and SSAs in accessible locations that help to promote local trips by sustainable and active travel transport modes.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	0	0	Policies R6 to R9 will have no effect
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	Policies R6 to R9 will have no effect
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	0	0	Policies R6 to R9 will have no effect
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	0	0	Policies R6 to R9 will have no effect
14. Maximise protection and	0	0	0	0	Policies R6 to R9 will have no effect

and air	enhancement of natural resources including water, land and air			
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R6: Maintaining and enhancing Islington's unique retail character

The Sustainability Appraisal considers that the policy has an overall positive effect against the sustainability objectives as it protects small shops which will help to protect and enhance the local character of Islington and maintain a retail environment with units which provide active frontages and engagement with the street scene providing safety and convenience for people. In character and heritage terms it protects against amalgamation of units into larger units. Small shops often provide the essential services outside of supermarket chain developments which maintains facilities for residents and also helps to maintain a supply of space for small business which is important as they form a large part of Islington's economy. New effects have been identified following review of the IIA as part of the examination process. In theory, a protective approach to small shops could have a minor negative effect by limiting the economic expansion of individual retail and other main town centre uses. However, Policy R6 recognises that in order to maintain a strong local economy, the unique character of Islington as a whole needs to be maintained in order to retain perceptions and reality of a place that fosters independent businesses. This therefore does not change the overall positive effect the policy would have.

R7: Markets and Specialist Shopping Areas (SSA)

The appraisal identified the approach in Policy R7 would have a positive effect against the framework objective for economic growth and increasing employment opportunities, as SSA and markets make a significant contribution to the local economy of town centres and act as specific pull factors for visitors and residents to visit town centres. They also contribute to the diversity of retail offer in town centres. Protecting SSA and markets also will also help support the character, vitality and viability of the rest of town centre. Other positive effects include: contributing to natural surveillance; conserving the setting heritage assets are within; facilitating access to goods and services, especially for lower income residents; contribute to a sense of place; encourage informal interactions, reducing social exclusion; and encouraging shopping trips to be made locally. A two year vacancy and marketing period for change of use away from A1 in SSAs if below the strategic thresholds potentially limit a range of main town centre uses establishing here that would benefit from the high PTAL rating and ability for the area to absorb adverse amenity impacts. A short term minor negative economic effect could arise from a downturn in viability of A1 retailing resulting in a proliferation of vacant units in the SSA. However, on balance, as the plan period runs until 2036 the need to protect and secure retail in the long term outweighs this potential short term negative effect.

R8: Location and Concentration of Uses

The Sustainability Appraisal of the policy considered there is no specific need for hot food takeaways, betting shops and adult gaming centres; with evidence suggesting that they can undermine vitality, viability and vibrancy of town and local centres. A quantitative restriction

within centres will help prevent a level of hot food takeaways, betting shops and adult gaming centres that would affect the ability of these centres to serve local needs, by virtue of both lack of available space for more priority uses which directly serve a local need; and through a cumulative undermining of the vitality and viability of these centres which could affect their medium to long term outlook. Although it is acknowledged that by restricting hot food takeaways and betting shops, a minor negative effect could be felt on the economic prosperity of those industries, it is considered on balance that the economic benefits from betterment of health outweighs this minor negative effect. The policy also supports businesses by mitigating the negative cumulative impacts brought about by the proliferation of certain uses.

The Sustainability Appraisal considered that policy R8 approach should work in tandem with other health initiatives and should improve physical and mental health through restricting an overconcentration of HFT and BS which contribute to poor health and wellbeing. In particular reducing the proliferation of HFT fast food within 200m of a school which school children would be easily able to access will be particularly beneficial.

R9: Meanwhile/temporary uses

The Sustainability Appraisal considered that Policy R9 will have a minor positive effect against the framework objective to create a sustainable built environment by bringing back into use, albeit on a temporary basis the use of buildings and spaces which will help reduce crime and fear of crime associated with vacant buildings/spaces. It will also help maintain and improve the quality of the built environment if vacant buildings are brought back into use. A wide range of possible temporary uses are supported increasing services available to residents which will also contribute to the local economy. The Sustainability Appraisal notes that this is a temporary effect.

Inclusive Economy; Culture, Public Houses and Visitor Accommodation Policies

The following culture policies have been considered and assessed in the same Sustainability Appraisal table:

- R10: Culture and Night-Time Economy Policy R10 focuses on the protection and enhancement of cultural and night time economy uses, directing new uses to Cultural Quarters, Town Centres, and the CAZ.
- R11: Public Houses Policy R11 seeks to protect pubs and provides detail on subservient use as visitor accommodation
- R12: Visitor Accommodation Policy R12 restricts visitor accommodation to site allocations and sets criteria for redevelopment of existing visitor accommodation and ensures appropriate design of any accommodation.

IIA Objective	R10: Culture and NTE	R11: Public Houses	R12: Visitor accommodation	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	+	-	Policy R10 will have a minor positive effect principally threets) Policy R10 will have a minor positive effect principally through seeking to support and manage a thriving and safe night time economy. Policy R10 provides detail on how the night time economy will respond with appropriate design which is high quality, safer and more inclusive potentially reducing crime and anti-social behaviour. In addition the agent of change principle is highlighted to ensure that the impact that other development has on culture and NTE is considered as well as the potential negative effect it can have on amenity. New effects have been identified following review of the IIA as part of the examination process. The effect of Cultural Quarters could have a minor positive effect on the built environment by requiring development to enhance the cultural function whether that be through adaptable buildings or enhanced public realm for visitors. New effects have been identified for Policy R11 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy R11 will have a minor positive effect by protecting pubs that contribute to the character and local distinctiveness of a variety of different areas including town centres, LSAs and areas of predominantly in residential use. There is a minor negative effect for policy R12 as it would likely increase the amount of visitor accommodation delivered; visitor accommodation is generally built to a unique specification which does not lend itself to be easily adapted for other uses, hence it is a less sustainable built form. For example, visitor accommodation has smaller room sizes, less or no outdoor

Table 1.43: Assessment of policies R10 to R12

				private amenity space and reduced accessibility requirements which all contributes to less flexible buildings. This is partially mitigated through the policy R12 requirement that the development or redevelopment/intensification of visitor accommodation must adhere to inclusive design requirement for 10% of rooms to be wheelchair accessible.
2. Ensure efficient use of land, buildings and infrastructure	++	+	0	Policy R10 will have a significant positive effect through optimising the use of developed land which focuses commercial, cultural and civic activity in town centres helping to balance land use needs through protection of existing venues and directing new venues to these locations. These locations are already the focus for cultural and NTE uses and are appropriate given the commercial character which can better absorb the potential impacts.
				Policy R11 will have a minor positive effect as it will protect the use of pubs and potentially allow subservient visitor accommodation to help sustain the viability of public houses. This also allows development of pubs to be flexible and adapt to changing social and economic needs.
				There is a neutral effect for policy R12 as it would likely result in visitor accommodation being permitted, which could reduce the availability of land to meet other development needs, and therefore it could potentially not effectively balance competing demands for land use. This is partially mitigated by the prescriptive approach taken in policy R12 which limits hotel development to specific sites or intensification of existing visitor accommodation in town centres and the CAZ. The policy also ensures that intensification of existing hotels has to demonstrate that additional business floorspace is not possible which allows other priorities to take precedent and optimise the use of previously developed land.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	++	0	No effect for policies R10 and R12. Policy R11 will have a significant positive effect as it aims to protect against redevelopment, demolition or change of use of a pub, especially with historical or heritage features which will help maintain the wider historic and cultural character of the borough.
4. Promote liveable neighbourhoods which support good quality accessible services and	++	+	0	Policy R10 will have a significant positive effect principally through seeking to support and manage a thriving cultural and night time economy, directing appropriate cultural and NTE development to town centres and CAZ locations and cultural quarters, ensuring access to these cultural facilities that serve the needs and wellbeing of the population. The agent of

sustainable lifestyles				 change principle is highlighted and applies in town centres, allowing for vibrant town centre uses that attract visitors to be maintained. Policy R11 supports the protection of pubs which will contribute to diverse, vibrant and economically vibrant town centres and neighbourhoods. It is considered that on balance there is a neutral effect for policies R12. New visitor accommodation could have a positive effect by facilitating an increase in the number of visitors and footfall which could add to the vibrancy of an area and contribute to economic improvement; this would depend on the focus of the visitor accommodation (business or leisure visitors) as each group has different impacts. Leisure visitors especially could support the expansion and enhancement of cultural provision. Conversely, the policy could have negative effects. A more permissive approach to visitor accommodation would reduce the ability to provide land for other uses which support liveable neighbourhoods, including essential services and amenities within town centres. Overall, the policy is considered to have no effect given the balance of potential positive and negative effects.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	0	No effect for policies R10, R11 and R12
6. Promote social inclusion, equality, diversity and community cohesion	+	+	0	No effect for policies and R12 New effects have been identified following review of the IIA as part of the examination process. Policy R10 will have a minor positive effect in that supporting and protecting cultural uses allows spaces that act as informal meeting places to thrive, strengthening local connections and fostering skills/learning in the creative industries. Policy R11 will have a minor positive effect. Pubs can promote social cohesion and integration, especially pubs with demonstrable community value. Such pubs can meet specific community needs, e.g. by acting as a focal point for events.
7. Improve the health and	+	+	0	No effect for policies R12

wellbeing of the population and reduce heath inequalities				New effects have been identified for Policies R10 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy R10 will have a minor positive effect in terms of encouraging social interaction and providing facilities for the community. This has benefits of improving mental health and combatting loneliness and social isolation. Policy R11 will have a minor positive effect. See assessment against objective 6.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	++	++	+	 Policy R10 will have a significant positive effect through optimising the use of developed land which focuses commercial, cultural and civic activity in town centres helping to balance land use needs through protection of existing cultural and Night Time Economy (NTE) venues and directing new cultural and NTE venues to these locations. An enhanced cultural NTE especially will increase employment opportunities and increase the boroughs contribution to the local economy. Policy R11 will have a minor positive effect, as it will help to protect pubs which contribute to the NTE. There is a minor positive effect for policy R12. It could provide opportunities for employment, particularly for local people, in this industry, albeit lower-skilled jobs at a relatively low employment density. Visitor accommodation can play a supporting role to other more economically important uses such as office; this more indirect economic benefit therefore limits the scale of any positive effect. Visitor accommodation may not be compatible with a range of other uses which may limit its ability to support a range of local business and represents a loss of opportunity for other more appropriate main town centre uses.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	0	0	No effect for policies R11 and R12 New effects have been identified following review of the IIA as part of the examination process. Policy R10 particularly would see a positive effect from requiring cultural uses to locate in the CAZ or Town Centres. This takes advantage of the most accessible parts of the borough, especially for public transport at night.
10. Protect and enhance open	0	0	0	No effect for policies R10, R11 and R12

spaces that are high quality, networked, accessible and multi-functional				
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	No effect for policies R10, R11 and R12
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	-	No effect for policies R10 and R11 There is a minor negative effect for policy R12. Visitor accommodation, especially larger hotels, are very energy and water intensive. A proliferation of visitor accommodation would be likely to increase energy and water intensive uses, even if other Local Plan policies – for example sustainable design policies – had requirements to mitigate the impact of this increased intensity of use.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	-	No effect for policies R10 and R11 There is a minor negative effect for policy R12. Visitor accommodation, especially larger hotels, are very energy and water intensive. A proliferation of visitor accommodation would be likely to increase energy and water intensive uses, even if other Local Plan policies – for example sustainable design policies – had requirements to mitigate the impact of this increased intensity of use.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	-	No effect for policies R10 and R11 There is a minor negative effect for policy R12. Visitor accommodation, especially larger hotels, are very energy and water intensive. A proliferation of visitor accommodation would be likely to increase energy and water intensive uses, even if other Local Plan policies – for

	example sustainable design policies – had requirements to mitigate the impact of this
	increased intensity of use.

R10: Culture and Night-Time Economy

The Sustainability Appraisal considers that Policy R10 will have a significant positive effect on the framework objective to optimise the use of developed land by focusing commercial, cultural and civic activity in town centres helping to balance land use needs through protection of existing venues and directing new venues to these locations. These locations are already the focus for cultural and night-time economy (NTE) uses and are appropriate given the commercial character which can better absorb the potential impacts. Policy R10 also provides benefits in providing informal meeting spaces that can encourage social interaction which benefits mental health. Such spaces and uses also enable skills and education to be obtained in the creative and cultural industries. Policy R10 provides further detail on how the night time economy will respond with appropriate design which is safer and more inclusive potentially reducing crime and anti-social behaviour. An enhanced cultural and NTE especially will increase employment opportunities and increase the boroughs contribution to the local economy.

R11: Public Houses

The Sustainability Appraisal of Policy R11 consider the policy will have a significant positive effect on various framework objectives through the protection of pubs which ensures their contribution to diverse, vibrant and economically vibrant town centres and also neighbourhoods outside town centres contributing to local distinctiveness and punctuating the urban form with pubs that add to a sense of place. They are also important as meeting places/community hubs; pubs can promote social cohesion and integration, especially pubs with demonstrable community value. This will also help maintain the wider historic and cultural character of the borough.

Policy R12: Visitor Accommodation

The Sustainability Appraisal considered that the approach set out in Policy R12 would overall have a neutral impact – albeit with some minor negative environmental impacts recognised. Permitting more visitor accommodation reduces the availability of land to meet other more pressing development needs, therefore it would not effectively balance competing demands for land use. This is considered to outweigh potential benefits of increased footfall. There are many identified needs that take priority above visitor accommodation in Islington, principally housing and offices – it would also create additional pressure on land supply for other town centre uses. However, this effect is partially mitigated by the restrictive approach taken in R12 which limits hotel development to specific sites or the intensification of existing visitor accommodation in town centres and the CAZ. This restrictive approach is considered to balance the need to consider competing land use as it also allows other priorities to take precedent on existing hotel sites and optimise the use of previously developed land.

In regards the impact against the framework objective to create a high quality built environment visitor accommodation is generally built to a unique specification which does not lend itself to be easily adapted for other uses, hence it is a less sustainable built form. For example, visitor

accommodation has smaller room sizes, less or no outdoor private amenity space and reduced accessibility requirements which all contributes to less flexible buildings. This is partially mitigated through R12 requirement that the development or redevelopment/intensification of visitor accommodation must adhere to inclusive design requirement for 10% of rooms to be wheelchair accessible. As with land supply the reasonable alternative to policy R12 would increase the amount of less flexible accommodation.

The Sustainability Appraisal considered that new visitor accommodation could have a positive effect against the economic growth framework objective and supporting town centres by facilitating an increase in the number of visitors which could add to the vibrancy of an area and contribute to economic improvement; although the assessment considered this would depend on the focus of the visitor accommodation (business or leisure visitors) as each group has different impacts. Leisure visitors especially could support the expansion and enhancement of cultural provision. With the effect on land supply discussed above there could be a negative effect on the ability of town centres to meet the needs and wellbeing of the population affecting the wider vibrancy of the town centre. There is a minor positive effect for policy R12 in that it could provide opportunities for employment, particularly local people, in the hotel industry, albeit lower-skilled jobs at a relatively low employment density.

The Sustainability Appraisal identified a minor negative effect against the framework objectives for environment as visitor accommodation, especially larger hotels, are very energy and water intensive. A proliferation of visitor accommodation would be likely to increase energy and water intensive uses; therefore the reasonable alternative to policy R12 would increase the environmental impact from hotel accommodation.

Green Infrastructure policy assessments

Table 1.44: Assessment of Policies G1 to G3

The following green infrastructure policies have been considered in the same Sustainability Appraisal table:

- G1: Green infrastructure Policy G1 sets the strategic approach to the protection and enhancement of the network of green spaces, street trees, green roofs, and other assets such as natural drainage features and introduces Urban Greening Factor. For the purposes of the Local Plan, the term 'green infrastructure' is inclusive of 'blue infrastructure' too.
- G2 Protecting open space Policy G2 seeks to protect public and significant private open space. Sets out the policy approach to protecting open space on housing estates.
- G3 New public open space Policy G3 focuses on in what circumstances new public open space is required and criteria on the type of space provided.

IIA Objective	G1: Green Infrastru cture	G2 Protectin g open space	G3 New public open space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	++	+	 Policies G1 and G2 will have a significant positive effect on promoting a high quality, inclusive, safe, and sustainable built environment by ensuring that open spaces are preserved. Open spaces in Islington are an essential and highly valued component of local character and distinctiveness. They also improve the appearance and functionality of the public realm. New effects have been identified following review of the IIA as part of the examination: Policy G1 will also result in more trees, plants, green walls and roofs
				being provided which will improve the appearance and thermal comfort of the built environment.
				Policy G3 will have a minor positive effect on promoting a high quality, inclusive, safe, and sustainable built environment by ensuring that large developments provide new open spaces. The new open spaces will help create neighbourhoods that are more attractive, functional, and sustainable.

IIA Objective	G1: Green Infrastru cture	G2 Protectin g open space	G3 New public open space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
2. Ensure efficient use of land, buildings and infrastructure	+	+	0	Policies G1 and G2 will have a minor positive effect. They will ensure that much needed open space continues to be provided, balancing against the need for other development. New effects have been identified following review of the IIA as part of the examination process: Policy G1 will ensure that green infrastructure is provided making efficient use of the built environment – for example green roofs changing roof space from wasted space to a biodiversity asset.
				Effect changed from positive to neutral as part of the review of the IIA as part of the examination process: Policy G3 will have a neutral effect: Policy G3 will have neutral effect on the efficient use of land and buildings by reducing the amount of land that can be built to its highest economic use. However this effect is mitigated by the positive effects that open spaces bring in terms of appearance, character, biodiversity, and health and wellbeing.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	+	0	No effects for policy G1 and G3 Policy G2 will have minor positive effects on the historic environment by ensuring these spaces and their heritage value is protected. Many open spaces in Islington are heritage assets. The borough is home to two spaces listed on Historic England's Register of Parks and Gardens (Bunhill Fields Burial Ground and part of the Barbican Estate), 42 squares are protected by the London Squares Preservation Act 1931, and 105 spaces are on the London Garden's Trust Inventory of Historic Green Spaces. In addition, many open spaces form the setting for listed buildings, or are essential components of the value of Conservation Areas.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++	++	+	Policies G1 and G2 will have significant positive effects on liveable neighbourhoods by ensuring that existing open spaces are preserved. Open spaces are an essential and highly valued asset for local communities. They provide space for relaxation, exercise, and socialising. They are free and open to everyone. Effect changed from positive to minor positive as part of the review of the IIA as part of the exemination preserve.
				of the examination process. G3 will have minor positive effects on liveable neighbourhoods by providing new open spaces. Open spaces are an essential and highly valued asset for local communities. They provide space for relaxation,

IIA Objective	G1: Green Infrastru cture	G2 Protectin g open space	G3 New public open space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
				exercise, and socialising. They are free and open to everyone. Large areas of Islington are deficient in access to open space. With the population increasing there is a need to provide new open spaces to help meet this new demand. However only a few large developments will be able to provide additional open spaces so the effect is considered minor.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	0	No effects for policies G1 and G3 Policy G2 has a neutral effect. It will protect semi private amenity spaces on estate land from development. These spaces could be developed for additional affordable housing, as G2 does allow development on estates amenity spaces provided some higher quality space is retained/re-provided. The loss of amenity space could be considered minor negative as it does not meet peoples needs but would result in more affordable housing, a priority need for the plan therefore is considered on balance to be neutral.
6. Promote social inclusion, equality, diversity and community cohesion	0	+	+	No effects for policy G1. Effects have been changed from neutral to minor positive following review of the IIA as part of the examination process: Minor positive effects for Policies G2 and G3 as open spaces promote community cohesion by providing a space that is used by everyone and promotes interaction between people outside of their usual social groups and without cost.
7. Improve the health and wellbeing of the population and reduce heath inequalities	++	+	++	Policies G1 and G3 will have significant positive effects on the health and wellbeing of the population by protecting and increasing the amount of green open space, plants, trees, green walls and roofs in the urban environment. This will improve the air quality and encourage people to participate in more active travel, sport and recreation in the borough. Access to nature has been demonstrated to improve physical and emotional wellbeing, and plays an important role in the healthy development of children. Green infrastructure including trees, green roofs, and vegetation help reduce urban heat island effect by shading surfaces, deflecting the sun's radiation, and releasing moisture into the atmosphere. This will have benefits to comfort and wellbeing.

IIA Objective	G1: Green Infrastru cture	G2 Protectin g open space	G3 New public open space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
				Effects have been changed from significant positive to minor positive following review of the IIA as part of the examination process. Policy G2 supports enhancements to open spaces on council estates providing a policy framework for redevelopment which ensures the enhancement of such spaces. The policy recognises the importance of these spaces on housing estates to residents and the benefit these spaces provide as a focal point for play, socialising and general relief from the mental pressures associated with higher density living within housing estates. However the policy permits loss of estate amenity spaces which can reduce the overall quantum which could affect access and opportunity for their use by all so the effect is considered minor positive overall.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	0	0	No effects for policy G1, G2 and G3
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	0	+	No effects for policy G1 and G2. Effects have been changed from neutral to minor positive following review of the IIA as part of the examination process: G3 has a minor positive effect as it requires that new open space is designed to promote walking and cycling and to improve the appearance, amenity, and microclimate of the urban environment which increases the appeal of active transport.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	++	++	++	 Policy G1 will have a significant positive effect on open spaces by setting out a strategic approach to green infrastructure, encouraging development to provide green open space and also linking open spaces together with other green infrastructure for example planting, trees, green walls and roofs. Policy G2 is likely to have significant positive effects on open spaces by offering a very high level of protection and preserving open space in the borough. The policy not only protects designated open spaces but also contains protections for significant private open spaces and open space on housing estates. Whilst not formally designated open space the policy

IIA Objective	G1: Green Infrastru cture	G2 Protectin g open space	G3 New public open space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
				recognises the importance of these spaces on housing estates to residents and the benefit these spaces provide as a focal point for play, socialising and general relief from the mental pressures associated with higher density living within housing estates. A set of criteria are set out in policy providing a framework for decision making which allows redevelopment where there is re-provision and enhancement of these spaces.
				Policy G3 is likely to have significant positive effects on open spaces by ensuring that new large developments provide new open space in the borough. Islington is a densely developed urban area and large areas of Islington are deficient in open space. These small increases in open space provided by development are in demand and will likely be very well used.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	++	++	++	Policies G1 to G3 are likely to have significant positive effects on biodiversity by requiring developers to incorporate as much biodiversity habitat into development as is reasonably possible, by protecting existing open space and providing new open space. The preservation of existing open spaces is the most effective strategy for preserving and improving biodiversity value (which works in conjunction with other policies including policy G4).
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	++	++	+	Policies G1 and G2 will have significant positive effects on reducing climate change and impact of climate change. The main positive effect of the green infrastructure policy is that it will contribute to mitigating the effects of climate change by protecting open spaces and vegetation in the urban environment, thus helping to reduce the urban heat island effect. Vegetation will also have a small effect of adsorbing some carbon dioxide in the atmosphere Green walls and roofs also will have a small effect in reducing heat reflected back in to the atmosphere. Green infrastructure also helps reduce peak water runoff, reducing the impact of flooding events which are likely to be more severe due to climate change.
				Policy G3 will have a minor positive effect on reducing climate change through provision of new open space.

IIA Objective	G1: Green Infrastru cture	G2 Protectin g open space	G3 New public open space	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
				New analysis has been added following review of the IIA as part of the examination process: Whilst in some instances, providing new open space may limit some opportunities for development in highly accessible locations - which can have carbon reduction benefits. The lost opportunity for development will be a small proportion of the overall proportion of development and the provision of open space will help to ensure new development can mitigate climate change impacts and other policies in the plan work to optimise development in accessible locations.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	0	No effects for policy G1, G2 and G3
14. Maximise protection and enhancement of natural resources including water, land and air	+	+	+	 Policies G1 and G2 will have significant positive effects on natural resources mainly by retaining open space and vegetation in the urban environment which will help clean the air. This will also have some positive effects on water and soil by reducing stormwater runoff, and retaining and increasing permeable surfaces. Policy G3 will have a minor positive effects on natural resources mainly by improving local air quality through the increased amount of vegetation in the urban environment which will help clean the air. New open space will also have some positive effects on water and soil by preserving permeable surfaces and therefore maintaining lower levels of stormwater runoff.

Policy G1: Green infrastructure

The Sustainability Appraisal considered Policy G1 is likely to have significant positive effects in particular against the framework objectives for open spaces, biodiversity, reducing climate change, and promoting a high quality, inclusive, safe, and sustainable built environment by setting out a strategic approach to green infrastructure which requires developers to incorporate as much green

infrastructure into development as is reasonably possible providing new open spaces, new trees, plants, green roofs and walls. This green infrastructure will improve the appearance of the built environment, improve the microclimate, reduce the urban heat island effects, store carbon, and provide habitat for biodiversity. This in turn will have significant positive effects on the health and wellbeing of the population by providing access to nature, improving the air quality, and encourage people to participate in more active travel, sport, and recreation. The policies will have positive effects on the efficient use of land and buildings by adding green infrastructure to already developed land.

Policy G2: Protecting open space and Policy G3: New public open space

The Sustainability Appraisal considers Policy G2 and G3 are likely to have significant positive effects against the framework objectives for open spaces by offering a very high level of protection and preserving open space in the borough, and by providing new open spaces on larger developments. Policy G2 not only protects designated open spaces but also contains protections for significant private open spaces and open space on housing estates. Whilst not formally designated open space the policy recognises the importance of these spaces on housing estates to residents and the benefit these spaces provide as a focal point for play, socialising and general relief from the mental pressures associated with higher density living within housing estates. A set of criteria are set out in policy providing a framework for decision making which allows redevelopment where there is re-provision and enhancement of these spaces.

Policies G2 and G3 will have significant positive effects on the objective for biodiversity by protecting existing open space and providing new open spaces, therefore protecting and expanding the largest natural habitats in the borough. There are also minor positive effects on the objective for preserving natural resources for policies G2 and G3 by retaining open space which will help lower air pollution and slow stormwater runoff. There will be positive effects for reducing climate change by vegetation storing carbon and effects on mitigating the effects of climate change by reducing the urban heat island effect.

Policies G2 and G3 will likely have significant positive effects against the framework objectives for health and wellbeing, and promoting a high quality, inclusive, safe, and sustainable built environment by ensuring that open spaces are preserved and new spaces are created. Open spaces in Islington are an essential and highly valued component of local character. They provide space for relaxation, exercise, access to nature, and socialising. They improve the appearance and functionality of the public realm. For these reasons the assessment identified significant positive effects under Policy G2 and minor positive effects Policy G3 for liveable neighbourhoods. Policy G2 will have minor positive effects in protecting heritage value.

Policies G2 and G3 will have minor positive effects on social inclusion and community cohesion provided by the retention and provision of open space which provides opportunities for the community to interact.

The Sustainability Appraisal of G2 and G3 are likely to have significant positive effects against the framework objective for biodiversity by offering high levels of protection to open space in the borough. G3 will have significant positive effects on liveable neighbourhoods by

providing new open spaces. Open spaces are an essential and highly valued asset for local communities. They provide space for relaxation, exercise, and socialising. They are free and open to everyone. Large areas of Islington are deficient in access to open space. With the population increasing there is a need to provide new open spaces to help meet this new demand. This will also have a minor positive effect against the framework objective for reducing climate change and impact of climate change by increasing the vegetation in the urban environment and helping reduce the urban heat island effect. The retained vegetation will also have a small effect of adsorbing some carbon dioxide in the atmosphere. This will also benefit air quality.

Table 1.45: Assessment of Policies G4 to G5

The following policies have been assessed in the same assessment table.

- G4: Biodiversity, landscape design and trees Policy G4 requires all development to protect and enhance site biodiversity and the surrounding area and demonstrate this through the submission of a Landscape Design Strategy.
- G5: Green roofs and vertical greening Policy G5 sets out the requirements for the installation of green roofs and vertical greening.

IIA Objective	G4: Biodiversi ty, landscape design and trees	G5: Green roofs and vertical greening	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	+	 Policy G4 requires developments to submit a Landscape Design Strategy which maximises green infrastructure, biodiversity and sustainable drainage will promote a high quality and sustainable built environment. The Landscape Design Strategy should demonstrate a holistic approach including numerous requirements which will ensure an integrated approach to hard and soft landscaping design that contributes to high quality urban design and enhances local character and distinctiveness, and a functional, attractive and inclusive design. This will have significant positive effects in terms of promoting a high quality and sustainable built environment. Effects have been changed from neutral to minor positive following review of the IIA as part of the examination process. Policy G5 will have a minor positive effects in promoting a high quality and sustainable built environment by ensuring that buildings integrate green roofs and walls which will make buildings more attractive and improve the microclimate, reducing the urban heat island effect.
2. Ensure efficient use of land, buildings and infrastructure	+	++	New effects have been identified which change the effect from neutral to minor positive following review of the IIA as part of the examination process: Policy G4 will have a minor positive effect on the efficient use of land by using developed land and existing buildings to locate new green infrastructure. Policy G5 has a significant positive effect by maximising the use of often dead space to provide new green infrastructure.

IIA Objective	G4: Biodiversi ty, landscape design and trees	G5: Green roofs and vertical greening	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	Policies G4 and G5 have no effect. Policy G5 could, in some individual circumstances, have potential impacts on heritage assets or the setting of heritage assets, e.g. where a green roof is visible from the street or neighbouring properties, but this would be subject to other planning considerations, including balancing relevant design and heritage policies during the planning application process to ensure that the historic environment is not impacted significantly. Similar considerations for vertical greening. There is no 'in principle' effect on objective 3.
4. Promote liveable neighbourhoo ds which support good quality accessible services and sustainable lifestyles	+	0	Policy G4 will have a minor positive effect. It will promote the creation of high quality green spaces and food growing spaces, and as a result will help to promote liveable neighbourhoods. This policy will result in some positive effects on objective 4 over the short and long term. Policy G5 has no effect
5. Ensure that all residents have access to good quality, well- located,	0	0	Policies G4 and G5 have no effect

IIA Objective	G4: Biodiversi ty, landscape design and trees	G5: Green roofs and vertical greening	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
affordable housing			
6. Promote social inclusion, equality, diversity and community cohesion	+	0	New effects have been identified which change the effect from neutral to minor positive following review of the IIA as part of the examination process: Policy G4 will have a minor positive effect on promoting social inclusion and community cohesion by providing food growing opportunities such as allotments which are places of social interaction. Policy G5 has no effect.
7. Improve the health and wellbeing of the population and reduce heath inequalities	+	+	 Policy G4 will have a minor positive effect. It will help to create high quality green spaces, and in turn, increase use and ease of access to green spaces, nature, and food growing, including for those with physical and mental and health concerns. This policy will result in some positive effects on objective 7. The green infrastructure provided will also help adapt to the impacts of climate change by reducing the urban heat island effect and improving the microclimate. Policy G5 will have a minor positive effect. It will provide cooling and sustainable drainage benefits, which will contribute to climate change adaptation. This may have a positive effect on wellbeing in terms of reducing the negative impacts of climate change of people's lives. Vertical greening has a visible greening effect which provides an attractive design feature and important visual amenity provision especially in built-up areas with a lack of green space, allowing people to experience biodiversity. This may have a positive impact on mental wellbeing.
8. Foster sustainable economic growth and increase employment opportunities across a range of	0	0	Policies G4 and G5 have no effect.

IIA Objective sectors and business	G4: Biodiversi ty, landscape design and trees	G5: Green roofs and vertical greening	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
sizes 9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	+	New effects have been added which change the effect from neutral to minor positive following review of the IIA as part of the examination process: Provision of green infrastructure under policies G4 and G5 will improve the appearance, amenity, and microclimate of the urban environment which increases the appeal of active transport. Policy G4 requires that landscape design is integral to the design and functioning of the whole development and the wider area, which would include connectivity for walking and cycling.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	++	0	 Policy G4 will have a significant positive effect. It requires that all developments must protect, enhance and contribute to the landscape, of the development site and surrounding area, and submit a Landscape Design Strategy which maximises green infrastructure, biodiversity and sustainable drainage. These requirements will help to meet the increasing need for open space and improve the quality of open space. The policy will also ensure that open space is considered within the wider context of green infrastructure and delivering multiple benefits, including sustainable drainage, biodiversity, urban cooling and air quality. Policy G4 works alongside Policy G2 and G3 (which relate to the quantum of open space) by directing the design, qualities, and features of the space. This policy will result in significant positive effects on objective 10. Policy G5 has no effect.
11. Create, protect and	++	++	Policy G4 will have a significant positive effect. It requires that all developments must protect and enhance site biodiversity, including wildlife habitats and trees, and take measures to reduce

IIA Objective	G4: Biodiversi ty, landscape design and trees	G5: Green roofs and vertical greening	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
enhance suitable wildlife habitats wherever possible and protect species and diversity.			 deficiencies in access to nature. This must be demonstrated through the submission of the Landscape Design Strategy. Biodiversity benefits and ecological connectivity must be maximised and support the council's Biodiversity Action Plan. As a result, this policy will have a direct impact on this objective, particularly increasing protection and improving opportunities for biodiversity, ensuring that development resulting in biodiversity net gain is given priority, improving access to nature, and improving connectivity. A key aim of the policy is to minimise impacts and damage to existing trees, hedges, shrubs and other significant vegetation, so this will also have direct impact on achieving this objective. The submission of the Landscape Design Strategy requires that appropriate maintenance arrangements will be put in place from the outset of the development, and this will help to support positive management of green infrastructure for biodiversity. Policy G5 will have a significant positive effect. It requires that developments maximise the incorporation of green roofs and yertical greening, primarily to enhance biodiversity and provide suitable wildlife habitats. Green roofs and green walls are required to promote ecological diversity through planting a range of appropriate species and incorporating micro habitats to support Islington's Biodiversity Action Plan. The maintenance of green roofs is required to ensure continuing biodiversity value. This policy will therefore create and enhance suitable wildlife habitats and protect species and diversity with strong positive effects on objective 11 over the short and long term.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	+	Policy G4 will have a minor positive effect. It requires the submission of a Landscape Design Strategy which maximises green infrastructure, biodiversity and sustainable drainage will contribute to reducing the impacts of climate change, including flooding and urban heat island effect. The strategy is required to incorporate Sustainable Urban Drainage Systems (SUDS) into the landscape design which will help to reduce surface water flood risk, and to consider the impact of existing and proposed vegetation on sustainable drainage and urban cooling. The requirement to maximise green infrastructure will also help to reduce the urban heat island effect. Green roofs will be designed to maximise benefits for sustainable drainage and cooling. Green roofs will minimise flood risk by reducing surface water runoff, and improve thermal efficiency and cooling of buildings through the insulation they provide. They also provide urban cooling to mitigate the 'heat island effect'. Similarly, green walls provide benefits in terms

IIA Objective	G4: Biodiversi ty, landscape design and trees	G5: Green roofs and vertical greening	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects) of thermal efficiency and cooling, and they can have flood risk alleviation benefits where they are irrigated via rainwater runoff, reducing surface water run-off. This policy will contribute to enhancing community resilience to climate change impacts.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	Policies G4 and G5 have no effect
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	Policies G4 and G5 have no effect

IIA Objective	G4: Biodiversi ty, landscape design and trees	G5: Green roofs and vertical greening	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)

Green Infrastructure policies

Policy G4: Biodiversity, landscape design and trees

The Sustainability Appraisal of Policy G4 considered it will have significant positive effects against the framework objectives for enhancing wildlife habitats as it requires all development to protect and enhance site biodiversity and demonstrate this through the submission of a Landscape Design Strategy. This assessment also highlighted the positive contribution to high quality urban design which enhances local character and distinctiveness, a functional, attractive and inclusive design which helps promote liveable neighbourhoods. The assessment also recognises the multiple benefits on reducing the impacts of climate change, creating positive benefits for health, sustainable drainage, biodiversity, urban cooling and air quality. Well-designed spaces and also food growing opportunities secured under Policy G4 promote social inclusion and cohesion. Both policies help active travel by creating more attracting and comfortable routes for walking and cycling.

G5: Green roofs and vertical greening

The Sustainability Appraisal identified that Policy G5 will create and enhance suitable wildlife habitats and protect species and diversity with strong positive effects against the framework objectives for wildlife and biodiversity creation over the short and long term. Development is required to maximise the incorporation of green roofs and vertical greening, primarily to enhance biodiversity and provide suitable wildlife habitats. Green roofs and green walls are required to promote ecological diversity through planting a range of appropriate species and incorporating micro habitats to support Islington's Biodiversity Action Plan. Green roofs will provide cooling and sustainable drainage benefits, which will contribute to climate change adaptation. Finally Policy G5 has a significant positive effect against the objective to use land efficiently by maximising the use of often dead space to provide new green infrastructure.

Policy G5 could, in some individual circumstances, have potential impacts on heritage assets or the setting of heritage assets, e.g. where a green roof is visible from the street or neighbouring properties, but this would be subject to other planning considerations,

including balancing relevant design and heritage policies during the planning application process to ensure that the historic environment is not impacted significantly. Similar considerations for vertical greening. There is no 'in principle' effect on objective 3 in the Sustainability Appraisal framework.

Sustainable Design policy assessment

The following sustainable design policies have been considered in the same Sustainability Appraisal table:

- S1: Delivering Sustainable Design Policy S1 strategically sets out the requirements for sustainable design to create energy and resource efficient development to tackle waste and climate change and take an integrated approach to water management.
- S2: Sustainable Design and Construction Policy S2 requires all development proposals to submit a Sustainable Design and Construction Statement and policy sets out the details required for different scale of development
- S3: Sustainable Design Standards Policy S3 sets out the various environmental standards that different development types should meet.
- S4: Minimising greenhouse gas emissions Policy S4 focuses on the specific requirements of development to minimise greenhouse gas emissions to meet zero carbon targets including application of the Fabric Energy Efficiency Standards.
- S5: Energy Infrastructure Policy S5 sets out the requirements for the implementation and connection of heat networks in development.

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	+	+	+	+	Policy S1 will have a significant positive effect in the short, medium and long term. It seeks to deliver sustainable design and ensure the borough develops in a way that maximises positive effects on the built environment whilst minimising negative impacts. Policy S1 promotes a circular economy approach to design and construction, and seeks to ensure that developments are designed to be flexible and

Table 1.46: Assessment of policies S1 to S5

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects) adaptable to changing requirements and circumstances over their lifetime. Policy S2 will have a minor positive effect. The requirement for developments to submit a Sustainable Design and Construction Statement will contribute to the promotion of a sustainable built environment New effects have been identified for Policy S3 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy S3 is requires all developments to achieve the highest feasible level of the relevant sustainable design standard which will contribute towards a more sustainable built environment. New effects have been identified for Policies S4 and S5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The policies are likely to have a minor positive effect because they set out requirements for minimising greenhouse gas emissions and prioritising Iow and zero carbon heat sources for all development. This will contribute towards a more sustainable built environment and help to create buildings that are adaptable and can respond to change over their life.
2. Ensure efficient use	+	+	0	0	+	Policies S1 and S5 will ensure that low-carbon energy infrastructure is provided in the right locations. In particular,

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
of land, buildings and infrastructure						policy S5 promotes the development and extension of the borough's heat networks so that connection is possible for a greater number of developments. Policy S1 also seeks to ensure that developments are designed to be flexible and adaptable to changing requirements over their lifetime. Policy S2 will have a minor positive effect. The requirement
						for developments to submit an Adaptive Design Strategy will ensure that development is sufficiently flexible and adaptable to accommodate evolving social and economic needs. Policies S3 and S4 have no effect.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	0	0	0	Policies S1 and S4 include the requirement for developments to maximise energy efficiency in accordance with the energy hierarchy, including consideration of building fabric energy efficiency as an integral part of the design. This may have an impact on heritage assets. Some developments may also seek to install air source heat pumps or solar panels which have the potential to impact upon heritage assets. However, alongside other policies in the plan, the effects will be considered and balanced so the effect on the conservation and enhancement of heritage assets is considered neutral overall.
						New effects have been identified following review of the IIA as part of the examination process. Policy S5 states that support for development of energy networks and energy centres is subject to meeting wider policy requirements including in relation to design. This will help to balance potential negative effects of developing

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects) heat networks on heritage assets and their settings, overall the effect is considered to be neutral. No effects have been identified for Policies S2 and S3.
4. Promote liveable neighbourho ods which support good quality accessible services and sustainable lifestyles	+	+	+	0	0	Policy S1, S2 and S3 will contribute to the promotion of liveable neighbourhoods by ensuring that new developments limit their contribution to air pollution, improve air quality as far as possible, and reduce exposure to poor air quality. Policy S4 has no effect. New effects have been identified following review of the IIA as part of the examination process. Policy S5 adopts an integrated approach to energy supply to take into account that heat sources that use natural gas can impact on air pollution and so seeks to ensure that the selection of heat sources will result in low or zero emissions of carbon dioxide and NOx, with CHP and ultra-low NOx gas boiler communal or heat network systems designed to ensure they have no significant impact on local air quality. Overall a neutral effect has been identified.
5. Ensure that all residents have access	++	++	++	++	++	Policies S1, S2, S3, S4 and S5 will have a significant positive effect and help to ensure that all residents have access to good quality housing by requiring that all housing meets high standards of energy efficiency and relevant

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
to good quality, well- located, affordable housing						sustainable design standards. Policies S1, S2, S4 and S5 require all development proposals to maximise energy efficiency in accordance with the energy hierarchy, particularly by reducing energy demand through fabric energy efficiency, followed by supplying energy efficiently and cleanly, and incorporating renewable energy. Text updated following review of the IIA as part of the examination process. Policy S3 requires residential developments to achieve high ratings under BREEAM Domestic Refurbishment 2014 and the BRE Home Quality Mark scheme, which both include credits relating to energy efficiency.
6. Promote social inclusion, equality, diversity and community cohesion	+	+	+	+	+	Policies S1 to S5 have a minor positive effect. These policies will individually and cumulatively contribute to reducing fuel poverty in the borough, which has economic and health benefits for Islington residents.
7. Improve the health and wellbeing of the population and reduce heath inequalities	++	++	++	++	++	Policies S1, S2, S3, S4 and S5 will have a significant positive effect on wellbeing and the reduction of fuel poverty by requiring that developments meet high standards of energy efficiency and relevant sustainable design standards. The policies require all development proposals to maximise energy efficiency in accordance with the energy hierarchy, particularly by reducing energy demand through fabric energy efficiency, followed by supplying energy efficiently and cleanly, and incorporating renewable energy.

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects) New text has been added following review of the IIA as part of the examination process. The requirement in Policy S5 to use low and zero carbon heating options, particularly heat networks and secondary heat sources has the potential to help to reduce fuel poverty and increase energy resilience. In addition, Policy S5 will have a significant positive effect because it will minimise fuel poverty linked to energy prices by requiring developments to assess energy supply prices at the planning stage to ensure the proposed low carbon heating system will not lead to high energy bills. Policies S1 and S2 will have a significant positive effect
						Policies S1 and S2 will have a significant positive effect because they include requirements to ensure that new developments limit their contribution to air pollution and improve air quality as far as possible, as well as reducing exposure to poor air quality. Policy S3 will also have a significant positive effect by requiring developments to meet sustainable design standards relating to air quality.
8. Foster sustainable economic growth and increase employment	+	0	0	+	+	Policy S1 will support the development of green industries and a low-carbon economy through its promotion of zero carbon development and a circular economy approach to design and construction.

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
opportunities across a range of sectors and business sizes						Text updated following review of the IIA as part of the examination process: Policy S4 and S5 will also support the development of green industries and a low- carbon economy by requiring on-site carbon emissions reductions in accordance with the energy hierarchy and the use of low and zero carbon heating options, including heat networks and secondary heat sources. The requirement to incorporate on-site renewable energy, such as air source heat pumps and solar panels, will also support this objective. A minor positive effect has therefore been identified. Policies S2 and S3 will have no effect.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	0	0	0	0	Policies S1 to S5 have no effect.
10. Protect and enhance open spaces	0	++	0	0	0	Policy S1, S3, S4 and S5 have no effect.

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
that are high quality, networked, accessible and multi- functional						Policy S2 will deliver significant positive benefits to wider green infrastructure as it requires development to submit Landscape Design Strategy to demonstrate an integrated approach to hard and soft landscape design which maximises urban greening, soft landscaping, biodiversity and sustainable drainage.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	++	+	0	0	 Policies S1, S4 and S5 has no effect. Policy S2 has a significant positive effect. It supports the protection and enhancement of suitable wildlife habitats and encourages development that implements strategic and connected green infrastructure through submission of a Landscape Design Strategy. Policy S3 has a minor positive effect. Developments are required to achieve the highest feasible level of the relevant sustainable design standard. This will contribute to the creation, protection and enhancement of suitable wildlife habitats, and the protection of particular species.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	++	++	++	++	++	Text has been revised following review of the IIA as part of the examination process: Policy S1 will have a significant positive effect. This policy sets out the council's strategic approach to delivering sustainable design with the aim to reduce fuel poverty and enhance energy security, minimise contributions to climate change and ensure that developments are designed to mitigate the effects of climate change. This policy includes the target that all buildings in Islington will be zero carbon by 2050 (with a Council aim to achieve this earlier, by 2030). and seeks to develop and extend the

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						borough's heat networks, The policy also promotes an integrated approach to water management, a circular economy approach and minimising the borough's contribution to air pollution, all of which will reduce the contribution of development in Islington to climate change and enhance community resilience to climate change impacts.
						Policies S2 and S3 will have a significant positive effect. Policy S2 requires developments to demonstrate how they directly contribute to reducing Islington's contribution to climate change and promote climate change adaptation by submitting a Sustainable Design and Construction Statement and accompanying information. Policy S3 requires developments to achieve the highest feasible level of the relevant sustainable design standard, such as BREEAM, in order to ensure high standards of sustainable design.
						Policy S4 will have a significant positive effect. It will directly contribute to minimising Islington's contribution to climate change by minimising greenhouse gas emissions from development, while also reducing fuel poverty and improving long term energy resilience. All development proposals are required to demonstrate how carbon emissions will be reduced in accordance with the energy hierarchy, with a focus on reducing energy demand through fabric energy efficiency in the first instance. The policy will apply to major developments and minor new-build residential developments of one unit or more. The assessment considers that Policy S4 has a minor positive short term impact which is more positive in the medium to

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects) long term, as the short term requirement for development is to comply with the less stringent interim Fabric Energy Efficiency Standard (FEES) until 2022 after which the full FEES standards will apply. Policy S5 will have a significant positive effect. It will directly contribute to minimising Islington's contribution to climate change by ensuring that developments prioritise energy efficient low and zero carbon heating options. This will contribute to the decarbonisation of heat and the reduction of carbon emissions.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	++	++	+	+	+	 Policy S1 and S2 will have a significant positive effect. These policies contribute to the promotion of resource efficiency by enabling a circular economy approach that optimises resource use and minimises waste through requirement for developments to submit an Adaptive Design Strategy. New developments will reduce carbon emissions in accordance with the energy hierarchy, which includes a requirement to generate, store and use renewable energy on-site. Policy S3 will have a minor positive effect. The requirement for developments to achieve the highest feasible level of the relevant sustainable design standard includes standards relating to the sustainable procurement and use of materials, which will promote resource efficiency and a circular economy approach. Text has been revised following review of the IIA as part of the examination process: Policies S4 and S5 will

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects) have a minor positive effect. The policies will minimise the use of non-renewable energy sources by requiring developments to reduce carbon emissions in accordance with the energy hierarchy. The policies will promote the use of renewable sustainable energy sources by supporting the use of low and zero carbon heating options, including heat networks and secondary heat sources. The policies will also encourage the use of renewable energy including air source heat pumps and solar panels.
14. Maximise protection and enhancemen t of natural resources including water, land and air	+	+	+	0	0	Policy S1, S2 and S3 will have a minor positive effect. Policy S1 will promote the sustainable use of water resources and the protection of water quality, minimise air pollution and reduce exposure to poor air quality, especially among vulnerable people. Policies S2 and S3 will ensure all developments demonstrates the relevant sustainable design policies and standards have been met. New effects have been identified following review of the IIA as part of the examination process. Policy S5 adopts an integrated approach to energy supply to take into account that heat sources that use natural gas can impact on air pollution and so seeks to ensure that the selection of heat sources will result in low or zero emissions of carbon dioxide and NOx, with CHP and ultra-low NOx gas boiler communal or heat network systems designed to ensure they have no significant impact on local air quality. Overall a neutral effect has been identified.

IIA Objective	S1: Delivering Sustainabl e Design	S2: Sustainable Design and Construction	S3: Sustainable Design Standards	S4: Minimising greenhouse gas emissions	S5:Energy Infrastructure	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
						Policies S4 will have no effect

Policies S1: Delivering Sustainable Design

Assumptions around the sustainability benefits of development have been made. Whilst policy to reduce energy demand and address climate change are precise in the level of carbon reductions expected the outcome of new policy such as that which deals with resource use has to be assumed.

Policy S1 will ensure that low-carbon energy infrastructure is provided in the right locations ensuring the efficient use of land. The policy will also have health benefits through promoting the sustainable use of water resources, the protection of water quality, minimising air pollution and reducing exposure to poor air quality, especially beneficial for more vulnerable people. Finally S1 will have positive effects against the built environment objective as it aims to deliver sustainable design, promote a circular economy approach to design and construction, and seek to ensure that developments are designed to be flexible and adaptable to changing requirements and circumstances over their lifetime.

S2: Sustainable Design and Construction, S3: Sustainable Design Standards

Policies S2 and S3 will deliver benefits to sustainable buildings as it requires development to provide various information which helps demonstrate the achievement of the sustainable design policies. Policy S2 will have a positive impact on health through requiring development to demonstrate how it will limit its contribution to air pollution, improve local air quality and reduce exposure to poor air quality, Policy S3 requires high standards of sustainable design which can contribute towards a more sustainable built environment. It also requires demonstration of compliance with various environmental accreditation schemes ensuring a positive effect against the framework objectives to reduce the contribution to climate change and promote resource efficiency. Both policies will have a significant positive effect on delivering the council's strategic approach to delivering sustainable design with the aim that all buildings in Islington will be zero carbon by 2050 which will also have positive effects against the framework objective to provide high quality housing which minimises fuel poverty and enhancing energy security. The policies also promotes an integrated approach to water management, a circular economy approach and minimising the borough's contribution to air pollution, all of which ensure a positive effect against the framework objectives to reduce the contribution to climate change and enhance community resilience to climate change impacts.

S4: Minimising greenhouse gas emissions and S5: Energy infrastructure

Policies S4 and S5 both have a significant positive effect against the objective to contribute to minimising Islington's contribution to climate change by minimising greenhouse gas emissions from development and Policy S5 will ensure that developments prioritise energy efficient low and zero carbon heating options. Policy S4 is considered by the Sustainability Assessment as a minor positive short term impact which is more positive in the medium to long term as the short term requirement for development is to comply with the less stringent interim Fabric Energy Efficiency Standard (FEES) until 2022 after which the full FEES standards will apply. Policies S4 and S5 are likely to have a minor positive effect on creating a more sustainable built environment through setting out requirements for minimising greenhouse gas emissions and sustainable energy infrastructure, this can also help to ensure buildings are adaptable over the lifetime. Policy S5 can also have a significant positive effect on health by minimising fuel poverty linked to energy prices by requiring their assessment at planning stage to ensure low carbon heating systems will not lead to high energy bills. The **EqIA** identified the particularly positive impact of the S4 requirement for major residential development to achieve at least 10% of emissions reduction through Fabric Energy Efficiency measures which is an immediate cost saving on fuel bills at no expense to residents through improvements in the thermal performance of homes. Having more energy efficient buildings can be particularly beneficial in helping to reduce fuel bills and therefore fuel poverty and will be particularly beneficial for the poorest and most vulnerable which may include children, older and disabled people who are most vulnerable to risk of effects of severe weather.

Sustainable Design: Assessment of Policies S6 to S10

The following sustainable design policies have been considered in the same Sustainability Appraisal table:

- S6: Managing heat risk Policy S6 focuses on the requirements for development proposals to minimise internal heat gain and the impacts of the 'urban heat island effect' through design, layout, orientation and materials.
- S7: Improving Air Quality Policy S7 requires new developments to be designed, constructed and operated to limit their contribution to air pollution and improve local air quality as far as possible.
- S8: Flood Risk Management Policy S8 sets out when a site specific Flood Risk Assessment (FRA) is required and what should be included in the assessment.
- S9: Integrated Water Management and Sustainable Drainage Policy S9 will ensure development adopts an integrated approach to water management which considers sustainable drainage, water efficiency, water quality and biodiversity holistically across a site and will maximise biodiversity and water use efficiency alongside other benefits including amenity and recreation.
- S10: Circular Economy and Adaptive Design Policy S10 sets out the approach to circular economy and materials reuse.

Table 1.47: Assessment of policies S6 to S10

IIA Objective	S6: Managin g heat risk	S7: Improving Air Quality	S8: Flood Risk Manage- ment	S9: Integrated Water Manage- ment and Sustainabl e Drainage	S10: Circular Economy and Adaptive Design	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	+	+	+	+	 Policies S6 to S9 have a minor positive effect. They work to make buildings more robust and create a sustainable public realm. They also ensure the built environment is safer by protecting from risk of increased heat and flooding, and poor air quality. Policy S10 will have a positive effect by requiring developments to be designed to be flexible and adaptable to changing requirements and circumstances over their lifetime; including changes to the physical environment, market demands and land use through provision of an Adaptive Design Strategy.
2. Ensure efficient use of land, buildings and infrastructure	0	0	0	0	+	Policies S6 to S9 have no effect Policy S10 will have a minor positive effect by requiring developments to be designed to be flexible and adaptable to changing requirements and circumstances over their lifetime; including changes to the physical environment, market demands and land use through provision of an Adaptive Design Strategy. This will help to ensure efficient use is made of buildings over their lifetime.

IIA Objective	S6: Managin g heat risk	S7: Improving Air Quality	S8: Flood Risk Manage- ment	S9: Integrated Water Manage- ment and Sustainabl e Drainage	S10: Circular Economy and Adaptive Design	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	0	0	0	Policies S6 to S10 have no effect
4. Promote liveable neighbourhood s which support good quality accessible services and sustainable lifestyles	0	+	0	0	0	Policy S6, S8, S9 and S10 have no effect. Policy S7 has a minor positive effect. It will require new developments to be designed, constructed and operated to limit their contribution to air pollution and improve local air quality as far as possible. All development should also seek to reduce the extent to which the public are exposed to poor air quality, especially vulnerable people.

IIA Objective	S6: Managin g heat risk	S7: Improving Air Quality	S8: Flood Risk Manage- ment	S9: Integrated Water Manage- ment and Sustainabl e Drainage	S10: Circular Economy and Adaptive Design	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well-located, affordable housing	+	0	0	0	+	 Policy S6 will have a minor positive effect, by requiring developments to reduce the potential for overheating and reliance on air conditioning systems accordance with a cooling hierarchy, which will therefore contribute to ensuring all housing meets a high standard of energy efficiency. Policies S7, S8 and S9 will have no effect Policy S10 will have a minor positive effect. It requires developments to be flexible and adaptable to changing requirements over their lifetime which will contribute to ensuring the provision of housing that meets the diverse and changing needs of the population.
6. Promote social inclusion, equality, diversity and community cohesion	0	0	0	0	0	Policies S6, S7, S8, S9 and S10 has no effect

IIA Objective	S6: Managin g heat risk	S7: Improving Air Quality	S8: Flood Risk Manage- ment	S9: Integrated Water Manage- ment and Sustainabl e Drainage	S10: Circular Economy and Adaptive Design	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
7. Improve the health and wellbeing of the population and reduce heath inequalities	++	++	0	+	0	 Policy S6 will have a significant positive effect. It will help to improve the health and wellbeing of the population and reduce heath inequalities through minimising the impacts of the urban heat island effect with high temperatures causing or worsen serious health conditions, particularly among vulnerable people including children and older people. Policy S7 will have a significant positive effect. It will require new developments to be designed, constructed and operated to limit their contribution to air pollution and improve local air quality as far as possible. All development will be required to reduce the extent to which the public are exposed to poor air quality, especially vulnerable people and people living in deprived areas where the risk of exposure to air pollution is often worse due to the fact that these areas are often located near to busy roads and lack green spaces. Policy S9 will ensure that land affected by contamination will not create unacceptable risks to human health and the wider environment, protect water quality and demonstrate that there will be no negative impacts on the quality of local water resources as a result of the development.

IIA Objective	S6: Managin g heat risk	S7: Improving Air Quality	S8: Flood Risk Manage- ment	S9: Integrated Water Manage- ment and Sustainabl e Drainage	S10: Circular Economy and Adaptive Design	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	0	0	0	+	Policies S6, S7, S8 and S9 have no effect Policy 10 will have a minor positive effect. The adoption of a circular economy approach will support the development of local green industries that seek to save resources, improve resource efficiency and help to reduce carbon emissions.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	+	0	0	0	Policies S6, S8, S9 and S10 have no effect Policy S7 will have a minor positive effect, as it will help to reduce the impact of harmful emissions from transport, for example through the design of development proposals.

IIA Objective	S6: Managin g heat risk	S7: Improving Air Quality	S8: Flood Risk Manage- ment	S9: Integrated Water Manage- ment and Sustainabl e Drainage	S10: Circular Economy and Adaptive Design	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
10. Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	0	0	0	+	0	Policies S6, S7, S8 and S10 will have no effect Policy S9 will require SUDS to be designed and implemented as a central part of the Landscape Design Strategy using an integrated approach which maximises biodiversity and water use efficiency alongside other benefits including, where appropriate and practical, amenity and recreation.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	+	0	+	0	 Policies S6, S8 and S10 will have no effect Policy S7 will have a minor positive effect through reducing negative effects of air pollution on the quality of water, soil and ecosystem health, which can be very damaging for biodiversity and wildlife. Policy S9 will have a minor positive effect. It will ensure development adopts an integrated approach to water management which considers sustainable drainage, water efficiency, water quality and biodiversity holistically across a site will help to protect and enhance wildlife habitats and encourage a strategic approach to green infrastructure. In accordance with the drainage hierarchy, developments are required to manage surface water runoff through the use of green roofs and other green infrastructure where possible, both of which must maximise biodiversity in line with Policy G5.

12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	++	0	++	++	++	 Policy S6 will have a significant positive effect. It will enhance resilience to the impacts of climate change through measures to minimise internal heat gain and the impacts of the urban heat island through maximising the incorporation of passive design measures relating to design, layout, orientation and materials, in accordance with a cooling hierarchy which will reduce the potential for overheating and to avoid the need for energy intensive air conditioning which contributes to reducing carbon emissions. The policy also encourages developments to be designed to respond to changing conditions in the context of climate change. Policy S7 has no effect. Policy S8 will have a significant positive effect. It will directly reduce the impacts of climate change and enhance resilience to these impacts by requiring developments to be designed to manage and adapt to flood risk as a result of climate change. Policy S9 will have a significant positive effect. It will directly contribute to reducing the impacts of climate change and enhancing resilience to these impacts by requiring development to manage surface water runoff as close to its source as possible in accordance with a drainage hierarchy. Major developments must achieve particular standards and new development must also demonstrate that they have minimised the use of mains water and have been designed to be water efficient, which will also help to enhance resilience to climate change impacts. Policy S10 will have a significant positive effect. It will reduce the contribution of development in the borough to climate change by requiring developments to adopt a circular economy approach which will as resources, improve resource efficiency and help to reduce carbon emissions, including from the embodied energy of building materials and components. This policy will also require the flexible design of developments to enable them to respond to
13. Promote resource efficiency by	0	0	0	0	++	changing conditions in the context of climate change.Policies S6, S7, S8 and S9 have no effect.

IIA Objective	S6: Managin g heat risk	S7: Improving Air Quality	S8: Flood Risk Manage- ment	S9: Integrated Water Manage- ment and Sustainabl e Drainage	S10: Circular Economy and Adaptive Design	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste						Policy S10 have a significant positive effect by requiring developments to adopt a circular economy approach to building design and construction. It will ensure that development design is appropriate for the lifetime of a development by requiring developments to be designed to be flexible and adaptable to changing requirements and circumstances. The use of local, sustainable materials and resources will also be required, including the use of components and materials that can be reused or recycled. The volume of construction and deconstruction waste will be minimised by requiring materials to be re-used and/or recycled where demolition and remediation works are necessary.

IIA Objective S6: Man g he risk	nagin eat	S7: Improving Air Quality	S8: Flood Risk Manage- ment	S9: Integrated Water Manage- ment and Sustainabl e Drainage	S10: Circular Economy and Adaptive Design	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
14. Maximise protection and enhancement of natural resources including water, land and air	0	++	0	++	+	Policies S6, S8 and S10 have no effect Policy S7 will have a significant positive effect. It will minimise air pollution and its negative impacts on human health, as well as improving air quality in line with national and international standards, including the Air Quality Standards Regulations 2010. Policy S9 have a significant positive effect. It will require all developments to adopt an integrated approach to water management which considers sustainable drainage, water efficiency, water quality and biodiversity holistically across a site and in the context of links with wider-than-site level plans. This will ensure the sustainable use of water resources. In addition, developments are required to ensure that land affected by contamination will not create unacceptable risks to the wider environment, and to demonstrate that there will be no negative impacts on the quality of local water resources as a result of the development. New effects have been identified for Policy S10 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy S10 is likely to have a minor positive effect on the protection and enhancement of natural resources through keeping materials in use as long as possible and requiring buildings to be designed for materials to be re-used as well as made from recycled/reused content. Part F specifies development must minimise environmental impact of materials through the use of sustainable sourcing, low impact and recycled materials which will contribute to better use of natural resources

S6: Managing heat risk

The assessment considered Policy S6 will have a positive effect against the framework objective to ensure all housing meets a high standard of energy efficiency and reduce contribution to carbon emissions by reducing the potential for overheating and reliance on air conditioning systems. This will also have a significant positive effect against the objective to improve the health and wellbeing of the population and reduce heath inequalities through addressing the urban heat island effect with high temperatures causing or worsen serious health conditions, particularly among vulnerable people including children and older people.

S7: Improving Air Quality

The assessment considered Policy S7 will require new developments to be designed, constructed and operated to limit their contribution to air pollution and improve local air quality as far as possible therefore having a positive effect against these framework objectives. All development should also seek to reduce the extent to which the public are exposed to poor air quality, especially vulnerable people and therefore reduce negative impacts on human health.

S8: Flood Risk Management

The assessment considered Policy S8 will directly reduce the impacts of climate change and enhance resilience to these impacts by requiring developments to be designed to manage and adapt to flood risk as a result of climate change.

S9: Integrated Water Management and Sustainable Drainage

The assessment considered Policy S9 will ensure development adopts an integrated approach to water management which considers sustainable drainage, water efficiency, water quality and biodiversity holistically across a site and will maximise biodiversity and water use efficiency alongside other benefits including amenity and recreation. By managing surface water runoff as close to its source as possible this will directly contribute to a positive effect against the framework objectives to reduce the impacts of climate change and enhance resilience. In addition, developments are required to ensure that land affected by contamination will not create unacceptable risks to the wider environment, and to demonstrate that there will be no negative impacts on the quality of local water resources as a result of the development.

S10: Circular Economy and Adaptive Design

The assessment considered Policy S10 will reduce the contribution of development in the borough to climate change by requiring developments to adopt a circular economy approach which will have a positive effect against the framework objectives to reduce the contribution to climate change and promote resource efficiency save resources, including from the embodied energy of building

materials and components. This will also help developments to be flexible and adaptable to changing requirements over their lifetime which will contribute to ensuring the provision of housing that meets the diverse and changing needs of the population. The policy may also benefit the economy by supporting the development of local green industries. Policy S10 is also likely to have a minor positive effect on the protection and enhancement of natural resources through keeping materials in use as long as possible and requiring development to minimise environmental impact of materials.

Transport and Public Realm policy assessment

The following transport and public realm policies have been considered in the same sustainability appraisal table:

- Policy T1: Enhancing the public realm and sustainable transport Policy T1 sets out the strategic approach to public realm and transport which supports promotion of active travel over other transport modes, taking design led approach to transport with development to consider its impact between land use, building design, transport accessibility and connectivity.
- Policy T2: Sustainable transport choices Policy T2 focuses on how development should incentivise walking and cycling, including cycle parking standards and minimise the impact of unsustainable transport modes. The policy also sets out how the Council will work with TfL and other stakeholders regarding public transport and associated infrastructure.
- Policy T3: Car free development Policy T3 focuses on ensuring all new development is car free and the criteria related to ensuring accessible parking spaces are provided.
- Policy T4: Public Realm Policy T4 focuses on how development should engage with and enhance the public realm.
- Policy T5: Delivery, servicing and construction Policy T5 focuses on the requirements for new development to consider and manage delivery and servicing and mitigate the negative effects related to the construction of development.

IIA Objective	T1: Enhan cing the public realm and sustai nable transp ort	T2: Sust aina ble Tran spor t Choi ces	T3: Car free deve lopm ent	T4: Publi c real m	T5: Deliver y, servicin g & constru ction	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable	++	++	++	++	+	Policy T1, T2 and T4 will have significant positive effects on the built environment – the public realm between the buildings -as they seek to integrate development into the existing built environment in a way which ensures safe, practical, convenient and efficient access by sustainable modes of transport.

Table 1.48: Assessment of policies T1 to T5

built environment						 This will put people at the heart of the design process with a coherent and cohesive public realm identified as one of the key elements in delivering the Local plan objectives which will ensure people make more sustainable transport choices. Policy T2 has a significant positive effect on safety because it resists the use of shared space which can be detrimental to those with mobility, sensory and or cognitive impairments as these people find can find "shared space" schemes dangerous and difficult to navigate. Update following review of the IIA as part of the examination process: T2 also supports high quality cycle parking which will allow more people to use that sustainable active mode. Policy T3 will have a significant positive effect. Car parking has negative impacts on the the built environment, particularly at street level where it reduces the ability to design multi-functional spaces which promote walking and cycling and other activities. T3 aims at reducing the number of vehicles in Islington, which is also likely to reduce accidents and hence lead to a safer built environment. Policy T5 will have a minor positive effect. It requires Delivery and Servicing Plans where there may be an impact on amenity from likely vehicle movements which will have a minor positive effect; and promotes off-street delivery and servicing which is likely to improve the safety of the built environment. Update following review of the IIA as part of the examination process: T5 also requires developments to explore more efficient and sustainable freight, delivery and servicing movements.
2. Ensure efficient use of land, buildings and infrastructure	+	+	++	0	+	Policy T1 and T2 will have a minor positive effect as they encourage more sustainable modes of transport which require less land than private vehicle use so in that respect are encouraging a more optimal land use in relation to transport and the movement of people and goods. Although given the land constraints in Islington there is no possibility of further land being use for vehicles.

						Policy T3 will have a significant positive effect on the use of land for parking which is considered an unnecessary and inefficient use of land in the Islington context where other more sustainable transport options are available. Policy T4 has no effect. New effects have been identified for Policy T5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy T5 has a minor positive effect as developments must investigate more efficient, sustainable and non-motorised freight, servicing and delivery movements, which could reduce the amount of space required on-site and off-site to accommodate these vehicular movements. Optimised and efficient vehicular movements for freight, delivery, servicing can also lead to positive impacts in terms of improving congestion on the road network.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	0	0	0	Policies T1 to T5 have no effect.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++	++	+	++	+	Policy T1, T2 and T4 will have significant positive effects on the built environment – the public realm between the buildings - as they seek to integrate development into the existing built environment in a way which ensures safe, practical and convenient access by sustainable modes of transport. Increasing active transport and minimising the private vehicle use will positively enhance the liveability of neighbourhoods and improve access through an improved public realm with permeability and legibility opening up new access routes and connections to existing facilities and services.

						Policy T3 will have a minor positive effect. It will discourage car use through restricting car parking and therefore will reduce the impacts of pollution from vehicles. New effects have been identified for Policy T5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy T5 has a minor positive effect as developments must investigate more efficient, sustainable and non-motorised freight, servicing and delivery movements, which supports a reduction in vehicular movements, promotes non motorised modes, which can support better access to services and sustainable lifestyles.
5. Ensure that all residents have access to good quality, well-located, affordable housing	0	0	0	0	0	Policies T1 to T5 have no effect.
6. Promote social inclusion, equality, diversity and community cohesion	+	+	+	+	0	New effects have been identified for Policies T1, T2 and T4 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policies T1, T2 and T4 ensure that active travel and public transport users benefit from improved travel conditions. This supports equality as almost 70% of households in Islington do not have access to a private car. The policies aim at mitigating the negative impacts of private motorised transport on other transport modes. Together they have a minor positive impact on social inclusion, equality, diversity and community cohesion, by encouraging active, connected, strong and cohesive communities. New effects have been identified for Policy T3 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy T3 ensures that wheelchair accessible parking is delivered for those blue badge holders who rely on private cars, which has a minor positive impact on inclusion, by promoting equity between different population groups and those with protected characteristics.

						T5 has no effect.
7. Improve the health and wellbeing of the population and reduce heath inequalities	++	++	+	++	0	Policies T1, T2 and T4 will have a significant positive effect through enabling and prioritising active travel and use of more sustainable transport modes, to help promote healthier lifestyles which will reduce health inequality among the residents. Policies T2 and T4 in particular will positively enhance the liveability of neighbourhoods and improve access through an improved public realm with permeability and legibility opening up new access routes and connections to existing facilities and services.
						Policy T3 will have a minor positive effect. It will discourage car usage and may therefore lead to an increase in the use of sustainable modes of travel. Policy T5 has no effect.
0 Fastar		0	0	0		Policies T1 to T4 will have no effect.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	0	0	0	+	Policy T5 has minor positive effect as it will ensure that new development considers and mitigates where necessary through relevant modelling its impact on the wider transport system which will ensure that new development does not restrict or affect the economic function of a wider area. In particular, logistics in relation to LSIS industrial areas are identified.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	++	++	+	++	+	 Policies T1, T2 and T4 will have a significant positive effect in that they encourage a shift to more sustainable modes of transport through improvements to the public realm which improve permeability and legibility and opening up new access routes and connections. In particular, policy T4 will ensure context is considered through appraisal to inform how a development fits within its wider context which will help proposals make the best use of existing infrastructure. Policy T3 requiring car free development will help to reduce the amount of travel by car which coupled with other policies to promote improved cycle parking and improvements to the public realm will encourage travel by more sustainable modes of transport.

						Policy T5 requires Delivery and Servicing Plans which will assess the ongoing freight impact of the development and minimise and mitigate the impacts of this on the transport system, and investigate non-motorised modes. In addition, the use of low-emission vehicles and efficient and sustainable delivery systems which minimise motorised vehicle trips is encouraged which will have a positive effect.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	0	+	0	Policies T1 to T5 have no effect. Policy T4 will have a minor positive effect as they will require that where public realm is created as part of a development it contributes to the quality and quantity of green infrastructure and is based on a contextual appraisal.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	0	Policies T1 to T5 have no effect.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	++	++	++	++	+	 Policies T1, T2, T3 and T4 will have a significant positive effect. They encourage active travel, including through improvements to the public realm which reduce the need to use fuel-based transport, reduce carbon emissions and improve energy efficiency. Policy T3 requires car free development which will help to reduce the amount of travel by car, which, coupled with other policies to promote improved cycle parking and deliver improvements to the public realm, will encourage travel by more sustainable modes of transport which will reduce carbon emissions. Policy T5 will have a minor positive effect. It requires Delivery and Servicing Plans which will assess the ongoing freight impact of the development and

						the use of low-emission vehicles and efficient and sustainable delivery systems which minimise motorised vehicle trips is encouraged, which could have a positive effect on reducing carbon emissions.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	+	+	+	0	+	New effects have been identified for Policies T1, T2, T3 and T5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policies T1, T2, T3 and T5 could have a minor positive effect. This can help promote resource efficiency through reducing motor vehicle use and promote sustainable transport options, minimising the use of non-renewable resources such as petroleum-based fuels. Policy T4 has no effect.
14. Maximise protection and enhancement of natural resources including water, land and air	++	++	++	++	+	 New effects have been identified for Policies T1, T2, T3 and T4 following review of the IIA as part of the examination and changed the effects from neutral to significant positive. Policies T1, T2, T3 and T4 will have a positive effect. They encourage active travel, including through improvements to the public realm which reduce transport related emissions which contribute to air pollution. Policy T3 requires car free development which will help to reduce the amount of travel by car, which, coupled with other policies to promote improved cycle parking and deliver improvements to the public realm, will encourage travel by more sustainable modes of transport which will improve air quality. New effects have been identified for Policy T5 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Policy T5 will have a minor positive effect. It requires Delivery and Servicing Plans which will assess the ongoing freight impact of the development and minimise and mitigate the impacts of this on the transport system. In addition, the use of low-emission vehicles and



efficient and sustainable delivery systems which minimise motorised vehicle trips is encouraged, which could have a positive effect on air quality.

Policy T1: Enhancing the public realm and sustainable transport, Policy T2: Sustainable transport choices and Policy T4: Public Realm

The assessment considered Policy T1, T2 and T4 will have significant positive effects against the framework objective for the built environment – the public realm between the buildings -as they seek to integrate development into the existing built environment in a way which ensures safe, practical and convenient access by sustainable modes of transport. This will put people at the heart of the design process with a coherent and cohesive public realm identified as one of the key elements in delivering the Local plan objectives which will ensure people make more sustainable transport choices. Increasing active transport and minimising the private vehicle use will have a positive effect against the liveability of neighbourhoods by improving access through an improved public realm with permeability and legibility adding benefits of opening up new access routes and connections to existing facilities and services. Through enabling and prioritising active travel and use of more sustainable transport modes helps promote a healthier lifestyle which will reduce health inequality among the residents and reduce carbon emission and improve energy efficiency.

As part of the assessment assumptions around modes of travel are made, whilst the approach seeks to encourage use of more sustainable modes it is not a given that people will respond to this. Many other factors may also affect future travel patterns such as ways of working, the cost of transport, new modes of transport and changing trends. Both T1 and T2 and T4 will have a positive effect on inclusion from improved travel conditions which supports equality as almost 70% of households in Islington do not have access to a private car. The policies aim at mitigating the negative impacts of private motorised transport on other transport modes. Together they have a minor positive impact on social inclusion, equality, diversity and community cohesion, by encouraging active, connected, strong and cohesive community. Both T1 and T2 also help promote resource efficiency through reducing motor vehicle use and promote sustainable transport options, minimising the use of non-renewable resources such as petroleum-based fuels which also helps have a positive effect on objective 14 in relation to air quality.

Policy T2: Sustainable transport choices

The Sustainability Appraisal considered Policy T2 has a particular positive effect against the framework objective for the built environment which considers safety because it resists the use of shared space which can be detrimental to those with mobility, sensory and or cognitive impairments as these people find "shared space" schemes dangerous and difficult to navigate. It is also positive as it supports high quality cycle parking which will allow more people to use that sustainable active mode.

Policy T3: Car free development

The assessment considered Policy T3 will have a significant positive effect against the framework objective for the use of land as it will continue to reduce the use of land for parking cars in new development. Use of land for parking is considered an unnecessary and inefficient use of land in the Islington context where other more sustainable transport options are available as well as other priority land uses. Car parking can have a negative effect on the built environment, particularly at street level where it reduces the ability to design multi-functional spaces which promote walking and cycling and other activities. T3 will have positive impacts against the environmental framework objectives by reducing the amount of travel by private cars which will reduce the impact that cars have on air pollution and carbon emissions. Restricting car parking will also make neighbourhoods more liveable through reduced pollution impacts from vehicles. Policy T3 will also have a positive effect against the objective for inclusion as it ensures that wheelchair accessible parking is delivered for those blue badge holders who rely on private cars, which has a minor positive impact on inclusion, by promoting equity between different population groups and those with protected characteristics.

Policy T5: Delivery, servicing and construction

The assessment considered Policy T5 will have a minor positive effect against the objective for travel as it will ensure that new development considers and mitigates where necessary through relevant modelling its impact on the wider transport system which will ensure that new development does not restrict or affect the function of a wider area. In particular logistics in relation to LSIS industrial areas are identified with developments required to explore more efficient and sustainable freight, delivery and servicing movements which is positive against safety in the built environment objective and may also lead to more efficient use of space and therefore positive against the use of land objective. The requirement for Delivery and Servicing Plans also encourages the use of low-emission vehicles, non-motorised transport modes and efficient and sustainable delivery systems which minimise motorised vehicle trips which will contribute to reducing carbon emissions and improving air quality. T5 also help promote resource efficiency through reducing motor vehicle use and promote sustainable transport options, minimising the use of non-renewable resources such as petroleum-based fuels which also helps have a positive effect on objective 14 in relation to air quality.

Design and Heritage policy assessment

The following design and heritage policies have been considered in the same sustainability appraisal table:

- Policy DH1: Fostering innovation and conserving and enhancing the historic environment Policy DH1 sets out the strategic approach to design and heritage supporting innovative approaches to development as a means to increasing development capacity to meet identified needs, while simultaneously addressing any adverse heritage impacts and protecting and enhancing the unique character of the borough.
- Policy DH2: Heritage assets Policy DH2 sets out the requirements for protecting heritage assets and their setting including – Conservation Areas, Listed Buildings; Historic Green Spaces, Archaeology, Views, Non-designated Heritage Assets.
- Policy DH3: Building heights Policy DH3 defines tall buildings, identifies where tall buildings will be permitted and how the design of tall buildings will take account of visual, functional and environmental impacts.
- Policy DH4: Basement development Policy DH4 sets the approach to basement development restricting basements that are disproportionately large, out of character with the site and host building. Sets criteria where basement development is permissible.

Table 1.49: Assessment of policies DH1 to DH4

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	++	++	+	Policy DH1 will have a significant positive effect. The policy promotes location sensitive density and design, noting that high density development can be accommodated throughout the borough, but the scale of development is dependent on a number of considerations, including design and heritage which would be considered on a case by case basis. The approach to tall buildings balances protection of local character with promotion of opportunities for development.

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					Policy DH2 will have a significant positive effect as it will ensure that architecture and urban design conserves heritage assets and the historic environment, which helps protect character and distinctiveness. It provides detailed policies which seek the conservation and enhancement of the historic environment, in part through protection of a range of heritage assets. Policy DH3 will have a significant positive effect on the built environment because it takes a plan led approach to tall buildings. It restricts tall buildings across the vast majority of the borough, and directs them to potentially suitable locations (subject to a range of additional detailed assessments). The locations have been identified in principle based on a co-ordinated and holistic approach which
					considers local character and distinctiveness, taking into account heritage assets as well as considering transport accessibility, infrastructure and land use. The policy seeks to promote exceptional design with high quality design details in terms of tall buildings visual impact and considering any local design principles. Policy DH4 will have a minor positive effect by promoting a high quality, inclusive, safe, and sustainable built environment. The policy will prevent basements that are disproportionately large, out of character with the site and host building.
2. Ensure efficient use of land, buildings and infrastructure	++	+	++	-	Policy DH1 will have a significant positive effect. This policy makes efficient use of land by encouraging innovative ways to meet local plan objectives while preserving heritage, by requiring site density levels to be optimised in order to make the best use of the land, by directing tall buildings to appropriate locations, by introducing the agent of change

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					 principal which in turn leads to more compatible and therefore efficient locations for uses. New effects have been identified which changes the effects from significant to minor positive following review of the IIA as part of the examination process. Policy DH2 will have a minor positive effect. Heritage has value in terms of cultural and historical interest but also economically, and in terms of aesthetics and function, with period buildings often commanding high values. DH2 ensures this value is retained over the long term, instead of being lost due to more short term pressures. Policy DH3 will have a significant positive effect. The suitable locations for tall buildings have been identified in principle based on a coordinated and holistic approach which considers local character and distinctiveness. The approach also focuses development in the most appropriate locations considering transport accessibility, infrastructure and land use. By their very nature a tall building will optimise the use of land. New effects have been identified which changes the effect from minor positive to minor negative following review of the IIA as part of the examination process: Policy DH4 will have a minor negative effect. The policy will restrict very large basements which are not proportionate to the host building and site. However the additional space which may be added in these large basements to existing dwellings and commercial buildings would add value, albeit at considerable cost to achieving other objectives.

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	+	++	++	+	 Policy DH1 will have a minor positive effect. It protects a range of heritage assets in the borough, but recognises that Islington's character may need to evolve in order to accommodate the identified development needs, and ultimately deliver the Local Plan objectives holistically. Policy DH2 will have a significant positive effect. It ensures that heritage assets will be strongly protected while recognising the need to accommodate new development. Policy DH3 will have a significant positive effect. The suitable locations for tall buildings have been identified in principle based on a coordinated and holistic approach which considers local character and distinctiveness. The approach included excluding areas of heritage value – conservation areas, and the suitable locations identified have considered proximate heritage assets therefore ensuring heritage assets are conserved and enhanced. Part F of the policy ensures that the design is of a high quality and does not adversely impact the surrounding context including heritage assets. Policy DH4 will have a minor positive effect on conserving the historic environment. The policy will ensure that basement development does not harm the historic environment for example by introducing lightwells that harm the appearance of the building or conservation areas.
4. Promote liveable	+	0	0	0	Policy DH1 will have a minor positive effect through ensuring site potential for development and site density levels must be fully

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
neighbourhoods which support good quality accessible services and sustainable lifestyles					optimised and encouraging innovative approaches which will help the opportunity to provide various services, facilities and amenities which may be necessary to support development and meet needs. There is no effect for policies DH2, DH3 and DH4.
5. Ensure that all residents have access to good quality, well-located, affordable housing	+	0	0	0	Policy DH1 will have a minor positive effect. Site density levels must be fully optimised which increases the delivery potential of the site and hence could lead to more affordable housing. The policy recognises that Islington's character may need to evolve in order to accommodate the identified development needs, and ultimately deliver the Local Plan objectives holistically. New assessment detail has been added following review of the IIA as part of the examination process: Policy DH3 may limit opportunities for tall buildings which can provide housing on specific sites which could impact to some degree on housing delivery. However research has shown that high densities of housing can be achieved in lower rise development, which also offer a better range of unit types and sizes. High densities will be secured through policy DH1 which requires that development optimises density. The total effect on housing delivery in the borough is not likely to be sufficiently to justify a negative scoring and housing targets are being achieved. In addition under DH3 some sites identified as potentially appropriate for tall buildings are allocated to include residential development, therefore also delivering affordable housing.

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects) There is no effect for policies DH2, and DH4. New assessment detail has been added following review of the IIA as part of the examination process: With regard to DH4 while
6. Promote social inclusion, equality, diversity and community cohesion	+	0	0	0	 basement development can extend space in homes it generally does not result in creation of new dwellings. Policy DH1 will have a minor positive effect. The policy supports innovative approaches to development as a means to increasing development capacity to meet needs, while simultaneously addressing any adverse heritage impacts and protecting and enhancing the unique character of the borough. Innovation goes beyond mere aesthetics; it is fundamentally about how we can accommodate new development – particularly delivery of affordable housing and other priorities - through intensification, achieving versatility and injecting life into an area. This balanced approach to design will assist with the creation of strong and cohesive communities. There is no effect for policies DH2, DH3 and DH4.
7. Improve the health and wellbeing of the population and reduce heath inequalities	+	0	0	+	Policy DH1 will have a minor positive effect. It applies the agent of change principle which ensures that the individual/organisation proposing change is responsible for ensuring that existing uses in the area are not adversely impacted, including through noise and vibration impacts.

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					There is no effect for policies DH2 and DH3. Policy DH4 will likely have minor positive effects on the health and wellbeing of the population in the short term by reducing the impact of construction. Basement development generally requires excavation works which create significant noise and vibration. These works can take years to complete. Some neighbourhoods may experience a number of basement excavations in succession leading to the effect of a continuous inappropriate disturbance in a residential area. This policy seeks to limit the effects of basement construction by limiting the size of basement developments and also by managing the construction impacts through Construction Management Plan.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	0	-	0	Policy DH1 will have a minor positive effect. The policy supports innovative approaches to development as a means to increasing development capacity to meet needs, while simultaneously addressing any adverse heritage impacts and protecting and enhancing the unique character of the borough. New effects have been identified which changes the effects from neutral to minor negative following review of the IIA as part of the examination process. Policy DH3 may have a minor negative effects on economic development as the development of tall buildings will be directed to key locations where they are most appropriate, which may result in a lower overall quantum of floorspace delivery than an approach where tall buildings could be developed in more locations across the borough. These effects are minor as lower rise buildings will meet the vast

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					majority of this need, and on many sites lower rise buildings can rival tall buildings for floorspace delivery.
					There is no effect for policies DH2 and DH4.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	0	+	0	There are no effects for policies DH1, DH2 and DH4. Policy DH3 will have a minor positive effect. The suitable locations for tall buildings have been identified in principle based on a co-ordinated and holistic approach which focuses development in the most appropriate locations considering transport accessibility, infrastructure and land use. The policy criteria ensure that tall buildings do not prejudice the ongoing functionality of sites in the local area including the functionality of the existing transport network.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	+	0	++	There is no effect for policy DH1. Policy DH2 will have a minor positive effect. The policy protects heritage assets including historic open spaces. New effects have been identified which changes the effects from positive to neutral effect following review of the IIA as part of the examination process. New analysis has been added following review of the IIA as part of the examination process: Policy DH3 will have no significant effect on open spaces. Policy DH3 ensures that where tall buildings are developed they do not harm

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					nearby open spaces including through overshadowing and microclimate. This will ensure no negative impacts are caused as the impacts are addressed by policy but will not be scored as a positive impact. Policy DH4 is likely to have significant positive effects on private open spaces by limiting the extent to which basements will be developed under private gardens, and preventing gardens being replaced by lightwells or sunken paved areas.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	+	+	++	There are no effects for policy DH1. New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH2 will have a minor positive effect. The policy protects heritage assets including historic open spaces. New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. New effect has been added following review of the IIA as part of the examination process: Policy DH3 requires that development of tall buildings does not adverse impact biodiversity. This will have a minor positive effect on protecting habitats and species diversity.

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					Policy DH4 is likely to have significant positive effects on biodiversity by limiting the extent to which basements will be developed under private gardens and requiring minima soil depth. Basement development generally requires removal of the existing garden and any trees. The replacement garden often has less soil depth and less ability to support large trees. Replacement gardens also often have larger areas of hard standing, are less natural, and have a less diverse range of vegetation.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	0	+	+	Policy DH1 will have a minor positive effect. The policy advocates an innovative approach to development which contributes to the delivery of the Local Plan objectives, including mitigating against the impacts of climate change. There is no effect for policy DH2. New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH3 will have a minor positive effect on reducing climate change by requiring new tall buildings to be of exceptional design standards. New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH3 will have a minor positive effect on reducing climate change by requiring new tall buildings to be of exceptional design standards.

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects) result of climate change. The policy also preserves gardens from being entirely built beneath allowing more established and biodiverse gardens which will benefit the microclimate and reduce the urban heat island effect as well as storing some carbon through large trees.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	+	+	There are no effects for policies DH1 and DH2. New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH3 will have minor positive effects by limiting the overall number of tall buildings, which are more resource intensive and less adaptable than low rise buildings with longer lifespans. The complex engineering and use specific design of tall buildings make repair and adaptation over time challenging or uneconomic, often resulting in demolition, and associated construction waste impacts. New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH4 will have minor positive effects by reducing the overall size of some basement developments. Basement development, through the extensive excavation and structural engineering required are more wasteful than comparably size above ground developments.
14. Maximise protection and enhancement of natural	0	0	+	+	There is no effect for policies DH1 and DH2.

IIA Objective	Policy DH1: Fostering innovation 	Policy DH2: Heritage assets	Policy DH3: Building heights	Policy DH4: Basement developmen t	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
resources including water, land and air					New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH3 will have a minor positive effect by ensuring that development of tall buildings does not impact impacts on the wider environmental including watercourses and water bodies and their hydrology.
					Policy DH4 will have minor positive effects on natural resources by ensuring basement development does not harm the ground and groundwater conditions of the area. Basement development will only be permitted where it has been demonstrated by appropriately qualified engineers that no harm will be caused to the ground or water conditions of the area evidenced through a structural method statement.

Policy DH1: Fostering innovation and conserving and enhancing the historic environment

The Sustainability Appraisal considered that Policy DH1 has a significant positive effect against the framework objectives for the built environment and for the efficient use of land by ensuring development is optimised, which helps to meet development needs in the borough. The policy sets out that high density development should be accommodated throughout the borough, but that the scale of development is dependent on a number of considerations, including design and heritage. The policy protects heritage value but allows evolving character where appropriate.

The policy will also have a minor positive effects against promoting liveable neighbourhoods, providing affordable housing, promoting social inclusion, improving health and wellbeing, economic development, and reducing and climate change.

Policy DH2: Heritage assets

The Sustainability Appraisal considered that Policy DH2 will have a significant positive effects against the framework objectives for the built environment, efficient use of land and heritage through detailed policies which seek the conservation and enhancement of the historic environment. The assessment recognises that heritage has value in terms of cultural and historical interest but also economically, and in terms of aesthetics and function, with period buildings often commanding high values. DH2 sets out that other Local Plan policy requirements including affordable housing, affordable workspace, inclusive design and sustainability standards, are relevant considerations when determining whether significant harm to an asset is acceptable. DH2 will also have minor positive effects on protecting open space, including historic open spaces and biodiversity.

Policy DH3: Building heights

The Sustainability Appraisal considered Policy DH3 will have a positive effect against the framework objective for the built environment, efficient use of land, and protecting heritage through the plan led approach to development of tall buildings. The policy restricts tall buildings across the vast majority of the borough, and directs them to potentially suitable locations (subject to a range of additional detailed assessments). The locations have been identified in principle based on a co-ordinated and holistic approach which considers local character and distinctiveness, taking into account heritage assets as well as considering transport accessibility, infrastructure and land use. Whilst Policy DH3 may limit opportunities for tall buildings which can provide housing or employment floorpsace on specific sites which could impact to some degree on housing delivery or meeting economic needs. However research has shown that high densities of housing can be achieved in lower rise development, which also offer a better range of unit types and sizes. High densities will be secured through policy DH1 which requires that development optimises density. The total effect on housing delivery in the borough is not likely to be sufficiently to justify a negative scoring and housing targets are being achieved. The policy seeks to promote exceptional design with high quality design details in terms of tall buildings visual impact and considering any local design principles. The policy will also have minor positive effects on biodiversity, reducing climate change, reducing waste, and preserving natural resources. The effect on climate change is considered to be limited by the policy which seeks to reduce the overall number of tall buildings; the assessment recognises that tall buildings are more resource intensive and less adaptable than lower rise counterparts.

Policy DH4: Basement development

The Sustainability Appraisal considered that Policy DH4 is likely to have significant positive effects on open space and biodiversity by limiting the extent to which basements will be developed under private gardens. The policy is also likely to have minor positive effects on the health and wellbeing of the population by reducing the impact of construction by limiting the size of basements. The assessment also showed minor positive effects against the framework objective to promote a high quality, inclusive, safe, and sustainable built environment by preventing basements that are disproportionately large, out of character with the site and host building. The policy has been shown to have some minor negative effects on the efficient use of land objective by reducing some developable floorspace for basements which are not proportionate to the host building and site however basements do not generally add additional homes so the objective for affordable housing has been marked

as no effect. The policy also have minor positive effects on reducing waste (from construction) and preserving natural resources (impacts on ground conditions and water). The assessment also considers Policy DH4 has a positive effect on climate change and ensures that basement development does not harm the ground and water conditions of the area, reducing the likelihood and impact of surface water flooding cause by more extreme weather events which are the result of climate change.

The following design and heritage policies have been considered in the same sustainability appraisal table:

- Policy DH5: Agent of change, noise and vibration Policy DH5 aims to protect existing uses such as cultural use or night time economy use from proposals for new noise sensitive development which are in proximity through requirement to follow the 'agent-of-change' principle and ensure that suitable mitigation is applied. The policy also sets out how all development should reduce the impacts of noise and vibration from new noise generating uses.
- Policy DH6: Advertisements Policy DH6 sets ensures that advertisements should contribute to a safe and attractive environment.
- Policy DH7: Shopfronts Policy DH7 focuses on ensuring shopfronts are accessible and contribute positively to the character of an area.
- Policy DH8: Public art Public art: Policy DH8 encourages new public art and the requirements of this

 Table 1.50: Assessment of policies DH5 to DH8

IIA Objective	DH5: Agent of change, noise and vibration	DH6: Advertisemen ts	DH7: Shopfron ts	DH8: Public art	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	+	++	+	 Policy DH5 will have a minor positive effect and will help create robust buildings which are designed to mitigate the noise impacts of an existing use rather than affect that use. Equally all new development which generates noise should ensure it considers and mitigates the impact on sensitive uses promoting an inclusive built environment through reducing amenity impacts. Policy DH6 will have minor positive effects on the built environment by ensuring that advertisements are high quality in terms of appearance, do not contribute to visual clutter, do not harm amenity with flashing elements, and respect the local context. Policy DH7 will have a significant positive effect as it will ensure that shops which are subject to redevelopment install accessible and inclusive shopfronts which ensure access for those less able and which will also benefit residents generally. Reference is also made to enhancing natural surveillance which is also important to creating a safer built environment. Policy DH8 will have a minor positive effect. It makes clear that new public art should not compromise inclusive design policy objectives and should consider impact on the local area and its character.

IIA Objective	DH5: Agent of change, noise and vibration	DH6: Advertisemen ts	DH7: Shopfron ts	DH8: Public art	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
2. Ensure efficient use of land, buildings and infrastructure	0	0	0	+	 Policy DH5 has no effect Effects have been amended which changes the effects from positive to neutral following review of the IIA as part of the examination process. Policy DH6 has no effect. Policy DH7 has no effect Policy DH8 has a minor positive effect in respect that the policy identifies that provision of public arts should not come at the cost of meeting other more important Local Plan objectives ensuring an efficient use of land and balance in terms of resources.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	+	++	+	 Policy DH5 has no effect Policy DH6 will have a minor positive effect. It makes clear advertisements should respect local context, including listed buildings and conservation areas so is considered minor positive. New effects have been identified which changes the effects from minor positive to significant positive following review of the IIA as part of the examination process. Policy DH7 will have a significant positive effect on protection of heritage assets and the historic environment, by ensuring the sensitive design of shopfronts which are an important component of the historic environment. Reference to Islington Urban Design Guide is made. Policy DH8 will have a minor positive effect. It makes clear that new public art should protect and enhance local character and demonstrate the relationship between the public art and the site.

IIA Objective	DH5: Agent of change, noise and vibration	DH6: Advertisemen ts	DH7: Shopfron ts	DH8: Public art	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++	0	0	0	Policy DH5 will have a significant positive effect as it aims to protect existing uses such as cultural use or night time economy use from proposals for new noise sensitive development which are in proximity to follow the 'agent-of- change' principle and ensure that suitable mitigation is applied. In addition, the policy will reduce the impacts of noise and vibration from new noise generating development which will help contribute to maintaining amenity of neighbourhoods. This will support enhancement of existing cultural and night time economy uses in particular where there are concentrations in town centres and cultural quarters. Policies DH6, DH7 and DH8 will have no effect
5. Ensure that all residents have access to good quality, well- located, affordable housing	++	0	0	0	Policy DH5 will have a significant positive effect. It will ensure that new housing mitigates noise impacts from both within a development and also from external sources such as cultural uses or other sources. Policies DH6, DH7 and DH8 will have no effect

IIA Objective	DH5: Agent of change, noise and vibration	DH6: Advertisemen ts	DH7: Shopfron ts	DH8: Public art	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
6. Promote social inclusion, equality, diversity and community cohesion	0	0	+	+	Policies DH5 and DH6 will have no effect. New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH7 requires new or refurbished shopfronts to be accessible and inclusive, which will remove barriers to employment and use of public spaces. New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH8 will help support active engagement of the wider community in decisions that affect their area by requiring consultation with the community on public art.
7. Improve the health and wellbeing of the population and reduce heath inequalities	++	+	0	+	 Policy DH5 will have a significant positive effect as it will ensure the health impacts of noise and vibration are mitigated. Both through the 'agent-of-change' principle ensuring suitable mitigation is applied and ensuring impacts of noise and vibration from new noise generating development are mitigated will help contribute to managing noise affects and the impact on individual health. New effects have been identified which changes the effects from neutral to minor positive following review of the IIA as part of the examination process. Policy DH6 will improve health and wellbeing by ensuring that advertisements do not cause light pollution into adjoining sensitive land uses, including residential. Policies DH7 and DH8 will have no effect.

IIA Objective	DH5: Agent of change, noise and vibration	DH6: Advertisemen ts	DH7: Shopfron ts	DH8: Public art	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	0	0	0	Policy DH5 will have a minor positive effect. It will support the enhancement of existing cultural and night time economy uses in particular where there are concentrations in town centres and cultural quarters through the application of the agent of change principle potentially helping these business to grow. Policies DH6, DH7 and DH8 will have no effect
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	0	0	0	Policies DH5, DH6, DH7 and DH8 will have no effect
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	0	0	Policies DH5, DH6, DH7 and DH8 will have no effect

IIA Objective	DH5: Agent of change, noise and vibration	DH6: Advertisemen ts	DH7: Shopfron ts	DH8: Public art	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	Policies DH5, DH6, DH7 and DH8 will have no effect
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	0	0	Policies DH5, DH6, DH7 and DH8 will have no effect
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	0	0	Policies DH5, DH6, DH7 and DH8 will have no effect

IIA Objective	DH5: Agent of change, noise and vibration	DH6: Advertisemen ts	DH7: Shopfron ts	DH8: Public art	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	0	0	Policies DH5, DH6, DH7 and DH8 will have no effect

Policy DH5: Agent of change, noise and vibration

The Sustainability Appraisal considered Policy DH5 will have a significant positive effects against the framework objectives for liveable neighbourhoods, affordable housing, health and wellbeing, and minor positive effects on economic development and the built environment. The policy aims to protect existing uses such as cultural use or night time economy use from proposals for new noise sensitive development which are in proximity through requirement to follow the 'agent-of-change' principle and ensure that suitable mitigation is applied. In addition, the policy will reduce the impacts of noise and vibration from new noise generating development which will help contribute to maintaining amenity of neighbourhoods as well as the internal amenity of dwellings. Protecting existing cultural uses from change will also help support enhancement of existing cultural and night time economy uses in particular where there are concentrations in town centres and cultural quarters.

Policy DH6: Advertisements

The Sustainability Appraisal considered Policy DH6 will have minor positive effects on the objectives for promoting a high quality built environment, protecting heritage, promoting social inclusion, and health and wellbeing. The policy achieves this by ensuring that advertisements are high quality in terms of appearance, do not contribute to visual clutter, do not harm amenity and health with flashing elements, and respect the local context, including the historic environment. The policy helps achieve the health and wellbeing objective by not allowing advertisements to create light pollution into homes.

Policy DH7: Shopfronts

The Sustainability Appraisal considered Policy DH7 will have a significant positive effect against the framework objective for built environment and inclusive accessibility as it will ensure that shops which are subject to redevelopment install accessible and inclusive shopfronts which will also benefit residents generally and remove barriers to employment and use of public spaces. Reference is also made to enhancing natural surveillance which is also important to creating a safer built environment. Policy DH7 will also have a significant positive effect on protection of heritage assets and the historic environment, by ensuring the sensitive design of shopfronts which are an important component of the historic environment.

Policy DH8: Public art

The Sustainability Appraisal considered Policy DH8 to have minor positive effect against the framework objective for efficient use of land as it makes clear that provision of public arts should not come at the cost of meeting other more important Local Plan priorities. In addition DH8 makes clear that new public art should not compromise inclusive design policy objectives and should consider impact on the local character.

Finally Policy DH8 will have a positive effect against objective 6 and help support active engagement of the wider community in decisions that affect their area by requiring consultation with the community on public art.

Strategic Infrastructure

The following strategic infrastructure policies have been considered in the same sustainability appraisal table:

- Policy ST1: Infrastructure Planning and Smarter City Approach Policy ST1 sets out how the Council will identify and deliver infrastructure to support development growth over the plan period and puts in place measures to develop the Smart Cities approach in Islington.
- Policy ST2: Waste Policy ST2 sets out the requirements for development to provide waste and recycling facilities, sets how the Council will work with other north London boroughs on the North London Waste Plan and safe guards the Hornsey Street facility..
- Policy ST3: Telecommunications, communications and utilities equipment Policy ST3 focuses on when Telecommunications, communications and utilities equipment will be permitted and the relevant standards.
- Policy ST4: Water and wastewater infrastructure Policy ST4 seeks to ensure adequate water supply, surface water, foul drainage and sewerage treatment capacity exists to serve all new developments.

Table 1.51: Assessment of Policies ST1 to ST4

IIA Objective	ST1: Infrastru cture Planning and Smarter City Approac h	ST2: Waste	ST3: Telecomm unications, communic ations and utilities equipment	ST4: Water and Wastewa ter infrastru cture	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	++	+	+	 New effects have been identified following review of the IIA as part of the examination process. A minor positive effect has been identified for ST1 through the support provided for robust and adaptable buildings by supporting in-building infrastructure capable of exceeding building regulation standards for digital connectivity. Policy ST2 has a significant positive effect. It requires development to provide waste and recycling facilities which are accessible and designed to provide convenient access for all people in order to help people to recycle which is positive and creates adaptable buildings which are more inclusive and contributes to a more long term sustainable built environment. The policy cross references the housing policy H4 which provides more detailed guidance. Policy ST3 has a minor positive effect. It deals with the visual impact of telecommunications equipment. Both visual impact and impact on character and appearance, with the general approach to restrict siting equipment in locations which are visible from the public realm. This will help contribute to creating a high quality built environment and help to protect amenity. New effects have been identified for Policy ST4 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The policy will ensure adequate water and wastewater infrastructure is provided which will help providing long term robust and adaptable buildings.

IIA Objective	ST1: Infrastru cture Planning and Smarter City Approac h	ST2: Waste	ST3: Telecomm unications, communic ations and utilities equipment	ST4: Water and Wastewa ter infrastru cture	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
2. Ensure efficient use of land, buildings and infrastructure	++	++	0	++	 Policy ST1 will have a significant positive effect as it makes clear the Council will update the Infrastructure Delivery Plan and work with relevant providers to deliver the infrastructure necessary to support development. The policy lists the various potential infrastructure needs and the potential funding routes for them. This is considered to have a significant positive effect as it is balancing development needs of the borough and ensuring the full range of development needs are met. Policy ST2 will have a significant positive effect. The policy protects the only waste management facility in the borough at Hornsey Street – the Hornsey Street reuse and recycling centre. It also makes clear in the policy that the borough will continue to work with the seven neighbouring boroughs on the North London Waste Plan to provide sufficient land to meet waste management needs across the seven North London boroughs. Therefore, the long term waste management needs of Islington will be met through delivery of a Joint Waste Plan. Policy ST4 will have a significant positive effect as it states it will ensure adequate water supply, surface water, foul drainage and sewerage treatment capacity exists to serve all new developments. Thames Water has engaged in the Local Plan review and provided policy comments and comments on site Allocations, therefore the policy is considered to have a significant positive effect as it is balancing development needs of the borough and provided policy comments and comments on site allocations, therefore the policy is considered to have a significant positive effect as it is balancing development needs of the borough and ensuring that water related infrastructure needs are met.

IIA Objective	ST1: Infrastru cture Planning and Smarter City Approac h	ST2: Waste	ST3: Telecomm unications, communic ations and utilities equipment	ST4: Water and Wastewa ter infrastru cture	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	++	0	Policies ST1, ST2 and ST4 have no effect Policy ST3 will have a significant positive effect as it deals with the visual impact of telecommunications equipment; both visual impact and impact on character and appearance, therefore impact on heritage assets will be considered where relevant.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++	+	0	0	 Policy ST1 will have a significant positive effect as it seeks to balance the development needs of the borough ensuring the full range of residents development needs are met. This will help ensure residents have access to the various essential services, facilities and amenities necessary and the policy will be supported by an evidence base; the updated Infrastructure Delivery Plan. New effects have been identified for Policy ST4 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. Protecting the Hornsey Street Re-use and Recycling centre will help to ensure access to this important facility/service within the borough for residents. Policies ST3 to ST4 will have no effect.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	0	0	Policies ST1 to ST4 will have no effect

IIA Objective	ST1: Infrastru cture Planning and Smarter City Approac h	ST2: Waste	ST3: Telecomm unications, communic ations and utilities equipment	ST4: Water and Wastewa ter infrastru cture	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
6. Promote social inclusion, equality, diversity and community cohesion	++	0	0	0	 Policy ST1 will have a significant positive effect as it seeks to balance the development needs of the borough ensuring the full range of residents development needs are met. This should help ensure residents have equal opportunities to facilities and services across the borough. New effects have been identified following review of the IIA as part of the examination process for policy ST1 which supports in-building infrastructure capable of exceeding building regulation standards for digital connectivity which will help community cohesion by supporting a more connected community. Policies ST2 to ST4 will have no effect.
7. Improve the health and wellbeing of the population and reduce heath inequalities	++	+	0	0	Policy ST1 will have a significant positive effect as it seeks to balance the development needs of the borough ensuring the full range of residents development needs are met. This should help fund where necessary improvements to access open spaces and health facilities which will help to support residents needs. New effects have been identified following review of the IIA as part of the examination process for policy ST2 which will have a minor positive effect as it reduces the need for household waste to be transported further afield by safeguarding the Hornsey Street Re-use and Recycling Centre which will contribute to improving air quality.

IIA Objective	ST1: Infrastru cture Planning and Smarter City Approac h	ST2: Waste	ST3: Telecomm unications, communic ations and utilities equipment	ST4: Water and Wastewa ter infrastru cture	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	0	0	0	New effects have been identified following review of the IIA as part of the examination process for policy ST1 which identify a minor positive effect through the support ST1 provides for in-building digital infrastructure capable of exceeding building regulation standards for digital connectivity which will help widen the opportunities for residents to work from home, access employment and support local businesses. Policies ST2 to ST4 will have no effect
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	++	+	0	0	Policy ST1 will have a significant positive effect as it seeks to balance the development needs of the borough ensuring the full range of residents development needs are met. This should help fund where necessary improvements to the transport network. In addition new effects have been identified following review of the IIA as part of the examination process for policy ST1 which identify a minor positive effect through the support ST1 provides for in-building digital infrastructure capable of exceeding building regulation standards for digital connectivity which will help widen the opportunities for residents to work from home, access employment and support local businesses. New effects have been identified following review of the IIA as part of the examination process for policy ST2 which will have a minor positive effect as it reduces the need for household waste to be transported further afield by safeguarding the Hornsey Street Re-use and Recycling Centre. Policies ST3 to ST4 will have no effect.

IIA Objective	ST1: Infrastru cture Planning and Smarter City Approac h	ST2: Waste	ST3: Telecomm unications, communic ations and utilities equipment	ST4: Water and Wastewa ter infrastru cture	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	++	0	0	0	Policy ST1 will have a significant positive effect as it seeks to balance the development needs of the borough ensuring the full range of residents development needs are met. This should help fund where necessary improvements to the open space network and access to it. Policies ST2 to ST4 will have no effect.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	Policies ST1 to ST4 will have no effect
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	++	+	0	0	 Policy ST1 will have a significant positive effect as it seeks to balance the development needs of the borough ensuring the full range of residents development needs are met. This should help fund where necessary improvements to climate change resilience and energy infrastructure. New effects have been identified following review of the IIA as part of the examination process for policy ST2 which will have a minor positive effect as it reduces the need for household waste to be transported further afield by safeguarding the Hornsey Street Re-use and Recycling Centre. Policies ST3 to ST4 will have no effect.

IIA Objective	ST1: Infrastru cture Planning and Smarter City Approac h	ST2: Waste	ST3: Telecomm unications, communic ations and utilities equipment	ST4: Water and Wastewa ter infrastru cture	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)		
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	++	0	0	Policies ST1, ST3 and ST4 have no effect. Policy ST2 will have a significant positive effect. It requires development to provide waste and recycling facilities which are accessible and designed to provide convenient access for all people in order to help people to recycle. The policy highlights the need to refer to the Councils guidance and cross references to policy H4 which also provides further detail. The policy also requires that the long term waste management needs of Islington will be met through delivery of a Joint Waste Plan and protects the existing waste transfer station in the borough at Hornsey Street. The Joint Waste Plan will deal with ensuring that waste infrastructure needs are met across the seven north London boroughs. The North London Waste Plan is subject to a separate Integrated Impact Assessment.		

IIA Objective	ST1: Infrastru cture Planning and Smarter City Approac h	ST2: Waste	ST3: Telecomm unications, communic ations and utilities equipment	ST4: Water and Wastewa ter infrastru cture	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
14. Maximise protection and enhancement of natural resources including water, land and air	0	+	0	++	 Policies ST1 and ST3 have no effect. New effects have been identified following review of the IIA as part of the examination process for policy ST2 which will have a minor positive effect as it reduces the need for household waste to be transported further afield by safeguarding the Hornsey Street Re-use and Recycling Centre which will contribute to improving air quality. Policy ST4 will have a significant positive effect as it states it will ensure adequate water supply, surface water, foul drainage and sewerage treatment capacity exists to serve all new developments. Thames Water has engaged in the Local Plan review and provided policy comments and comments on site allocations stating where there are capacity issues. These will be referenced in the Site Allocations, therefore the policy is considered to have a significant positive effect as it is balancing development needs of the borough and ensuring that water related infrastructure needs are met.

The **Sustainability Appraisal** considered **Policy ST1** will have a positive effect as it seeks to balance the development needs of the borough ensuring the full range of residents development needs are met. This will help ensure residents have access to the various essential services, facilities and amenities necessary. The policy will be supported by an evidence base; the updated Infrastructure Delivery Plan. The policy will help provide equality of access to facilities and services and fund improvements to various infrastructure across the borough. New positive effects have been identified following review of the IIA as part of the examination process for policy ST1 which supports in-building infrastructure capable of exceeding building regulation standards for digital connectivity. This helps community cohesion by supporting a more connected community, provides a positive effect for the built environment by providing robust and adaptable buildings and support economic growth by widening the opportunities for residents to access employment and support local businesses.

The **Sustainability Appraisal** considered **Policy ST2** positive against the framework objective for built environment as it requires development to provide waste and recycling facilities which are accessible and designed to provide convenient access for all people in order to help people to recycle. This will help residents contribute towards increasing the proportion of waste recycled. The policy also protects the only waste management facility in the borough – the Hornsey Street reuse and recycling centre and makes clear that the borough will continue to work with the seven neighbouring boroughs on the North London Waste Plan. This joint Waste Plan aims to provide sufficient land to meet waste management needs across the seven North London boroughs, satisfying the long term waste management needs of Islington. New effects have been identified following review of the IIA as part of the examination process for policy ST2 which will have a minor positive effect as it reduces the need for household waste to be transported further afield by safeguarding the Hornsey Street Re-use and Recycling Centre which reduces peoples need to travel and associated emissions and should help improve air quality.

The **Sustainability Appraisal** considered Policy ST3 positive against the framework objective for built environment as it will ensure the visual impact and impact on character and appearance, of telecommunications equipment is minimised which will help contribute to creating a high quality built environment and help to protect amenity.

The **Sustainability Appraisal** considered Policy ST4 will have a positive effect against the framework objective for natural resources as it states it will ensure adequate water supply, surface water, foul drainage and sewerage treatment capacity exists to serve all new developments. Thames Water has engaged in the Local Plan review and provided policy comments and comments on site allocations stating where there are capacity issues. These will be referenced in the Site Allocations, therefore the policy is considered to have a significant positive effect as it is balancing development needs of the borough and ensuring that water related infrastructure needs are met. New effects have been identified for Policy ST4 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The policy will ensure adequate water and wastewater infrastructure is provided which will help providing robust and adaptable buildings.

Bunhill and Clerkenwell AAP Policy Assessments

The following policies for Bunhill and Clerkenwell AAP have been considered by the sustainability appraisal:

- Policy BC1: Prioritising office use
- Policy BC2: Culture, retail and leisure uses

Table 1.52: Assessment of Policies BC1 and BC2

IIA Objective	Policy BC1:Prioritising office use	Policy BC2: Culture, retail and leisure uses	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	0	0	New effects have been identified for Policy BC1 following review of the IIA as part of the examination and changed the effects from minor positive to neutral. The policy will likely have a neutral effect on promoting a high quality, inclusive, safe, and sustainable built environment. Given the limited number of development sites, combined with policies to protect certain uses (e.g. housing, business, cultural uses) any mix of land uses proposed in new developments is unlikely to change the overall mixed use character of the AAP area during the plan period. Policy BC2 will have no effect.
2. Ensure efficient use of land, buildings and infrastructure	++	+	Policy BC1 will have a significant positive effect on the efficient use of land. The policy will focus development of employment uses (which generate a large number of trips) in an area highly accessible by sustainable means of transport. Development will be located in areas with excellent public transport accessibility including to the underground and Crossrail. The Islington Employment Study states that the Central Activities Zone is the location with the most demand for Grade A office space and this will be the priority. Maximisation of business floorspace will be required in the CAZ, given this is the area which will see the most demand for business floorspace. Local evidence currently indicates that there is a significant shortfall in supply of employment land. This policy will maximise development of floorspace in this most appropriate location ensuring the efficient use of the land. The policy also acts, in combination with other plan policies, to balance demand for uses across the borough in accordance with identified needs, with housing prioritised in other locations.

IIA Objective	Policy BC1:Prioritising office use	Policy BC2: Culture, retail and leisure uses	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			Policy BC2 will have a minor positive effect on the efficient use of land, buildings, and infrastructure by ensuring that cultural, retail, and leisure uses are developed in the most appropriate locations, improving positive agglomeration effects and the cultural, retail, and leisure offer of the area, while reducing harmful impacts between uses in particular the effects of noise, litter, and anti-social behaviour on residential uses.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	Policies BC1 and BC2 will have no effect.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	0	+	Policy BC1 will likely have a neutral effect. While this policy requires that the majority proportion of new development is office, it does allow smaller proportions of other uses on site. In addition, there are number of sites are allocated for other (non-office) uses. These factors combined with the existing mixed use character of the area means the mix of uses which support liveable neighbourhoods will not be significantly affected. Policy BC2 will likely have a minor positive effect. It helps to ensure that retail, cultural, entertainment and food and drink uses are located in areas where they do not harm the amenity of the area. The policy also sets out that development cannot create harmful concentrations of night time economy uses, which would include impacts from noise, litter, and anti-social behaviour. The policy also directs cultural uses to the Clerkenwell / Farringdon Cultural Quarter helping expand the cultural role of this area and of London as a whole.

IIA Objective	Policy BC1:Prioritising office use	Policy BC2: Culture, retail and leisure uses	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well-located, affordable housing	-	0	Policy BC1 will likely have a minor negative effect on the provision of affordable housing. The policy requires that most new development in Bunhill and Clerkenwell is office-led. This will lead development of less housing as it will prevent some residential-led schemes coming forward. In addition, it also means that less affordable housing will be developed, as it is required to be provided as a proportion of new residential developments. However the Council has assessed future housing delivery and considers that it can meet its housing target with this policy in place.
6. Promote social inclusion, equality, diversity and community cohesion	+	0	Policy BC1 will have a minor positive effect, in terms of social inclusion, equality, diversity, and community cohesion. The policy will strengthen the local economy and provide new jobs by encouraging development of employment floorspace which will meet demand and unlock potential economic growth. The Council has policies whereby new office developments must provide a proportion of affordable workspace. These policies will result in more office development and therefore more affordable workspace. The increase in businesses and employment in the area will also lead to a greater number of training and apprenticeships opportunities for local residents.
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	+	Policy BC1 will have no effect. Policy BC2 will have a minor positive effect on the health and wellbeing of the population by directing uses with potential for negative effects on amenity to the most appropriate locations to minimise harmful effects. In particular, the policy ensures that retail, cultural, entertainment, and food and drink uses are located in predominately commercial areas and that they do not harm the amenity of the area. The policy also sets out that development cannot create harmful concentrations of night time economy uses, which would include impacts from noise, litter, and anti-social behaviour.
8. Foster sustainable economic growth and	++	++	Policy BC1 will have significant positive effects on economic growth and providing employment opportunities. The policy will provide much needed floorspace for employment uses, in particular office uses. There is high demand in Islington for office floorspace, which is projected to exceed supply, restricting economic growth and employment in the borough. The biggest threat to the supply of

IIA Objective	Policy BC1:Prioritising office use	Policy BC2: Culture, retail and leisure uses	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
increase employment opportunities across a range of sectors and business sizes			 employment land is likely to be from restricted supply caused by a lack of sites as they are outbid by residential developments. In addition, the loss of office stock within the CAZ to residential development has the potential to undermine the strategic functions of the CAZ and East London Tech City. As part of office development, other Local Plan policies will ensure that these developments also provide affordable workspace and space suitable for small and medium enterprises, helping to diversify the employment opportunities in the borough. Policy BC2 will have a significant positive effect. It will prevent some development of cultural, retail, and entertainment uses in locations that are deemed inappropriate. However, the policy will have overall positive effects on economic growth by directing growth of cultural, retail, and leisure uses to the most appropriate locations, and supporting the important economic role these uses play in Bunhill and Clerkenwell, and London as a whole.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	+	Policies BC1 and BC2 will have a minor positive effect. Both policies promote development in areas with excellent public transport accessibility, including to the underground and Crossrail, as well as excellent conditions for walking and cycling.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	Policies BC1 and BC2 will have no effect.

IIA Objective	Policy BC1:Prioritising office use	Policy BC2: Culture, retail and leisure uses	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	Policies BC1 and BC2 will have no effect.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	Policies BC1 and BC2 will have no effect.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that	0	0	Policies BC1 and BC2 will have no effect.

IIA Objective	Policy BC1:Prioritising office use	Policy BC2: Culture, retail and leisure uses	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
optimises resource use and minimises waste			
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	Policies BC1 and BC2 will have no effect.

Policy BC1: Prioritising office use

The Sustainability Appraisal of BC1 considered that the policy approach will have a significant positive effect against the framework objective for the efficient use of land. The approach will focus development of employment uses (which generate a large number of trips) in an area which is highly accessible by sustainable means of transport and which has a mixed use character with specific concentrations of employment use. The approach delivers maximisation of employment floorspace in the CAZ which the Islington Employment Study states is the location with the most demand for Grade A office space.

In terms of balancing the competing demands between land uses, policy BC1 provides a specific percentage minimum of 90% in office use in the City Fringe area, or 80% in the remainder of the Bunhill and Clerkenwell AAP area which clearly prioritises the majority of floorspace must be in business use. Given the limited number of development sites, combined with policies to protect certain uses (e.g. housing, business, cultural uses) any mix of land uses proposed in new developments is unlikely to change the overall mixed use

character of the AAP area during the plan period. The policy approach still allows a small amount of alternative floorspace too therefore overall its effect on the sustainability objective to ensure efficient use of land was considered to be significantly positive.

With regards economic growth local evidence currently suggests a significant shortfall in supply of employment land which BC1 will address by maximising employment land delivery. Demand for employment floorspace is projected to far exceed supply which could restrict economic growth and employment in the borough. BC1 will strengthen the local economy and provide new jobs by encouraging development of employment floorspace which will meet demand and unlock potential economic growth as well as providing affordable workspace and training and apprenticeships opportunities for local residents.

The assessment considered the effect of the BC1 policy approach to have a positive effect against the framework objective for liveable neighbourhoods providing a mix of uses with maximisation of office space also allowing sufficient flexibility to provide some floorspace for different uses on ground floor level at least if not a number of floors.

Policy BC2: Culture, retail and leisure uses

The Sustainability Appraisal of Policy BC2 considered it will have positive effects against the framework objective for the efficient use of land by ensuring that cultural, retail, and leisure uses are developed in the most appropriate locations, improving positive agglomeration effects and the cultural, retail, and leisure offer of the area, while reducing harmful impacts between uses in particular the effects of noise, litter, and anti social behaviour on residential uses. The policy will likely have a neutral effect on promoting a high quality, inclusive, safe, and sustainable built environment. Given the limited number of development sites, combined with policies to protect certain uses (e.g. housing, business, cultural uses) any mix of land uses proposed in new developments is unlikely to change the overall mixed use character of the AAP area during the plan period. The policy will have positive effects on health and wellbeing by directing uses with potential for negative effects on amenity to the most appropriate locations – more commercial areas - to minimise harmful effects. Directing cultural uses to these locations will also help support the existing cultural economic function of these areas.

The Sustainability Appraisal of the Spatial Strategy Area polices (BC3 to BC8) found minor positive effects across most spatial strategy areas against the objectives for the built environment, efficient use of land and buildings, conserving heritage, liveable neighbourhoods, health and wellbeing, economic growth, sustainable transport, open spaces, biodiversity. These positive effects are achieved through area specific policies including policies for the development of key sites, proposals for public realm schemes, improvements to open spaces, new links, and protection of specific historic assets. The detail is set out in the table above.

Table 1.53: Assessment of Policies BC3 to BC8

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	+	+	+	+	+	 New effects have been identified for Policies BC4, BC5, BC6, BC7 and BC8 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The spatial policies in the BCAAP contain area specific policies to improve the built environment, which all are likely to have minor positive effects. These include: BC3: Public realm improvements identified at Old Street roundabout., development in character with scale and massing, and protection of views. BC4: Improved public realm, improved links across City Road, improved City Road corridor. BC5: Improved environment around Farringdon Station, improved public realm, links to spaces including Clerkenwell Green, retail and leisure uses on Cowcross Street. BC6: Public realm improvements to Exmouth Market, improved routes to Spa Green.

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
							BC7: Development to protect character including of the Spa Green Estate, provision of high quality and connected public realm, better pedestrian and cycle access. BC8: Preservation of the fine grained historic character, active ground floor uses.
2. Ensure efficient use of land, buildings and infrastructure	+	+	+	+	+	+	New positive effects have been identified following review of the IIA as part of the examination for these policies which does not change the overall effect. There is a minor positive effect for policies BC3 to BC8. The spatial policies set out the locations which are considered to be the most appropriate locations for larger scale development such as some areas within the City Fringe Opportunity Area as well as guiding more moderate development in sensitive areas such as Historic Clerkenwell. These policies will ensure development makes the best use of the qualities of different areas across the AAP area, making efficient use of the land.
3. Conserve and enhance the significance of heritage	+	+	+	+	+	++	All spatial strategy areas include area specific policies which protect the historic environment in that area. The effects are likely to be minor in scale for all areas except for BC8 where

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
assets and their settings, and the wider historic and cultural environment.							 development is to be heritage led, and this area has been recorded as a significant positive effect for this objective. They key policy points for these areas are set out below: New positive effects have been identified following review of the IIA as part of the examination for Policy BC3 to BC7 which does not change the overall effect. BC3: Development proposals must preserve or enhance heritage assets, Bunhill Fields, Wesley's Chapel, the Honourable Artillery Company grounds and the area's three protected local landmarks. BC4: Preservation of the waterway and Graham Street Gardens. BC5: Preservation of the history and heritage of the wider area (including the Smithfield Market in the City of London), preservation of the open character across the railway lines. BC6: Preservation of the listed Clerkenwell Fire Station, the Rosebery Avenue Conservation Area, the Church of the Holy Redeemer, various shopfronts on Exmouth Market and Rosebery Avenue, and the listed Finsbury Health Centre.

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
							 BC7: Design to respond to local context, to be human in scale, following predominant building heights, re-establish traditional building lines. Preservation of the Grade II* listed Spa Green Estate. BC8. Preserving heritage assets is the starting point for development in this area, reflecting character and historic value. The area has a rich historic townscape pattern of development and includes Conservation Areas, a scheduled ancient monument, listed buildings, historic shopfronts, and strategic and local views to St. Paul's Cathedral.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	+	0	+	+	0	New positive effects have been identified following review of the IIA as part of the examination for Spatial strategy areas BC3, BC4, BC6, and BC7 which changes the effect from neutral to minor positive. Spatial strategy areas BC3, BC4, BC6, and BC7 include area specific policies to promote liveable neighbourhoods in that area. They key policy points for these areas are set out below. The effects for these policies are considered likely to have minor positive effects against this objective. BC3: Provision of the Moorfields Eye Hospital and Institute of Ophthalmology legacy eye

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
							 clinic facility, GP or community health hub, or all of these uses. BC4: Retention of the Islington Boat Club. BC5: No specific policies related to this objective. BC6: Retention of the Finsbury Health Centre. BC7: Retention of the Ironmonger Row Baths. Retention and improvement of the Finsbury Leisure Centre to include a new leisure centre, healthcare, childcare, and energy facilities into one new civic development. BC8: No specific policies related to this objective.
5. Ensure that all residents have access to good quality, well-located, affordable housing	0	+	0	+	+	0	There is no effect for policy BC3. See response to IIA Objective 3. There is a minor positive effect for policy BC4. The policy sets out criteria for residential moorings, which will help address the housing need for boat dwellers identified in Local Plan evidence. New effects have been identified for Policy BC6 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. BC6 will have minor

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
							 positive effects through development of affordable housing at site allocation site BC24 the Clerkenwell Fire Station. Policy BC7 will have minor positive effects. The redevelopment of Finsbury Leisure Centre referenced in the policy will deliver a significant amount of affordable housing. Finsbury Leisure Centre is also assessed as site allocation BC4. There is no effect for policies BC5, and BC8. See response to IIA Objective 1.
6. Promote social inclusion, equality, diversity and community cohesion	0	0	0	0	0	0	There is no effect for policy BC3. See response to IIA Objective 3. There is no effect for policies BC4 to BC8. See response to IIA Objective 1. There are opportunities for cross boundary working exist with the City of London and the Cultural Mile for BC5.
7. Improve the health and wellbeing of the population and reduce heath inequalities	+	+	+	+	+	+	New positive effects have been identified following review of the IIA as part of the examination for Spatial strategy areas which changes the effect from neutral to minor positive. The Spatial Strategy areas contribute minor positive effects for health and wellbeing through improvements to open space and also through improvements to the public realm to improve opportunities for walking and cycling.

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
							Refer to objectives 9 and 10 for the summaries of these policies. In addition Policy BC7 will have minor positive effects. The redevelopment of Finsbury Leisure Centre referenced in the policy will deliver improved sporting facilities which will benefit local people and encourage more sporting activity. Finsbury Leisure Centre is also assessed as site allocation BC4.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	++	+	+	+	+	+	There is a significant positive effect for policy BC3. This area is the most significant location for new office floorspace in the borough and correlates with the London Plan Opportunity Area. There is specific reference to the Moorfields site which will deliver a significant quantum of office space and which reinforces the policy position set out in policy B2 and helps contribute to economic growth. The Opportunity Area reflects the importance of cross boundary working with neighbouring London Borough of Hackney and the City of London. There is a minor positive effect for policies BC4 to BC8. There is specific reference to the economic/commercial importance of these areas which reinforces the policy position set out in other Local Plan policies including policy B2, and helps contribute to economic growth.

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	+	+	+	+	+	New positive effects have been identified following review of the IIA as part of the examination for Spatial strategy areas which changes the effect from neutral to minor positive. All Spatial Strategy Areas include policies to improve the public realm to create a safe and convenient network for walking and cycling. The key policies for each area are: BC3: Major public realm scheme at Old Street Roundabout to remove the gyratory and improve conditions for walking and cycling. All development to improve permeability. BC4: Improve City Road corridor with active frontages, enhanced public realm, new pedestrian crossings, and tree planting. BC5: Improved interchange between modes at Farringdon Station and surrounding area, a single station environment, improved public realm in surrounding streets linking to Smithfield Market and Clerkenwell Green. BC6: Public realm improvements at Exmouth Market improving the pedestrian priority, improvements to Farringdon Road and

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
							Rosebury Avenue to make walking and cycling easier and safer, provision of green infrastructure. Improved routes to Spa Fields. BC7: Public realm improvements to facilitate easy pedestrian and cyclist access through and within the area, in line with pedestrian and cycle desire lines. BC8: Development to positively reinforce the street space, increased permeability, active uses at ground floor. These improvements are likely to have significant positive effects on this objective however they have been marked as minor positive under this assessment as these policies will also rely on other mechanisms including action through the Council's Local Implementation Plan (including funding) for implementation.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	+	+	0	+	+	+	New positive effects have been identified following review of the IIA as part of the examination for Spatial strategy areas BC3, BC6, BC7 and BC8 which changes the effect from neutral to minor positive. All Spatial Strategy Areas apart from BC5 include policies to improve the open spaces. The key policies for each area are set out below. Each of these have been marked as minor positive.

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
							 BC3: Enhancement of the public open space at Finsbury Square. Creation of a new public space at Old Street Roundabout. BC4: The policy sets out criteria for residential moorings on Regent's Canal, a designated open space. The criteria ensure that moorings do not harm the open space. Protection of the City Road Basin as a place of relaxation and recreation. BC5: No policies specific to improving open spaces. BC6: Proposals in proximity to Spa Fields must ensure avoid adverse impacts and maximise opportunities to enhance its multifunctional role, improvement to routes leading to Spa Fields. BC7: The area includes Radnor Street Gardens, King Square Gardens and Fortune Street Gardens, as well as other informal green spaces on housing estates. Development to improve and better connect these green spaces. New green spaces should be provided including pocket parks. BC8: Encourages creating additional public space by transferring underused roads and

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
							parking areas into pedestrian use. Proposal to create a green space at Clerkenwell Green in place of car parking.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	+	+	+	+	+	+	New positive effects have been identified following review of the IIA as part of the examination for Spatial strategy areas BC3, BC5, BC6, BC7 and BC8 which changes the effect from neutral to minor positive. All Spatial Strategy Areas include policies which will improve biodiversity and introduce more green infrastructure and habitat for wildlife. The key policies for each area are set out below. Each of these have been marked as minor positive. BC3: Improvements to the quality of Finsbury Square, particularly in terms of green infrastructure. New green infrastructure along Old Street and at Old Street Roundabout. BC4: Protection of the Regent's Canal, a designated open space, to protect use and function of this space. Protection of the biodiversity value of Graham Street Gardens. BC5: Greening of public spaces. BC6: Greening of Farringdon Road and Rosebery Avenue. Protection of Spa Fields and links to the space.

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
							 BC7: Preservation of existing green spaces including parks and the grounds of housing estates, improved connections between these spaces from new developments. Provision of new open spaces including pocket parks. Incorporation of new tree planting to reinforce the street hierarchy. BC8: Increased biodiversity and green infrastructure in the public realm. Conversion of carriageway space and car parking to green space. Conversion of the car parking at Clerkenwell Green to green space.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	+	0	0	0	0	There is no effect for policy BC3. See response to IIA Objective 3. New positive effects have been identified following review of the IIA as part of the examination for BC4. There is a minor positive effect for policy BC4. The spatial strategy sets out that the City Road Basin is a potential location for the expansion of Islington's Heat Network, and supports delivery of the Bunhill Phase 2 energy centre at the Junction of City Road and Central Street, and the delivery of Bunhill Phase 3 at the City Road Basin. These actions will help to reduce carbon emissions and assist with the transition to zero carbon.

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
							There is no effect for policies BC5 to BC8. See response to IIA Objective 1.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	0	0	0	0	There is no effect for policy BC3. See response to IIA Objective 3. There is no effect for policies BC4 to BC8. See response to IIA Objective 1.
14. Maximise protection and enhancement of natural resources including water, land and air	0	+	0	0	0	0	There is no effect for policy BC3. See response to IIA Objective 3. There is a minor positive effect for policy BC4 as the policy sets out specific criteria for residential moorings on Regent's Canal in relation to air pollution which can be an issue with residential moorings.

IIA Objective	Policy BC3: City Fringe Opportunity Area	Policy BC4: City Road	Policy BC5: Farringdon	Policy BC6: Mount Pleasant and Exmouth Market	Policy BC7: Central Finsbury	Policy BC8: Historic Clerkenwell	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
							There is no effect for policies BC5 to BC8. See response to IIA Objective 1.

Bunhill and Clerkenwell AAP

The submission IIA assessed Policy AAP1. The purpose of Policy AAP1 is to ensure the delivery of plan objectives by ensuring that sites allocated for particular uses deliver those types of development in line with the allocations. The assessment in the submission IIA recognised that because there are no explicit requirements attached to the policy it was considered to not have any effect for the purposes of the Sustainability Appraisal therefore the assessment has not been repeated here.

Policy BC3: City Fringe Opportunity Area

The SA highlighted the specific minor positive effect against the framework objective for the built environment from the environmental improvements identified at Old Street roundabout and related public realm work and development in character with scale and massing, and protection of views. The assessment recognises a minor positive effect against the built environment and heritage as the policy will ensure development makes the best use of the qualities of different areas across the spatial area, making efficient use of the land and references the areas heritage assets. Policy BC3 also has a specific positive effect against the economic growth objective because of specific reference to the Moorfields site and the significant quantum of office which will be delivered – this helps reinforce the policy position set out in policy B2. There is also a positive effect against liveable objective identified with reference to legacy community health provision as part of the Moorfields Eye Hospital site. The area is the most significant location for new office floorspace in the borough which correlates with the London Plan Opportunity Area. The Opportunity Area reflects the importance of cross boundary working with neighbouring London Borough of Hackney and the City of London. The assessment identifies the positive effect on the objectives for health, need to travel and open space with BC3 seeking permeability improvements, improvements to the public realm to create a safe and convenient network for walking and cycling, the Old Street roundabout scheme and improvement and the enhancement of the public open space at Finsbury Square. Green infrastructure improvements of Finsbury Square will also have positive effect on biodiversity objective.

Policy BC4: City Road

The SA highlighted the specific minor positive effect against the framework objective for the built environment from policy requirement for improved public realm, improved links across City Road, improved City Road corridor. The assessment recognises a minor positive effect against the built environment and heritage as the policy will ensure development makes the best use of the qualities of different areas across the spatial area, making efficient use of the land and references the areas heritage assets. There is also a positive effect against liveable objective identified with reference to retention of the Islington boat club. The SA of identified positive effect against objectives for housing, open space and enhancement of natural resources because it sets out criteria for residential moorings, which will help address the housing need for boat dwellers, protect the function of the open space and consider the effect of air pollution. Finally BC4 has minor positive

effect against the objective for climate change as City Road Basin is identified as an important location for the expansion of Islington's Decentralised Energy Network, which will help to reduce carbon emissions and assist with the transition to zero carbon. The assessment identifies the positive effect on the objectives for health, need to travel and open space with BC4 seeking to improve City Road corridor with active frontages, enhanced public realm, new pedestrian crossings, and tree planting.

Policy BC5: Farringdon

The has a specific positive effect against the objective related to the built environment and heritage assets with specific references to integration and linking of high quality neighbouring public space, improved environment around Farringdon Station, improved public realm, links to spaces including Clerkenwell Green, retail and leisure uses on Cowcross Street. There are also references to the history and heritage of the wider area. The assessment recognises a minor positive effect against the built environment as the policy will ensure development makes the best use of the qualities of different areas across the spatial area, making efficient use of the land. There was also a positive effect against liveable neighbourhoods as the policy includes requirements related access to services, through preservation and enhancement of Exmouth market Local Shopping Area. The opportunities for cross boundary working exist with the City of London and the Cultural Mile. The assessment identifies the positive effect on the objectives for health, need to travel and open space with BC5 recognising the improved interchange between modes at Farringdon Station and surrounding area, a single station environment, improved public realm in surrounding streets linking to Smithfield Market and Clerkenwell Green as well as the greening of public spaces. Green infrastructure improvements of the public realm will also have positive effect on biodiversity objective.

Policy BC6: Mount Pleasant and Exmouth Market

The has a specific positive effect against the objective related to the built environment and heritage with specific references to Public realm improvements to Exmouth Market, improved routes to Spa Green and references the areas heritage assets. The assessment recognises a minor positive effect against the built environment as the policy will ensure development makes the best use of the qualities of different areas across the spatial area, making efficient use of the land. There is also a positive effect against liveable objective identified with reference to retention of the Finsbury Health Centre. BC6 will have minor positive effects against the objective for affordable housing through development of affordable housing at site allocation site BC24 the Clerkenwell Fire Station. The assessment identifies the positive effect on the objectives for health, need to travel and open space with BC6 recognising public realm improvements at Exmouth Market and Farringdon Road / Rosebury Avenue to make walking and cycling easier and safer, as well as provision of green infrastructure. The importance of Spa Fields is also recognised by the assessment. Cross boundary working opportunities are noted with London Borough of Camden. Green infrastructure improvements of the public realm will also have positive effect on biodiversity objective.

Policy BC7: Central Finsbury

The has a specific positive effect against the objective related to the built environment with specific references to protect character including of the Spa Green Estate, provision of high quality and connected public realm, better pedestrian and cycle access. The assessment recognises a minor positive effect against the built environment and heritage as the policy will ensure development makes the best use of the qualities of different areas across the spatial area, making efficient use of the land and designing to respond to local context. Reference to the preservation of the Grade II* listed Spa Green Estate is also identified in the assessment. The SA of identified the positive effect against the objective for liveable neighbourhoods through the redevelopment of Finsbury Leisure Centre referenced in BC7 which will deliver improved sporting facilities which will benefit local people and encourage more sporting activity which will have a minor positive effect. Finsbury Leisure Centre is also assessed as site allocation BC4. The retention of Ironmonger Road baths is also positive. The assessment identifies the positive effect on the objectives for health, need to travel and open space with BC7 recognising in the assessment the benefits of and need for informal green spaces on housing estates and how development should improve and better connect these green spaces as well as provide new green spaces. Green infrastructure improvements of these informal spaces will also have positive effect on biodiversity objective.

Policy BC8: Historic Clerkenwell

The has a specific positive effect against the objective related to the built environment with specific references to preservation of the fine grained historic character, active ground floor uses. The assessment recognises a minor positive effect against the built environment as the policy will ensure development makes the best use of the qualities of different areas across the spatial area, making efficient use of the land. The SA of identified a positive effect against the heritage objective through the approach which identifies preserving heritage assets as the starting point for development in this area, reflecting its uniqueness. There are also specific heritage assets identified for this area. The assessment identifies the positive effect on the objectives for health, need to travel and open space with BC8 encouraging the creation additional public space by transferring underused roads and parking areas into pedestrian use and the proposal to create a green space at Clerkenwell Green in place of car parking. Such changes are likely to reinforce the street space and increase permeability as well have positive effect on biodiversity objective with increased biodiversity and green infrastructure in the public realm.

Part 1: Updated Assessment of Site Allocations

Introduction

This section sets out the assessment of site allocations and where relevant the alternatives to those site allocations. The presentation of the site assessment has been revised and includes assessment against the full set of appraisal objectives as requested by the Inspectors. Reasonable alternatives are considered alongside site assessments where relevant or explanations of where there are no alternatives. The assessment of site allocations has been revised and the text updated where relevant. This section replaces the assessment of site allocations in appendix 7 of the submission IIA.

All modifications to the site allocations made since the submission IIA are addressed in part 2 of the examination IIA. There are several sites where updates have been made which are assessed in part 2 – these are:

- AUS8: 161-169 Essex Road, N1 2SN -
- FP5: Conservative Club, 1 Prah Road
- NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG
- OIS10: Hornsey Road and Grenville Works, 2A Grenville Road
- ARCH1: Vorley Road/Archway Bus Station, N19
- ARCH5: Archway Campus, Highgate Hill, N19
- BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage

The submission IIA assessed Policy SA1. The purpose of Policy SA1 is to ensure the delivery of plan objectives by ensuring that sites allocated for particular uses deliver those types of development in line with the allocations. The assessment in the submission IIA recognised that because there are no explicit requirements attached to the policy it was considered to not have any effect for the purposes of the Sustainability Appraisal therefore the assessment has not been repeated here.

Table 1.55: Site Assessment KC1: King's Cross Triangle Site

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
KC1: King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1	+	++	0	+	+	+	+	+	0	+	-	0	0	0
Commentary on assessment of likely significant effects of site allocations	business leisure, o deemed forward The dev the nega positive effects o scheme employn have a p significa former ra	s floorspa communit suitable f for develo elopment ative effec or signific on housing . In turn th nent oppo positive ef nt uplift in ailway lan	ce is a pri y and reta or a distri poment in considera ts of noise ant positiv y by provisi s could h rtunities a fect on he floorspace ds can he for develo	ority in thi ail uses as ct landma the forese ations ider e and vibr ve effects ding additi nave a pos at the site. ealth and v ce on a sit elp to enha	s location well as c rk building eeable fut ntify that t ation if no on econo ional hom sitive effec Similarly wellbeing. e most re ance the l	but the site open space. g of up to 2 ure. he site is su t adequate omic growth ies. Also, th ct on social , the provis The alloca cently usec ocal charac	e has extan The alloca 0 storeys, a urrounded b ly addresse by providin le larger siz inclusion th ion of afforc tion could h I for storage ster of the a	t planning p tion also ide lthough the y major roa d. The large g a large q e of this site rough the p lable housin ave a signine e (B8) and c rea and pro	ermission entifies that a land is cur ad and rail i er scale of uantum of e e lends sup provision of ng, leisure a ficant positi car parking prote a hig	for a reside the northe rrently oper- nfrastructur developme employmen port to the good quali and commu ive effect or (Sui Gener h quality bu	ntial-led, mi rn part of th ational railw re, which co nt proposed t floorspace practicality ty housing a inity facilitie o the efficient is). New de ilt environm	ixed use sc ie site overl vay land an ould expose by the allo of a design and a diver is and new nt use of la velopment nent.	cation/provis heme provi laps with lar d unlikely to boation wou d have posi ing a mixed se range of open space nd by propo on the disus	ding nd o come upants to ld have tive l use e could osing a sed
Reasonable alternative summary		onable alt d in the d			ied. The s	site is alloca	ated for mix	ed use dev	elopment a	nd has plar	nning permi	ssion that a	accords with	n the uses

Table 1.56: Site Assessment KC2: 176-178 York Way

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
KC2: 176-178 York Way, N1 0AZ	+	++	0	0	+	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	residenti The Islin building environm significan transport The site vibration consider providing makes e the local	al develop gton Tall of up to 1: nent open nt positive t. is located if not ade ation to e g addition: fficient us character	above ra equately a nsure a g al homes e of land r of the ar	o likely to Study sugg (37m). Sp rea up to r in econom addressed ood stand including by propos rea and pro	be accep gests the pecific per new pedes ic growth I and the Delivery ard of livin affordable ing a sigr pomote a h	table. north-wester meability in strian route by providir London Un of quality h ng. If this ca housing w hificant uplif high quality	ern part of 1 nprovement s. The large ig a large qu derground, iousing which buld be satis which would t in floorspa	76-178 Yor is are identi- er scale of c uantum of e which could ch addresse sfactorily ac also have p ace in an ac nment. The	rk Way wou ified which levelopmer employmer d expose fu es the chal chieved, the cositive effe ccessible lo permeabil	uld be an ap will help cra ht proposed to floorspace ture occup lenging env e allocation ects in relat cation. Dev	propriate lo eate a safer on this site e in an area ants to the ironment w would have ion to socia elopment o	ocation for a r and more would hav well conne negative eff ould be an a positive a positive il inclusion. f the site ca	n an elemer a local landr inclusive bu e positive o ected to pub fects of nois important effect on ho The allocati an help to er omote walki	nark ilt r lic e and pusing by on nhance
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	+	+	0	+	+	0	0	-	0	0	0	0	0	0

Commentary on assessment of	This alternative is for mixed-use commercial and residential development. The other provisions of policy KC2 remain unchanged, for example, for a local landmark building of up to 12 storeys and permeability improvements. Allocating this site for mixed-use commercial and residential development could have a limited positive effect in terms of the efficient use of land													ample, for
likely significant effects of Alternative 1		-				and resident a wider ran			have a lim	ited positive	e effect in te	erms of the	efficient use	e of land
	resident	s to esser	itial servio	ces such a	is shops.		ome potenti	al for conflic	ct between	residents a	nd commer	cial occupi	proving acc ers, resultin	
		ernative1 should have a positive effect on the provision of affordable housing, which would be required from schemes incorporating residential es. Affordable housing will be required as part of residential-led development, which is likely to have positive effects on social inclusion.												
	borough uses, pa	's identifie rticularly l	ed develo nigh-value	pment nee	eds. Alter al uses, r	rnative 1 ha	is the poten	tial to have	a negative	effect on the	ne borough'	's economi	uses to me c growth as d to support	certain
	It is cons	sidered that	at alterna	tive 1 wou	lld have a	a neutral eff	ect with reg	ards to the	other IIA o	bjectives.				
		t is considered that alternative 1 would have a neutral effect with regards to the other IIA objectives.												
IIA Objective / Site	1. HIGH QUALITY ENVIRON		3. HERITAGE		5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY		13. RESOURCE EFFICIENCY	10
IIA Objective / Site Reasonable Alternative 2: residential-led development	+ 1. HIGH QUALITY ENVIRON		<mark>0</mark> 3. HERITAGE	+ 4. LIVEABLE NEIGHBOUR HOODS			+ 7. HEALTH AND WELLBEING	_ ŭ ≃	9. NEED TO TRAVEL	O 10. OPEN SPACE		CLIMAT ANGE	o 13. EFFICIENCY	10

	A residential-led allocation for this site could have a positive effect on the promotion of liveable neighbourhoods, as it would bring more housing close to facilities such as shops and other leisure activities. The most significant positive effect of alternative 2 would be on the delivery of housing, and particularly affordable housing, which would be required through policy for residential developments. Improved housing options would also have a positive effect in terms of social inclusion and on health and wellbeing by helping people out of overcrowded or poor quality housing, combatting some of the negative consequences of relative poverty.
	Whilst residential-led development could bring residents into town centres, potentially improving footfall for local businesses, it is considered that alternative 2 is likely to have a significant negative effect on economic growth. If developed for residential purposes, the site – which is in existing business and employment use – will no longer be contributing towards the borough's economy or supporting a range of jobs. It is considered that alternative 2 would have a neutral effect with regards to the other IIA objectives.
Conclusion	The proposed allocation allows for an element of housing, whilst recognising the need to adequately address noise and vibration impacts given the proximity to railway infrastructure, , with a strong emphasis on business use given its location. Two reasonable alternatives to the business-led allocation for KC2 were identified: mixed-use residential and commercial development and residential-led development. Whilst it was felt that mixed-use development could have positive effects by supporting a range of the borough's identified development needs, and residential-led development would have positive effects in terms of the delivery of good-quality housing, on balance it was considered that business-led development was most appropriate for this site given its proximity to King's Cross and the CAZ and the borough's need for additional employment floorspace.

Table 1.58: Site Assessment KC3: Regents Wharf

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1	0	+	0	0	0	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant		cial uses a											and small s 3/B1/D1/D2	

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HFRITAGF	9. HENLAGE 4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
effects of site allocations	It is considered the pr and the efficient use c	rovision of business and of land.	other comr	nercial uses	on site will	have minc	or positive e	ffects in rela	ition to eco	nomic deve	lopment
Reasonable alternative summary		ative was identified. The hat accords with the use				ovision an	d limited int	ensification	of busines	s floorspace	and has

Table 1.59: Site Assessment KC4: Former York Road Station

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
KC4: Former York Road Station, 172- 174 York Way, N1	+	+	+	+	+	+	+	+	0	+	0	+	+	0
Commentary on assessment of likely significant effects of site allocations	The alloc historic e new pub economi affordabl developr terms of	cation stat environme lic open s c growth, e housing nent cons reducing	tes that th ent and bu pace, wh and posit g. The allo iderations the effect	e locally l illt enviror ich could a tive effects ocation sh s recognis	isted form iment. Th also be po s on hous ould have se the opp te change	ner undergr ere will also ositive for h ing quality a positive ef portunity for	ement of res ound statior o be potenti ealth and w and social in fects on the site assem asing resoun	n should be al for creati ellbeing. Th nclusion if it efficient us bly with the	e retained o on of a saf ne allocatio t includes a se of land b e neighbour	er and more on for busin an element by bringing ring site. Th	e inclusive t ess led use of residentia a vacant bu is site may	ouilt enviror will have p al use which ilding back also have a	nment with o ositive effec h will also d into use an a positive ef	creation of cts on eliver d the fect in

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	+	+	+	+	+	0	0	+	0	+	0	+	+	0
Commentary on assessment of likely significant effects of Alternative 1	retention The alte range of The flexi borough floorspace	is alternative is for mixed use commercial and residential development. The other provisions of policy KC4 remain unchanged, for example, the ention of the existing locally listed station, potential for connection to a decentralised energy network and incorporation of public open space. e alternative could have a limited positive effect in terms of the efficient use of land and buildings, as the site could accommodate a wider nge of uses. e flexibility offered by a mixed-use allocation could also constrain the ability to balance competing demands between land uses to meet the rough's identified development needs, particularly high-value residential uses, may be chosen at the expense of delivering the employment orspace needed to support Islington's projected economic growth. However, given there would likely be some commercial use on the site a nor positive effect has been identified overall. e co-location of commercial and residential uses could have a positive effect on promoting liveable neighbourhoods by improving access to												
	essentia waste ar Allocatin schemes	l services nd vehicle g this site s incorpor	such as s moveme for mixed ating resid	shops. The nts associ d-use deve dential use	ere is son iated with elopment es. The p	ne potentia business c should hav rovision of a	l for conflict	between re ours and de effect on the ousing is a	esidents an livery and s he provision lso likely to	d commerc servicing re- n of afforda have posit	ial occupier quirements. ble housing	s, resulting	from the no	oise,
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

Reasonable Alternative 2: residential-led development	+	0	+	+	++	+	0	-	0	+	0	+	+	0
Commentary on assessment of likely significant effects of Alternative 2	The oth decentra The inte employr develop A reside close to econom The mo required	alised ene ensification ment uses ment in th ential-led a facilities s ic growth. st significa d through p	ons of poli rgy netwo a of the si are prior e most ap illocation such as sl ant positiv policy for	icy KC4 re ork and ind itised and opropriate for this sit hops and re effect of residentia	emain unc corporatio dential cou there are locations e could ha other leisu f alternativ I developr	hanged, for n of public uld help to r existing em . On balanc ave a positi ure activities ve 2 would l	open space make more aployment use a neutral ve effect or s. However be on the d oved housi	efficient us ises on the effect on th the promo having no elivery of ho ng options	e of the site site and so ne efficient tion of livea commercia ousing, and would also	e, however o residential use of land able neighbo al uses it co I particularly have a pos	the site is p developme has been id purhoods, a uld also hav / affordable	artially with ent may not dentified. us it would t ve a minor housing, w	al for conne- tin the CAZ t help to foc oring more I negative eff vhich would social inclus	where us nousing ject on be
Conclusion	resident develop was cor	tial-led dev	velopmen ds, and re nat busine	t. Whilst n sidential- ss-led de	nixed-use led develc velopmen	developme opment wou t was most	nt could ha	ve positive sitive effects	effects by s s in terms o	supporting a of the delive	a range of t ry of good-	he borough quality hou:	velopment a i's identifiec sing, on bal CAZ and th	l ance it

Table 1.60: Site Assessment KC5: Belle Isle Frontage

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
KC5: Belle Isle Frontage, land on the east side of York Way	+	+	0	0	0	+	0	++	0	0	-	0	0	0
Commentary on assessment of likely significant effects of site allocations	is under linking to Vale Ro The Islin The allo including barriers current I uses wh Copenha	utilised a b King's C yal / Brew gton Tall cation will g a taller b to employ ow density	nd does n ross. The ery Road Building S have sign puilding. T ment and y infrastru eate a safe ction SINC	ot create developn industrial Study sugg hificant po his will su have a m octure use er and mo C, there is	a positive nent of off area. gests this ositive effe port the ninor posi . A new q ore inclus potential	e street fron fices in this site would ects on econ economy a tive effect ir juality buildi ive environr for develop	tage. It is co location wo be an appro- nomic deve ind a range n relation to ng will also ment creatir	onsidered th uld mark th opriate loca opment by of employn social inclu improve th og a more s	hat the from the end of the tion for a lo delivery of nent types a usion. This e local environment ustainable	t portion of e King's Cr ocal landma a substant and opport will make m ironment, p neighbourt	g power to F the site cou oss office c ink building of ial commerce unities in the nore efficien rovide an a nood. The si rsity as the	Ild accomm luster, and of up to 15 cial led schu e borough t t use of lan ctive fronta te falls part	storeys (46 eme on a si hat will red d compare ge and grou tialy within t	e uses start of the m). te uce d to the und floor he
Reasonable Alternative 1: Mixed-use commercial and residential development	+	+	0	+	+	0	0	+	+	0	-	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	opportur Allocatir Howeve meet the the pote at the ex	nity for a long this site r, the flexi e borough ntial to ha spense of	ocal landr for mixed bility offer 's identifie ve a nega delivering	nark build d-use com ed by a m ed develop ative effec i the empl	ing of up mercial a nixed-use oment nee t on the b oyment fl	to 15 storey and resident allocation o eds. The sit orough's ec oorspace n	vs and the i ial develop could also c e is within t conomic gro eeded to su	mpact a new ment could onstrain the he CAZ wh wth as cert pport Isling	w building o have a min e ability to t ich prioritiso tain uses, p jton's projec	could make nor positive palance cor es employr particularly l cted econo	cy KC4 rem on improvin effect in ter npeting den nent uses. I nigh-value r mic growth. effect is ide	ng the loca ms of the e nands betw t is conside esidential u However,	l built enviro fficient use reen land us red alterna uses, may b	onment. of land. ses to tive 1 has e chosen

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF I AND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. F QU	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	essentia waste ai	al services nd vehicle	s such as e moveme	shops. Th ents assoc	ere is sor iated with	ne potentia i business c	I for conflict	between re ours and de	esidents an livery and	nd commerce servicing re	cial occupier equirements	rs, resulting	proving acc g from the no ould be requ	oise,
	scheme	s incorpo	rating resi	dential us	es. Impro	ved housin	•	ould also h	ave a posi	tive effect ir	n terms of so	-		
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: residential-led development	+	-	0	+	++	+	0		0	0	-	0	0	0
Commentary on assessment of									•		ged, for exa al built enviro		opportunity f	or a local
likely significant effects of Alternative 2											cient use of ployment us		nay not focu	IS
								•				•	a significant sociated witl	-
	close to	facilities	such as s		other leis	ure activitie		•		•			bring more I noise and vit	•

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY 6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	The most significa required through p It is considered tha	olicy for res	sidential de	evelopments. Ir	nproved hous	ing options	would also	have a pos				
Conclusion	Two reasonable all residential-led dev development need was considered th the borough's need	velopment. N ds, and resident at business	Whilst mixe dential-led s-led devel	ed-use develop development v opment was mo	ment could h vould have po ost appropriat	ave positive sitive effect	effects by s in terms of	supporting of the delive	a range of t ry of good-	he borougł quality hou	n's identified ising, on bala	ance it

Table 1.61: Site Assessment KC6: 8 All Saints Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
KC6: 8 All Saints Street, N1 9RJ	0	+	0	0	0	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	commero The exis additiona	cial uses a ting buildi al employr	at ground ng is an a ment floor	floor level acceptable rspace. Th	context l rough pro	building. Th otecting an	ne allocatior d potentially	n will likely h r intensifyin	nave positiv g the use c	ve effects o of the site fc	n economic r employme	development use, the	Small scale ent by provie allocation of in which it s	ding can
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	5. SOCIAL NCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO FRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	0	+	0	+	+	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	However meet the economi needed t a reducti site sits a The co-k essentia waste an Allocatin	the flexi borough c growth on in emp and where ocation of l services ad vehicle g this site	bility offer s identifie as certain lslington bloyment e employr commerc such as s moveme for mixed	ed by a m ed develop uses, par 's projecte use on the nent uses cial and re shops. The nts associ d-use deve	ixed-use oment nee- ticularly h ed econor e site which are priori sidential of ere is son ated with elopment	allocation of eds. It is col- nigh-value r nic growth. ch could als itised. uses could ne potential business of should hav	could also c nsidered alt esidential u Given the s to be damag have a posi for conflict operating ho	onstrain the ernative 1 h ses, may b site is alread ging to the v tive effect of between re- ours and del effect on th	e ability to b nas the pote e chosen a dy wholly in wider King's on promotin esidents and livery and s ne provisior	ential to have ential to have t the expen- or use as offi- s Cross Prior of commerce ervicing recommerce of afforda	npeting den ve a negativ se of delive ces, a mix o prity Employ neighbourho ial occupier quirements. ble housing	nands betw ve effect on ring the en of uses on f yment Loca bods by imp s, resulting , which wo	ifficient use reen land us the boroug aployment fl the site wou ation within w proving acce from the no from the no uld be requi	ses to h's oorspace Ild lead to which the ess to bise,
	It is cons	idered that	at alternat	tive 1 wou	ld have a	neutral eff	ect with reg	ards to the	other IIA of	ojectives.				
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: residential-led development	0	-	0	0	++	+	0		0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE NEGHBOUR 6. SOCIAL NCLUSION 5. HOUSING 9. NEED TO TRAVEL 7. HEALTH AND WELLBEING 6. SOCIAL INCLUSION 9. NEED TO TRAVEL 11. 11. 11. 12. CLIMATE CHANGE 13. 13. 13. 13. 14. 14.
Commentary on assessment of likely significant effects of Alternative 2	Allocating the site for residential-led development could have a negative effect with regards to the efficient use of land as it may not focus development in the most appropriate locations. The site is located within the King's Cross Priority Employment Location (PEL) which prioritises employment uses. It is considered that alternative 2 is likely to have a significant negative effect on economic growth. If developed for residential purposes, the site – which is in existing business use – will no longer be contributing towards the borough's economy or supporting a range of jobs.
	The most significant positive effect of alternative 2 would be on the delivery of housing, and particularly affordable housing, which would be required through policy for residential developments. Improved housing options would also have a positive effect in terms of social inclusion. It is considered that alternative 2 would have a neutral effect with regards to the other IIA objectives.
Conclusion	Two reasonable alternatives to the business-led allocation for KC6 were identified: mixed-use residential and commercial development and residential-led development. Whilst mixed-use development could have positive effects by supporting a range of the borough's identified development needs, and residential-led development would have positive effects in terms of the delivery of good-quality housing, on balance it was considered that business-led development was the most appropriate use for this site given its proximity to King's Cross and the CAZ and the borough's need for additional employment floorspace and the small site size.

Table 1.62: Site Assessment KC7: All Saints Triangle

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
KC7: All Saints Triangle, Caledonian Road, N1 9RR	+	+	0	+	0	0	0	+	0	+	+	0	0	0
Commentary on assessment of likely significant	The exis pocket p	ting buildi ark on the	ng has la e corner c	of the site i	frontages s retaine	and does d and impro	not positivel oved, which local enviro	could have	a minor po	ositive effec	t on biodive	ersity. An in	nproved buil	ding with

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF I AND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
effects of site allocations	A new la econom	arger build y and a ra	ding would	l have pos nployment	itive effe	cts on econ	omic devel	opment by	providing n	nore employ	/ment floors	space; this	e efficient us will support ve a minor p	the	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Reasonable Alternative 1: Mixed-use commercial and residential development	+	+	0	+	+	0	0	0	0	+	+	0	0	0	
Commentary on assessment of likely significant effects of Alternative 1	improve Allocatir and buil constrai alternati uses, m Howeve	is alternative is for mixed commercial and residential development. The other provisions of policy KC7 remain unchanged, for example, provements to the designated open space to the southern corner of the site. ocating this site for mixed-use commercial and residential development could have a limited positive effect in terms of the efficient use of land d buildings, as the site could accommodate a wider range of uses. However, the flexibility offered by a mixed-use allocation could also nstrain the ability to balance competing demands between land uses to meet the borough's identified development needs. It is considered ernative 1 has the potential to have a negative effect on the borough's economic growth as certain uses, particularly high-value residential es, may be chosen at the expense of delivering the employment floorspace needed to support Islington's projected economic growth. The powever the provision of some commercial use is likely to provide some employment benefits and so on balance a neutral effect has been entified in relation to objective 8.													
	essentia	al services	such as	shops. Th	ere is sor	ne potentia	I for conflict	between re	esidents an	nd commerc	-	rs, resulting	proving acco g from the no		

IIA Objective / Site													13. EFFICIENCY	hot part monthan med log part med log part m
		•	Ū		·		g options we			tive effect in objectives.	terms of so	ocial inclusi	ion.	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: residential-led development	+	-	0	0	++	+	+		0	+	+	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	designat The curr the sites the most develope supportin	ted open s rent use is for reside t appropria ed for resi ng a range	space to the quite low ential-led of ate location dential pute of jobs.	he southe density a developmo ons. The s irposes, th Given its j	rn corner and additionent could ite is locatione site – v potential f	of the site. onal develo have a neg ted within t which is in e for intensifie	pment could lative effect he King's C existing bus	d be accom with regard ross Priorit ness use – also not co	nmodated o ds to the e y Employn - will no lor	on site maki fficient use o nent Locatio nger be cont	ng a more e of land as it on which prie ributing tow	efficient use may not fo pritises em vards the b	ovements to e of land. Al ocus develop ployment us orough's eco owth. A sign	locating oment in ses. If onomy or
	required on healtl poverty.	through p h and well	bolicy for r Ibeing by	esidential helping pe	developr eople out	nents. Impr of overcrov	oved housi	ng options r quality ho	would also ousing, cor	have a pos nbatting sor	itive effect	n terms of	which would social inclus sequences o	sion and

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Conclusion	residentia developn was cons	al-led dev nent need sidered th	elopment ls, and re at busine	t. Whilst m esidential-le ess-led dev	ixed-use ed develo velopmen	developme opment wou it was most	ent could ha uld have pos appropriate	ive positive sitive effects e for this site	effects by s in terms e given its	use resident supporting of the delive location with yment floors	a range of tl ry of good-o nin the King	he borough quality hous	i's identified sing, on bala	l ance it

Site Allocations: Vale Royal and Brewery Road Locally Significant Industrial Sites

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, adjacent 196-200 York Way, N7 9AX	+	++	+	0	0	÷	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	only be a The alloo high qua incorpora	acceptable cation stat lity and w ate adequ	e as part o tes that th ill be in ke ate servio	of a hybric ne site's pr eeping wit	l workspa cominent o h the site ve the site	ce scheme corner locat 's industrial e's industria	ion warrant character.	s a high qu Industrial d	ality, well d evelopmen	lesigned bu t will consic	ilding. The ler the space	design of a	ce floorspac ny building v n buildings a ed to ensure	will be of and

Table 1.63: Site Assessment VR1: Fayers Site, 202-228 York Way

IIA Objective / Site	1. HIGH GUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE NEGHBOUR 4. LIVEABLE NECLUSION 5. HOUSING 6. SOCIAL INCLUSION 8. 5. HOUSING 9. NEED TO TRAVEL 8. SOCIAL INCLUSION 7. HEALTH AND WELLBEING 9. NEED TO TRAVEL 10. OPEN 11. 11. 13. 13. 13. 14. 14. 14. 14. 14. 14. 14. 14. 14. 14
	Development of the site will optimise the use of previously developed land. The Local Plan directs industrial development to Locally Significant Industrial Sites (LSIS). The site is located in an LSIS, therefore, this is an appropriate location for such development. The development of industrial floorspace balances the competing demands between land uses as sites such as this are under pressure for the development of other uses (not just residential, but office too). By prioritising industrial development the allocation ensures that much needed industrial space is also delivered. The site is partially within a protected viewing corridor. The allocation sets out that building height will be limited to 5 storeys, this will ensure that views towards heritage assets are maintained.
	The development of the site will support economic growth in the borough. The delivery of additional industrial floorspace is much needed as a significant amount of industrial floorspace has been lost in recent years. Such space, in such a central location, will play a key role in supporting the Central London economy and support a range of employment types and opportunities in the borough that will reduce barriers to employment and have a minor positive effect in relation to social inclusion. It is recognised that the intensification of industrial uses may have negative effects on traffic congestion and air quality, but it is considered this would be counteracted to some extent by keeping industrial suppliers in the borough thereby enabling shorter journeys and supply chains than if they had to travel into their central London clients from further afield. It is noted that Policy S7 provides strong criteria to mitigate any potential negative effects on air quality and the overall effect on the need to travel, climate change and natural resources has therefore been scored as neutral.
Reasonable alternative summary	No reasonable alternative was identified. The site is allocated for retention and intensification for industrial uses and has planning permission that accords with the uses proposed in the draft allocation.

Table 1.64: Site Assessment VR2: 230-238 York Way

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
VR2: 230-238 York Way, N7 9AG	+	++	+	0	0	+	0	++	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND	3. HERITAGE 4. LIVEABLE NEIGHBOUR	5. HOUSING QUALITY 6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	The site is allocated only be acceptable a The allocation states the quality of the buind Industrial development development of new Development of the Industrial Sites (LSI industrial floorspace uses (not just reside delivered. The site is partially views towards herita The development of significant amount of the Central London and have a minor peo on traffic congestion thereby enabling sh Policy S7 provides s	as part of a hybri s that the site's p ill environment. ent will consider v industrial space site will optimise S). The site is loc balances the co ential, but office t within a protected age assets are m f the site will sup of industrial floors economy and su ositive effect in re n and air quality, orter journeys ar	d workspace schem prominent corner loca The design of any but the spaces between e will be designed to e the use of previous cated in an LSIS, the propeting demands b oo). By prioritising in d viewing corridor. The aintained. port economic growt space has been lost poport a range of em elation to social inclu- but it is considered the supply chains that	e. ation warrants ilding will be of buildings and ensure that it ly developed I erefore, this is etween land u dustrial developed he allocation s h in the borou in recent years ployment type sion. It is reco his would be on	a high qual of high quali l incorporate is adaptable and. The Lo an appropri- uses as sites opment the sets out that gh. The deli s. Such spa is and oppor- ognised that counteracted o travel into	lity, well des lity and will be e adequate e to meet the ocal Plan dir iate location s such as the allocation e t building he livery of add ace, in such ortunities in t t the intensife d to some e t heir centra	allocation a signed build be in keepin servicing to ne needs of a rects industr for such de nis are unde ensures that eight will be ditional indus a central loc the borough fication of in extent by kee al London cli	ing which g with the serve the a range of rial develo evelopmen r pressure much nee limited to s strial floors cation, will that will re dustrial us eping indu- ients from	would hav site's indu site's indu users. pment to L t. The dev for the de eded indus 5 storeys, space is m l play a key educe barr ses may ha strial supp further afie	e a positive Istrial charaction Istrial function Locally Signitive Performent of Evelopment of Evelo	effect on cter. on. The ficant f of other s also ure that as a porting oyment e effects porough ed that
IIA Objective / Site	Change and natural 4. HIGH CUALITY CUALITY ENVIRON 2. EFFICIENT 2. EFFICIENT 2. EFFICIENT 2. EFFICIENT	3. HERITAGE 4. LIVEABLE NEIGHBOUR HOODS	6. SOCIAL INCLUSION	7 AND AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Housing co- location	+	-	+	-	+	0	0	-	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 1	building on the qu The prov widening required Although uses are alternativ could bri make the industria effect on Opening generatin effect on Whilst a recognis potential With regu	height wil uality of th vision of n g the alloc from scho n residenti e significat ve 1 co-lo ng some e LSIS a s l uses in t the balar the balar the LSIS ng noise a the prom minor pos ed, the ef job oppo ards to th effect on	I be limite ne built er ew housi ation to ir emes inco ial uses c atly more cation of additiona successfu the LSIS i nce of use up to res and frequi notion of li sitive effe fect of alt rtunities f e impact the wellb	ed to 5 stor nyironment ng, contrib nclude resi orporating an be acco constraine industrial i industrial i industrial i favour o es and indu- idential de ent vehicle veable ne ct in relatio ernative 1 or local resi of alternat	eys and f turing to the dential us residential space with floorspace l cluster. I f light ind ustrial act evelopment ighbourho on to the p on social sidents.	that site's lo ne borough se and shou al uses. ed elsewhe and values n residentia ce to the LS The co-loca ustrial activ ivities in the nt increases ents, and ne bods, as se provision of inclusion is mealth and v	re in the bo in the borou l uses woul is, there ne tion of indu ities which e LSIS parti s opportunit e w residenti t out in obje housing the s considered vellbeing, the	ants a high t evidenced ositive effe rough to ma ugh and the d help to ad eeds to be a strial floors can coexist cularly in te ies for conf al occupiers ctive 4. at would co d to be neu	quality, we deneed for the fect on the p eet the bore potential f chieve an e a balance w pace with h with reside erms of focu- lict betwee s. As such intribute tow tral given the on of reside al operation	ell designed new homes rovision of ough's hour or such use offective use vith protection ousing work ential devel using devel using devel alternative wards the b hat resident ential uses as such as r	building wh , would be a affordable h sing targets es to be view e of land. W ng the full r uld lead to t opment in th occupiers, f 1 is assess orough's ev tial reduces	hich would a minor pos ousing, wh , locations wed as 'bac hilst this in ange of inc he exclusic s will have ne most ap who may o ed as havir idenced ne floorpsace	d, for example have a posi sitive effect of ich would b suitable for d neighbours tensification dustrial funct on of more tr a minor neg propriate loog ng a minor n eed for hous which woul hin the LSIS e possible to een identifie	tive effect of e industrial s'. For of uses tions that raditional gative cations. hours, negative sing is d deliver

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	floorspa likely to having a would lik	ce, the ex reduce th in impact kely limit t	tent to wh e range o on range he capaci	hich indust f business of busines ty for the o	trial uses ses becau ss and jot existing b	could be int ise some ty os. The inter usiness sec	tensified wo pes of indu nsification o	uld be mor strial would f residentia and rea. Th	e limited th be prioritis al uses wou	an if it is fo ed as being Ild not prov	cused on in g compatible ide long-teri	dustrial inte e for reside m employm	of industrial ensification. ntial uses, t nent opportu economy an	It is also herefore inities and
	places of lessened needing congesti significa this way	of work – w d and the to travel t ion and er nt negativ alternativ	whilst it co range of i to central missions, re effect, o re 1 is cor	uld lead to ndustrial u London to and have dependent isidered to	o the inter uses could access t negative t on the le o also hav	nsification of d lead to th heir market impacts on evel of indus ve a minor r	of industrial ne displacer s. This coul climate cha strial activiti	uses, the s nent of indu d increase inge and ai es lost, disp ect in terms	cope for inf ustrial busir vehicle mil r quality. T blaced and s of reducin	ensification nesses to C eage throug he alternati /or prevent g contributi	n of industria outer Londor gh Islington ve would th ed from exp	al operation n industrial , which risk erefore hav panding in t	s live close t is in the LSI locations w s increased ve a minor to he longer te (objective 1	S is hile still o erm . In
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2 Office co-location	+	0	+	0	0	+	0	+	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 2	building on the q For alter offices c already	height wil uality of th native 2, ould resu a significa	l be limite ne built er there will It in an op int propor	d to 5 stor ovironmen be a neutr timisation tion of offi	reys and t t ral effect o of existin ce buildin	that site's lo on optimisa ig employm igs integrate	ocation warr tion of land ent floorspa ed within pa	ants a high use and ba ice and sor rts of the L	alancing ec ne intensifi SIS and if r	onomic nee cation of in-	l building wh eds. As a hig dustrial floo pment is like	hich would gher densit rspace. Ho ely to introc	, for exampl have a posi y employme wever, there duce signific I. The LSIS	itive effect ent use, e is cant

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	London' busines dependi activities	s econom ses are lik ng on the	ny through kely to be extent to at office r	h the provis displaced which offi needs can	sion of 'la to Outer ces are ir	st mile' dis London loc ntensified, f	st remaining tribution/logi cations. Whil here are pot be met else	stics and 'ju st there are ential nega	ust in time land use itive impa	' servicing. benefits fro cts that coul	Without pol m the co-loo d arise from	icy protectic cation of of the displat	on industrial fices with inc cement of in	dustrial, dustrial
	floorspa develop area wo for office particula office de have a p inclusion ways of	ce as offic ment of er uld chang es to be pr arly import evelopmer positive eff n objective accessing	ce space mployme ge as land romoted tant in thi nt over tir fect on se e. Industr g employ	co-located ent floorspa d values fro in the boro is context. me, and the ocial inclus rial sectors ment throu	I with indu ce,there om office ugh, indu The scale e scale of sion by pr provide j gh learning	ustrial will s could be no uses out-co istrial uses of this effor industrial oviding opp ob opportu ng skills on	n economic strengthen th egative effect ompete new are only sou ect would be activities lost portunities for nities for res the job for t the local are	e local eco ts in the lor industrial fl ight in LSIS dependent t, displaced r residents ident popul hose who h	nomy and nger term loorspace Ss and the t on the de l and /or p to access lation. Opp nave low c	I provide a h sustainabilit . As part of t refore the se egree of the revented fro s employment portunities wa qualification	tigher densir by of the LSI the balance cope for inte impact on t om being ex nt in the bor vithin these levels or no	ty of jobs b S. The fund , whilst the ensification he industria panded. Th ough in line sectors ma qualification	y encouragir ction of the in re are other of offices is al function ca he alternative with the so by offer more ons, who offer	ndustrial locations aused by e would cial diverse en face
	range of central L and hav depende alternati	f industrial ondon to e negative ent on the ve 2 is co	l uses co access t e impacts level of i nsidered	ould lead to their marke s on climate industrial a to also ha	the displ ts. This c change ctivities lo ve a mino	acement of ould increat and air qu ost, displact or negative	uses, the sc f industrial be ase vehicle n ality. The alte ed and /or p effect in terr es including a	usinesses t nileage thro ernatives w revented fro ns of reduc	to Outer Le bugh Isling rould there om expan	ondon indus gton, which r efore have a ded in this le	strial location isks increas minor to sign ocation in th	ns while stil sed conges gnificant ne ne longer te	Il needing to tion and emi egative effec erm. In this w	travel to issions, t, /ay
IIA Objective / Site	GH LITY IRON	FICIENT E OF AND	HERITAGE	/EABLE HBOUR DODS	HOUSING QUALITY	SOCIAL	. HEALTH AND ELLBEING	8. NOMIC DWTH	EED TO {AVEL	0. OPEN SPACE	11. BIODOIVERS ITY	2. CLIMATE CHANGE	13. OURCE CIENCY	l. RAL IRCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 3 Office and housing co-location	+	-	+	-	+	0	0	-/0	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 3	for example for ex	pple, that b positive eff ocation of c needs. I esulting fa impact of to objectiv the LSIS ng noise a the prom ve 3 would l uses. Ov ocation of rial opera design an ve 3 could ce, the ext reduce the n impact of the prom	building h fect on the fect on the fect on the fect on the fect on the fect on the fect on the However, acilities ma n balancir ve 2. up to res and freque to res and freque to res and freque to t	eight will b e quality o fice and re- there cou- ay not be s ng compet idential de ent vehicle veable ne a smaller a s alternativ al uses win n as noise ation and minor nega nich indust f business of busines ty for the e	be limited f the built esidential ld be neg suitable for ing dema evelopment e movement ighbourho amount o re will also th industr that it ma so a neut ative effect rial uses es becau se and job	to 5 storeys environme uses could ative effect or all the rar nd for deve at increases ents, and ne bods, as se f affordable o have mino ial uses with ay not be por ral effect has ct on econo could be int se some type s. The inter usiness sec	s and that s nt. optimise th s on the pri- nge of exist elopment ne s opportunit ew residenti t out in obje housing th or positive e hin the LSIS ossible to m as been ide mic growth. tensified wo pes of indus nsification costors to expandent	ite's locatio e use of site mary econo ing and futu eds in the a ies for conf al occupiers octive 4. an alternation offects for he S could hav itigate agai ntified overs Whilst this ould be more strial would of residentia and in the loc	n warrants es and brin omic functio ure operatio area. A min lict betwee s. As such ve 1 as dev ousing. e an effect nst, howev all. alternative e limited th be prioritis il uses wou	a high qua g more effi- on of the are- ons in the L- or negative n industrial alternative velopment v velopment v on the well er the effect could bring an if it is foo ed as being Id not creat This could	lity, well des cient uses v ea because SIS (i.e. yar effect has occupiers, v 1 is assess vould need being of fut ts of this ard g some inter cused on inter cused on inter a compatible e long-term have nega	vhich are a the range of space), w therefore b who may o ed as havir to accomm ure residen e uncertain nsification of dustrial inte e for reside employme tive effects	2 remain ur ding which w daptable to of industrial which would een identifie perate long ng a minor r nodate office the relating t in relation of of industrial ensification. ntial uses, t ent opportur on the wide ification of s	would future uses or have a ed in hours, negative es and o aspects to It is also herefore nities and er

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND	WELLBEING 8. ECONOMIC	GROWTH 9 NEED TO	9. NEEU IO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	could cre floorspac the borou context.	ate nega ce can be ugh, indu The scale I the scal	tive effect intensifie strial uses of this ef e of indus	ts on the lo d will com s are only fect would	onger terr pete with sought in I be depe	n sustainat offices. As LSISs and ndent on th	pility of th part of the thereform the degree	e LSIS as he balance the scop of the im	a funct e, whilst e for int pact on	tional ind t there a tensifica the indu	dustrial are tre other lo tion of indu ustrial func	a because cations for l ustrial is par tion caused	the capacit nousing and ticularly im I by office d	of jobs albe y to which ir d offices pro portant in th levelopment negative eff	ndustrial omoted in his t over
	congestic reason a York Way effects, T and /or p	on and fu re usually y), such a he altern revented	rther pres v supporte as town ce ative 3 we from exp	sures on r ed in locati entres and ould there anded in t	road netw ons which CAZ whe fore have his locatio	vorks. Office h are more ere transpo a minor to on. In this	e uses ai accessik rt infrast significa way alte	e likely to ble than th ructure be nt negative rnative 2 is	create i e LSIS tter sup e effect s consid	more jou (which ports the depend dered to	urneys to w has low P1 e intensity dent on the also have	vork than m TAL ratings of journeys e level of inc	any industr along the w created. C lustrial activ gative effec	ad to increas ial uses, an vestern edge onsidering t vities lost, d ut in terms of uding air).	d for this e along hese isplaced
Conclusion	industrial Although additiona of industi	uses wit each of Il busines rial uses to this site	h housing these alte s floorspa was most allocatio	, the co-lo rnative us ace to sup appropria	ocation of es would port the b te for this	industrial u have some orough's e site given	ses with positive conomic its location	offices an effects - s growth – o on within t	d the co such as on balar ne LSIS	o-locatio the province it was and the	on of indust vision of ac as conside e contributi	trial uses wi dditional hou red that the on this coul	th both hou using or the consolidati d make to i	ne co-location using and of provision co ion and inter its industrial oad Locally	fices. of nsification I function.

Table 1.65: Site Assessment VR3: Tileyard Studios

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
VR3: Tileyard Studios, Tileyard Road, N7 9AH	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	only be a Develop Industria industria uses (no delivered The site views to leading the Significa the Cent and have on traffic thereby Policy S	acceptable ment of th al Sites (LS al floorspace of just resided. is partially wards her to a high of tral Londo e a minor congestive enabling s 7 provides	e as part of le site will SIS). The ce balance dential, but y within a itage ass quality but of the site of indust n econom positive e on and ai shorter jou s strong c	of a hybrid optimise site is loc es the cor ut office to protected ets are ma lt environn e will supp rial floorsp y and sup ffect in re quality, b urneys and riteria to n	the use c ated in ar mpeting d io). By pri viewing d aintained ment. ort econo oport a ra lation to s out it is co d supply o nitigate ai	ace scheme of previously of LSIS, ther lemands be oritising inc corridor. Th and promo- omic growth been lost ir nge of emp social inclus nsidered th chains than	 developed efore, this is tween land lustrial developed allocation te developer in the boro n recent yea loyment typ sion. It is rec is would be if they had negative ef 	land. The last an appropulate san appropulate satisfies as site of the sets out the sets out the sets out the sets out that can ugh. The depression of the set sand opprognised the counteract to travel interval.	Local Plan priate locati es such as e allocation at building n promote elivery of a pace, in suc portunities in at the inten ed to some o their cen	directs indu on for such this are un n ensures th height will k location set dditional ind ch a central n the borou sification of e extent by l tral London	developme der pressur hat much ne be limited to hsitive desig dustrial floor location, wi gh that will industrial u keeping ind clients from	opment to ent. The de e for the de eded indus 5 storeys, gn and enh rspace is m Il play a ke reduce bar uses may h ustrial supp n further afi	ce floorspace Locally Sign velopment c evelopment strial space this will ens ance local c nuch needec y role in sup riers to emp ave negative pliers in the feld. It is not travel, clima	ificant of other is also sure that character, d as a oporting loyment e effects borough ed that
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Housing co- location	0	-	+	-	+	0	0	-	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 1	building Although more cha built env objective The prov widening required Although uses are alternativ could bri make the industria effect on Opening generativ effect on Whilst a recognis	height wil hit is reco allenging ironment 1 vision of n the alloc from sch the alloc from sch the alloc from sch the significan ve 1 co-lo ng some e LSIS a s the balar the balar the LSIS ng noise a the prom minor pos ed, the ef	I be limite gnised th given the will come ew housin ations to emes inco ial uses ca ntly more cation of i additional successfu the LSIS i nce of use up to res and freque totion of li sitive effect fect of alt	d to 5 stor at high qui nature of down to s ng, contrib include re orporating an be acc constrained industrial l industrial l industrial l industrial constrained industrial d industrial constrained constrained industrial constrained industrial constrained industrial constrained industrial constrained constrained constrained industrial constrained industrial constrained constrain	reys. ality archi the LSIS scheme de buting to the sidential of residential ommodate ed given has space with floorspace al cluster. of light ind ustrial act evelopment e movement ighbourho on to the point on social	itecture cou and this co esign and is he borough use and sho al uses. ed elsewhe and values h residentia ce to the LS The co-loca ustrial activ ivities in the nt increase ents, and ne bods, as se provision of	Id be introd uld also und s therefore of 's significan buld have a are in the boro al uses woul SIS, there ne ation of indu ities which e LSIS part s opportunit ew residenti t out in obje	uced as pa dermine the uncertain – t evidenced positive eff rough to m ugh and the d help to are eeds to be a strial floors can coexist icularly in t ies for conf al occupier ctive 4.	rt of a mix of industrial of a neutral e d need for r ect on the p eet the bord potential f chieve an e a balance v pace with h with reside erms of foc lict betwee s. As such	of uses alou character o ffect has the new homes provision of pough's hour or such use ffective use vith protection ousing work ential develous using develous using develous using develous alternative vards the b	ngside indus f the LSIS. erefore bee , would be a f affordable sing targets es to be view of land. W ing the full r uld lead to t opment. Thi lopment in t occupiers, ' 1 is assess orough's ev	strial, this is The effect of in identified a minor pos housing, w , locations wed as 'bac hilst this in ange of inc he exclusio s will have the most ap who may o ed as havir	d, for exampled, for exampled, for exampled, for exampled to the qualitient of the q	to be ty of the to of be industrial s'. For of uses tions that raditional gative ocations. hours, negative

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	With regards to the impact of alternative 1 on health and wellbeing, the co-location of residential uses with industrial uses within the LSIS could have an effect on the wellbeing of future residents relating to aspects of industrial operations such as noise that it may not be possible to mitigate against, however the effects of this are uncertain in relation to scheme design and site location and so a neutral effect has been identified overall.													
	Alternative 1 would have a minor negative effect on economic growth. Whilst this alternative could bring some intensification of industrial floorspace, the extent to which industrial uses could be intensified would be more limited than if it is focused on industrial intensification. It is also likely to reduce the range of businesses because some types of industrial would be prioritised as being compatible for residential uses, therefore having an impact on range of business and jobs. The intensification of residential uses would not provide long-term employment opportunities and would likely limit the capacity for the existing business sectors to expandin the longer term. This could have negative effects on the wider economy and Central London services which rely on the support of production activities in the LSIS.												It is also nerefore nities and	
													S is hile still to n the	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2 Office co-location	0	0	+	0	0	+	0	+	-	0	0	-	0	-

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of	building ł	neight will	be limite	ed to 5 store	eys.							-	l, for example	
Alternative 2	Incorporating office uses into the LSIS allocations could undermine the industrial character of the built environment. Office occupiers have different demands to industrial operators in terms of floorspace requirements. Although it is recognised that high quality architecture could be introduced as part of a mix of uses alongside industrial, this is also likely to be more challenging given the nature of the LSIS and this could also undermine the industrial character of the LSIS. The effect on the quality of the built environment will come down to scheme design and is therefore uncertain – a neutral effect has therefore been identified in relation to objective 1.													
	For alternative 2, there will be a neutral effect on optimisation of land use and balancing economic needs. As a higher density employment use, offices could result in an optimisation of existing employment floorspace and some intensification of industrial floorspace. However, there is already a significant proportion of office buildings integrated within parts of the LSIS and if new development is likely to introduce significant quantum of office, the land use balance could quickly shift to offices. The site specific characteristics of the current use by the creative sector, in particular the music industry is noted for this site. Otherwise it would have the same effect as alternative 1. The LSIS has a strategic position in relation to the CAZ. It is one of the last remaining industrial clusters within close proximity to the CAZ and supports Central London's economy through the provision of 'last mile' distribution/logistics and 'just in time' servicing. Without the policy protection industrial businesses are likely to be displaced to Outer London locations. Whilst there are land use benefits from the co-location of offices with industrial activities given that office needs can be demonstrated to be met elsewhere in the borough. On balance, this alternative is considered to have neutral effects for the objective.													e is ant ector, in ition in onomy likely to le extent nat office
	as office employm change a and office particular office dev have a po inclusion ways of a	space co ent floors is land va es to be p ly importa velopmen ositive eff objective accessing	-located ward and a space, the lues from promoted ant in this t over tim ect on so . Industria employn	with indust re could be n office use in the borce context. The, and the potal inclusi al sectors potent throug	rial will st e negative s out-cor- ough, inde bugh, inde bugh, inde scale of scale of on by pro- provide jo on learnir	trengthen the e effects in mpete new ustrial uses of this effection industrial a poviding opp ob opporturing skills on	he local eco the longer industrial f are only s activities los ortunities for nities for re- the job for	onomy and term sustai oorspace. / ought in LS dependen t, displaced or residents sident popu those who l	provide a h nability of t As part of t ISs and the t on the de d and /or pr to access lation. Opp have low q	higher densi the LSIS. The he balance, erefore the egree of the revented fro employmer portunities w ualification	ty of jobs by the function of whilst there scope for inf impact on the m being exp the in the bore vithin these levels or no	y encourag of the indus are other tensificatio he industria panded. Th ough in line sectors ma qualificatio	w business f jing developr strial area wo locations for n of offices is al function ca he alternative e with the so ay offer more ons, who ofter unemployme	ment of ould r housing s aused by e would cial diverse en face

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	range of central L and have depende alternativ	industrial ondon to e negative ent on the ve 2 is co	l uses cou access th impacts level of ir nsidered t	Ild lead to beir marke on climate dustrial a to also ha	the displats. This c e change ctivities lo ve a mino	acement of ould increas and air qua ost, displace	industrial b se vehicle n lity. The alt ed and /or p effect in terr	usinesses t nileage thro ernatives w revented fro ns of reduc	o Outer Lo ough Islingt ould theref om expand	ndon indus on, which ri fore have a led in this lo	trial locatior isks increas minor to sig ocation in th	ns while stil ed congest gnificant ne e longer te	S is lessene I needing to tion and emi gative effec rm. In this w e 12) and in	travel to issions, t, /ay
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 3 Office and housing co-location	0	-	+	-	+	0	0	-/0	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 3	building Incorpor recognis the natu neutral e The co-le economi negative suitable	height wil ating offic ed that hi re of the l effect has ocation of ic needs. effects o for all the	I be limite the and hou gh quality SIS. How therefore f mixed of The large n the prim range of	d to 5 sto using uses architect vever, the been ider fice and re size of th nary econo existing a	reys. s into the ure could effect on ntified in r esidential is site als omic func nd future	LSIS alloca be introduc the quality elation to ol uses could o lends sup tion of the a operations	tions could ed as part of of the built ojective 1. optimise the oport to the area becaus in the LSIS	undermine of a mix of u environmen e use of sit practicality e the range (i.e. yard s	the industr uses along t will come es and brin of a design of industri pace), whic	rial characte side industr down to so ng more effi ning a mixed ial uses or s ch would ha	er of the bui rial, this is a cheme desig cient uses w d use schen size of resul	It environm Iso likely to gn and is th which are a ne. Howeve ting facilitie ve impact o	for example ent. Althoug be challeng erefore unc daptable to er, there cou es may not b on balancing jective 2.	gh it is ging given ertain – a future uld be be

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT	USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WFI I BFING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	Opening the L generating no effect on the p	bise and frequ	uent vehicle	e moveme	nts, and ne	ew reside	ntial occupie						
	Alternative 3 vindustrial uses								velopment v	would need	to accomm	nodate office	es and
	The co-location of industrial of scheme design	perations suc	ch as noise	that it ma	y not be p	ossible to	mitigate aga	inst, howev					
	Alternative 3 of floorspace, th because som- and jobs. The existing busin support of pro- strengthen the LSIS as a fun balance, whils the scope for impact on the from being ex	the extent to we be types of ind e intensification ness sectors to oduction active e local econon intensification intensification e industrial fur	hich indust dustrial wou on of reside o expand. ⁻ rities in the my and pro- trial area be ther locatio n of industr nction caus	rial uses of Ild be prio ntial uses This could LSIS. How ovide a hig ecause the ons for how ial is parti ed by offic	could be in ritised as b would not have neg vever, the gher densit e capacity using and c cularly imp ce develop	tensified weing com create lou ative effect intensifica y of jobs a to which i offices pro- ortant in to ment ove	vould be more patible for re ag-term emp ts on the wid ation of some albeit this cound abeit this cound abeit this cound moted in the his context.	re limited. If esidential us loyment op der econom e business f uld create r orspace can e borough, i The scale of ine scale of i	t is also like ses, therefor portunities a by and Centri loorspace a begative effe be intensifi ndustrial us of this effect ndustrial ac	ly to reduce re having a and would I ral London as office spa ects on the ied will com es are only would be c	e the range n impact or ikely limit th services wl ace co-loca longer term pete with c sought in L lependent c	of businesse n range of bu ne capacity f nich rely on t ted with indu sustainabili ffices. As pa SISs and th on the degre	usiness or the the ustrial wil ty of the art of the erefore e of the
	Residential de congestion ar reason are us York Way), su effects, Altern /or prevented	nd further pre sually support uch as town o native 3 woul	ssures on r ted in locati centres and d therefore	oad netwo ons which CAZ whe have a m	orks. Office are more ere transpo inor to sig	e uses are accessibl rt infrastro nificant ne	e likely to cre e than the L ucture better gative effect	ate more jo SIS (which supports th t, depender	ourneys to w has low PT ne intensity o nt on the leve	ork than m AL ratings of journeys el of indust	any industr along the w created. C rial activitie	ial uses, and vestern edge onsidering th s lost, displa	d for this along nese

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Conclusion	industria Although additiona of indust whilst no	l uses with a each of t al busines rial uses v oting site s	h housing hese alte s floorspa was most pecific cl	g, the co-lo ernative us ace to sup appropria haracterist	ocation of es would port the t te for this ics (curre	f industrial u I have some porough's e s site given ent use by t	trial consoli uses with of e positive ef economic gro- its location he creative to policy S	fices and th fects - such owth – on b within the L sector, in pa	ne co-location as the pro- palance it w SIS and the articular the	on of indust ovision of ac vas considen ne contributi e music indu	rial uses wi dditional hou red that the on this coul ustry. Relat	th both hou using or the consolidati ld make to i ed to this s	using and of provision c ion and inte its industrial ite allocation	fices. of nsification I function

Table 1.66: Site Assessment VR4: 20 Tileyard Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
VR4: 20 Tileyard Road, N7 9AH	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	only be a The site views tow leading to Developr Industria	icceptable is partially vards her o a high q nent of th I Sites (LS	e as part / within a itage ass juality bu e site wil SIS). The	of a hybrid protected ets are ma ilt environr l optimise site is loca	viewing o aintained nent. the use o ated in ar	ace scheme corridor. Th and promo of previousl n LSIS, the	dustrial uses e. ne allocation te developm y developed refore, this is etween land	sets out th hent that ca land. The s an approp	at building in promote Local Plan priate locat	height will I location se directs indu	be limited to nsitive desig ustrial devel	o 5 storeys, gn and enh opment to l ent. The de	this will ens ance local c _ocally Sign /elopment c	sure that character, ificant

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	delivered The site	d. is within a	a protecte		corridor.	-		·					strial space	
	significa the Cent and hav on traffic thereby Policy S	nt amount tral Londo e a minor c congesti enabling s 7 provides	t of indust n econom positive e on and ai shorter jou s strong c	trial floors ny and sup effect in re r quality, t urneys an riteria to r	bace has oport a ra lation to s but it is co d supply nitigate a	been lost ir nge of emp social inclus onsidered th chains than	n recent yea loyment typ sion. It is rec is would be if they had negative e	rs. Such sp es and opp cognised the counteract to travel int	bace, in suc portunities in at the inten at to some to their cen	ch a central n the borou sification o e extent by tral London	location, w gh that will f industrial u keeping ind clients fron	ill play a ke reduce bar ises may h ustrial supp n further afi	nuch needed y role in sup riers to emp ave negative pliers in the reld. It is not travel, clima	oporting loyment e effects borough ed that
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Housing co- location	0	-	+	-	+	0	0	-	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 1	building Althougł more ch	height wil n it is reco allenging rironment	l be limite gnised th given the	ed to 5 stor at high qu nature of	reys. ality arch the LSIS	itecture cou and this co	uld be introc	uced as pa dermine the	rt of a mix	of uses alo character o	ngside indu	strial, this is	d, for examp s also likely on the qualit I in relation	to be ty of the

The provision of new housing, contributing to widening the allocations to include residentia required from schemes incorporating residen Although residential uses can be accommoda uses are significantly more constrained given alternative 1 co-location of industrial space w could bring some additional industrial floorsp make the LSIS a successful industrial cluster industrial uses in the LSIS in favour of light in effect on the balance of uses and industrial a Opening the LSIS up to residential developm generating noise and frequent vehicle moven effect on the promotion of liveable neighbour Whilst a minor positive effect in relation to the recognised, the effect of alternative 1 on soci potential job opportunities for local residents. With regards to the impact of alternative 1 on have an effect on the wellbeing of future resid against, however the effects of this are uncer Alternative 1 would have a minor negative eff floorspace, the extent to which industrial uses likely to reduce the range of businesses beca having an impact on range of business and jo	6. SOCIAL INCLUSION 7. HEALTH AND WELL BEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
 uses are significantly more constrained given alternative 1 co-location of industrial space we could bring some additional industrial floorspare make the LSIS a successful industrial cluster industrial uses in the LSIS in favour of light in effect on the balance of uses and industrial a Opening the LSIS up to residential developm generating noise and frequent vehicle movem effect on the promotion of liveable neighbour Whilst a minor positive effect in relation to the recognised, the effect of alternative 1 on soci potential job opportunities for local residents. With regards to the impact of alternative 1 on have an effect on the wellbeing of future residential against, however the effects of this are uncertained and the space, the extent to which industrial uses likely to reduce the range of businesses becaused. 	al use and should have							
 generating noise and frequent vehicle movements effect on the promotion of liveable neighbour Whilst a minor positive effect in relation to the recognised, the effect of alternative 1 on soci potential job opportunities for local residents. With regards to the impact of alternative 1 on have an effect on the wellbeing of future residents, however the effects of this are uncer Alternative 1 would have a minor negative efficient of the residence, the extent to which industrial uses likely to reduce the range of businesses because 	In land values in the bor with residential uses wo pace to the LSIS, there er. The co-location of ind industrial activities whic activities in the LSIS pa	rough and the buld help to ac needs to be a dustrial floorsp ch can coexist articularly in te	potential fo chieve an eff a balance wi bace with ho with resider erms of focu	or such use fective use ith protection ousing wout ntial develo using develo	es to be view of land. W ng the full r uld lead to t opment. Th opment in t	wed as 'bac hilst this int ange of ind he exclusio is will have the most ap	d neighbours tensification lustrial funct on of more tr a minor neg opropriate lo	s'. For of uses ions that aditional gative cations.
have an effect on the wellbeing of future resid against, however the effects of this are uncer Alternative 1 would have a minor negative eff floorspace, the extent to which industrial uses likely to reduce the range of businesses beca	ments, and new residen irhoods, as set out in ob ne provision of housing cial inclusion is conside	ntial occupiers ojective 4. that would cor	s. As such a ntribute tow	alternative	1 is assess prough's ev	ed as havir	ng a minor n eed for hous	egative ing is
floorspace, the extent to which industrial uses likely to reduce the range of businesses beca	idents relating to aspec	cts of industria	l operations	s such as n	oise that it	may not be	possible to	mitigate
would likely limit the capacity for the existing economy and Central London services which	es could be intensified v cause some types of inc jobs. The intensification g business sectors to ex	would be more dustrial would n of residential spand in the lo	e limited tha be prioritise l uses would onger term.	n if it is foc d as being d not provi This could	cused on in compatible de long-terr	dustrial inte e for reside m employm	ensification. ntial uses, th ent opportu	It is also nerefore nities and
Connected to this, although residential use w places of work – whilst it could lead to the interview.								

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	needing congesti significa way alte	to travel to on and er nt negativ rnative 1	o central nissions, e effect, c is conside	London to and have dependent ered to als	access the negative is on the le on	neir market impacts on vel of indus minor nega	s. This coul climate cha strial activiti	d increase ange and ai es lost, disp n terms of r	vehicle mil ir quality. T placed and reducing co	leage throug he alternati /or prevent ontributions	gh Islington ves would t ed from exp	, which risk herefore ha banded in tl	locations w s increased ave a minor his location. ective 12) a	to In this
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2 Office co-location	0	0	+	0	0	+	0	+	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 2	building Incorpor different introduce undermin therefore For alter offices c already a quantum strategic	height wil ating offic demands ed as par ne the inc e uncertai native 2, ould resu a significa of office	I be limite to indust to indust to a mix lustrial chan n – a neu there will It in an op int propor the land in relation	d to 5 sto to the LSI rial operatorial operatorial of uses al aracter of tral effect be a neutri timisation tion of offi use balanto to the CA	reys. S allocatio tors in terr ongside ir the LSIS. has there ral effect of of existin ce buildin ce could of Z. It is on	ons could u ns of floors ndustrial, th The effect fore been id on optimisa g employm gs integrate quickly shift e of the las	ndermine the pace requir is is also like on the qual dentified in tion of land ent floorspate and within pate to offices.	ne industria rements. Al ely to be m ity of the bi relation to o use and ba ace and sor rts of the L Otherwise i industrial o	I character though it is nore challer uilt environ objective 1. alancing ec me intensifi SIS and if it would ha clusters wit	of the built recognised nging given ment will co onomic nee cation of in new develo ve the same hin close pi	environmer d that high c the nature ome down to eds. As a hig dustrial floo pment is lik e effect as a roximity to t	nt. Office or juality arch of the LSIS o scheme of gher densit rspace. Ho ely to introd alternative of ne CAZ and	, for exampl ccupiers hav itecture cou and this co design and is y employme wever, there duce signific 1. The LSIS d supports C ection indus	ve Id be uld also s ent use, e is cant has a Central

11. CLANGING CONTRACTOR CONTRACTO
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businesses are likely to be displaced to Outer London locations. Whilst there are land use benefits from the co-location of offices with industrial, depending on the extent to which offices are intensified, there are potential negative impacts that could arise from the displacement of industrial activities (given that office needs can be demonstrated to be met elsewhere in the borough. On balance, this alternative is considered to have neutral effects for the objective.

For alternative 2 there would be a minor positive effect on economic growth. Whilst on the one hand the intensification of new business floorspace as office space co-located with industrial will strengthen the local economy and provide a higher density of jobs by encouraging development of employment floorspace, there could be negative effects in the longer term sustainability of the LSIS. The function of the industrial area would change as land values from office uses out-compete new industrial floorspace. As part of the balance, whilst there are other locations for housing and offices be promoted in the borough, industrial uses are only sought in LSISs and therefore the scope for intensification of offices is particularly important in this context. The scale of this effect would be dependent on the degree of the impact on the industrial function caused by office development over time, and the scale of industrial activities lost, displaced and/or prevented from being expanded in the longer term. The alternative would have a positive effect on social inclusion by providing opportunities for residents to access employment in the borough in line with the social inclusion objective. Industrial sectors provide job opportunities for resident population. Opportunities within these sectors may offer more diverse ways of accessing employment through learning skills on the job for those who have low qualification levels or no qualifications, who often face more barriers to access work. If these sectors are lost in the local area, residents dependent on these jobs may be at risk of unemployment.

Alternative 2 could lead to the intensification of industrial uses, the scope for intensification of industrial operations in the LSIS is lessened and the range of industrial uses could lead to the displacement of industrial businesses to Outer London industrial locations while still needing to travel to central London to access their markets. This could increase vehicle mileage through Islington, which risks increased congestion and emissions, and have negative impacts on climate change and air quality. The alternatives would therefore have a minor to significant negative effect, dependent on the level of industrial activities lost, displaced and /or prevented from expanded in this locations in the longer term. In this way alternative 2 is considered to also have a minor negative effect in terms of reducing contributions to climate change (objective 12) and in relation to objective 14 (maximising protection of natural resources including air).

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 3 Office and housing co-location	0	-	+	-	+	0	0	-/0	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 3	building Incorpor recognis the natu neutral e The co-li- economi size of re negative relation f Opening generati effect on Alternati industria The co-li- of indust	height wil ating offic sed that hi re of the L effect has ocation of ic needs. esulting fa e impact o to objectiv the LSIS ng noise a the prom ve 3 woul il uses. Ov ocation of trial opera design ar ve three o ce, the ex	I be limite e and hou gh quality SIS. How therefore mixed off However, ncilities ma n balancir re 2. up to res and freque totion of li d lead to a verall, this residenti- tions such ad site loc	d to 5 stor using uses architectur vever, the been ider fice and re- there cour- ary not be s idential de ent vehicle veable ne a smaller s alternative al uses with as noise ation and e a minor n ich indust	eys. into the lure could effect on itified in re- esidential ld be neg suitable for ing dema evelopmen e moveme ighbourho amount o re will also th industr that it ma so a neut negative e	LSIS alloca be introduc the quality of elation to ob uses could ative effects or all the rar nd for deve nt increases ents, and ne bods, as set f affordable o have mino ial uses with ay not be po ral effect ha effect on ec could be int	tions could ed as part of of the built of ojective 1. optimise the s on the pringe of exist lopment ne s opportunit w residentit t out in objection housing the or positive en- hin the LSIS ossible to mas been iden onomic gro ensified wo	undermine of a mix of u environmen e use of site mary econo ng and futu eds in the a ies for conf al occupiers ctive 4. an alternativ ffects for ho S could have itigate agai ntified overa wth. Whilst uld be more	the industruses alongs t will come es and brino pric function area. A mino lict betwee s. As such ve 1 as devo busing. e an effect nst, howev all. this alternate e limited. It	ial characte side industri down to sc g more effic on of the are or negative n industrial alternative velopment v on the well er the effec	er of the buil ial, this is al heme desig cient uses v ea because SIS (i.e. yar effect has occupiers, v 1 is assesso vould need being of fut ts of this are pring some y to reduce	t environm so likely to in and is th which are a the range of d space), w therefore b who may op ed as havir to accomm ure residen e uncertain intensificati the range	for example ent. Althoug be challeng erefore unc daptable to of industrial which would een identifie operate long ig a minor n odate office ts relating t in relation t in relation t	gh it is ging given certain – a future uses or I have a ed in hours, negative es and o aspects to

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF	LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	and jobs. The in existing busines support of produ- strengthen the le LSIS as a functi- balance, whilst to the scope for int- impact on the in from being expan- Residential deve congestion and reason are usual York Way), such effects, The alte- and /or prevente- terms of reducin- including air).	elopment wo further press ally supporte h as town ce ernative 3 wo ed from expa	expand. ies in the ny and pro- ial area be ner location of industriction caus n this a ner build pose sures on ner ed in location ould there anded in t	This could LSIS. Ho ovide a hig ecause th ns for hou ial is part ed by offi- eutral/mine limitation road netw ions which I CAZ whe fore have his locatio	d have nega wever, the gher densit e capacity using and c icularly imp ce develop or negative s to on-site orks. Office h are more ere transpo a minor to on in the lor	ative effects intensification y of jobs all to which inco- offices promo- ortant in thi ment over ti- effect has l loading and e uses are li- accessible rt infrastruc significant in nger term.	on the wid on of some peit this cou- lustrial floor oted in the s context. T ime, and the peen identif d parking re- kely to crea- than the LS ture better s negative eff In this way	ler econom business f ild create r rspace can borough, il The scale of e scale of i fied overall equirement ate more jo SIS (which supports th fect, depen alternative	ny and Cent floorspace a negative effe n be intensifi ndustrial us of this effect industrial ac l. ts of industrial ac l. ts of industrial ourneys to w n has low PT ne intensity ndent on the e 2 is consid	ral London s is office spa ects on the l ed will com- es are only would be d tivities lost, al uses. Thi ork than ma AL ratings a of journeys level of ind ered to also	services whice co-location onger terms pete with o sought in Lependent of displaced s could lead any industrial ong the work created. Coustrial activo have a mission of the service of th	hich rely on ted with indu sustainabil ffices. As pa SISs and th on the degre and /or prev d to increas ial uses, and vestern edge onsidering t vities lost, di inor negative	the ustrial will ity of the art of the herefore ee of the vented sed traffic d for this e along hese isplaced e effect in
Conclusion	Three reasonab industrial uses v Although each o additional busin of industrial use Related to this s Significant Indus	with housing of these alter less floorspa es was most site allocation	, the co-lo rnative us ice to sup appropria	ocation of es would port the b te for this	industrial u have some orough's e site given	ses with off positive eff conomic gro its location	ices and the fects - such owth – on ba within the L	e co-location as the pro- alance it w SIS and the	on of indust ovision of ad vas consider ne contribution	rial uses wit ditional hou ed that the on this could	h both hou sing or the consolidati d make to i	ising and off provision o on and inter ts industrial	fices. If Insification

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
VR5: 4 Brandon Road, N7 9AA	+	++	+	0	0	+	0	++	+	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	only be a The site views toy leading t Developy Industria industria uses (no delivered The deve significan the Cent and have on traffic thereby of Policy S	acceptable is partially wards her o a high q ment of th I Sites (LS I floorspace t just resident a loopment a minor congestice enabling s 7 provides	e as part of v within a itage ass juality bui e site will SIS). The ce balanc dential, bui of the site of indust n econom positive e on and ai shorter jou s strong c	of a hybric protected ets are ma it environn l optimise site is loc es the cor ut office to e will supp rial floorsp y and sup effect in re r quality, b urneys and riteria to n	d workspa viewing c aintained ment. the use o ated in ar mpeting d bo). By pri ort econo bace has oport a rai lation to s but it is co d supply c nitigate ar	ce scheme corridor. Th and promot f previously b LSIS, ther emands be oritising ind mic growth been lost ir nge of emp social inclus nsidered th chains than	e allocation te developed efore, this is tween land lustrial deve in the boro recent yea loyment typ ion. It is rea is would be if they had negative ef	sets out the ent that can land. The last an appropuses as sin lopment the ugh. The de rs. Such sp es and opp cognised th counteract to travel int	at building n promote Local Plan oriate locati tes such as e allocation elivery of a bace, in suc ortunities in at the inter ed to some o their cen	height will b location ser directs indu on for such s this are ur n ensures th dditional ind ch a central n the borou nsification o e extent by l tral London	be limited to nsitive design astrial development development ader pressun hat much ne dustrial floor location, wi gh that will f industrial ceeping ind clients from	o 5 storeys, gn and enh opment to l ent. The de re for the d eeded indus rspace is m ill play a ke reduce bar uses may h ustrial supp n further afi	this will ens ance local of Locally Sign velopment of evelopment strial space nuch needeo y role in sup riers to emp nave negativ pliers in the ield. It is not travel, clima	ificant of other is also as a oporting loyment re effects borough ed that
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Housing co- location	0	-	+	-	+	0	0	-	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 1	building I Although more cha built envi objective The prov widening required Although uses are alternativ could bri make the industrial effect on Opening generatir effect on Whilst a recognise	height will it is reco allenging ironment 1 rision of n the alloc from sche residenti significar ve 1 co-lo ng some ELSIS a s I uses in t the balar the LSIS ng noise a the prom	I be limite gnised that given the will come ew housin ations to if emes inco al uses can thy more cation of if additional successfu he LSIS if nee of use up to res and freque otion of life sitive effect fect of alto	d to 5 stor at high qu nature of down to s ng, contrib include re orporating an be acce constraine ndustrial i industrial i industrial s and ind s and ind idential de ent vehicle veable ne	reys. ality archi the LSIS scheme de outing to the sidential of residential ommodate ed given h space with floorspace l cluster. f light ind ustrial act evelopment e movement ighbourho	itecture cou and this co esign and is he borough use and sho al uses. ed elsewhe and values h residentia ce to the LS The co-loca ustrial activ tivities in the nt increases ents, and ne cods, as se provision of	Id be introd uld also und s therefore 's significar buld have a are in the boro al uses woul SIS, there no ation of indu ities which e LSIS part s opportunit ew residenti t out in obje	uced as pa dermine the uncertain – it evidenced positive eff rough to mu ugh and the d help to ad eeds to be a strial floors can coexist icularly in t ies for conf al occupier octive 4.	rt of a mix a industrial a neutral e d need for r ect on the potential f chieve an e a balance v pace with h with reside erms of foc lict betwee s. As such	of uses alor character o iffect has the new homes provision of ough's hous or such use offective use with protection ousing work ential develop using develop using develop using develop using develop using develop using develop using develop using the b	ngside indus f the LSIS. erefore bee , would be a f affordable sing targets es to be view of land. W ng the full r uld lead to t opment. This lopment in the occupiers, 1 is assess orough's ev	strial, this is The effect of in identified a minor pos housing, w , locations wed as 'bac hilst this int ange of ind he exclusic s will have the most ap who may o ed as havir	d, for exampled, for exampled, for exampled on the qualities of the qualit	to be ty of the to of be industrial s'. For of uses tions that raditional gative ocations. hours, negative

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	have an	effect on	the wellb	eing of fut	ure reside	ents relating	to aspects	of industria	al operatior	ns such as r	noise that it	may not be	hin the LSIS possible to een identified	mitigate
	floorspace likely to having a would lik	ce, the ex reduce the in impact cely limit th	tent to wh e range o on range ne capaci	hich indust f business of busines ty for the e	rial uses les becau les and job existing be	could be int se some ty os. The inter usiness sec	ensified wo pes of indus nsification o	uld be mor strial would f residentia andin the lo	e limited th be prioritis al uses wou onger term.	an if it is foo ed as being Ild not provi This could	cused on in compatible de long-teri	dustrial inte e for reside m employm	of industrial ensification. ntial uses, th nent opportu on the wider	It is also nerefore nities and
	places o lessened needing congesti significat longer te	f work – v d and the to travel t on and er nt negativ erm. In th	whilst it co range of i to central missions, re effect, o is way alt	uld lead to ndustrial u London to and have dependent ernative 1	the inter ses could access t negative on the le is consid	nsification o d lead to th heir market impacts on evel of indus ered to also	f industrial e displacen s. This coul climate cha strial activitie	uses, the so nent of indu d increase inge and ai es lost, disp nor negativ	cope for inf ustrial busir vehicle mil r quality. T blaced and e effect in t	ensification nesses to O eage throug he alternation /or prevent cerms of rec	of industria uter Londor gh Islington ves would the ed from exp lucing contr	al operation n industrial which risk herefore ha banded in the ibutions to	s live close to s in the LSIS locations wh s increased ave a minor to his location i climate char	S is hile still to n the
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2 Office co-location	0	0	+	0	0	+	0	+	-	0	0	-	0	-

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELL BEING	8. BCONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of Alternative 2	building I Incorpora different introduce undermin therefore For altern offices co already a quantum strategic London's business dependir activities neutral e For altern as office employm change a and office	height will ating offic demands ed as part ne the ind a uncertain native 2, t build resul a significa of office, position i s economy es are lik ng on the given tha ffects for native 2 th space co nent floors as land va es be pro	be limite e uses inf to indust of a mix ustrial cha n – a neut here will h t in an op nt proport the land n relation y through ely to be extent to the object here woul located w space, the lues from moted in	D-location d to 5 stor io the LSIS rial operat of uses ale aracter of tral effect I be a neutr timisation tion of offic use baland to the CA the provis displaced which offic eeds can b tive. d be a mir with indust ere could b office use the boroug	eys. S allocations in terpongside in the LSIS has there al effect of of existin the buildin the buildi	tial uses wi bins could u ms of floors ndustrial, th The effect fore been i on optimisa g employm gs integrat quickly shift be of the las st mile' dist London loc tensified, th nstrated to l we effect on trengthen th we effects ir mpete new trial uses a	th office u ndermine pace req is is also on the q dentified tion of lan ent floors ed within t to office st remaining ribution/lo ations. W here are p be met el econom he local e the long industria re only so	e the industrive of the industrive of the industrive of the industrive of the in relation to the in relation to the in relation to the second	er provision al character Although it is more challe built enviror objective 1 balancing econe intensif LSIS and if e it would ha clusters wi 'just in time' re land use gative impace he borough 'hilst on the ainability of As part of to Ss and there	e e consistential of the built s recognise- inging given ament will con- conomic need fication of in new develo ave the sam thin close p servicing. benefits fro cts that coul . On balance one hand the higher dens the LSIS. The balance	/R5 remain environmen d that high of the nature ome down to eds. As a hig dustrial floo opment is lik e effect as a roximity to t Without the m the co-loo d arise from e, this altern he intensific ity of jobs by he function , whilst there ope for inter	unchanged unchanged ant. Office or quality arch of the LSIS o scheme of gher densit rspace. Ho ely to introo alternative of he CAZ and policy prot cation of officient the displace native is co ation of new y encourag of the indu e are other nsification of	d, for examp ccupiers hav itecture cou and this co design and is ever, there duce signific 1. The LSIS d supports C ection indus fices with ind cement of in nsidered to w business f ing develop strial area w locations for of offices is al function ca	ve Id be buld also s ent use, e is cant has a Central dustrial dustrial have floorspace ment of vould r housing
	office de alternativ with the more div	velopmen ve would h social incl erse ways e more ba	t over tim have a po usion obj s of acces	e, and the sitive effe ective. Ind ssing empl	scale of t on soc ustrial se oyment t	industrial a al inclusior ctors provi hrough lear	ictivities I by provi de job op ning skill	ost, displace ding opporte portunities f	ed and /or pr unities for re or resident p for those w	revented fro sidents to a population. (ho have low	om being explored being explored by the second second second by the second seco	pandedin th oyment in t es within the n levels or	ne longer ter the borough ese sectors no qualificat	rm. The in line may offer

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	lessened needing congesti significa longer te	d and the to travel on and e nt negativerm . In th	range of i to central missions, ve effect, d is way alt	ndustrial London to and have dependen ernative 2 n to objec	uses coul access t negative t on the le is consic	d lead to the their market impacts on evel of indus	e displacem s. This coul climate cha strial activiti o have a mi	ent of indu d increase ange and ai es lost, disp nor negativ	strial busin vehicle mil r quality. T blaced and e effect in t	esses to Ou eage throug he alternativ /or prevent terms of rec	uter London gh Islington ves would the ed from exp	, which risk which risk herefore ha banded in tl	n the LSIS is locations wh is increased ave a minor his location i climate cha	nile still to in the
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 3 Office and housing co-location	0	-	+	-	+	0	0	-/0	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 3	unchang Incorpor recognis the natu neutral e The co-l econom size of re negative	ed, for ex ating office ed that h re of the l effect has ocation o ic needs. esulting fa	cample, th ce and hoi igh quality _SIS. Hov therefore f mixed of However, acilities m n balancii	at building architect vever, the been iden fice and ru there cou ay not be	g height v s into the ure could effect on ntified in r esidential uld be neg suitable fo	be introduc the quality elation to of uses could gative effect or all the rat	d to 5 store tions could ed as part of of the built ojective 1. optimise th s on the pri nge of exist	ys. undermine of a mix of u environmen e use of sit mary econo ing and futu	the industr uses alongs at will come es and brir pmic functio ure operatio	rial characte side industr down to so ng more effi on of the are ons in the L	er of the bui ial, this is a theme design cient uses we a because SIS (i.e. yan	It environm Iso likely to gn and is th which are a the range rd space), v	/R5 remain eent. Althoug be challeng herefore unc daptable to of industrial which would been identifie	ging given ertain – a future uses or have a

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	generating	g noise a	ind frequ	ent vehicle	e moveme		ew resident	ial occupier					perate long ng a minor n	
								an alternati effects for h		velopment v	would need	to accomn	nodate office	s and
The co-location of residential uses with industrial uses within the LSIS could have an effect on the wellbeing of future r of industrial operations such as noise that it may not be possible to mitigate against, however the effects of this are und scheme design and site location and so a neutral effect has been identified overall. Alternative three could have a minor negative effect on economic growth. Whilst this alternative could bring some inter floorspace, the extent to which industrial uses could be intensified would be more limited. It is also likely to reduce the														
	floorspace because s and jobs. existing be support of strengther LSIS as a balance, w the scope impact on	e, the ext some typ The inter usiness s f product n the loca f function whilst the of or inter the indu	ent to where sof ind nsification sectors to ion activitian econorial indust ere are ot asification strial fun	nich indust ustrial wou o expand. ties in the my and pro- rial area be her locatio o of industr ction caus	rial uses uld be prio ntial uses This could LSIS. Ho by ide a hi ecause th ons for ho rial is part ed by offi	could be in pritised as t s would not d have neg wever, the gher densit ne capacity using and c ticularly implice develop	tensified we being comp create long ative effect intensificat y of jobs al to which in offices pron portant in the ment over	build be mor atible for rea -term emplos on the wid on of some beit this cou- dustrial floo loted in the s context. T ime, and th	e limited. It sidential us oyment op der econom business f uld create n rspace can borough, in The scale c e scale of i	is also like es, therefor portunities a y and Cent loorspace a egative effe be intensifi ndustrial us f this effect	ly to reduce re having a and would I ral London is office spa ects on the ed will com es are only would be o tivities lost	e the range n impact or ikely limit th services whace co-loca longer term pete with c sought in l lependent of		es Isiness or the the Istrial will ty of the Int of the erefore e of the
	congestion reason are	n and fur e usually), such a	ther pres supporters town c	ssures on r ed in locati entres and	road netw ions whic I CAZ wh	vorks. Office h are more ere transpo	e uses are accessible rt infrastrue	ikely to creat than the LS ture better	ate more jo SIS (which supports th	urneys to w has low PT le intensity	ork than m AL ratings of journeys	any industr along the v created. C	ad to increas ial uses, and vestern edge onsidering tl	l for this along

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Conclusion	industrial Although additiona of industi Related t	uses with each of t Il busines rial uses v	h housing hese alte s floorspa was most e allocatio	g, the co-lo ernative us ace to sup t appropria	ocation of es would port the t te for this	f industrial u l have some porough's e s site given	uses with of e positive ef conomic gro its location	fices and th fects - such owth – on b within the L	ne co-location as the probalance it w SIS and th	on of indus ovision of ad as conside ne contribut	trial uses wi dditional hou red that the ion this coul	th both hou using or the consolidati Id make to i	ne co-location using and of e provision co ion and inter its industrial oad Locally	fices. of nsification function.

Table 1.68: Site Assessment VR6: The Fitzpatrick Building

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
VR6: The Fitzpatrick Building, 188 York Way, N7 9AD	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	application a hybrid	ons, any p workspac	proposal s ce scheme	should see e.	ek to retai	n and inten	sify industri	al uses (B1	c, B2 and I	B8) withoffic	ce floorspac	ce only be	nts or new p acceptable ghts should	as part of
	criteria ir distinctiv Developi Industria	n Policy D eness. ment of th I Sites (LS	9H3 Buildi ne site will SIS). The	ng Height I optimise site is loc	s to ensur the use o ated in ar	e that high f previously LSIS, ther	quality arch developed efore, this is	land. The	secured an Local Plan priate locati	d that the d directs indu	esign enha Istrial devel industrial d	nces local opment to l levelopmer	character a	nd hificant

IIA Objective / Site	1. HIGH QUALITY QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	such as this are under pre allocation ensures that mu The development of the si would therefore have a po recognised that the intens be counteracted to some a had to travel into their cen effects on air quality and the	ch needed industria e will support econo sitive impact on the fication of industrial extent by keeping industrial tral London clients fr	l space is als omic growth local econor uses may ha dustrial supp om further a	so delivered in the borou ny, reducin ave negativ liers in the afield. It is n	d. g barriers re effects or borough th oted that P	ess space p to employn n traffic cor ereby enat olicy S7 pr	provided co nent and su ngestion an pling shorte ovides stro	uld be occu pporting so d air quality r journeys a ng criteria to	ipied by loc ocial inclusio v, but it is co and supply o mitigate a	cal businesse on objectives onsidered th chains than any potential	es, which s. It is is would if they I negative
Reasonable alternative summary	No reasonable alternative The allocation seeks to ret									xible B1 floo	orspace.

Table 1.69: Site Assessment VR7: 43-53 Brewery Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
VR7: 43-53 Brewery Road, N7 9QH	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	only be Develop Industria	acceptable ment of that Sites (L	e as part ne site wil SIS). The	of a hybric I optimise site is loc	l workspa the use o ated in ar	ice scheme f previously 1 LSIS, ther	/ developed refore, this is	land. The s an approp	Local Plan priate locati	directs indu	ustrial devel developme	opment to l ent. The dev	ce floorspac Locally Sign velopment c	ificant f

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	delivere The site views to	d. is partiall wards her	y within a ritage ass	protected ets are ma	l viewing aintained	corridor. Th and that the	e allocation	sets out th	at building al characte	height will t	be limited to ctiveness. T	5 storeys,	strial space i this will ens ocally listed	sure that
	significa the Cen and hav on traffic thereby	nt amoun tral Londo e a minor c congesti enabling s	t of indust on econom positive e on and ai shorter jou	rial floors ny and sup effect in re r quality, b urneys an	pace has oport a ra lation to s out it is co d supply	been lost ir nge of emp social inclus onsidered th chains than	n recent yea loyment typ sion. It is rec is would be	rs. Such sp es and opp ognised that counteract to travel int	bace, in suc ortunities i at the inten ed to some o their cen	ch a central n the borou sification of e extent by tral London	location, wi gh that will industrial u keeping ind	ill play a ke reduce bar ises may h ustrial supp	uch needed y role in sup riers to emp ave negative oliers in the l eld. The effe	porting loyment e effects borough
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Housing co- location	0	-	+	-	+	0	0	-	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 1	building Althougl more ch	height wil n it is recc allenging rironment	l be limite ognised th given the	ed to 5 stor at high qu nature of	reys. ality arch the LSIS	itecture cou and this co	ıld be introd uld also und	uced as pa lermine the	rt of a mix industrial	of uses alor character o	ngside indu	strial, this is	d, for examp s also likely on the qualit l in relation t	to be y of the

IA Objective / Site	1. HIGH auality Environ 2. Efficient USE OF LAND 3. HERITAGE 4. LIVEABLE NEIGHBOUR 4. LIVEABLE NEICHBOUR 5. HOUSING 5. HOUSING 6. SOCIAL INCLUSION 8. 5. HOUSING 6. SOCIAL 10. OPEN 7. HEALTH AND 8. 5. HOUSING 6. SOCIAL 11. 12. CLIMATE CHANGE 13. 13. 14. NATURAL													
	The provision of new housing, contributing to the borough's significant evidenced need for new homes, would be a minor positive effect of widening the allocations to include residential use and should have a positive effect on the provision of affordable housing, which would be													
	required from schemes incorporating residential uses.													
	Although residential uses can be accommodated elsewhere in the borough to meet the borough's housing targets, locations suitable for industria													
	uses are significantly more constrained given land values in the borough and the potential for such uses to be viewed as 'bad neighbours'. For alternative 1 co-location of industrial space with residential uses would help to achieve an effective use of land. Whilst this intensification of uses													
	could bring some additional industrial floorspace to the LSIS, there needs to be a balance with protecting the full range of industrial functions that													
	make the LSIS a successful industrial cluster. The co-location of industrial floorspace with housing would lead to the exclusion of more traditional industrial uses in the LSIS in favour of light industrial activities which can coexist with residential development. This will have a minor negative effect on the balance of uses and industrial activities in the LSIS particularly in terms of focusing development in the most appropriate locations.													
	Opening the LSIS up to residential development increases opportunities for conflict between industrial occupiers, who may operate long hours,													
	generating noise and frequent vehicle movements, and new residential occupiers. As such alternative 1 is assessed as having a minor negative effect on the promotion of liveable neighbourhoods, as set out in objective 4.													
	enect on the promotion of inveable neighbourhoods, as set out in objective 4.													
	Whilst a minor positive effect in relation to the provision of housing that would contribute towards the borough's evidenced need for housing is recognised, the effect of alternative 1 on social inclusion is considered to be neutral given that residential reduces floorpsace which would deliver													
	potential job opportunities for local residents.													
	With regards to the impact of alternative 1 on health and wellbeing, the co-location of residential uses with industrial uses within the LSIS could													
	have an effect on the wellbeing of future residents relating to aspects of industrial operations such as noise that it may not be possible to mitigate													
	against, however the effects of this are uncertain in relation to scheme design and site location and so a neutral effect has been identified overall													
	Alternative 1 would have a minor negative effect on economic growth. Whilst this alternative could bring some intensification of industrial													
	floorspace, the extent to which industrial uses could be intensified would be more limited than if it is focused on industrial intensification. It is also likely to reduce the range of business in the area because some types of industrial would be prioritised as being compatible for residential uses,													
	therefore having an impact on range of business and jobs. The intensification of residential uses would not provide long-term employment opportunities and would likely limit the capacity for the existing business sectors to expand in the longer term. This could have negative effects or													
	the wider economy and Central London services which rely on the support of production activities in the LSIS.													
	Connected to this, although residential use within the LSIS could reduce travel in some ways – for example if future residents live close to their													

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	needing congesti significat longer te	to travel to on and er nt negativerm. In th	to central missions, ve effect, o is way alt	London to and have dependen ernative 1	access the negative t on the le is consid	heir market impacts on vel of indus ered to also	s. This coul climate cha strial activiti o have a mi	d increase ange and ai es lost, disp nor negativ	vehicle mil ir quality. T placed and re effect in t	leage through he alternati /or prevent terms of rec	gh Islington ves would t ed from exp	, which risk herefore ha banded in t ributions to	locations w as increased ave a minor his location climate cha	l to in the
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2 Office co-location	0	0	+	0	0	+	0	+	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 2	unchang Incorpor different introduce undermin therefore For alter offices c already a quantum strategic	ed, for exacting offic demands ed as par- ne the inc e uncertai native 2, ould resu a significa of office	cample, th ce uses in s to indust t of a mix dustrial ch in – a neu there will It in an op ant propor , the land in relation	at building to the LSI rial opera of uses al aracter of tral effect be a neut timisation tion of offi use balan to the CA	g height w S allocatio tors in terr ongside ir the LSIS. has there ral effect of of existin ce buildin ce could of vZ. It is on	rill be limite ons could u ms of floors ndustrial, th The effect fore been in on optimisa g employm gs integrate quickly shift in of the las	d to 5 store ndermine the pace requin is is also like on the qua dentified in tion of land ent floorspa ed within pa t to offices.	ys. rements. Al cely to be m lity of the b relation to o use and ba ace and sor other b Otherwise i industrial o	I character though it is nore challer uilt environ objective 1. alancing ec me intensifi SIS and if it would ha clusters wit	of the built recognised nging given ment will co onomic nee ication of in new develo ve the sam hin close p	environmer d that high o the nature ome down to eds. As a hig dustrial floo pment is lik e effect as a roximity to t	nt. Office of quality arch of the LSIS o scheme of gher densit rspace. Ho ely to introd alternative he CAZ and	/R7 remain ccupiers hav itecture cou and this co design and is wever, there duce signific 1. The LSIS d supports C ection indus	ld be buld also s ent use, e is cant has a Central

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	dependir activities	ng on the given tha	extent to	which office eeds can l	ces are ir	ntensified, tl	nere are pot	ential nega	tive impac	cts that coul	d arise from	the displa	fices with inc cement of in insidered to h	dustrial
	as office employm change a and offic particula office de alternativ with the more div	space co lent floors as land va es be pro rly import velopmer ve would l social inc erse way e more ba	p-located v space, the alues from moted in moted in tant in this at over tim have a po lusion obj s of acces	with indust ere could b n office use the boroug s context. ne, and the positive effe jective. Inc ssing emp	trial will s be negatives out-co gh, indus The scale scale of ct on soc lustrial se loyment t	trengthen the ve effects in mpete new trial uses an of this effe industrial a ial inclusion ectors provision hrough lean	ne local eco n the longer industrial flor re only soug act would be activities lost n by providin de job oppo rning skills c	nomy and p term sustai porspace. A ht in LSISs dependent dependent displaced g opportun rtunities for on the job fo	provide a h nability of s part of t and there and there and /or pl ities for re resident p or those w	higher densi the LSIS. T the balance, efore the sco egree of the revented fro esidents to a population.	ty of jobs by he function whilst there ope for inten impact on the m expandin ccess emplo Dpportunitie qualificatio	v encourag of the indu e are other sification on the industria gin the lon oyment in the s within the n levels or	al function ca ger term. Th the borough ese sectors r no qualificat	nent of ould housing aused by e in line may offer
	range of central L and have depende consider	industrial ondon to e negative nt on the ed to also	l uses cou access th impacts level of ir have a r	uld lead to neir marke on climate ndustrial a ninor nega	the displats. This c change ctivities lo ative effeo	acement of ould increat and air qua ost, displace	industrial bust se vehicle mality. The alto add and /or p of reducing o	usinesses t nileage thro ernatives w revented fro	o Outer Lo ough Isling ould there om expan	ondon indus ton, which r efore have a ding in the l	trial location isks increas minor to sig onger term.	ns while stil ed conges gnificant ne In this way	IS is lessene Il needing to stion and emi egative effect alternative 2 lation to obje	travel to ssions, ;, 2 is
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 3 Office and housing co-location	0	-	+	-	+	0	0	-/0	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 3	unchang Incorport recognis the natur neutral e The co-le economi size of re negative relation f Opening generatii effect on Alternatii industria The co-le of indust scheme Alternatii floorspac	ed, for ex ating offic add that hi re of the L effect has ocation of ic needs. esulting fa esulting fa esulting fa the LSIS ng noise a the prom ve 3 woul l uses. Ov ocation of rrial opera design ar ve three c ce, the ex	ample, th e and hou gh quality SIS. How therefore mixed of However, in balancin e 2. up to res and freque otion of li d lead to verall, this residenti tions such id site loc	at building using uses architectu- vever, the been iden fice and re- there cou- ay not be s idential de ent vehicle veable nei a smaller a alternativ al uses with a s noise ation and e a minor r ich indust	into the l ire could effect on tified in re- sidential ld be neg suitable for ing dema velopmen ghbourho amount o e will also th industr that it ma so a neut	vill be limite LSIS alloca be introduc the quality elation to of uses could lative effect or all the rai and for deve ents, and ne bods, as se f affordable o have mino ial uses wit ay not be po ral effect on ec could be int	eed as part of of the built of ojective 1. optimise th s on the pri- nge of existi- elopment ne s opportunit ev residenti- t out in obje housing the or positive e hin the LSIS ossible to m as been ide	vs. undermine of a mix of u environmen e use of site mary econo ng and futu eds in the a ies for conf al occupiers ctive 4. an alternativ ffects for ho S could hav itigate agai ntified overa wth. Whilst uld be more	the industr uses alongs t will come es and brin omic functio ire operatio area. A min lict betwee s. As such ve 1 as dev ousing. e an effect nst, howev all. this alterna e limited. It	ial characte side industr down to so g more effi- on of the are ons in the Li or negative n industrial alternative velopment v on the well er the effect ative could I is also like	er of the buil ial, this is a heme desig cient uses v ea because SIS (i.e. yar effect has occupiers, v 1 is assess vould need being of fut ts of this are pring some by to reduce	It environm Iso likely to gn and is th which are a the range d space), w therefore b who may o ed as havir to accomm ure residen e uncertain intensificat the range	(R7 remain ent. Althoug be challeng herefore unc daptable to of industrial which would een identifie perate long ng a minor n hodate office his relating to in relation to in relation to business a	ging given eertain – a future uses or have a ed in hours, negative es and o aspects to trial because

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	The intensification business sectors to production activitie strengthen the loc LSIS as a function balance, whilst the the scope for inter impact on the indu from expanding in	to expand. es in the L al econom nal industri ere are oth nsification ustrial func	This could SIS. Howe and proviation al area be ner location of industria ction cause	d have ne ever, the t vide a hig cause the is for hou al is partio d by offic	egative effe the intensif gher density e capacity t ising and o cularly imp ce developr	icts on the vication of so y of jobs allo to which ind ffices prom ortant in this ment over ti	vider econo ome busine peit this cou lustrial floor oted in the s context. T me, and the	omy and Ce ess floorspa ild create n rspace can borough, ir The scale o e scale of i	entral Londo ace as office begative effe be intensifi ndustrial us of this effect ndustrial ac	on services e space co-l ects on the l ied will com es are only would be d stivities lost,	which rely ocated with onger term pete with o sought in L ependent o	on the supp n industrial v sustainabili ffices. As pa SISs and th on the degre	oort of will ity of the art of the herefore be of the
	Whilst alternative and the range of in travel to central Lo emissions, and ha Residential develo congestion and fu reason are usually York Way), such a effects, The altern and /or prevented reducing contribut	ndustrial u ondon to a ave negativ opment wo rther press / supporte as town ce ative 3 wo from expa	ses could laccess their ve impacts buld pose li sures on ro d in locatio entres and (buld therefor anding in th	lead to th r markets on clima mitations oad netwo ons which CAZ whe ore have ane longer	te displace c. This coul te change s to on-site orks. Office a re more ere transpoi a minor to term. In th	ment of ind d increase and air qua loading and accessible rt infrastruct significant r nis way alte	ustrial busin vehicle mile lity. d parking re- kely to crea- than the LS ture better negative eff rnative 2 is	nesses to C eage throug equirements ate more jo BIS (which supports th fect, depen	Outer Londo gh Islington s of industri urneys to w has low PT he intensity dent on the d to also ha	on industrial , which risks al uses. Thi york than ma AL ratings of journeys level of ind we a minor	locations was increased is could lead any industration of the was created. Could lead ustrial active negative ef	while still ne I congestion d to increas ial uses, and vestern edge onsidering th vities lost, di fect in terms	eding to a and sed traffic d for this e along hese isplaced s of
Conclusion	Three reasonable industrial uses wit Although each of t additional busines of industrial uses Related to this site Significant Industr	h housing these alter s floorspa was most e allocation	, the co-loc mative use ce to supp appropriate	ation of i s would h ort the bo e for this	ndustrial u have some prough's ec site given i	ses with off positive eff conomic gro ts location v	ices and th ects - such wth – on b within the L	e co-location as the propalance it water SIS and th	on of indust ovision of ac as consider e contributi	rial uses with Iditional hou red that the on this coul	th both hou ising or the consolidati d make to i	ising and off provision o on and inter ts industrial	fices. of nsification

 Table 1.70: Site Assessment VR8: 55-61 Brewery Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
VR8: 55-61 Brewery Road, N7 9QH	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	new app part of a Develop Industria industria uses (no deliver n The site towards The site towards The dev significa the Cent and have on traffic thereby Policy S	lications, hybrid wo ment of th I Sites (LS I floorspan t just resin nuch need is within a heritage a heritage a heritage a congesti enabling s 7 provides	any proportspace orkspace be site will SIS). The ce balance dential, bu ded indus a protecte assets are of the site t of indust n econom positive e on and ai shorter jou s strong c	osal shoul scheme. I optimise site is loc es the cor ut office to trial space d viewing e maintain e will supp rial floorsp y and sup ffect in re r quality, b urneys and riteria to n	d seek to the use of ated in ar mpeting of bo). By pri- bo, By pri	retain and of previously in LSIS, the lemands be oritising ind The allocat at the design omic growth been lost in nge of emp social inclus nsidered th chains than	intensify ind refore, this is etween land dustrial deve tion sets ou gn enhance n in the Boro n recent yea loyment typ sion. It is rea- nis would be if they had I negative e	l land. The l s an approp uses as sit elopment th t that buildir s local char ough. The d ars. Such sp es and opp cognised that counteract to travel int	s (B1c, B2 Local Plan briate locati es such as e allocation ng heights w acter and c elivery of a bace, in suc portunities in at the inten red to some to their cent	and B8). O directs indu on for such this are un ensures th will be limite distinctivene dditional in ch a central n the borou sification o e extent by tral London	ffice floorsp ustrial devel developme der pressur nat any sub- ed to 5 store ess. dustrial floo location, w gh that will f industrial u keeping ind clients from	ace will onl opment to l ent. The dev re for the de sequent pla eys, this wil rspace is m ill play a ke reduce barn uses may ha ustrial supp n further afi	ther amence y be accept Locally Sign velopment of evelopment inning appli I ensure that nuch needed y role in sup riers to emp ave negative pliers in the eld. It is not travel, climate	able as hificant of other cation will at views d as a oporting bloyment e effects borough ced that
Reasonable alternative summary				vas identif osed in the			ated for rete	ention and in	ntensificatio	on for indus	trial uses a	nd has plar	ining permis	ssion that

Table 1.71: Site Assessment VR9: Rebond House

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
VR9: Rebond House, 98-124 Brewery Road, N7 9BG	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	only be a The desi building Develop Industria industria uses (no delivered There is and the o Significan the Cent and have on traffic thereby o Policy S	acceptable ign of any height will ment of th I Sites (LS I floorspace t just resided a locally I effect cons elopment nt amount ral Londo e a minor congestice enabling s 7 provides	e as part of building y be limite e site will SIS). The ce balanc dential, build sidered n isted build sidered n of the site of indust n econom positive e on and aii shorter jou	of a hybrid will be of h d to 5 stor l optimise site is loc es the cor ut office to ding neart eutral aga e will supp rial floorsp by and sup effect in re r quality, b urneys and riteria to n	d workspa nigh quali reys, this the use of ated in ar mpeting d po). By pri by, as suc inst herita ort econo port a ra lation to s pout it is co d supply on nitigate an	ace scheme ty and will b will help to of previously n LSIS, ther lemands be oritising inco ch, Local Pl age. omic growth been lost ir nge of emp social inclus unsidered th chains than	be in keepin ensure that developed efore, this is tween land lustrial developed an policies w in the boro recent yea loyment typ ion. It is rec is would be if they had negative ef	g with the s the design land. The I s an approp uses as sit lopment the will apply ar ugh. The de rs. Such sp es and opp ognised the counteract to travel int	eite's indust enhances Local Plan priate locati es such as e allocation and any dev elivery of a pace, in suc ortunities in at the inten ed to some o their cen	trial charact local charact directs indu on for such this are un ensures th elopment w dditional ind ch a central n the borou sification of e extent by l tral London	er and the a cter and dis strial developme der pressur lat much ne ill be require location, wi gh that will industrial u ceeping ind clients from	allocation s tinctivenes opment to l ent. The dev e for the develot indus ed to respe rspace is m ill play a ke reduce bar uses may ha ustrial supp n further afi	ets out that s. Locally Sigr velopment evelopment strial space ect the herita uch needed y role in sup riers to emp ave negativ pliers in the eld. It is not	the hificant of of other is also age asset d as a pporting bloyment e effects borough ted that
Reasonable alternative summary				vas identif osed in the			ated for rete	ntion and ir	ntensificatio	on for indus	trial uses ar	nd has plar	ning permis	ssion that

Table 1.72: Site Assessment VR10: 34 Brandon Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
VR10: 34 Brandon Road, N7 9AA	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	only be a The allo distinctiv . Develo Industria industria uses (no delivered The deve significan the Cent and have on traffic thereby o Policy S	acceptable cation ser- eness. pment of f l Sites (LS l floorspa- t just resid d. elopment nt amount ral Londo e a minor congesti- enabling s 7 provides	e as part ts out tha the site w SIS). The ce balanc dential, b of the site of indust n econon positive e on and ai shorter joins strong c	of a hybrid t the build ill optimise site is loc es the cor ut office to e will supp trial floorsp ny and sup effect in re r quality, b urneys and riteria to n	d workspa ing height e the use ated in ar mpeting d oo). By pri ort econo bace has oport a rai lation to s but it is co d supply on hitigate ar	ce scheme will be limi of previous LSIS, ther emands be oritising ind mic growth been lost in nge of emp social inclus nsidered th chains than	ted to 5 sto ly develope efore, this is tween land lustrial deve in the boro recent yea loyment typ ion. It is rec is would be if they had negative ef	d land. The s an approp uses as site lopment the ugh. The de rs. Such sp es and opp cognised the counteract to travel int	Il help to er Local Plar priate locati es such as e allocation elivery of a bace, in suc ortunities in at the inten ed to some o their cen	n directs inc on for such this are un n ensures th dditional inc ch a central n the borou sification of e extent by l tral London	he design e lustrial deve developme der pressur hat much ne dustrial floor location, wi gh that will industrial u keeping ind clients from	nhances lo elopment to ent. The de e for the de eded indus rspace is m Il play a ke reduce bar uses may h ustrial supp n further afi	cal character o Locally Sig velopment o evelopment strial space nuch needeo y role in sup riers to emp ave negative pliers in the ield. It is not travel, clima	er and inificant of other is also d as a oporting loyment e effects borough ed that
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Housing co- location	0	-	+	-	+	0	0	-	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 1	building I Although more cha built envi objective The prov widening required Although uses are alternativ could bri make the industrial effect on Opening generatir effect on	height will a it is reco allenging ironment a 1 rision of n the alloc from sche n residenti significar /e 1 co-lo ng some e LSIS a s I uses in t the balar the LSIS ng noise a the prom	be limite gnised that given the will come ew housin ations to i emes inco al uses ca ntly more cation of i additional successfu he LSIS i nce of use up to res and freque otion of li	d to 5 stor at high qu nature of down to s ng, contrib include re- orporating an be acce constraine industrial l industrial l industrial l industrial n favour o es and ind idential de ent vehicle veable ne	eys. ality archi the LSIS cheme de uting to tl sidential u residential ommodate ed given la space with floorspace l cluster. f light ind ustrial act welopmen moveme ighbourho	itecture cou and this co esign and is he borough use and sho al uses. ed elsewhe and values h residentia ce to the LS The co-loca ustrial activ civities in the nt increases pods, as se	Id be introd uld also und s therefore of 's significar buld have a are in the boro al uses woul SIS, there ne ation of indu ities which e LSIS part s opportunit ew residenti t out in obje	uced as pa dermine the uncertain – at evidenced positive eff rough to me ugh and the d help to ac eeds to be a strial floors can coexist ticularly in te ies for conf al occupier ective 4.	rt of a mix a neutral e d need for r ect on the potential f chieve an e a balance v pace with h with reside erms of foc lict betwee s. As such	of uses alor character o iffect has the new homes provision of ough's hous or such use for such use for such use for such use it protection ousing work ential develop using develop usi	ngside indus f the LSIS. erefore bee , would be a affordable sing targets es to be view of land. W ng the full r uld lead to t opment. Thi lopment in t occupiers, v 1 is assess	strial, this is The effect of n identified a minor pos housing, w , locations wed as 'bao hilst this inf ange of ind he exclusio s will have he most ap who may o ed as havir	ed, for exan ed, for exan s also likely on the qualit in relation strive effect of hich would suitable for d neighbours tensification lustrial funct on of more tr a minor nego propriate long ng a minor n eed for hous	to be ty of the to of be industrial s'. For of uses tions that raditional gative ocations. hours, negative
	recognis would de	ed, the ef eliver pote	fect of alto ntial job c	ernative 1 opportuniti	on social es for loc	l inclusion is al residents	s considere s. With rega	d to be neu rds to the ir	tral given the second tend to the second tender of the second tender of the second tender of a second tender	hat resident ternative 1	ial reduces on health ar	employme nd wellbein	eed for hous nt floorspac g, the co-loo cts of indust	e which cation of

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	site loca Alternati floorspace likely to therefore opportur negative Connect places of lesseneed needing congesti significa this way	tion and s ve 1 woul ce, the ex reduce th e having a hities and e effects o ed to this f work – v d and the to travel to on and er nt negativ alternativ	so a neutr d have a ttent to wh e range o an impact would like n the wid , although whilst it co range of to central missions, re effect, e 1 is cor	al effect h minor neg nich indust f business on range ely limit the er econom n residentia ould lead to industrial to and have dependent nsidered to	as been in ative effe rial uses in the ar- of busine e capacity by and Ce al use with to the inter uses could access to negative to n the le o also hav	dentified ov ct on econo could be int ea because ss and jobs / for the exist entral Londo hin the LSIS nsification o d lead to th heir market impacts on evel of indus	erall. omic growth ensified wo some type . The intens sting busine n services v S could redu f industrial e displacen s. This coul climate cha strial activitie egative effe	. Whilst this uld be mor s of industr ification of ess sectors which rely of uce travel ir uses, the sument of indu d increase ange and ai es lost, disp ect in terms	s alternative e limited th ial would b residential to expand on the supp n some way cope for inf ustrial busir vehicle mil r quality. T blaced and s of reducin	e could brin an if it is for e prioritised uses would and the ecc ort of produ vs – for exa ensification hesses to O eage throug he alternativ /or prevent g contributio	g some inte cused on in- l as being c l not provide onomic activi uction activi of industria uter Londor gh Islington ves would the ed from exp	ensification dustrial inte ompatible f e long-term vity of the a ties in the l re residents al operation n industrial , which risk herefore ha pansion in t	o scheme de of industrial ensification. for residentia employment rea. This co SIS. s live close t s in the LSI locations will s increased ave a minor the he longer te (objective 1)	It is also al uses, nt buld have to their S is hile still to rm. In
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2 Office co-location	0	0	+	0	0	+	0	+	-	0	0	-	0	-

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of Alternative 2	building Incorpo differen introduc underm therefor For alte offices of already quantur strategi London busines depend activitie neutral For alte as offic employ change and offi particul office d have a inclusio ways of	a height w rrating offi t demand ced as pa ine the in re uncerta ernative 2 could res a signific m of office c position 's econor ses are li ling on the effects fo ernative 2 e space c ment floo as land v ces be pr arly impo evelopme positive e n objectiv f accessir	rill be limite ice uses in its to indust rt of a mix idustrial ch ain – a neu , there will ult in an op cant propor e, the land n in relation my through ikely to be e extent to nat office no r the objec there woul co-located n rspace, the values from romoted in rtant in this ent over tim effect on so ve. Industrian g employn	d to 5 stor to the LSIS rial operat of uses ale aracter of tral effect I be a neutr timisation tion of offic use baland to the CA the provis displaced which offic eeds can b tive. d be a min with indust ere could b office use the boroug context. The and the cial inclus al sectors nent throug	reys. S allocatio ors in terr ongside in the LSIS. has there al effect of of existin ce buildin ce could of Z. It is on sion of 'las to Outer I ces are in ce demor hor positiv pe negative s out-cou gh, indust The scale e scale of ion by pro provide jo gh learnir	al uses with ons could uses of floors odustrial, the The effect fore been i on optimisa g employm gs integrat quickly shift e of the lass of the lass to mile' dist ondon loc tensified, the istrated to last condon loc tensified, the istrated to last of the lass of the last of the la	ndermine the space requir is is also like on the qual dentified in tion of land to of land to offices. If the offices of the remaining ribution/logistics ations. While here are post to met else the local economic of the longer industrial flor re only soug ect would be activities lost ortunities for res	The other e industrial ements. All ely to be m ity of the bu- relation to c use and ba- ice and son rts of the L Otherwise i industrial c stics and 'ju st there are ential nega where in the prowth. Wh nomy and p term sustai porspace. A ht in LSISs dependent c, displaced r residents ident popul	I character though it is nore challer uilt environ objective 1. alancing ec me intensifi SIS and if it would ha clusters wit ust in time' e land use I tive impac e borough. ilst on the f s and there t on the de I and /or pr to access lation. Opp	of policy V of the built recognised nging given ment will co- conomic nee ication of in- new develo ve the same hin close pr servicing. V benefits fror ts that could On balance fore the sco gree of the evented fro employmer ortunities w	environme d that high of the nature ome down t eds. As a hi dustrial floo pment is lik e effect as a roximity to t Without the m the co-loo d arise from e, this altern whilst there ope for inter impact on t m being ex it in the bor ithin these	nt. Office or quality arch of the LSIS o scheme of gher densit orspace. Ho ely to introd alternative the CAZ an policy prot cation of offin the display native is co ration of new y encourag of the indu e are other nsification of the industria panded. Th ough in line sectors ma	d, for examp ccupiers hav itecture could and this co design and is by employme wever, there duce signific 1. The LSIS d supports C ection indus fices with ind cement of in nsidered to w business f ing developr strial area w locations for	ve Id be uld also s ent use, e is ant has a Central trial dustrial, dustrial have floorspace ment of vould r housing aused by e would cial e diverse en face
	Alternat							a, residents	s depender				unemploym S is lessene	

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	and have depende consider	e negative ent on the red to also	e impacts level of ir have a r	on climate idustrial a ninor nega	e change ctivities lo ative effeo	and air qua ost, displace	lity. The alted and /or p	ernatives w revented fr	ould theref	ore have a ion in the lo	minor to sig	gnificant ne In this way	tion and emi gative effec alternative a ation to obje	t, 2 is
Reasonable Alternative 3 Office and housing co-location	0	-	+	-	+	0	0	-/0	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 3	unchang Incorpor recognis the natu neutral e The co-l economi size of re negative relation f Opening generati effect or Alternati	ed, for ex ating offic ed that hi re of the L effect has ocation of ic needs. esulting fa esulting fa e impact o to objectiv the LSIS ng noise a n the prom ve 3 woul	ample, th e and hou gh quality SIS. How therefore mixed of However, icilities man balancir e 2. up to res and freque iotion of li d lead to	at building using uses architecto vever, the been ider fice and re there cou ay not be ang compet idential de ent vehicle veable ne a smaller	y height w s into the ure could effect on ntified in r esidential ild be neg suitable for suitable for suitable for ing dema evelopme e moveme amount o	vill be limited LSIS alloca be introduc the quality of elation to ob uses could gative effect or all the rar and for deve nt increases ents, and ne oods, as set	d to 5 store tions could ed as part of of the built of ojective 1. optimise th s on the prin nge of exist opment ne s opportunit ew residenti t out in obje	vs. undermine of a mix of u environmer e use of sit mary econd ing and futu eds in the a ies for conf al occupier ctive 4. an alternati	the industr uses alongs it will come es and brin omic functio ure operatio area. A min flict betwee s. As such ve 1 as dev	ial characte side industr down to sc og more effic on of the are ons in the LS or negative n industrial alternative	er of the bui ial, this is a theme desig cient uses v ea because SIS (i.e. yan effect has occupiers, 1 is assess	It environm Iso likely to gn and is th which are a the range rd space), v therefore b who may o ed as havir	/R10 remain rent. Althoug be challeng berefore unc daptable to of industrial which would ween identifie perate long ng a minor n	gh it is ging given ertain – a future uses or have a ed in hours, legative

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND	3. HERITAGE 4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	6. SOCIAL INCLUSION 7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH 9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY 12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	of industrial operatio	esidential uses with indu ons such as noise that it site location and so a ne	may not be possible to r	nitigate against, howe				
	floorspace, the exter because some types and jobs. The intens existing business se support of production strengthen the local LSIS as a functional balance, whilst there the scope for intensi impact on the indust	have a minor negative ef nt to which industrial use s of industrial would be p sification of residential use ectors to expand. This co on activities in the LSIS. H economy and provide a l industrial area because e are other locations for l ification of industrial is pa trial function caused by c	es could be intensified w prioritised as being comp ses would not create lon- buld have negative effect However, the intensificat higher density of jobs a the capacity to which in housing and offices pror articularly important in th office development over	ould be more limited. patible for residential u g-term employment of s on the wider econor ion of some business beit this could create dustrial floorspace can noted in the borough, is context. The scale time, and the scale of	It is also likely to uses, therefore oportunities and my and Central floorspace as of negative effect n be intensified industrial uses of this effect we industrial activ	to reduce the range having an impact o d would likely limit t l London services w office space co-loca ts on the longer terr d will compete with o are only sought in ould be dependent <i>i</i> ties lost, displaced	of businesse n range of bu he capacity for which rely on t ated with indu n sustainabilit offices. As pa LSISs and the on the degree	isiness or the he istrial will ty of the int of the erefore e of the
	congestion and furth reason are usually s York Way), such as effects, The alternati and /or prevented fro reducing contribution	ment would pose limitationer pressures on road new supported in locations what town centres and CAZ witive 3 would therefore hat om expansion in the long ns to climate change (ob	etworks. Office uses are nich are more accessible where transport infrastru- ve a minor to significant ger term. In this way all pjective 12) and in relation	likely to create more j than the LSIS (whic cture better supports negative effect, depe ternative 2 is consider in to objective 14 (ma	ourneys to wor h has low PTAL the intensity of ndent on the le ed to also have ximising protec	k than many indust L ratings along the journeys created. C evel of industrial act e a minor negative e tion of natural reso	rial uses, and western edge Considering th ivities lost, dis effect in terms urces includin	I for this along nese splaced s of ng air).
Conclusion	industrial uses with h Although each of the additional business t of industrial uses wa	Iternatives to the allocate housing, the co-location ese alternative uses wou floorspace to support the as most appropriate for the allocation assessment is I Site.	of industrial uses with or Id have some positive e borough's economic gr his site given its location	ffices and the co-locat ffects - such as the pr rowth – on balance it within the LSIS and t	tion of industria ovision of addit was considered he contribution	al uses with both ho tional housing or the d that the consolidat h this could make to	using and offi e provision of tion and inten its industrial f	ices. sification

Angel and Upper Street

Table 1.73: Site Assessment AUS1: Royal Bank of Scotland

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS1: Royal Bank of Scotland, 42 Islington High Street, N1 8EQ	+	+	0	+	0	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo develop having a improve retained environr	cation pro ment may a positive (ments to t) and imp nent maki	tects busi be limited effect in re he public roved per ng it safe	ness use d, but is co elation to o realm in t meability l r and more	although onsidered economic he Town between l e inclusive	the site has to have a p growth as Centre, put slington Hig e for people	bositive effe well as in re blic access to gh Street ar leading to	pacity for in ect on the or elation to the to the building d Torrens a positive eff	tensification verall provis e efficient u ng's curren Street. This ects in rela	sion of busi ise of land. itly private of will improvition to object	ness floors In addition, courtyards (re the qualit ctives 1 and	pace in the the allocat if the curre by of the tov 4. An imp	nt building i	erefore s c realm
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH And Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	+	+	0	+	+	+	0	-	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Commentary on assessment of likely significant effects of Alternative 1	realm ar	nd permea	bility imp	rovements	6.		-		-				or example the efficient use		
	to essen														
		Allocating this site for mixed-use development should have a minor positive effect on the provision of affordable housing, which would be required from schemes incorporating residential uses. Improved housing options would also have a positive effect in terms of social inclusion.													
	borough particula projecte	's identifie Irly high-va d econom	ed develop alue resid ic growth.	oment nee ential use	eds. It has s, may be ore, give	s the potent e chosen at n the currer	ial to have a the expens	a minor neg e of delive	gative effec ring the em	t on the bor ployment fl	ough's eco oorspace n	nomic grow eeded to su	uses to mee /th as certai upport Isling n a mix of us	n uses, ton's	
	It is cons	sidered th	at alternat	tive 1 wou	ld have a	neutral effo	ect with reg	ards to the	other IIA o	bjectives.					
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Reasonable Alternative 2:Residential-led development	+	-	0	+	++	+	0		0	0	0	0	0	0	

IIA Objective / Site	1. HIGH 1. HIGH 2. EFFICIENT 2. EFFICIENT 2. EFFICIENT 2. EFFICIENT 3. HERITAGE 4. LIVEABLE 4. LIVEABLE 4. LIVEABLE 1. HEALTH 5. HOUSING 6. SOCIAL 1. HEALTH 4. LIVEABLE 6. SOCIAL 1. NCLUSION 6. SOCIAL 1. NCLUSION 1. NCLUSION 1. HEALTH 1. NCLUSION 1. HEALTH 1. HEALTH 1. SOCIAL 1. HEALTH 1. SOCIAL 1. SOC
Commentary on assessment of likely significant effects of Alternative 2	This alternative is for residential-led development. The other provisions of AUS1 remain the same, for example the public realm and permeability improvements. Allocating the site for residential-led development could have a significant negative effect with regards to the efficient use of land as it may not focus development in the most appropriate location. The site is within Angel Town Centre and CAZ where employment uses are prioritised and the site is in existing employment use. Whilst residential-led development on this site could bring more residents into the town centres, potentially improving footfall for local businesses, it is considered that alternative 2 is likely to have a significant negative effect on economic growth. If developed for residential purposes, the site will lead to a loss of employment floorspace and not contribute towards economic growth. A residential-led allocation could have a positive effect on the promotion of liveable neighbourhoods, as it would bring more housing in to Angel Town Centre where residents can be close to facilities such as shops and other leisure activities. The most significant positive effect of alternative 2 would be on the delivery of housing, and particularly affordable housing, which would be required through policy for residential developments There would also be positive effects addressing objectives relating to social inclusion.
Conclusion	Two reasonable alternatives to the business-led allocation for AUS1 were identified: mixed-use residential and commercial development and residential-led development. Whilst it was felt that mixed-use development could have positive effects by supporting a range of the borough's identified development needs, and residential-led development could have positive effects in terms of the delivery of good-quality housing, on balance it was considered that business-led development was most appropriate for this site given its location within Angel Town Centre and the CAZ, the existing employment use of the site and the borough's need for a significant amount of additional employment floorspace.

Table 1.74: Site Assessment AUS2: Pride Court, 80-82 White Lion Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS2: Pride Court, 80-82 White Lion Street, N1 9PF	+	+	0	0	0	0	0	+	0	0	0	0	0	0

Commentary on assessment of likely significant effects of site allocations	AUS2 is allocated for intensification of business floor space. The allocation is intended to positively contribute to the provision of floorspace needed to meet Islington's projected employment growth. Although the net increase of business floor space achievable at the site might be limited, it is considered that it will have a minor positive effect on the overall provision of business floorspace in the borough and contribute towards the efficient use of land. Development of the site, including the provision of active frontages along White Lion Street, could help to enhance the local character of the area and promote a high quality built environment.													
Reasonable Alternative 1: Mixed-use commercial and residential development	0	+	0	+	+	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and buil The co- essentia waste a Allocatir scheme The flex borough uses, pa Islingtor	Allocating this site for mixed-use commercial and residential development could have a limited positive effect in terms of the efficient use of land and buildings and the practicality of intensifying a small site is noted. The co-location of commercial and residential uses could have a positive effect on promoting liveable neighbourhoods by improving access to essential services such as shops. There is some potential for conflict between residents and commercial occupiers, resulting from the noise, waste and vehicle movements associated with business operating hours and delivery and servicing requirements. Allocating this site for mixed-use development should have a positive effect on the provision of affordable housing, which would be required from schemes incorporating residential uses. There would also be positive effects addressing objectives relating to social inclusion The flexibility offered by a mixed-use allocation could also constrain the ability to balance competing demands between land uses to meet the borough's identified development needs. This has the potential to have a minor negative effect on the borough's economic growth as certain uses, particularly high-value residential uses, may be chosen at the expense of delivering the employment floorspace needed to support Islington's projected economic growth. It is considered that alternative 1 would have a neutral effect with regards to the other IIA objectives.												
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	0	-	0	+	++	+	+		0	0	0	0	0	0

Commentary on assessment of likely significant effects of Alternative 2	Alternative 2 is for residential-led development. Although there is scope for the intensification of the site, allocating the site for residential-led development could have a negative effect with regards to the efficient use of land as it may not focus development in the most appropriate locations and balance competing demands for land in the borough to provide for a full range of development needs. The site is within Angel Town Centre and CAZ where employment uses are prioritised. Whilst residential-led development on this site could bring more residents into the town centre, potentially improving footfall for local businesses, it is considered that this is likely to have a significant negative effect on economic growth. If developed for residential purposes, these site will no longer be contributing towards the borough's economy or supporting a range of jobs. A residential-led allocations could have a positive effect on the promotion of liveable neighbourhoods, as it would bring more housing in to Angel Town Centre where residents can be close to facilities such as shops and other leisure activities. The most significant positive effect of alternative 2 would be on the delivery of housing, and particularly affordable housing, which would be required through policy for residential developments. There would also be positive effects addressing objectives relating to social inclusion. It is considered that alternative 2 would have a neutral effect with regards to the other IIA objectives.
Conclusion	Two reasonable alternatives to the allocation for AUS2 were identified: mixed-use residential and commercial development and residential-led development. Whilst it was felt that mixed-use development could have positive effects by supporting a range of the borough's identified development needs, and residential-led development could have positive effects in terms of the delivery of good-quality housing, on balance it was considered that intensification for business use development was most appropriate for this site given its location within Angel Town Centre and the CAZ and the borough's need for a significant amount of additional employment floorspace.

Table 1.75: Site Assessment AUS3: Electricity substation, 84-89 White Lion Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS3: Electricity substation, 84-89 White Lion Street, N1 9PF	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant	The dev	AUS3 is allocated for further intensification of business floorspace. The development will have a positive effect in optimising use of an underutilised site, which was previously used as an electricity substation. Allocating the site for business use will contribute to the provision of floorspace needed to support projected employment growth in the borough.;												

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
effects of site allocations	positive	effect in r	elation to	social inc	lusion						riers to emp e a high qua	-	d have a mi nvironment.	nor
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	+	+	0	+	+	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and buil high qua The flex borough designir particula projecte The co-l resident noise, w Allocatir scheme	dings on t ality built e ibility offer i's identifie ing a mixed arly high-v d econom location of s to esser vaste and mg this site s incorpor	his under environme red by a r ed develo I use scho alue resic ic growth commerce tial servio vehicle m e for mixeo ating resi	utilised sit ent. nixed-use pment nee eme. This lential use on a site cial and re ces such a ovements d-use dev dential us	e. Develo allocation eds. The s has the p es, may be that is loc esidential as shops. associate elopment es. There	ppment of the could also small size of potential to e chosen at ated within uses could There is so ed with bus should have would be p	his underutil o constrain t of this site al have a mino the expens the CAZ will have a pos ome potentia iness opera	he ability to so detracts or negative se of delive here emplo itive effect al for conflic ting hours effect on t cts in terms	an help to e balance c from an effect on the ring the em yment uses on promotin ct between and deliver he provisio s of social i	ompeting of fficient use he borough aployment f s are priorit ng liveable residents a ry and servi n of afforda nclusion.	e local chara lemands be of land with 's economic loorspace n ised. neighbourh and commer icing require	acter of the tween land the potent growth as eeded to s oods by im rcial occupi ements.	efficient use area and pr uses to me ial difficultie: certain use upport Isling proving acc ers, resulting puld be requi	omote a et the s around s, ton's ess for g from the

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT JSE OF -AND	3. HERITAGE	4. LIVEABLE VEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. VATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	+	-	0	+	++	+	0		+	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	Develop Although with reguland in t employr improvir develop A reside Town Co The mos required	n develop ards to the he boroug nent uses og footfall ed for resi ential-led a entre whe st significa through p	ment of the efficient of to prov are prior for local b dential po illocation re resider ant positiv policy for	utilised site nis underu use of lar ide for a fu itised. Wh ousinesses urposes, th could hav nts can be re effect of residentia	e can hel tilised sit nd as it m ull range ilst reside s, it is cor nis site w e a positi close to deternati I develop	e for housin ay not focu of developn ential-led de nsidered tha ill no longer ve effect or facilities su ve 2 would ments. The	g would hel s development nent needs. evelopment of at alternative be contribut the promot ch as shops be on the de	p to make i ent in the n The site is on this site 2 is likely ting toward ion of livea and other elivery of he positive ef	more effici nost appro located w could brin to have a ds the borc ble neight leisure ac ousing, an fects in ter	priate locati ithin Angel ∃ g more resid significant n bugh's econ bourhoods, a tivities. d particularl rms of socia	ne site, this ons and bal Fown Centro dents into th egative effe omy or supp as it would b y affordable	could have ance comp e and the C te town cer ect on econ porting a ra pring more	e a negative beting demai	nds for ally a. If o Angel

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Conclusion	residentia identified balance in	al-led dev developr t was con	elopmen nent nee isidered t	t. Whilst it ds, and rea hat busine	was felt t sidential- ss-led de	hat mixed- led develop evelopment	use develop oment could was most a	oment could have positi	l have posi ive effects for this site	tive effects in terms of t e given its lo	by supportir the delivery	ng a range of good-qu	evelopment of the borou ality housin own Centre a	ugh's ng, on

Table 1.76: Site Assessment AUS4: Land at 90-92 White Lion Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS4: Land at 90- 92 White Lion Street, N1 9PF	+	++	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	applicati uses. The dev good pu provide objective	elopment blic transp more oppo es. Also, it	of the site ort conne ortunity fo should h	priority us e will have ections. Th or resident ave a pos	e of the s a positive ne allocati s to acces itive effec	ite should the effect in control of the should the should control of the should control of the should should be shou	pe intensific optimising u ontribute to nent in the b	ation of offi se of previc the provisi porough, wh environmen	ce uses on busly vacan on of busin hich could h it given it is	upper floor t land locat ess floorspa nave a mino currently a	s with some ed in a cent ace needed r positive e	e active gro tral part of t I for econor ffect in tern	ndments, or bund floor to he town cer nic growth a ns of social ot and throu	wn centre ntre with and inclusion
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

Reasonable Alternative 1: Residential-led development	+	-	0	0	+	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	Residen appropri Angel To A reside town ce develop sustaina Allocatin needs: t positive	tial-led de ate locatio own Centre intial-led a ntre locati ed for resi ability of th ng the site he provisi effects or	evelopment ons and b re and CA allocation on where idential us he area. A for reside on of add n social in	alance co Z where e for the site residents ses at the s such the ential-led o itional hou clusion.	ave a neg mpeting c employme e could ha could be expense e effect of developme using. Affo Developme	demands fo ent uses are ave a positiv close to fac of commerce the allocation ent would hor prdable hou ent should a	r land in the prioritised. ve effect on cilities such cial uses it c on on liveal nave a posit sing will be	the promot as shops, I could also h ble neighbo ive effect in required as positive eff	tion of livea ibraries and ave a nega purhoods is terms of m s part of res fect on the	or a full rang ble neighbo d other leisu tive impact assessed a neeting one sidential-leo	ge of develo burhoods, a ure activitie on the dive as neutral. of the borc I developm	opment nee ns it would t s. However ersity, vibra ough's prior ent, which i	oment in the eds. The site oring housin r, if the site v ncy and ecc ity developr s likely to ha he site is cu	e is within g in to a was onomic nent ave
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT JSE OF -AND	3. HERITAGE	4. LIVEABLE VEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. VATURAL RESOURCES
Reasonable Alternative 2: Mixed-use commercial and residential development	+	+	0	+	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	should a safer an	also have d more in	a positive clusive pl	effect on ace to visi	the qualit t.	y of the env		iven the site	e is current	y a vacant	and cleared		site. Develo	

	The flexibility offered by a mixed-use allocation could also constrain the ability to balance competing demands between land uses to meet the borough's identified development needs. High-value residential uses, may be chosen at the expense of delivering the employment floorspace needed to support Islington's projected economic growth on a site that is located within the CAZ where employment uses are prioritised. However, a mix use development on this currently vacant site would deliver some employment floorspace which would contribute towards economic growth and therefore on balance a minor positive effect for economic growth is identified.
	The co-location of commercial and residential uses could have a positive effect on promoting liveable neighbourhoods by improving access for residents to essential services such as shops. There is some potential for conflict between residents and commercial occupiers, resulting from the noise, waste and vehicle movements associated with business operating hours and delivery and servicing requirements.
	Allocating this site for mixed-use development should have a positive effect on the provision of affordable housing, which would be required from schemes incorporating residential uses. There would also be positive effects in terms of social inclusion.
	It is considered that alternative 1 would have a neutral effect with regards to the other IIA objectives.
Conclusion	Two reasonable alternatives to the business-led allocation for AUS4 were identified: mixed-use residential and commercial development and residential-led development. Whilst mixed-use development could have positive effects by supporting a range of the borough's identified development needs, and residential-led development could have positive effects in terms of the delivery of good-quality housing, on balance it was considered that business-led development was most appropriate for this site given its location within Angel Town Centre and the CAZ and the borough's need for a significant amount of additional employment floorspace.

Table 1.77: Site Assessment AUS5: 94 White Lion Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS5: 94 White Lion Street (BSG House), N1 9PF	+	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant	Allocating will supp	g the site	for busin onomy ar	nd a range	ill contrib	ute to the p							h in the bord ve a minor p	

IIA Objective / Site effects of site allocations						NOISON SOCIAL SO		C B C C S S S S S S S S S S S S S S S S	O NEED TO 6. NEED TO 0. site. De	SPACE N SPACE N Spece N Spece N Spece N Spece N Specific N Specifi	of the site c	au helb to	enhance the	elapole 14. RESOURCES
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	+	+	0	+	+	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and build The flex borough uses, pa Islington the curre The co-l residents noise, w Allocatin schemes	dings. Dev ibility offer i's identifie i's projecte or busine ocation of s to esser aste and by this site s incorpor	velopmen red by a n ed develop high-value ed econol ss use of commerce tial service vehicle m for mixed ating resi	t of the sit nixed-use pment nee e resident mic growth the site a cial and re ces such a ovements d-use deve dential use	e can hel allocatior eds. This al uses, r n. The site nd depen sidential is shops. associate elopment es. Impro	p to enhance n could also has the pot nay be cho e is located ding on inte uses could There is so ed with bus should hav ved housing	ce the local constrain t ential to have sen at the e within Ange ensification, have a pos ome potentia iness opera- re a positive	character of the ability to ve a minor expense of el Town Ce mixed use itive effect of al for conflic ting hours e effect on to ould also ha	of the area b balance of negative e delivering t ntre and th developm on promoti ot between and deliver he provision ave a posit	nor positive and promot competing d ffect on the the employr the CAZ whe ent could se ing liveable residents a ry and servi on of afforda tive effect in objectives.	te a high qu emands be borough's e nent floorsp re employm ee the loss o neighbourh nd commer cing require ble housing	ality built e tween land conomic g bace neede nent uses a of employm oods by im cial occupie ments. g, which wo	nvironment. uses to me rowth as ce d to support re prioritised ent floorspa proving acc ers, resultin uld be requ	et the rtain t d. Given ace. ess for g from the

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES		
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES		
Reasonable Alternative 2:Residential-led development	+	-	0	+	++	+	0		0	0	0	0	0	0		
Commentary on assessment of likely significant effects of Alternative 2	most app located v more res significat contribut	relopment of this site for housing could have a negative effect with regards to the efficient use of land as it may not focus development in the st appropriate locations and balance competing demands for land in the borough to provide for a full range of development needs. The site is ated within Angel Town Centre and the CAZ where employment uses are prioritised. Whilst residential-led development on this site could bring re residents into the town centre, potentially improving footfall for local businesses, it is considered that Alternative 2 is likely to have a nificant negative effect on economic growth. If developed for residential purposes, the site will lead to a loss of employment floorspace and not tribute towards economic growth.														
						ve effect on facilities suc					s it would b	ring more h	nousing in to	o Angel		
													vhich would ocial inclusion			
						neutral effe					atial and co	mmoroial d	ovelenment	tand		
Conclusion	residenti identified balance	al-led dev d developr it was cor	velopmen ment nee nsidered t	t. Whilst it ds, and re hat busine	was felt f sidential- ess-led de	hat mixed-ι led develop	use develop ment would was most a	oment could I have posit appropriate	l have posi tive effects for this site	tive effects in terms of	by supporting the delivery	ng a range / of good-qi	evelopment of the borou uality housin own Centre	ugh's ng, on		

 Table 1.78: Site Assessment AUS6: Sainsbury's, 31-41 Liverpool Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS6: Sainsbury's, 31-41 Liverpool Road, N1 0RW	++	++	0	+	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	to meetin The deve underutil retail floo location economy to social competin location The alloc and requ to promo opportur depende effects w Develop allocatio diversity must als	ng strateg elopment ised land orspace n within the v and a ra inclusion ng deman within the cation sho iring main te walking ity for a n nce on ca ill depend ment at th n is clear of produc o demons	ic office r of the site , currently eeded to CAZ is c nge of en Policy B ds betwee CAZ and ould have ntained/im g and cyc hore effici ars which d on the d he site has that stora sts and se strate that	eeds. The e could have used for support the onsidered aployment 2 identifies en land us Angel Privation a positive proved per ling however ent use of could also etail of the s the poter ge units m rvices avar adverse i	e car park ve a signi car parkir e boroug appropria types an s that offic es and el mary Sho effect on ermeabilit ver the sp land, and b be posit e scheme nust be pr ilable in t mpacts o	could be u ificant posit and stora h's projecte ate and hell d opportun ce use is ar nsures that opping Area the built er becific effec d if the amo that comes srupt the op rovided to e the town ce	tilised for an ive effect in age units. T ad economic os meet wic ities that will n important much need to react white Cond ts are unce out of car p on to reduci s forward ar peration of C nsure the c ntre to serv unding grou	dditional de optimising he site wou c growth. Pr ler needs fo l reduce ba land use in led busines by promotin duit Street a rtain and so parking is re ng contribu nd so have l Chapel Mark ontinued op e the needs ndwater So	velopment use of a pr ild make a foritising de or employm arriers to en Angel Tow s and retail ag a more in and Tolpude bave been duced deve tions to clir been asses ket, as stall peration of s of both re	of retail and eviously de significant of elivery of er ent growth aployment a n Centre. T I floorspace nclusive and le Street. T n assessed elopment of nate chang sed as neu holders use the market, sidents and	d business f veloped bu contribution nployment s in the borou and have a he allocatic should be d safer envi he permea as neutral. buld help to e and air qu tral.	floorspace. ilding and t to the prov space in the ugh; this wi minor posit on for comm delivered in ronment th bility impro The site re meet object ality hower hits located ributes to the the area. P	hich could of the adjacent rision of bus is town cent ill support the rive effect in nercial uses in an approp rough its m vements co presents ar ctives to recover the exter on the site. he variety a roposals fo ect groundw	t siness and tre ne relation s balances balances briate ix of uses build help n duce ent of the . The ind r the site

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT JSE OF - AND	3. HERITAGE	4. LIVEABLE VEIGHBOUR HOODS	5. HOUSING	6. SOCIAL	7. HEALTH AND WELLBEING	3. ECONOMIC BROWTH (9. NEED TO FRAVEL	10. OPEN SPACE	11. BIODOIVERS	12. CLIMATE CHANGE	13. RESOURCE	14. VATURAL I RESOURCESI
Reasonable Alternative 1: Residential-led development	++	-	0	-	++	+	0		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and re-p Develop most app located v The site carefully diverse, having a as the pr The site could bri have a s Allocatin needs, b	rovision o ment of th propriate I within Ang is located balanced vibrant ar minor ne rovision of is located ng more r ignificant g this site	f storage is site for ocations gel Town I within the I, and nor nd econor gative eff f a reside I within A residents negative for resid ng additio	units for C and balan Centre an e CAZ and n-residenti mically thri fect on the ntial-led d ngel Town into the to effect on c	Chapel Ma could hav ce compe d the CA2 d Angel T al uses al ving towr promotic evelopme Centre a wn centre economic developm	arket stallho e a negativ eting demar Z where em rown Centre re likely to b n centres as on of liveable ent could lea and the CAZ e, potentiall growth.	blders. e effect with nds for land ployment u e (including be necessal s well as pro- e neighbou ad to a redu Z where em y improving	n regards to in the boro ses are prio Primary Sh ry to meet t ovide for em rhoods, whi inction in key ployment us footfall for	the efficie ugh to prov pritised. hopping Are he needs of ployment ich seeks in town cent ses are prid local busin	nt use of la vide for a fu ea) where c of residents needs. As s mproved ad re services pritised. Wh esses, it is neeting one	nged for exa nd as it may all range of o competing de for services such this alte ccess for all hilst resident considered e of the bord evelopment	y not focus development emands for and faciliti ernative ha residents t tial-led dev that alternation	development nt needs. The land have the ies and prorest is been assess o essential st elopment or ative 2 is like	nt in the ne site is to be mote essed as services n this site ely to ment

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Reasonable Alternative 2: Business-led development	++	+	0	-	0	+	0	++	0	0	0	0	0	0	
Commentary on assessment of likely significant effects of Alternative 2	and re-p There is located towards employr	s alternative is for business-led development. The other provisions of policy AUS6 remain unchanged for example in relation to permeability d re-provision of storage units for Chapel Market stallholders. ere is a significant development need for additional business floorspace in the borough to meet projected economic growth to 2036. The site is ated within the CAZ, where the delivery of business floorspace is a priority. Allocating this site for business-led development could help the vards meeting identified needs for business floorspace, and foster sustainable economic growth in the borough. This would help create ployment opportunities that would support the council's social inclusion objectives.													
Conclusion	re-provid Two rea develop led deve and reta	ded on the sonable a ment. Whi elopment c	e site this Iternative Ist busine could have ment was	could hav s to the m ess-led de e positive s most app	e a minor ixed retai velopmer effects in propriate f	negative e l and busine t could hav terms of the or this site	ffect on the ess use allo e positive e e delivery o	promotion cation for A ffects by su f good-qua	of liveable AUS6 were upporting a lity housing	neighbourh identified: specific ide , on balanc	oods residential-l entified deve ce it was co	ed and bus elopment ne nsidered th		sidential- ousiness	

 Table 1.79: Site Assessment AUS7: 1-7 Torrens Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS7: 1-7 Torrens Street, EC1V 1NQ	+	+	0	++	0	+	+	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	retained environn Develop provisior quality o frontage	. The refu nent. ment of th n of busine f the envir	rbishmen e site sho ess floors onment b ged. Cult	t of the bu buld have pace need by protecti ural and c	ildings ca a positive ded for ec ng the exi	n help to re effect in op onomic gro isting comm	etain and en otimising us wth. The m nunity and c	hance the se of a prev ost significa cultural uses	local chara iously deve ant positive s and prom	d community cter of the a eloped build e effect will t noting other nclusion, an	ing. It will p oe on liveat town centre	omote a hig ositively co ble neighbo e uses with	h quality bu ntribute to t urhoods and active grou	uilt he d the nd floor
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT JSE OF -AND	3. HERITAGE	4. LIVEABLE VEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH). NEED TO FRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	+	-	0	-	++	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	of the site The site to be ne- such this access f The site currently	his alternative is for business-led development. The other provisions of policy AUS6 remain unchanged for example in relation the refurbishment i the site. The site is located within Angel town centre where competing demands for land have to be carefully balanced, and non-residential uses are likely to be necessary to meet the needs of residents for services and facilities and promote diverse, vibrant and economically thriving town centres. As uch this alternative has been assessed as having a minor negative effect on the promotion of liveable neighbourhoods, which seeks improved ccess for all residents to essential services. The site is located within Angel Town Centre and the CAZ where employment uses are prioritised. There are also employment uses on the site urrently. Whilst residential-led development on this site could bring more residents into the town centre, potentially improving footfall for local usinesses, it is considered that alternative 1 is likely to have a minor negative effect on economic growth.												

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
	needs, b	oy providii	ng additio	nal housin	ig. There	would also	be positive	effects add	Iressing ob	jectives rel	ating to soci	al inclusio	ority develop n However ial inclusion	because	
											nt use of lan gh to provide		/ not focus range of dev	relopment	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Reasonable Alternative 2: Business-led development	+	+	0	-	0	0	0	++	0	0	0	0	0	0	
Commentary on assessment of likely significant effects of Alternative 2	of the sit	This alternative is for business-led development. The other provisions of policy AUS6 remain unchanged for example in relation the refurbishment of the site.													
	location. The site help tow employn of cultura	There is is located ards mee nent oppo al and col	a significa d within th eting ident ortunities t mmunity u	ant develo e CAZ, wł ified need hat would uses.	pment ne nere the c s for busi support t	ed for addi delivery of b ness floorsp he council's	tional busin usiness floo bace, and fo s social incl	ess floorspa orspace is a oster sustai usion objec	ace in the l a priority. A nable ecor tives – alth	borough to Ilocating th nomic grow nough on ba	meet projec is site for bu in the bor alance this v	ted econor usiness-led ough. This vould be no	e in a town c mic growth to I developme would help eutral given	o 2036. nt could create the loss	
Conclusion													-led develop the site is fin		

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND	3. HERITAGE 4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING	QUALITY 6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH 9. NEED TO	TRAVEL 10. OPEN SPACE	11. BIODOIVERS ITY 12. CLIMATE CHANGE	13. EFFICIENCY	14. NATURAL RESOURCES
		lar between business-le- use allocation is appro						dditional flexibilit	ty

Table 1.80: Site Assessment AUS8: 161-169 Essex Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON MENT	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS8: 161-169 Essex Road, N1 2SN	+	+	++	++	0	+	0	+	+	0	0	+	0	+
Commentary on assessment of likely significant effects of site allocations	developm The most will attrac site const contribute other pric contribute	nent on thi significar t people to traints; bri es to creat prity uses i es to the c	is portion of the are nging the ting a hig in the are council's	of the site e effect of a and help building h quality ea in partic strategic o	e should j the alloca p sustain back into environme cular emp objective t	a vibrant ar appropriate ent and opti loyment wh	siness floor on liveable nd viable to e use could imising the nich will help ge active mo	rspace, part e neighbour wn centre in have a sigr use of land o meet wide odes of tran	ticularly off hoods. The n Angel. The nificant pos by support er needs fo sport and r	ices. e allocation he building i itive heritag ting the dev r employme reduce depe	protects the s Grade II* je impact. T elopment o int growth ir endency on	e existing c listed and t he allocation f the car pa n the borou cars, whicl	e site; any ultural uses his is identi on also posi irk to meet r gh. This als n should ha	fied in the tively need for o
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	+	+	++	-	++	+	0	-	+	0	0	+	0	+
Commentary on assessment of likely significant effects of Alternative 1	into use a The site i likely to b centres. <i>A</i> improved	and optimi s located be necess As such th access fo g this for m ing additio	sing use within Ar ary to me nis alterna or all resi esidentia onal hous	of land by ngel Town eet the nee ative has l dents to e I-led deve	v supporti Centre w eds of res been asse ssential s	ng the deve where comp idents for s essed as ha services, an would have	elopment of eting deman ervices and aving a mino d in relation a positive e	the car pain nds for land facilities a prinegative to economic effect in term	rk. d have to b nd promote effect on th nic growth. ms of meet	e carefully l e diverse, vi ne promotic ing one of t	balanced, a brant and e on of liveable he borough	nd non-res conomical e neighbou 's priority c	idential use idential use y thriving to rhoods, whi levelopment nave positiv	s are wn ch seeks t needs,
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	+	+	++	-	0	+	0	++	+	0	0	+	0	+
Commentary on assessment of likely significant													e in a town nic growth t	

IIA Objective / Site	1. HIGH QUALITY ENVIRON MENT 2. EFFICIENT USE OF LAND 3. HERITAGE 3. HERITAGE 4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING 6. SOCIAL INCLUSION 5. HOUSING 0. ALTVEABLE ALTVEABLE 1. LIVEABLE ALTVEABLE 5. HOUSING 0. ALTVEABLE 8. SOCIAL INCLUSION 9. NEED TO TRAVEL 1. COPEN 9. NEED TO TRAVEL 1. CLIMATE CHANGE CHANGE CHANGE EFFICIENCY 13. NATURAL NATURAL
effects of Alternative 2	Allocating this site for business-led development could help towards meeting identified needs for business floorspace, and foster sustainable economic growth in the borough. This would help create employment opportunities that would support the council's social inclusion objectives. Although this option would meet a clearly defined need, it would be at the expense of other priority development needs and would not be the most advantageous way of balancing competing demands for land. The loss of cultural use on the site could have a minor negative effect on the promotion of liveable neighbourhoods, which seeks improved access for all residents to essential services.
Conclusion	Two reasonable alternatives to the mixed-use allocation for AUS8 were identified: residential-led development and business-led development. Although positive effects could be realised through both residential-led and business-led development, it is considered that a mixed-use allocation including retail, leisure and culture uses is appropriate for this site given the current and historical use of the site and its location within Angel Town Centre. This allocation is subject to a modification which has been assessed separately in part 2.

Table 1.81: Site Assessment AUS9: 10-14 White Lion Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS9: 10-14 White Lion Street, N1 9PD	0	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The alloo on site s	US9 is allocated for, and has planning permission for, the intensification of business use. he allocation should have a positive effect in optimising the use of previously developed land and buildings. The intensification of business uses in site supports the economic growth of the Angel Town Centre and wider borough and a range of employment types and opportunities will aduce barriers to employment and have a minor positive effect in relation to social inclusion.												
Conclusion	No reaso	onable alte	ernative v	vas identif	ied, the a	llocation re	flects the ex	tant planni	ng permiss	ion for the	site.			

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS10: 1-9 White Lion Street, N1 9PD	0	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo on site s	upports th	ould have ne econor	a positive nic growth	effect in of the A	optimising f ngel Town (the use of p Centre and effect in rel	wider borou	ugh and a r	ange of em				
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	0	+	0	+	+	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and build The flex borough uses, pa Islington	dings. ibility offer 's identifie irticularly h 's projecte	red by a n ed develop nigh-value ed econor	nixed-use oment nee e residenti nic growth	allocatior eds. This al uses, r n. The site	n could also has the pot nay be cho e is located	tial develop constrain t ential to hav sen at the e within Ange ensification,	ne ability to ve a minor r xpense of c el Town Cer	balance conegative ef delivering the delivering the	ompeting de fect on the ne employn e CAZ whe	emands bet borough's e nent floorsp re employm	ween land conomic g ace neede ent uses a	uses to me rowth as ce d to support re prioritised	et the rtain t d. Given

Table 1.82: Site Assessment AUS10: 1-9 White Lion Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF I ∆ND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. F QU	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	resident noise, w Residen	s to esse vaste and itial devel al housing	ntial servi vehicle m opment w	ces such a ovements ould have	as shops. associat a positiv	There is so ed with bus e effect in to	ome potentia iness opera erms of me	al for conflic ating hours eting one of	ct between and delive f the borou	ng liveable residents a ry and serv gh's priority	and commer icing require / developme	cial occup ements. ent needs,	proving acc iers, resultin by providing effects on s	g from the
	It is con:	sidered th	at alterna	tive 1 wou	uld have a	a neutral eff	ect with reg	ards to the	other IIA c	bjectives.				
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF AND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	0	-	0	+	++	+	Ō		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	a negati competi employr improvir develop A reside	ve effect ng demar nent uses ng footfall ed for res	with regainds for lar are prior for local b idential pr allocation	ds to the o id in the b itised. Wh ousinesses urposes, th could hav	efficient u orough to ilst reside s, it is cor his site w e a positi	use of land a provide for ential-led de nsidered tha ill no longer ve effect on	as it may no r a full range evelopment at the altern r be contribu	t focus dev of develop on this site ative is like uting toward tion of livea	elopment i oment need could bring ly to have a ds the boro ble neighb	n the most ds The site g more resi a significan ugh's econ ourhoods, a	appropriate is located w dents into th t negative e omy or supp	locations a vithin the C le town cer ffect on eco porting a ra	e site, this co and balance AZ where htre, potentia onomic grow ange of jobs. housing in to	ally /th. lf
	The mos	st significa	ant positiv	e effect of	falternati	ve 2 would		elivery of h	ousing, and	d particular	•	-	which would social inclusi	

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Conclusion	Two reaso residential developm was consi	onable al I-led deve ent need idered tha	ternative elopmen ls, and re at busine	es to the bu it. Whilst m esidential-le ess-led dev	isiness-le ixed-use ed develo relopmen	ed allocatio developm opment cou ot was mos	fect with reg on for AUS10 ent could ha uld have pos t appropriate employment	were ident ve positive itive effects for this site	tified: mixe effects by s in terms o e given its	ed-use resid supporting of the delive	a range of t ery of good-c	he borough quality hous	n's identified sing, on bala	ance it

Table 1.83: Site Assessment AUS11: Collins Theatre

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS11: Collins Theatre, 13-17 Islington Green, N1 2XN	+	+	+	++	0	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo	cation sho The alloca	uld help t	to maintaiı	n an attra	ctive, succe		ibrant centr	e which dr	aws in visite			he area's e ny developm	
Reasonable alternative summary							upports the with Local			of the site	with the inte	ention of se	curing and p	protecting

Table 1.84: Site Assessment AUS12: Public Carriage Office, 15 Penton Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS12: Public Carriage Office, 15 Penton Street, N1 9PU	+	++	0	+	+	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The development business whilst als any resid	elopment floorspac so contrib dential ele	of the site ce at the s uting towa ement whi	e will have site will co ards liveat ch may ha	a positive ntribute te olke neigh ave positiv	e impact in o economic ibourhoods	optimising to growth. An where peo terms of se	he use of p element of ple can wo	previously d ⁻ housing w ork and live.	eveloped la ould contrib The site w	and and bui oute toward ould provide	ldings. Incr s housing r e affordable	residential u easing the o needs in the e housing as ance the loo	density of borough s part of
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	+	+	0	+	+	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and build The flexi borough uses, pa Islington	dings. Dev bility offer 's identifie rticularly l 's projecte	velopmen red by a n ed develop high-value ed econor	t of the site nixed-use oment nee e residenti mic growth	e can hel allocatior eds. This l al uses, r n. The site	p to enhand n could also has the pot nay be cho e is located	ce the local constrain t ential to hav sen at the e	character o he ability to ve a minor r xpense of o CAZ where o	of the area a balance conegative efficient delivering the employmer	and promote ompeting de fect on the l ne employment uses are	e a high qua emands bet porough's e nent floorsp prioritised.	ality built en ween land conomic gr ace neede Given the c	ifficient use nvironment. uses to me rowth as ce d to support current busin	et the rtain

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. F QU	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	resident noise, w	ts to esse vaste and	ntial servi vehicle m	ces such a novements	as shops. s associat	There is so ed with bus	ome potentia iness opera	al for conflic iting hours	ct between and delive	residents a ry and serv	neighbourh and commer icing require	rcial occupi ements.	ers, resulting	g from the
	scheme	s incorpo	rating res		es. The p	rovision of					able housing ousing. There			
	It is con	sidered th			uld have a	a neutral eff	ect with reg	ards to the	other IIA c	bjectives.	(0)			(0)
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	+	-	0	+	++	+	0		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	of this s regards the bord Location	ite for hou to the effi bugh to pr n where e ally improv	using and icient use ovide for mployme	the poten of land as a full rang nt uses ar	tial for inte s it may ne e of deve e prioritise	ensification ot focus dev lopment ne ed. Whilst re	could help velopment in eds The site esidential-le	to make mo n the most a e is located d developn	ore efficien appropriate within the nent on thi	t use of the e locations CAZ and th s site could	ty built envir site, this co and balance ne Northdow bring more a significant	ould have a competing n Street Pr residents i	negative ef g demands f riority Emplo nto the town	fect with or land in oyment o centre,
					•		the promotich as shops		-		as it would b	oring more	housing in to	o Angel
											ly affordable objectives r			

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF	LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	It is considered t	hat alterna	ative 2 woul	d have a	a neutral ef	fect with rega	ards to the	other IIA c	objectives.				
Conclusion	Two reasonable residential-led de identified develo balance it was co CAZ and the bor	evelopmer pment nee onsidered	nt. Whilst it v eds, and res that busine	was felt f sidential- ss-led de	that mixed- led develoj evelopmen	use develop oment could t was most a	ment could have positi ppropriate	I have positive effects for this site	itive effects in terms of e given its le	by supporti the delivery	ng a range [,] of good-qı	of the borou uality housin	ugh's ig, on

Table 1.85: Site Assessment AUS13: N1 Centre, Parkfield Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS13: N1 Centre, Parkfield Street, N1	+	+	0	+	0	0	0	+	0	+	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo enhance	cation sho ment of th	ould have ne open s	a positive	impact or contribute	n the viabili to liveable	ty of the tov	vn centre b noods since	y increasin it provides	g the provis	ion of retail	floorspace	cation of reta . The protec eople in the	ction and
Reasonable alternative summary	No reaso	onable alte	ernative v	vas identif	ied, the a	llocation re	flects the ex	tant planni	ng permiss	ion for the s	site.			

Table 1.86: Site Assessment AUS14: 46-52 Pentonville Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS14: 46-52 Pentonville Road, N1 9HF	0	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	amendm on the e	nent or a r conomic g	new applic growth of t	ation sub the Angel	mitted, bu Town Ce	usiness floo Intre and Ba		uld be prior PEL as wel	itised. The Il as the wic	provision o der borough	f B1a uses and a rang	should hav je of emplo	subject to e a positive yment types	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Education use	0	+	0	+	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	The site by provid	is in an a ding an es	ccessible ssential se	location s	o educati esidents.	ion use cou	ld be viewe	d as an effi	cient use o	f the land, a	and as prom	noting liveal	ed educatio ble neighbo opportunitie	urhoods
Conclusion	permissi reasona within th Supporti	on is subj ble alterna e CAZ, Ai ng educa	ect to furt ative to the ngel town tion use ir	her amen e allocatic centre an n this loca	dment, or on for bus d the Bar tion mear	r new propo iness-led de on Street P ns forgoing	osals are su evelopment Priority Emp	bmitted for is consider oyment Loo t floorspace	the site, bu red to be a cation, whe e necessar	isiness floor n allocation are the prior y to meet th	space shou for education ity land use ne borough'	uld be prior on use of th is employr s requireme	nat if the pla itised. The ne site. The nent floorsp ents and the	site is ace.

Table 1.87: Site Assessment AUS15: Windsor Street Car Park

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS15: Windsor Street Car Park, N1 8QF	+	+	0	+	++	+	+	0	+	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	for peop to meet of land p to the co scheme	le with lea an identifi previously puncil's str	arning disa ed need i used for ategic ob vely contr	abilities. T n the borc car parkin jective to	he most s ough for s g. The re achieve s	significant p upported liv moval of ca sustainable	ositive effe ving accomr r parking fro modes of tra	ct of the allo nodation. T om the area ansport and	ocation wou he allocatio a would hel d reduce de	uld be the p on will also p to create ependency o	rovision of g have a posi a higher qu on private c	good quality itive impact ality enviro ar travel. T	ported living y housing, c in optimisir nment and c he supporte ly have had	lesigned ng the use contribute ed living
Reasonable alternative summary				vas identif n reflects			ed by LBI an	d has extar	nt planning	permission	for the deli	very of a su	upported-liv	ing

 Table 1.88: Site Assessment AUS16: Angel Square

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS16: Angel Square, EC1V 1NY	+	+	0	+	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo employr inclusior pleasan are unce	nent types n. It seeks t place to ^y	tects the and opp improver visit. The so have b	business ortunities nents to tl improved peen asse	use of the in the bor ne buildin connective essed as r	e site which rough that w g façade ar vity sought l neutral. The	vill reduce b nd relations by the alloc	arriers to e hip to the H ation, could	mploymen ligh Street d help to pr	ic growth; th it and have in the town romote walk eritage desig	a minor pos centre whic ing and cyc	itive effect h would ma ling howev	in relation to ake it a mor er the speci	o social e fic effects
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT JSE OF -AND	3. HERITAGE	I. LIVEABLE VEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	+	+	+	+	+	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	improve Allocatir and built The flex borough uses, pa Islington is neces	ments to t ag this site dings. ibility offer 's identifie articularly l ars projecte sary for so ad. Given t	he façade for mixed red by a n ed develop nigh-value ed econor pome alloc	e and impo d-use com nixed-use coment nee e resident nic growtl ations to l	roved con imercial a allocatior eds. This ial uses, r n. Flexibil pe more s	nectivity. Ind resident n could also has the pote may be choos ity is approp specific in th	constrain t ential to ha sen at the e priate for sc eir requirer	ment could he ability to ve a minor expense of me sites in nents. The	have a mi balance c negative e delivering the borous site is loca	nor positive competing d ffect on the the employr gh but in or ated within the ced use dev	effect in ter emands be borough's e nent floorsp der to meet ne CAZ whe	rms of the e tween land economic g pace neede identified d ere employi	efficient use uses to me rowth as ce d to support evelopment ment uses a	of land et the rtain t t needs it are

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	resident noise, w Residen additiona inclusior	s to esser vaste and tial develo al housinດູ າ.	ntial servi vehicle m opment w g. Afforda	ces such a novements vould have ble housin	as shops. associat a positivo g will be	There is so ed with bus e effect in to required as	ome potenti siness opera erms of me	al for confli ating hours eting one o dential-led	ct betweer and delive f the borou developm	n residents a ery and serv ugh's priority ent, which is	and comme icing require / developme	rcial occupi ements. ent needs, l	proving acc ers, resultin by providing effects on s	g from the
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	3. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	+	-	+	+	++	+	0		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	façade a Although a negati competin employn improvin develope A reside	and impro n develop ve effect n ng demar nent uses ng footfall ed for res	ved conn ment of th with rega ids for lar are prior for local l idential p	ectivity. his site for rds to the o d in the b itised. Wh pusinesses urposes, th could hav	housing a efficient u orough to ilst reside s, it is cor he site wi e a positi	and the pot ise of land a provide for ential-led de insidered tha Il lead to a ve effect or	tential for in as it may no r a full range evelopment at the altern loss of emp	tensificatior t focus dev of develop on this site ative is like loyment flo	n could he relopment oment nee could brin ly to have orspace a ible neight	lp to make r in the most eds. The site g more resi a significan nd lead to a	nore efficier appropriate is located dents into th t negative ef negative ef	nt use of the locations a within the C ne town cer ffect on eco fect econor	ntre, potentia onomic grow	ould have ally /th. If

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	required th	hrough p	olicy for I	residential	develop		re would a	lso be posit	ive effects	addressing		•	which would ocial inclusic	
Conclusion	residentia identified balance it	l-led dev developr was con	elopment nent nee sidered t	t. Whilst it ds, and re hat busine	was felt sidential- ess-led de	that mixed- led develop evelopment	use develo oment wou was most	pment coul ld have pos appropriate	d have pos itive effects e for this sit	itive effects in terms of	by supporti the deliver ocation with	ng a range y of good-q in Angel To	developmen of the borou juality housin own Centre a	ugh's ng, on

Nag's Head and Upper Holloway

Table 1.89: Site Assessment NH1: Morrison's supermarket and adjacent car park

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG	++	++	0	++	+	+	+	++	0	+	0	0	0	0
Commentary on assessment of							tial use, rete through to							

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
likely significant effects of site allocations				d market to 15 store		pported. Th	e allocatior	i also identi	fies that th	e site offers	s the opport	unity for the	e developme	ent of a
	This sho for emple housing to social improver contribut the town scheme. Improver	uld help n oyment as as part of inclusion ments at t ce to creat centre in The pote	neet resic s well as i any resic . Delivery he site we ing a high particula ntial deliv he public	lent's need ncrease the dential elect of quality ould promin quality e r along He very of new realm and	ds and im ne supply ment whi housing ote liveat nvironme ertslett Rc v public c	prove acce of resident ch alongsid which addre ole neighbou ent. New dev oad. The largo open space	ss to town ial floorspa e the provis esses amer urhoods by velopment p ge size of the would impro-	centre uses ce all of whi ion of empl ity issues v improving r presents the nis site also pove accession	s, foster eco ich result ir loyment op vould be ar residents' c e opportuni lends sup ibility to pu	ponomic gro positive e portunities mimportant connection ty for new port to the blic open s	space in a ce wth through ffects. The s can have a considerati to facilities a high quality practicality o pace as wel r the specifio	providing a site would p minor posi on in this lo and ameniti architectur of a designi l as have w	additional op provide affor tive effect in poation. Perr les and also e that can e ng a mixed <i>v</i> ider health	oportunity dable relation meability nhance use benefits.
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	++	-	0	-	++	+	+	-	0	+	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	developr The site are likely centres. uses are site, this	nent of a is located to be nee The site is prioritise could hav	local lanc l within Na cessary to s currentl d. Althoug /e a nega	Imark buik ag's Head o meet the y made up gh develop tive effect	ding up to Town Ce needs o o of predo oment of with rega	o 15 storeys entre where f residents f ominantly re this site for ards to the e	, permeabil competing for services tail uses ar housing an efficient use	ity and ope demands fo and facilitie d forms pa d the poten of land as	n space im or land hav es and proi rt of the Pr tial for inte it may not	provement ve to be car mote divers imary Shop nsification focus deve	ged, for exar ts. refully balan se, vibrant a pping Area in could help to lopment in t reds. A resid	ced, and no nd econom n the town o make mo he most ap	on-residentia ically thrivin centre wher re efficient u opropriate lo	al uses ig town e retail use of the cations

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	9 4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING	6. SOCIAL INCLUSION	D T. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS	12. CLIMATE CHANGE	413. Hefficiency hoods, whic	14. NATURAL RESOURCES
	improve Allocatin needs, b	d access	for all resident for the formation of the forma	idents to e ential-led (essential s developm	services. nent would h	nave a posi	tive effect ir	n terms of r	meeting one	e of the bore	ough's prio	rity developrikely to have	ment
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	++	+	0	-	0	+	0	++	0	+	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	this site growth ii A busine	for busine n the borc	ess-led de ough. This evelopmer	welopmen would he	t could he lp create ite has be	elp towards employmer	meeting id it opportuni ed as havin	entified nee ities that wo	eds for busi ould suppor	ness floors t social incl ect on the p	pace, and fo lusion object promotion o	oster susta tives.	th to 2036. A inable econo eighbourhoo	omic
Conclusion	Two rea Although including	sonable a n positive g retail, of	Iternative effects co fice and r	s to the m ould be rea esidential	ixed-use alised thro uses is a	allocation for	or NH1 wer esidential-le or this pron	e identified: ed and busin ninent site in	residentia ness-led de n the Nag's	l-led develo evelopment s Head Tow	pment and , it is consid		ed developn a mixed-use	

 Table 1.90: Site Assessment NH2: 368-376 Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH2: 368-376 Holloway Road (Argos and adjoining shops), N7 6PN	++	+	0	++	+	+	+	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	opportur The allou This sho additiona that ther floorspace landmar identified	hity for the cation is a buld help r al opportu e is poten ce needed k tall build d which co	e developr an opportu neet resid nity for er tial with n d to suppo ling desig buld furthe	ment of a inity to inc lent's nee nploymen nixed use ort Islingto n respons er contribu	local land crease ret ds and im t, and inc allocatior n's projec se which c tte towarc	mark buildi ail floorspa prove acce rease the s is that high cted econor creates a m is a high qu	es and resid ing up to 15 ce and add ess to town of upply of res mic growth. ore appealing ality environ th considera	storeys. business a centre uses idential floo idential use The corner ng frontage nment. The	nd resident s, foster ecc orspace all es may be location is than curre site would	ial floorspa poomic grov of which re chosen at tl prominent ntly exists.	ce in a cent wth and soc sult in positi ne expense and offers a Public realn	ral location ial inclusion ve effects. of deliverir design op n improven	in the towr n through pi It is howeve ng the emple portunity fo nents are al	n centre. roviding er noted oyment r a so
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	++	-	0	-	++	+	Ō	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	developi The site	ment of a is located	local land	lmark buil ag's Head	ding up to	o 15 storeys entre where	her provision and public competing for services	realm impr demands f	ovements. or land hav	e to be car	efully baland	ced, and no	on-residenti	al uses

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. F QU	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	uses are focus de develop the pron	e prioritise evelopmen ment nee notion of l ng this site	d. The de ht in the m ds. A resid iveable ne for reside	evelopmen nost appro dential led eighbourho ential-led	it of this s priate loc developi bods, whi developm	site for hous cations and ment on the ich seeks in nent would h	ing could ha balance con site has all proved acc nave a positi	ave a nega mpeting den so been ass cess for all tive effect in	tive effect we mands for lessed as lessed entressed entresse	with regards and in the k having a mi b essential s meeting one	to the effic porough to p nor negativ services.	ient use of provide for e effect on pugh's prior	centre wher land as it m a full range economic g rity develop	nay not of prowth and ment
		by providii on social i		nal housin	ig. Afford	able housin	g will be red	quired as pa	art of reside	ential-led de	evelopment	, which is li	kely to have	positive
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	++	+	0	-	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	develop busines towards would he has also	ment of a s floorspa meeting i elp create been ass	local land ce in the l dentified employm sessed as	Imark buil porough to needs for ient oppor having a	ding up to o meet pr business tunities th minor ne	o 15 storeys ojected eco floorspace, nat would su	and public nomic grow and foster upport the c t on the pro	realm impr th to 2036. sustainable ouncil's so motion of li	rovements. Allocating e economic cial inclusio	There is a this site for growth in t on objective	significant o business-le he borough s. A busine	development ed development in a town of ss-led deve	portunity for nt need for a ment could centre locati elopment on ved access f	additional help on. This the site
Conclusion	Two rea Althoug	sonable a h positive	Iternative	s to the m ould be rea	ixed-use alised thro	allocation for	or NH2 wer esidential-le	e identified: d and busi	ness-led de	evelopment	, it is consic	lered that a	ed developn 1 mixed-use delivery.	

 Table 1.91: Site Assessment NH3: 443-453 Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH3: 443-453 Holloway Road, N7 6LJ	+	+	+	+	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allow warehou employn Holloway frontage	cation is a use space nent in the y Road ar . Retentio	n opportu is expect borough d public r n of the lo	inity to inte ed to be p . Intensific realm impr ocally liste	ensify bus rovided a cation of t ovements d building	siness floor nd will help he site will s will help c is highlig	commercial space in the o support ec optimise us reate a safe hted as a de neighbourh	e Holloway conomic gro e of previou er and more evelopment	Road North owth and prusly develop e sustainab	n Priority Er ovide more ped land. T le environm	nployment opportunity he introduc ient where	Location. B v for resider tion of com there is cur	oth office an nts to acces mercial use rently no ac	nd s s along tive
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	+	-	+	-	++	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	improve The site balanced could ha balance contribut	ments. is located d. Althoug ive a nega competin te towards	l within the h develop ative effec g demanc s the prov	e Hollowa oment of th t with rega Is for land ision of er	y Road N his site fo ards to the in the bo nploymen	orth Priority r housing a e efficient u rough to pr it or other a	rer provision rer provision nd the pote use of land a ovide for a ints/cultural ks improved	ent Locatior ntial for inte as it may no full range of uses and th	n where cor ensification ot focus dev f developm his is likely t	npeting der could help relopment in ent needs <i>i</i> to have a m	nands for la to make mo h the most a A residentia inor negativ	and have to ore efficient appropriate I led develo ve effect or	be carefull use of the locations a pment wou	site, this nd ld not

IIA Objective / Site													tity develop tity develop tity develop tity develop tity develop	
IIA Objective / Site		n social ir	•		g. Anorda	12	J		o				명 Č	
	1. HIGH QUALITY ENVIROI	2. EFFICIE USE OF LAND	3. HERIT <i>A</i>	4. LIVEAB NEIGHBO HOODS	5. HOUSIN QUALITY	6. SOCIAI INCLUSIC	7. HEALTH AND WELLBEING	8. ECONOM GROWTH	9. NEED T TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMA CHANGE	13. RESOUR(EFFICIEN	14. NATURAI RESOUR(
Reasonable Alternative 2: Business-led development	+	+	+	-	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	There is this site growth ii	a signification for busine the boro objective	ant develo ess-led de ough. This	opment ne velopmen would he	ed for ad t could he lp create	ditional bus elp towards employmer	iness floors meeting ide	pace in the entified nee ties which a	e borough t eds for busi are prioritis	o meet proj ness floorsj ed in this lo	ected econo bace, and fo cation that	omic growt oster susta would also	realm impro h to 2036. A nable econo support soo eable	Illocating
Conclusion	Although contribut	n positive te to the F	effects co Priority Err	uld be rea	lised thro Localtior	ough the pro	ovision of a	dditional res a mixed-use	sidential ac e allocation	commodati	on and bus ousiness, co	iness-led d	ed developm evelopment and arts/cult	would

Table 1.92: Site Assessment NH4: Territorial Army Centre, 65-69 Parkhurst Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH4: Territorial Army Centre, 65- 69 Parkhurst Road, N7 0LP	++	++	0	+	+	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	part of th The allow develope effect on through	ne site (for cation is for ed land ar enhancir re-provisio	r cadets). or redevel nd building ng local ch on of the c	opment o gs providir naracter a cadet facil	f a redun ng resider nd distinc ity on the	dant territor ntial use in ctiveness. T	ial army cer an appropria here will be ite would pr	ntre. The m ate location a positive o	ost signific and depe	ant positive ending on th oth liveable	e effect will b le final designeighbourh	be to optimi gn this sho oods and i	of Defence u ise use of pr uld have a p nclusion/equ ient which is	reviously positive uality
Reasonable alternative summary	No reaso	onable alte	ernative w	vas identif	ied. The o	draft allocat	ion reflects	the extant	planning pe	ermission fo	or residentia	l developm	ent of the si	ite.

Table 1.93: Site Assessment NH5: 392A Camden Road and 1 Hillmarton Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH5: 392A Camden Road and 1 Hillmarton Road, N7 and 394 Camden Road, N7	++	+	0	0	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant	The allo	cation is fo	or redevel	lopment of	f a vehicle		oot and war						ite. This wou	

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
effects of site allocations	although growth ii which is higher-v	n given the n the bord consider	e nature o ough throu ed to have lential use	of the boro ugh retaini e a positiv	ugh this i ng existir e effect w	s a commoing employm vith regards	n issue for r ent uses. T to social ine	many site al he site wou clusion. It is	llocations. Ild provide s noted that	The site all affordable t there is po	ocation has housing as otential with	a positive part of any mixed use	fic related po effect on ec- residential e allocations ngton's proje	onomic element that
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	++	+	0	0	++	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	distinctive The site uses are site, this and bala Camden to have Allocatin needs, b	veness. is located prioritise could ha ance com Road/Pa a negative ng this site	d within a ed. Althoug ve a nega beting der arkhurst R e effect or e for reside ng addition	Priority Er gh develo tive effect nands for oad Priori n employn ential-led	mploymer oment of with rega land in th ty Employ nent floors	nt Location y this site for ards to the e borough f yment Loca space and j nent would h	where comp housing an efficient use to provide for tion and the ob creation nave a posit	beting dema d the poten e of land as or a full ran e existing er tive effect ir	ands for lar tial for inte it may not ge of devel mployment	nd have to nsification focus deve lopment ne uses on th meeting on	be carefully could help to lopment in t eds. Given e site, a res e of the bord	balanced, o make mo the most ap the site's lo sidential led ough's prio	and employ and employ ore efficient u propriate lo pcation withi I developme rity developr kely to have	ment use of the ocations n the nt is likely ment

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	++	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	land and floorspa meeting	The intensification of use of the site for business-led development would have a positive effect in terms of optimising use of previously developed land and buildings and will enhance local character and distinctiveness. There is a significant development need for additional business floorspace in the borough to meet projected economic growth to 2036. Allocating this site for business-led development could help towards meeting identified needs for business floorspace within a location where this is prioritised. This would help to foster sustainable economic growth in the borough. This would help create employment opportunities that would support the council's social inclusion objectives.												
Conclusion	Two reasonable alternatives to the mixed-use allocation for NH5 were identified: residential-led development and business-led development. Although positive effects could be realised through both residential-led and business-led development, it is considered that in this case a mixed- use allocation allowing more flexibility over the balance of residential and business uses to be provided is appropriate in helping to balance competing demands for land and to support delivery of the site.													

Table 1.94: Site Assessment NH6: 11-13 Benwell Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH6: 11-13 Benwell Road	0	+	0	0	+	0	0	+	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	Intensifi and on e towards	cation of t economic meeting l	he former growth, th nousing n	warehous prough inc	se for offic reasing d borough.	ce use will h ensity of bu	nave a posit usiness floo	tive effect ir rspace on t	n optimising he site. Re	g the use of sidential de	velopment	developed on the site	land and bu could contri jectives. The	bute
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	0	+	0	0	++	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	Allocatir needs, t effects c	ng this site by providir on social i	e for resident ng addition nclusion.	ential-led onal housin Given the	developm g. Afforda existing e	ent would h able housin	nave a posit g will be rec t uses on th	ive effect ir quired as pa	n terms of r art of reside	neeting one ential-led de	evelopment,	ough's prior which is lil	rity developr kely to have negative effe	positive ect on
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	0	+	0	0	0	+	0	++	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of Alternative 2	land and floorspac meeting i	buildings be in the b identified	and will orough to needs fo	enhance lo o meet pro r business	ocal chara jected ec floorspac	acter and d conomic gro ce, and fos	listinctivene owth to 2036	ss. There is 3. Allocating ble econom	a signification a signification of the signal set of the set of the site for the si	fect in terms ant developr or business- in the borou	nent need f -led develop	or additionation	al business d help towa	rds
Conclusion	Although use alloc	positive e ation allo	effects co wing mor	ould be rea e flexibility	lised thro over the	ough both ro balance of	esidential-le	d and busir and busine	ness-led de	II-led develo evelopment, be provideo	it is consid	lered that ir	n this case a	a mixed-

Table 1.95: Site Assessment NH7: Holloway Prison

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH7: Holloway Prison, Parkhurst Road, N7 0NU	++	++	0	++	++	++	+	+	0	+	0	+	+	0
Commentary on assessment of likely significant effects of site allocations	The alloc amount of residenti local cha hence th including benefits. commun	cation will of residen al develop aracter and e impact g publicly a The alloc ity facilitie	have a si tial and c oment to l d distincti will be ne accessible ation req es includir	gnificant p ommunity help meet veness. P utral. The e open sp uires that ng a wome	positive ef uses in a need in th rotected v allocation ace, and o considera en's centro	fect in optin n appropria he borough views cross n promotes developme ation is give e. The sch	munity uses mising the u ate location. Depending the site, bu liveable nei nt will open on to the her eme will als h A new ene	se of previ A significa g on the fin it impact or ghbourhoo connectior itage of the o have sign	ously devel at amount of al design, c these can ds by requi the sthrough t e site, forme nificant env	oped land a of affordabl levelopmer be avoided ring the pro he site for r erly a wome	and building e housing w nt of this cur d through ca vvision of ne residents wh en's prison,	ys, providing vill be requi rently close areful desig w facilities nich will hav through the	g a significa red as part of ed site will e n of the sch and amenit ve wider hea provision of	int of any inhance ieme, ies alth of

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative summary	with com committe the delive	plementai ed to the re ery of gen	ry comm esidentia uinely af	unity and b I developm fordable ho	ousiness ient of th ousing. T	uses, whicl e site, and his is a key	h is reflected has receive	d in the draf d financial s te for the bo	ft allocation	this site sup n. The site h om the GLA th the poten	has been bo to facilitate	ught by a h housing de	ousing asso livery and p	ociation articularly

Table 1.96: Site Assessment NH8: 457-463 Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH8: 457-463 Holloway Road, N7 6LJ	+	+	++	0	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The alloc effect on scheme the exist impleme would pr of quality	cation is fo optimisin – the dev ing buildir nted. The ovide affo / housing	or redeve ig use of j elopment ngs' contr allocation ordable ho would be	lopment of previously considera ibution to t n will have pusing as p an import	f existing develope tions high he conse a positiv part of an ant consi	offices and ad land and hlight the va rvation are e effect on y residentia deration in	I sensitive re l buildings a arious inapp a so there v economic g al element v this locatior	efurbishme nd will enh- propriate an would be a growth in th which could n. It is noted	nt of a loca ance local ad unsympa significant e borough also have d that there	Ily listed bu character a athetic addit positive effe through reta a positive e is potentia	byment and ilding. The a nd distinctiv cions/actions act if sympa aining existi ffect in relat I with mixed to support	allocation w eness, dep which affe thetic devel ng employn ion to socia use allocat	ill have a pe ending on f ect and detra opment we nent uses. al inclusion. tions that hi	inal act from re The site Delivery gher-

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	+	-	++	0	++	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	locally list The site uses are site, this and bala Employr growth.	sted buildi is located prioritise could hav ance comp nent Loca	ng, which within a d. Althoug re a nega eting den tion and	riority En Priority En th develop tive effect nands for the existir	o have a nploymer oment of with rega land in th ng employ	positive effort this site for ards to the e e borough to ment use of	where comp housing an efficient use to provide fo on the site, a	character a beting dema d the poten of land as or a full ran a residentia	and distinct ands for lar tial for inter it may not ge of devel I led develo	tiveness. Ind have to b Insification of focus devel opment neo opment is li	be carefully could help to opment in t eds. Given kely to have	balanced, o make mo he most ap the sites loo a negative	refurbishme and employ re efficient u propriate lo cation withir e effect on e	ment use of the cations n a Priority economic
IIA Objective / Site	needs, b		g additior Iclusion.	nal housin							evelopment,	, which is lil	kely to have	positive
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	+	+	++	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	refurbish consider Location There is this site growth in	a signific for busine the borc	he locally e a positiv ant develo ess-led de ough and o	listed buil ve effect o opment ne velopmen contribute	ding, which on optimis eed for ad t could he to the Pri	ing use of p Iditional bus elp towards	so have a p previously d siness floors meeting id syment Loca	ositive effect evelopmen space in the entified nee	et on local of t land giver borough to ds for busin	character an h the site's o meet proj ness floorsp	nd distinctiv location with ected econo bace, and fo	eness. The hin a Priori omic growt oster sustai	I sensitive alternative ty Employm h to 2036. A inable econo oyment oppo	ent Allocating omic
Conclusion	Although use alloc	n positive	effects co wing mor	ould be rea	alised thro	ough both re	esidential-le	d and busir	ness-led de	velopment	it is consid	lered that ir	ed developn n this case a instance to	a mixed-

Table 1.97: Site Assessment NH9: Islington Arts Factory

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH9: Islington Arts Factory, 2 and 2a Parkhurst Road, N7	+	+	+	++	+	+	0	+	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF I AND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	The allo develop should a facility w floorspa as part o would be	cation is f ed land a Ilso enhai vill have a ce will ha of any res e an impo	or redeve nd buildin nce local o significar ve a posit idential el rtant cons	lopment o gs, provid character it positive ive effect ement, de sideration	of commun ing a sign and the d effect on on econo elivery of c in this loc	nificant new listinctivene liveable ne mic growth quality hous	and storage mix of land ss of the co ighbourhoo providing s ing which a noted that th	. The alloca uses and i inservation ds, as well ome new e iddresses there is pote	ation will ha mproving th area. The as benefits mployment he context ential with n	ave a positive he quality of re-provision for social is for social is floorspace of the road nixed use a	ve effect on f the built e n of the Islin nclusion. Th e. The site w (traffic junct llocations th	optimising nvironmen gton Arts F ne provisio vould provisio ion and pro nat higher-v	use of prev t. The alloca factory com n of employ de affordable ovides mitiga value resider rowth.	ition munity ment e housing ation
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	+	+	0	-	++	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	Howeve liveable The site on the s Allocatin needs, t	r a reside neighbou is located ite, a resi ng this site by providin	ntial-led c rhoods ar d within th dential lec e for residen ng additio	levelopme nd social in e Camder I developr ential-led nal housir	ent is likel nclusion. n Road/Pa nent is lik developm ng. Afforda	y to lead to arkhurst Ro rely to have nent would I able housin	the loss of ad Priority a negative nave a posi g will be ree	community Employmer effect on ea tive effect ir quired as pa	floorspace nt Location. conomic gr n terms of r art of reside	on the site Given this owth. meeting one	which wou context and e of the bord evelopment	ld have a r d the existi ough's prio , which is l	racter of the negative imp ng employm rity develop ikely to have for social in	act on ent uses ment ∌ positive

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	+	+	0	-	0	0	0	++	0	0	0	0	0	0
Reasonable Alternative 2:Residential-led development	the area impact of There is Allocatin econom would he	Howeve on liveable a significa og this site ic growth i elp create	er a busin e neighbou ant develo e for busin in the bor employm	ess-led de urhoods a opment ne ess-led de ough and ent oppor	evelopmend social eed for ad evelopme contribute tunities th	nt is likely to inclusion. ditional bus nt could he e to the Car nat would su	b lead to the siness floors Ip towards in nden Road	e loss of co space in the meeting ide /Parkhurst l Il inclusion	mmunity flo e borough t entified nee Road Prior	oorspace or o meet proj ds for busir ity Employr	n the site wi ected econ- ness floorsp nent Locatio	nich would omic growt ace, and fc on in which	he local chan have a nega h to 2036. oster sustain the site sits oss of the co	ative nable 5. This
Conclusion	Although	n positive	effects co	uld be rea	alised thro	ough both re	esidential-le	d and busir	ness-led de	evelopment	, it is consic	lered that a	ed developn a mixed-use port its deliv	allocation

Table 1.98: Site Assessment NH10: 45 Hornsey Road and 252 Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH10: 45 Hornsey Road and 252 Holloway Road	+	++	0	+	0	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	Hornsey be main building The allo and war student form of h delivery There w	Road matained und of up to 1 cation will ehousing accommo nousing is of housing ould be a	ay also be der the ra 2 storeys have a s so would dation wa not a prio g to meet minor pos	considered ilway arch ignificant p represent is delivered prity in the the borous sitive effect	ed as a si es. The r positive e an intens d. If stud- borough gh's sign ct to livea	te suitable north easter ffect on opt sification of ent accomm . Conversel ificant ident ble neighbo	for student a n corner po imising use the site, alt nodation wa ly if the site tified need. purhoods. R	accommoda rtion of the of previous hough it wo is delivered Given this u eference to	ation. Com site is cons sly develop uld have a this would for conver uncertainty impact on	ed land and negative ef also have a ntional hous , the effect o the local vi	s, particular ropriate to c l buildings a fect on the an effect on bing there w on objective ewing corrid	Iy light indu develop a lo and is curre delivery of the efficient ill be a pose 5 is consider dor is identi	University, 4 ustrial uses, ocal landma ently used fo affordable h nt use of lar sitive effect of dered to be ified in the poroughs ec	should rk or storage housing if hd as this on the neutral.
Reasonable alternative summary	conventi consider	onal hous ed there v	sing or stu would be	Ident acco	ommodati nefit in as	on with the ssessing alt	retention of	commercia es. Related	al uses und	ler the railw	ay arches.	Given this f	l be suitable flexibility it is essment of a	6

Table 1.99: Site Assessment NH11: Mamma Roma, 377 Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH11: Mamma Roma, 377 Holloway Road, N7 0RN	0	+	0	+	0	0	0	+	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	The alloo develope site it is i identifies improvin	cation is f ed land ar unlikely th s the poss g neighbo	or redeve nd building ne allocati sibility of ir purhood c	lopment o gs, and ec on will affe nproving t onnectivity	f an existi conomic g ect other o this acces y dependi	ing single s rowth, throu objectives. as as part of	torey wareh ugh increas The site has f comprehe sites being	nouse and wing density s constrainensive devel	will have a of busines ed access lopment wh	minor posit s floorspac from Hollov hich could p	e on the site /ay Road ar	n optimising e. Given the nd adjacent ad to a pos	g use of prev e small scal t site allocat sitive impact elopment	e of the ion NH12
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	0	+	0	0	+	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and build The flexi borough uses, pa Islington see the I Allocatin schemes	dings. bility offer 's identifie rticularly 's project oss of en g this site s incorpor	red by a n ed develop high-value ed econor pployment e for mixed ating resi	nixed-use oment nee e residenti mic growth t floorspac d-use deve dential use	allocation eds. This l al uses, r n. Given th e. elopment es. Impro-	n could also has the pote nay be choo he current b should hav ved housing	constrain t ential to have sen at the e pusiness us e a positive	he ability to ve a minor expense of e of the site effect on t ould also he	o balance o negative e delivering t e and depe he provisio ave a posit	competing d ffect on the the employr ending on in on of afforda tive effect in	emands be borough's e nent floorsp tensificatior	tween land economic g pace neede n, mixed us g, which wo	uses to me rowth as ce d to support e developm ould be requi on.	et the rtain t ent could

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	0	0	0	+	++	+	0		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	this coul in the bo developr the alter	d also hav prough to p ment on th native is li	ve a nega provide fo his site co kely to ha	tive effect or a full rar uld bring r ave a signi	as it may ige of dev nore resi ficant neg	v not focus o velopment r dents into tl	developmer needs. The ne town cer t on econor	nt in the mo site is locat ntre, potenti nic growth.	est appropri ed within N ially improv	ate location lag's Head ing footfall	ns and balar Town Centr for local bu	nce compet re. Whilst re sinesses, it	oped land. ting demand esidential-le is consider e will no lor	ds for land d ed that
	Head To alternativ developr	wn Centre ve 2 would ments. Imp	e where r d be on th proved ho	esidents c le delivery busing opt	an be clo of housir ions woul	se to faciliti	es such as ticularly affo a positive	shops and ordable hou effect in ter	other leisu ising, which ms of socia	re activities would be r al inclusion.	. The most required thr	significant	nousing in to positive effe r for residen	ect of
Conclusion	residenti developr was con the boro	al-led dev ment neec sidered th ugh's nee	elopment ds, and re at busine d for a sig	t. Whilst m sidential-le ss-led dev gnificant a	iixed-use ed develo velopmen mount of	developme opment wou t was most	nt could ha Ild have pos appropriate mployment	ve positive sitive effects for this site t floorspace	effects by a sin terms of e given its e	supporting a of the delive existing use	a range of t ery of good- e and limited	he borough quality hou d scope for	evelopment i's identified sing, on bal expansion, nt is quite fi	l ance it alongside

Table 1.100: Site Assessment NH12: 379-391 Camden Road and 341-345 Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH12: 379-391 Camden Road and 341-345 Holloway Road	++	+	0	++	+	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	intensific building The allo This sho opportur is potent needed building conserva	cation of b up to 12 s cation is a puld help r nities for e tial with m to support design rea ation area es the cha	usiness fl storeys. In opportu- neet resic mployme ixed use a islington sponse w designat	loorspace unity to inc lent's nee nt and inc allocations 's projecte hich creat ion. The s	. The allo crease ret ds and im crease the s that high ed econor tes a more ite would	cation also ail floorspace prove acce supply of r ner-value re nic growth. appealing provide affe	identifies th ce and add ss to town esidential fl sidential us The corner frontage th ordable hou	at the site of business a centre uses oorspace, a location is p an currently ssing as par	offers the o nd resident s, foster ecc all of which chosen at t prominent a y exists. Th rt of any res	pportunity f ial floorspa nomic grov result in po he expense ind offers a e developn idential ele	or the deve ce in a cent vth through sitive effect e of deliveri design opp nent conside ment, delive	lopment of ral location providing a s. It is how ng the emp ortunity for erations hig ery of quali	ace with son a local land a ditional ever noted loyment flo a landmark ghlight the a ty housing v s surroundir	Imark a centre. that there orspace < tall idjacent which
Reasonable Alternative 1: Residential-led development	++	-	0	-	++	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	unchang exists. The site are likely centres. develop	is located y to be new Developn ment in th	ample the within Na cessary to nent of thi e most ap	e opportur ag's Head o meet the is site for l opropriate	hity for a l Town Ce e needs o housing c locations	andmark ta entre where f residents f ould have a and balanc	Il building d competing for services a negative e competin	esign respo demands for and facilitie offect with re g demands	onse which or land hav es and pror egards to th for land in	creates a n e to be care note diverse le efficient to the boroug	nore appeal efully balance, vibrant ar use of land h to provide	ing frontag ced, and no nd econom as it may n e for a full r	olicy NH12 e than curre on-residentia ically thrivin ot focus ange of dev ontribute tov	ently al uses ig town relopment

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	T2. CLIMATE CHANGE	13. EFFICIENCY	F 14. NATURAL RESOURCES
	improved Allocatin needs, b	d access f g this site	for all resident for resident f	dents to e ential-led	essential s developm	ervices. ent would h	nave a posi	tive effect in	n terms of i	meeting one	e of the bord	bugh's prior	ods, which s rity developi kely to have	ment
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	++	+	0	-	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of													olicy NH12 ro ge than curre	
Alternative 2	location Allocatin growth ir are not p	There is a g this site the boro provided s	a significa for busin ugh. This	nt develop ess-led de would he tail howey	oment nee evelopme lp create	ed for additi nt could he employmer	onal busine lp towards nt opportuni	ess floorspa meeting tar ties that wo	ace in the b gets for bu ould suppor	oorough to n siness floor rt social incl	neet project space, and lusion object	ed econom foster sust tives. If oth	e in a town c nic growth to ainable eco ner town cen re access fo	o 2036. nomic itre uses
Conclusion	Although including	n positive	effects co s, resident	uld be rea	alised thro	ough both re	esidential-le	ed and busi	ness-led de	evelopment	, it is consic	lered that a	led develop mixed-use Town Centr	allocation

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH13: 166-220 Holloway Road	+	++	0	++	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	consolida the oppo The alloc effect by improver	ated and i ortunity to cation will creating ment of th	mproved increase have a p more lives e univers	Student a the height ositive effe able susta ity campus	accommo of the LN ect in opti inable ne s building	dation is no /U tower by mising the ighbourhoo	ot considere / approxima use of prev ods which a c realm. Th	ed to be an ately 20m to ously deve re inclusive ere may als	acceptable o create a d loped land and safer a so be benef	use. The a istrict landn and building and help att its to reside	llocation als nark buildin gs. The site ract studen ents through	so identifies g. e will have a ts into the b n further tra	cation uses s that the sit a significant porough thr ining and e gton.	e offers positive ough the
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Education use including student accommodation	+	0	0	+	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	could be These si as stude educatio	challengi tes were nt accom n floorspa	ng to effe part of a la modation. ace and a	ctively bal arger Lone The rema	ance con don Metro aining uno ditional si	npeting den opolitan Uni developed s tudent acco	nands betw iversity site sites, NH13	een land us allocation in and NH14,	ses to provi n the 2013 , are consid	de for the b Site Allocat ered neces	orough's fu ions DPD, sary for me	Ill range of o which was eting the b	d and buildi developmer partially dev orough's ne has been a	nt needs. /eloped eed for

Table 1.101: Site Assessment NH13: 166-220 Holloway Road

IIA Objective / S	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	require in to create facilities, alternativ opportur	mproveme a district l although a ve may als nities which	nts to the andmark as some o have a n could in	e layout of building. of the site limited po ocrease sk	the site. The alter s would b sitive eff	There wou native show be given ov ect with reg and reduc	ld also be t uld also pro rer to stude gards to the e barriers t	ne opportun mote liveab nt accommo social inclu o employme	hity to increa le neighbor odation this ision object ent. The alto	ase the hei urhoods by has been a tive by prov ernative co	ght of the Ll improving a assessed as iding acces	MU tower b access for r s a minor po s to training imited posit	as it would s by approximation residents to ositive effect g and educative effect of	ately 20m education t. The ttion
Conclusion	educatio and livea floorspac balance	n use inclu able neight ce, and in a the allocat	uding stu bourhood addition t ion for eq	dent acco ls, the pro this is not ducation u	mmodation vision of considere	on. Whilst t additional s ed a priority propriate on	he alternati student acc v need give	ve provides ommodation the boroug elated to thi	some posi n would lea gh's previo	tives in rela d to potenti us high deli	tion to ecor al less effici very of stud	nomic grow ient provisio	was identifie th social inc on of educa modation. C ent of a mor	lusion tion)n

Table 1.102: Site Assessment NH14: 236-250 Holloway Road and 29 Hornsey Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH14: 236-250 Holloway Road and 29 Hornsey Road	+	+	0	++	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant							of the Londo ot considere				h existing e	education u	ses to be	

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
effects of site allocations	be the b and pub there ma	enefit to l lic realm, ay be pos	iveable ne and bene	eighbourh fits to incl fits to wid	oods and usivity fo	attracting s	students into hrough furt	o the borou her training	gh through and educa	and buildin the improv tion opport	gs. The mo ement of the unities incre nt considera	e university easing skills	campus bu s levels. In a	uildings addition
Reasonable Alternative 1: Education use including student accommodation	+	0	0	+	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	could be These s as stude educatio as havin Alternati require i to create	e challeng ites were ent accom on floorsp ig a neutr ve 1 wou mprovem e a distric	ing to effe part of a l modation ace and a al effect o ld have si ents to the t landmark	ectively ba arger Lon . The rem Ilowing ac n the effic milarities e layout o < building.	lance con don Metr aining un dditional s ient use to the pre f the site. The alte	mpeting der opolitan Un developed s student acco of land. eferred appr There wou rnative shou	mands betw iversity site sites, NH13 ommodation oach in terr Id also be t uld also pro	reen land u allocation i and NH14 n could make ns of promo ne opportur mote liveab	ses to provi in the 2013 , are consid ke this less oting an inc nity to incre ole neighbo	ide for the I Site Alloca dered neces achievable lusive and ase the hei urhoods by	viously deve porough's fu tions DPD, ssary for me . As such al safe built en ght of the Li improving a	Ill range of which was beting the b ternative 1 nvironment MU tower b access for r	developme partially de orough's ne has been a as it would by approxim residents to	nt needs. veloped eed for issessed still ately 20m education
	alternati opportur The alte	ve may a nities whic	lso have a ch could ir ould have	limited p crease sl	ositive ef kills levels	fect with reg s and reduc	pards to the e barriers to	social inclu comployme	usion object ent.	tive by prov	assessed as riding acces and reside	s to training	g and educa	ation
Conclusion	educatic and livea floorspa balance	on use inc able neigl ce, and ir the alloca	luding stund hourhood haddition ation for e	dent acco ds, the pro this is not ducation	ommodati ovision of consider use is app	on. Whilst the additional street a priority	he alternations tudent acco need given this site. R	ve provides ommodation the borou elated to th	s some posi n would lea gh's previo	tives in rela d to potent us high del	isting educa ation to ecor al less effic very of stuc ssment is th	nomic grow ient provisi lent accom	th social inc on of educa modation. (clusion ition Dn



Finsbury Park

Table 1.103: Site Assessment FP1: City North Islington Trading Estate

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP1: City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street	+	++	0	+	+	+	+	++	+	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	residenti station w uses sho	al dwellin vill be crea ould be pr	gs, offices ated along ovided ali	s, restaura g with step	ant and ca o-free acco o the adja	afé floorspa ess to the p	ce and flexi platforms. S	ble (A1-A4 hould the s	/D2/B1 use ite be subje) floorspace ect to furthe	e. A new we r amendme	estern entra	containing 3 nce to Finsl applications ly and shou	bury Park s suitable
	location providing providing modernis provide a	in the tow g addition g B1 floors sed public affordable	n centre. al opportu space wh c realm sh housing	This shou unity for er ich is a ma iould also as part of	Id help m nploymer ain driver benefit th the reside	eet resider at and incre of econom e Specialis ential eleme	it's needs, in ase the sup ic growth, n it Shopping ent. Permea	mprove acc oply of resid nodern reta Area of For ability impro	ess to town lential floors il floor spac nthill Road, ovements an	n centre use space, all o ce will creat further boo nd the prov	es, foster ea f which resu e a new attr osting econo ision of step	conomic gro ult in positiv raction to Fi omic growth o-free acces	hly accessib owth through re effects. A insbury Part a. The site w ss to the sta and ameni	h Is well as k. The vill ation

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT	use ur LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY 6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
				art of Finsbury F relation to prom			e transpor	rt interchang	e, which, al	ongside im	provements	to the
Reasonable alternative summary	No reasonable reached an ad			d. The site has _l ment.	planning perm	ission that a	accords w	ith the uses	proposed ir	n the draft a	allocation, ar	าd has

Table 1.104: Site Assessment FP2: Morris Place/Wells Terrace

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP2: Morris Place/Wells Terrace (including Clifton House)	++	++	0	+	+	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	including of a loca The alloc centre. T opportur social ind allocation Islington	affordab I landmar cation pro This shoul nities for e clusion. T ns that hig 's projecte	le worksp k building vides an o d help me mployme he site wo gher-value ed econor	ace and S up to 15 opportunit eet resider nt as well ould provid e resident mic growth	ME spac storeys. y to increa nts needs as increa de afforda ial uses m n. Permea	e, on upper ase retail fl and improv se the supp ble housing hay be chos ibility impro	ail floorspace r floors. The oorspace an ve access to oly of reside g as part of sen at the e ovements at acilities and	allocation and add busi town cent ntial floorsp any resider xpense of d the site wo	identifies th ness and re re uses, for bace, all of ntial element lelivering th uld promot	nat the site of esidential fl ster econon which resul nt. It is note ne employm e more sus	offers the offers the offers the offers the offers and the offers of the offers	pportunity for a central lo hrough prove effects, inc is potentia ace needed ighbourhoo	or the devel ocation in th viding additi cluding in re l with mixec to support ds which ar	lopment ne town ional elation to d use e more

IIA Objective / Site					and ensi								LENCY EFFICIENCY application a	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	++	-	0	-	++	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	unchang The site and non econom may not of develo contribu neighbo Allocatin needs, b	is located -residentia ically thriv focus dev opment ne te towards urhoods, v ng this site	ample the l in Finsbu al uses ar ing town of velopment eeds. A re s the town which see e for resid ng addition	e opportur ury Park T e likely to centres. D sidential l centre ar ks improv ential-led	nity for a l own Cen be neces bevelopm ost appro- red develo- nd this is red acces developr	andmark ta tre and a Pl sary to med ent of this s priate locati opment wou likely to hav as for all res nent would	Il building o rimary Shop et the needs ite for housi ons and bal uld not contr ve a minor n idents to es have a posi	f up to 15 s oping Area s of resider ing could h ance comp ibute towa legative eff sential serv tive effect i	storeys. where con hts for serv ave a nega beting dem rds the pro ect on eco vices. in terms of	npeting dem ices and fac ative effect ands for lar ovision of re nomic grow	hands for lar cilities and p with regards id in the bor tail, employ th and the p e of the bor	nd have to promote div to the effic ough to pro- ment or oth promotion co ough's price	bolicy FP2 re be carefully verse, vibran cient use of ovide for a fu ner uses whi of liveable prity develop kely to have	balanced, t and land as it ull range ch ment
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH And Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	++	+	0	-	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	building There is this site econom for busin develop	design re a signific for busine ic growth ness uses ment how	sponse w ant develo ess-led de in the bor . This wo ever may	hich creat opment ne velopmen ough. The uld help c not help t	es a more eed for ad t could he site is lo reate emp o balance	e appealing ditional bus elp the cour cated withir ployment op e other com	i frontage th siness floors ncil work tov n Finsbury F oportunities	an currentl space in the vards meet Park Town (that would ands for us	y exists. e borough t ting its targe Centre, whi support so ses within to	o meet proj ets for busir ich has the cial inclusic	ected econ ness floorsp potential to on objective	omic growt bace, and fo develop as s. The focu	n to 2036. A oster sustair s a satellite l s on busine on of retail a	Ilocating nable location ess-led
Conclusion	Although including	n positive g busines:	effects co s, residen	uld be rea tial and re	alised thro tail uses i	ough both re	esidential-le	d and busii stance for t	ness-led de his well-loc	evelopment	, it is consic	lered that a	ed developm mixed-use Station altho	allocation

Table 1.105: Site Assessment FP3: Finsbury Park Station and Island

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP3: Finsbury Park Station and Island, Seven Sisters Road	++	+	0	+	0	0	0	+	++	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	Provisio units in r The allo centre. T opportur is potent needed improvin between hub mor transpor	n of a high retail use of cation pro This shoul hities for e tial with m to support g residen pedestria e inclusive t connecti	vides an o d help me mployme ixed use a t Islington ts connec an, bus, ta e and hav ons. The	and part of opportunity et resider nt, as well allocations 's projecte tion to fac uxi and cyc e a signific permeabil	e adjace the site, y to increate its' needs as increate that high d econor ilities and clist move cant positi ity and tra	nt to the sta with a mix ase retail fl and impro asing the su her-value re- nic growth. I amenities ements safe tive effect in	ation is requ of commerce oorspace a ve access to upply of res esidential us Permeabili Developm er. Improver n relation to provements	ired. Reten cial and resident and residential floo control to the sidential floo control the sident of the sident of the sident to the the need to	idential us iness and tre uses, for orspace, al chosen at nents at th ite would i e station in o travel an	residential exp es provided residential fl oster econor I of which re t the expens the expens the site would mprove the focluding account of the creation	ansion of gr above grou loorspace in mic growth t sult in posit e of deliveri public realm ess improve on of access	round floor ind floor. a a central through pro- tive effects ng the emp yeable neig making the ements will sible, safe	n improveme retail. Reter location in th oviding addit . It is noted t ployment floo ghbourhoods he relationsh make the tra and sustaina transport. T	ntion of tional hat there orspace s by hip ansport able
	commer that the The allo compret econom due to th	cial led so site offers cation is p nensive ov ic growth, ne close p	the oppo orimarily co ver-station efficient u roximity to	h significa rtunity for oncerned developn use of lanc o the rail li	nt amoun the devel with publi nent cam d and affo ne, which	ts of office lopment of ic realm im e forward, t rdable hou n would nee	floorspace, a district lan provements there would sing, althou ed to be ma	and the po ndmark buil and limited likely be sight here wo naged throu	ding of up ding of up d commerc gnificant p ould be po ugh design	some reside to 25 storey cial expansion ositive effect tential negative. Given the	ential floors /s. on and has l :ts for a num tive impacts need to wei	been score been score ber of obj on health gh the ber	d expect a m allocation id ed as such. I ectives, nam and housing nefits of hous in relation to	entifies f nely g quality sing
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	++	-	0	-	++	+	0	-	++	0	0	0	0	0
Commentary on assessment of likely significant													oolicy FP3 re realm impro	
effects of Alternative 1	and non economi may not of develo the prov	-residentia cally thriv focus dev opment ne ision of re	al uses an ing town o velopment eeds. The tail, emplo	e likely to centres. D in the mo re are a ra cyment or	be neces evelopment ost appropriange of to other use	sary to me ent of this s priate locati own centre es which co	et the need ite for hous ons and ba uses curren	s of residen ing could ha lance comp tly on the s vards the to	its for servi ave a nega eting dema ite. A reside wn centre	ces and fac tive effect v ands for lan ential led de and this is l	ilities and p vith regards d in the bor evelopment ikely to have	romote div to the effic ough to pro would not e a minor r	be carefully erse, vibran cient use of ovide for a fu contribute to negative effe services.	t and land as it ull range owards
	needs, b		ng additior										rity developr kely to have	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	++	+	0	-	0	+	0	++	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant						her provision frastructure					mple improv	ements to	the existing	
effects of Alternative 2	located w business- location. T however r	ithin Fins led deve This wou may not l	bury Par lopment o ld help cr help to ba	k Town Ce could towa eate empl alance oth	entre, wh ards mee oyment c er compe	ich has the ting its targe opportunities	potential to ets for busin s that would ids for uses	develop as ness floorsp support so within towr	a satellite bace, and fo bcial inclusi	location for oster sustai	business un business un busines. The focu	ses. Alloca omic growth is on busin	h to 2036. T ating this sit n in a town o ess-led dev d leisure spa	e for centre elopment
Conclusion	Although	positive e	effects co	ould be rea	lised thro	ough both re	esidential-le	ed and busir	ness-led de		it is consid	ered that a	ed developm mixed-use Station.	

Table 1.106: Site Assessment FP4: 129-131 & 133 Fonthill Road and 13 Goodwin Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP4: 129-131 & 133 Fonthill Road and 13 Goodwin Street	+	+	0	+	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	and cont	ribute to t ce and, wl	he vitality	of Finsbu	iry Park T	own Centre	e. Active ret	ail should t	be provided	I on the gro	und floor. U	pper floors	s a fashion should prov ell designed	/ide office
	specialis access to	t retail fur o town ce	nctions ind ntre uses	cluding SN	/IE works er econon	pace, in a c nic growth a	entral locati and social ir	ion in the to nclusion thr	own centre ough provi	. This shoul ding additio	d help meet nal opportu	residents' nities for er	to ground fle needs by in nployment. ighbourhoo	nproving The

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	Road an promote develop	d Goodwi walking a ment of re st shoppin	in Street le and cycline tail, office	eading to g howeve e, worksho	City North r the spec op and SM	n more harr cific effects IE workspa	nonious. Im are uncerta ce in the m	provement in and so h ost appropi	is to the pul have been a riate locatio	blic realm a assessed as on because	ind transpoi s neutral. Th Fonthill Roa	rt and pede he allocatic ad is a fash	on between estrian could on seeks to f hion hub and high quality l	help to ocus d
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	+	-	0	-	++	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	unchang The site demand and facil regards the boro would no minor ne	is located s for land lities and p to the efficuency ugh to pro- pt contribu	ample im I in Finsbu have to b promote c cient use pvide for a ute towarc ect on ec	provemer ury Park T e carefully liverse, vil of land as a full range Is the prov	its to the p own Cent y balance orant and it may no e of devel vision of re	public realm tre, a Prima d, and non- economica ot focus dev opment nee etail, emplo	n and transp ry Shoppin residential illy thriving t relopment in eds. There a syment or of	oort and pe g Area and uses are lik cown centre n the most a are town ce ther uses w	destrian lin the Fonthil kely to be n es. Develop appropriate entre uses o hich contril	ks. Il Road Spe ecessary to ment of this locations a currently on bute toward	ecialist Shop o meet the n s site could and balance the site. A ls the town	oping Area needs of rea have a neg competing residential centre and	where comp sidents for s gative effect g demands f led develop this is likely all residents	beting ervices with or land in ment to have a
	needs, b		ng addition										rity developr kely to have	

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	+	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	building Busines location The site site for b borough however	design res s led deve There is is located ousiness-le . This wou may not l	sponse w lopment v a significa within Fin ed develo ild help ci help to ba	hich creat would hav ant develo nsbury Pa pment co reate emp lance oth	es a more pment ne ark Town uld help to loyment o er compe	e appealing ve effect on ed for addit Centre, whi owards mee opportunitie	frontage the economic ional busine ch has the p eting targets s that would ds for uses	an currently growth and ess floorspa cotential to s for busine d support so within towr	y exists. l optimise u ace in the b develop as ss floorspa ocial inclus n centres, ir	se of the si porough to r a satellite ce, and fos ion objectiv ncluding the	te for emplo neet projec location for ter sustaina es. The foc	byment use ted econor business u able econor us on busir	or a landma nic growth to nic growth to nic growth in ness-led dev I leisure spa	entre o 2036. ting this n the velopment
Conclusion	Althougl providin	n positive o g retail and	effects co d office flo	uld be rea oorspace	alised thro including	ough both re	esidential-le pace desig	d and busin ned to supp	ness-led de	evelopment, ecialist retai	it is consid	lered that a	ed developm mixed-use nd floor of t	allocation

 Table 1.107: Site Assessment FP5: Conservative Club, 1 Prah Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP5: Conservative Club, 1 Prah Road	++	+	0	0	0	+	0	++	0	0	0	0	0	0
-Commentary on assessment of likely significant effects of site allocations	The allo surveilla provides for uses providing for empl	cation pro nce in an floor spa that will b g addition oyment g	ovides an area with ce for an benefit the al opportu rowth in th	opportunit high crim expanding town cen unities for	ty to bring le levels. g busines ltre and s employm h. More a	an unused The develo s function o upport pote ent. Delive uffordable w	l site back i pment of S of Finsbury ntially local ry of emplo	able for SMI nto use, ma ME workspa Park. Devel SME busin syment spac can support	aking more ace takes a lopment of lesses. It co ce in this to	dvantage o the site will ould also he wn centre lo	f the site's bring land l elp to promo ocation is w	well connect back into us ote social in rould help to	cted location se that can Iclusion thro o meet wide	be utilised ough er needs
Reasonable Alternative 1: Mixed-use commercial and residential development	++	+	0	+	+	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	efficient The co-l residents noise, w	use of the ocation of s to esser aste and	e site and f commerential service vehicle m	improving cial and re ces such a ovements	g natural s esidential as shops. associate	uses could There is sc ed with bus	have a pos bme potenti iness opera	vides an opp with high cl itive effect of al for conflic ating hours a	rime levels. on promotir ct between and deliver	ng liveable i residents a y and servio	neighbourh nd commer cing require	oods by imp cial occupie ements.	proving acc ers, resultin	ess for g from the
	borough uses, pa Islington developi	's identifie articularly i's projecte ment wou	ed develo high-value ed econor Id have a	pment nee e resident mic growtl minor pos	eds. This ial uses, r h. Howev sitive effe	has the pot may be cho er, given th	ential to ha sen at the e e current us omic growth	the ability to ve a minor f expense of se of the site . The small	negative ef delivering t e it is likely	fect on the he employn that some o	borough's e nent floorsp commercial	economic g ace neede use as par	rowth as ce d to suppor t of a mixed	rtain : I use

IIA Objective / Site	1. HIGH QUALITY ENVIRON	E 2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES		
	needs, b		ng additio										rity developr kely to have			
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES		
Reasonable Alternative 2:Residential-led development	++	Horizon Horizon														
Commentary on assessment of likely significant effects of Alternative 2	and imp The site centre, p	roving nat is located potentially	ural surve within Fi improving	eillance in nsbury Pa g footfall fo	an area v ark Town or local b	with high cr Centre. Wh usinesses,	ime levels. ilst resident	ial-led deve e a negativ	elopment o e effect on	n this site c economic (ould bring r growth, albe	nore reside	ent use of th ents into the duced becau	town		
	Park To The mos required	wn Centre st significa I through p	where re ant positiv policy for	esidents ca e effect of residentia	an be clos alternativ I developi	se to faciliti ve 2 would ments. Imp	es such as s be on the d roved housi	shops and o elivery of ho ng options	other leisur ousing, and would also	e activities. d particularl have a pos	y affordable	e housing, v	housing in to which would social inclus	be		
Conclusion	Two rea resident	sonable a ial-led de\	lternative /elopmen	s to the bu t. Whilst it	usiness-le was felt f	ed allocation	use develop	ere identifie ment could	ed: mixed-u l have posi	se resident tive effects	by supporti	ng a range	velopment a of the borou uality housin	ugh's		

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	6. SOCIAL INCLUSION 7. HEALTH AND	8. GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	balance it was considered for additional employment This allocation is subjec	floorspace, although	the assessment is	considered to	be quite fir	nely balanc				jh's need

Table 1.108: Site Assessment FP6: Cyma Service Station, 201A Seven Sisters Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP6: Cyma Service Station, 201A Seven Sisters Road	++	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	This allo more eff develop built env heritage respect	cation will icient use as a satel vironment, significan and enhar	I have pos of the situ llite location providing the howev nee the se	sitive effect than the on for bus surveillar ver its sett etting of it.	ots on ecc former p iness use nce to ma ing is, wit Prioritisi	onomic deve etrol statior es. Bringing ake the envi h the Grade ing delivery	use. The s this vacant ronment sa II* listed R of employn	y providing ite is locate t site back i fer as well a ainbow The nent space	employme ed within Fi into use wil as enhanci eatre in clo in this tow	nsbury Parl Il also have ng the local se proximit n centre loc	c Town Central positive end of the construction of the construc	tre, which I ffect on pro of the area. developme sidered app	entre, and w has the pote omoting a hi The site is ent would ne propriate an usion object	ential to gh quality of no ed to d helps

IIA Objective / Site	1. HIGH QUALITY ENVIRON	USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	++	++	0	+	+	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	Bringing the envir The flexi borough particula the prov	this vaca ronment s ibility offer 's identifie Irly high-va ision of sc	nt site bad afer as w red by a n ed develop alue resid ome comr	ck into use ell as enh nixed-use oment nee lential use nercial floo	e will also ancing th allocation eds. The a s, may be orspace a	have a pos e local char n could also alternative f e chosen at	sitive effect acter of the constrain t has the pote the expens	on promoti area. he ability to ntial to hav e of deliver	ng a high q balance c ve a negativ ring the em	uality built e ompeting de ve effect on ployment fle	environmen emands bet economic (oorspace of	t, providing ween land growth beca n site. How	trol station surveillanc uses to me ause certair ever, it is lik ic growth. T	e to make et the n uses, cely that
	resident: noise, w	s to esser aste and v	itial servio /ehicle m	ces such a ovements	as shops. associate	There is so ed with bus	me potentia iness opera	al for conflic ting hours a	ct between and deliver	residents a y and servio	nd commer cing require	cial occupie ments.	proving according accordin	g from the
	needs, b effects o	oy providin on social ir	g addition	nal housin	g. Afforda		g will be red	luired as pa	art of reside	ential-led de			ity developr cely to have	

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH And Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	++	-	0	+	++	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	high qua The site and non- economi efficient most app balance site is loo developr likely to l residents A reside Park Tov alternativ developr It is cons	lity built e is located -residentia cally thriv use of this propriate I a neutral cated with ment woul have a mi s to essen ntial-led a wn Centre ve 2 would ments. Im	nvironme in Finsbu al uses ar ing town s vacant s ocations effect has in Finsbu d not con nor negat tial service llocation where re d be on th proved ho at alterna	nt, providi ury Park T e likely to centres. A site, this ca and balan s therefore ry Park To tribute tow ive effect ces. could have sidents ca be delivery pusing opt tive 2 wou	ng survei own Cent be neces Ithough d ould have ce compe been ide own Cent vards the on econo e a positiv an be clos of housir ions woul	Ilance to material tre, and Printsary to meet evelopment a negative etting demarts entified in reprovision of mic growth we effect on the to facilities ing, and part d also have	ake the env mary Shopp et the needs t of this site effect with nds for land elation to the as the poten f retail, emp and the pro- the promot es such as s ticularly affor e a positive ect with reg	ironment s bing Area w s of residen for housing regards to in the boro efficient u ntial to deve bloyment or pomotion of livea shops and o ordable hou effect in ter ards to the	afer as well where compo- the for service g and the p the efficient bugh to prov- se of land. elop as a sa r other uses liveable neighbor other leisure the reighbor other leisure the social other IIA of	as enhance eting dema ces and fac otential for t use of lan vide for a fu There are t atellite locate s which con ghbourhoods, a e activities. h would be al inclusion.	ing the loca nds for lanc ilities and p intensificati d as it may Il range of c own centre tion for busi tribute towa ds, which se s it would b The most s required thre	I character have to be romote divo on could he not focus of levelopmer uses curre ness uses. ands the tow eeks improver ring more h significant p ough policy	effect on pro- of the area e carefully b erse, vibran elp to make levelopment nt needs – o ntly on the s A residenti vn centre an ved access housing in to positive effect	alanced, t and more t in the on site. The ial led id this is for all o Finsbury ct of tial
Conclusion	residenti	al-led dev	velopment	t. Whilst it	was felt t	hat mixed-u	use develop	ment could	l have posit	tive effects	by supportii	ng a range	velopment a of the borou uality housin	ugh's

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND	3. HERITAGE 4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY 6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL 10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	balance it was cons for additional emplo		ess-led developmer and its promotion in				town centre le	ocation and	d the boroug	lh's need

Table 1.109: Site Assessment FP7: Holloway Police Station

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP7: Holloway Police Station, 284 Hornsey Road	++	+	0	+	++	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	develop A mixed borderin resident close rel provide	ment, with use sche g the site ial led and lationship more affo optimise u	office/wo me involv present a provide a of the site dable rer	orkspace u ing reside n opportu affordable e with the its for bus	uses on th ntial and nity for er housing. adjacent a iness as y	ne ground fl office/works hancemen This could Andover Es well as crea	oor. space is ap ts to the pu have positi state is note sting a more	propriate gi blic realm v ve effects ir d. Ground f active fron	ven the loc vith the potent helping to loor office tage than o	ation is out ential for ur address is and worksp currently ex	side the tow ban greenir sues surrou ace will cor ists. The re	n centre. T ng. The dev Inding socia Itribute to th developme	d mixed use relopment w al exclusion he economy nt of the site high quality	vements /ill be i - the / and e would
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Business-led mixed use development	0	-	0	+	+	+	0	+	+	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	business would ha	s-led mixe ave positiv ic growth,	ed use red ve effects particular	levelopme in relation ly if afforc	ent. As this to afford lable work	s option allo able housin	ows for a m ng and socia ffered. The	ix of uses it al inclusion. co-location	would still A mix of us of commer	provide an ses on the cial and res	opportunity site could a sidential use	to deliver s lso be bene es could he	propriate lo some housin eficial for Isl Ip to promo s.	ng, which ington's
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Retention of social and community infrastructure	0	0	0	+	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	compete Social an Station h social ind for an al	e against r nd commu nas closec clusion, a ternative s	more finar unity infras d and is si nd potenti social and	ncially viat structure s tting vaca ially econd I commun	ble land us supports l nt. If an a omic grow ity infrastr	ses in Isling iveable neig Iternative so /th by impro	ton, therefor ghbourhood ocial and co oving oppor the allocati	ore making Is by provid ommunity ir tunities for on could pr	efficient us ling access nfrastructure learning an ove detrime	e of the site to essentia e use could d skills dev ental by res	e and the bo Il services, be found fo elopment. H tricting othe	brough's lim although in or the site it However, if er uses and	nd it difficult hited resour this case th t could prom there is no I failing to m	ces. ne Police note demand

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Conclusion	social ar town cer and com	nd commu ntre it is no nmunity inf	unity infra ot in the r frastructu	structure a nost appro re use for	at the site opriate loo the site v	. Whilst bot cation for a vould not m	h these alte business-le ake the mo	ernatives ha d mixed us st efficient u	ive their me e redevelo use of the l	erits it is cor pment. , wh land. Subjee	nsidered tha illst a failure ct to justifyir	t as the site to secure to the loss	d the retent e is outside an alternativ of social and ht housing n	of the ve social d

Table 1.110: Site Assessment FP8: 113-119 Fonthill Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP8: 113-119 Fonthill Road	++	++	0	+	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	identifies potential well as h Retentio business identifies location space fo locally lis	that the for a tall helping to n of retail ses on Fo the position for busine r busines sted Edwa	site offers building w optimise on the gr nthill Roa ive contri ess uses. s use. The ardian for	an oppor which wou use of the ound floor d. Signific bution to e Retention ere will be mer posta	tunity for ld help to site and will help ant amou of retail c no effect I sorting c	the develop visually me make the m support the nts of busin ent growth a on the groun is on heritag office. The r	oment of a l ediate betwee nost efficien e town centra ness floor sp and the eco and floor will ge from red	ocal landma een the City t use of lan re's vibranc pace will be nomy Finst support Fo eveloping the ent of the si	ark building v North dev d. y and prov provided, pury Park c nthill Road he site but ite would h	isiness floor g of up to 12 relopment a ide good qu supporting an make, gi 's retail cha the design elp to optim ment.	storeys. The ality trading the approact ven its pote racter, secu	the site is id irrounding of space for ch set out ir ential to dev uring service ympathetic	entified as l context heig many of the policy SP6 velop as a s es for reside to the adjo	having hts as local which atellite ents and ining
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	++	+	0	+	+	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	provisio North de Whilst a and buil meet the uses, pa Centre. floorspa The co-l resident	ns of polic evelopment llocating t dings, the borough articularly Given the ce. ocation of s to esser	y FP8 rer ht and low his site fo flexibility 's identifie high-value current e	nain unch ver surrou offered by ed develop e resident mployme cial and re ces such a	anged, fo nding con se comme y a mixed oment nee ial uses, r nt use of t esidential as shops.	r example t text heights ercial and re- use allocat eds. The alt nay be cho he site and uses could There is so	he opportui esidential de tion could a rernative ha sen at the e depending have a pos me potentia	nity for a tal evelopment lso constrait s the poten expense of on intensifi itive effect of al for conflic	Il building w t could have in the ability tial to have delivering the ication, mix on promotir ot between	which would e a positive y to balance a negative he employn and use dev ng liveable r residents a	help to visu effect in ten competing effect on e nent floorsp elopment com neighbourhe	ually media rms of the e demands conomic gr ace within ould see the pods by imp cial occupie	opment. The te between between lar owth becau Finsbury Pa e loss of em proving acce	the City of land nd uses to se certain nrk Town nployment ess for
	Allocatir scheme	ng this site s incorpor	o for mixed ating resid	d-use dev dential us	elopment es. Impro	should hav	e a positive	effect on tl ould also h	he provisio ave a posit	tive effect in	ble housing	, which wo	uld be requi on 0	red from
Reasonable Alternative 2:Residential-led development	++	-	U	Ŧ	++	+	U		U	U	U	U	U	U

IIA Objective / Site	1. HIGH QUALITY BUVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	6. SOCIAL INCLUSION 7. HEALTH	AND WELLBEING 8. GROWTH GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of Alternative 2	This alternative is for reside which would help to visually The site is located in Finsb and non-residential uses an economically thriving town efficient use of the site, this appropriate locations and b residential-led developmen considered that the alterna Centre, which has the pote be contributing towards the A residential-led allocation Park Town Centre where re The most significant positiv required through policy for It is considered that alterna	y mediate between t ury Park Town Cent re likely to be neces centres. Although d could have a negation balance competing d t on this site could be tive is likely to have ntial to develop as a borough's economy could have a positive esidents can be close re effect of alternative residential development	the City North de re, and Primary sary to meet the evelopment of the tive effect with re- lemands for lance oring more reside a significant neg satellite location y or supporting a re effect on the p e to facilities such re 2 would be on ments. Improved	Shopping Area w needs of residen is site for housin- gards to the effic in the borough to ents into the town ative effect on ec for business us range of jobs. romotion of livea ch as shops and of the delivery of ho housing options	wer surrou where compe- nts for servic g and the po- sient use of o provide fo o centre, pot- conomic gro es. If devel- ble neighbo other leisure ousing, and would also l	nding conte eting demar ces and facil otential for in land as it m r a full rang entially imple with. The sit oped for res urhoods, as a activities. particularly have a posit	ext heights. Indes for land lities and po- ntensification ay not focus e of develo roving footfort te is located sidential pu s it would bo- affordable	have to be romote dive on could he is developn pment nee all for local d within Fin rposes, this ring more h housing, w	e carefully b erse, vibrant elp to make nent in the r ds. Whilst I businesses nsbury Park s site will no nousing in to which would	alanced, t and more nost s, it is Town o longer o Finsbury be
Conclusion	Two reasonable alternative residential-led developmen identified development nee balance it was considered for additional employment f	t. Whilst it was felt t ds, and residential-I that business-led de	nat mixed-use de ed development	evelopment could could have posit	l have posit ive effects i	ive effects b n terms of th	by supportir he delivery	ng a range of good-qu	of the borou ality housin	ugh's Ig, on

Table 1.111: Site Assessment FP9: 221-233 Seven Sisters Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP9: 221-233 Seven Sisters Road	++	++	0	++	+	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	and an e up to 15 Increase buildings pedestria amounts Centre, develope Theatre. more po supply a proximity	element of storeys. ed density s cluster. I an link. Th of busine which has ment woul The deve sitively win nd afforda y to the ra	in the form Development as site courses floor s the poter d need to elopment th the stree able housi ilway line	al use. The m of a tall pent could uld provide pace will in tial to dev prospect a promotes pet scene. ing in a m would be	e allocation building i also prove a wide r be provide velop as a and enhar liveable r A small e ixed use o an impor	on identifies is appropria ride an enha nix of town ed, support a satellite lo nce the adja neighbourho element of r development tant conside	te in this lo anced activ centre uses ing employin cation for b acent locally bods and so esidential unt. Delivery eration in th	cation as it e frontage as which will nent growth usiness us r listed build icial inclusion se is allocator of quality h is location.	is highly ac and access have a pos h in the bor es. The sit ding at 141 on by re-pro ated for the pousing whi The redevo	ty for the de ccessible ar ibility impro- sitive effect ough. The e does not -149 Fonthi oviding upg site which ch address elopment of	significant a evelopment nd would for ovements th on provisio site is locate contain any Il Road and raded comr will make a es amenity f the site wo igh quality b	of a local la rm part of a rough a ne n of service ed within Fi heritage as the Grade nunity space small contr impacts in build help to	Finsbury P w potential s. Significa nsbury Parl ssets howe II* listed Ra to that will in ibution to h relation to th optimise us	ilding of Park tall nt K Town ver, the ainbow nteract ousing ne sites
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	++	-	0	-	++	+	0		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1		ernative is of up to 1			ise. The c	other provis	ions of polic	cy FP9 rem	ain unchan	ged, for exa	ample the d	evelopmen	t of a local	andmark

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	and non econom efficient appropri resident consider no longe which ha liveable resident Allocatir needs, b	-residentia ically thriv use of the iate locatio ial-led dev red that the er be contri as the pot neighbou s to esser	al uses ar ing town e site, this ons and b velopmen e alternat ibuting to ential to o choods, ir tial servio	e likely to centres. A could hav alance co t on this s tive is likel wards the levelop as acluding th ces.	be neces lthough d ve a nega mpeting c ite could t y to have borough a satellite rough the developm	sary to mee levelopmen tive effect v demands fo pring more a significar 's economy e location fo loss of exi	et the needs t of this site vith regards r land in the residents in nt negative or supporti or business sting comm	s of residen to the effice borough to to the town effect on econg a range uses. The unity uses	nts for servi g and the p cient use of o provide for centre, po conomic gr of jobs. Th alternative on the site	eeting dema cost and fac obtential for land as it r or a full ran- tentially imp owth. If dev ne site is loc could have – this object meeting one	cilities and p intensificati nay not focu ge of develo proving foot reloped for r cated within a minor ney ctive seeks i	romote div on could h us develop opment nee fall for loca esidential p Finsbury F gative effect improved a	e carefully b erse, vibran elp to make ment in the r eds. Whilst I businesses purposes, th Park Town C ct on the pro access for al rity developr kely to have	t and more most s, it is sis site will centre, omotion of l ment
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	++	++	0	-	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	unchang Busines	ged, for ex s led deve	ample for	r example would hav	the re-pro	ovision of co ve effect or	ommunity o n economic	pportunity for growth and	or the develor l optimise u	opment of a use of the s	local landma	rk building	olicy FP9 rer of up to 15 st e in a town c nic growth to	oreys. entre

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	site for b borough alternativ	usiness-le within Fir /e could h	ed develo Isbury Pa ave a mi	pment cou irk Town C nor negativ	uld help to Centre. Th ve effect	owards me his would he on the pror	eting target elp create e	s for busine mployment eable neigh	ess floorspa opportunit bourhoods	s a satellite ace, and fos ties that wou s, including t	ter sustaina	able econor social inclu	nic growth i sion objectiv	n the ves. The
Conclusion	Although providing	n positive o g main tov	effects co vn centre	ould be rea uses with	lised thro business	ough both r s floorspace	esidential-le and an ele	ed and businement of res	ness-led de sidential us	l-led develo evelopment se, alongside ark Town Ce	it is consid the re-pro	ered that a	mixed-use	allocation

Table 1.112: Site Assessment FP10: Former George Robey Public House, 240 Seven Sisters Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP10: Former George Robey Public House, 240 Seven Sisters Road	+	++	0	+	0	0	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	Develop effect or realm wi Seven S conserva Finsbury support	ment of th the local hich can ta Sisters Roa ation area / Park is li	ne site wil environm ake advar ad will imp although kely to su gh's herita	l bring a c nent. Plann ntage of a prove the developm pport visit	entrally lo ning perm relatively quality of nent will h ors to Lo	ness floorsp pocated site b hission for a large amou the A1 and have to be s ndon rather part from the	back into us pplication P unt of paver A3 units. T ympathetic than busine	e. A new bu 2017/3429, nent space he previous to the adjacess users p	uilding wou /FUL has b here. The building o cent Grade roviding gr	Id complete een approv redevelopm n the site h II* listed Ra eater suppo	red and will nent and re- as been de ainbow The ort to Londo	see improv provision o molished ar atre. A cen n's econom	ements to t f the retail u nd the site is trally locate ny and may	he public Inits on s not in a d hotel in help

IIA Objective / Site	1. HIGH QUALITY QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	NCLUSION 7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH 9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY 12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY 14. NATURAL RESOURCES
	As development of this site		2019 it is proposed	to remove the alloca	ition from th	e Site Allocations DPD).
Reasonable alternative summary	No reasonable alternative	was identified.					

Table 1.113: Site Assessment FP11: 139-149 Fonthill Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP11: 139-149 Fonthill Road	++	+	+	+	+	+	0	++	+	0	0	+	0	+
Commentary on assessment of likely significant effects of site allocations	A mix of Developi sustaina involved affordabl significat reduce b improved commerce	retail, offi ment shou ble neighl with the f le housing nt amount varriers to d retailing cial centre	ice and re uld protect bourhood fashion in g supply in t of new b employm units for e of Finsb	sidential o t and enh s by provi dustry on n a highly usiness fl uent and h the large a ury Park.	developm ance the ding repla Fonthill R accessibl oor space ave a mir amount of	ent could c locally liste acement ref oad. An ele le location. a around the nor positive f local busin	nent to inclu ontribute to d building w ail space are ement of res Redevelope e station. Th effect in rel nesses on F	the vitality within the sit and office sp sidential use ed business is can also ation to soc onthill Roa	and viability te at 141-14 ace that ca e will make s floor spac support a r cial inclusio d, contribut	y of the spe 49 Fonthill F in potentiall a small cor e will benef range of em n . The red ing to the v	cialist shop Road. The c y be used b ntribution to it the econo ployment ty eveloped re ibrancy and	ping area o levelopmen by local busi the housin omy and co pes an opp tail space v l viability of	n Fonthill R it will promo g supply an ntribute to th portunities th vill also pro- this importa	ote d those d he hat can vide
Reasonable alternative summary	No reaso	onable alt	ernative v	vas identif	ied. The s	site has pla	nning perm	ission that a	accords wit	h the uses	proposed ir	the draft a	llocation.	

Table 1.114: Site Assessment FP12: 179-199 Hornsey Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP12: 179-199 Hornsey Road	+	++	++	+	+	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	residenti The alloo space th an increa listed bu	cation see lat is bette asing resid ilding on s	h the prov ks to opti r able to a dential po site and th	vision of D mise the u adapt to c pulation. ⁻ ne Grade I	1/D2 floo use of the hanging r The site h I listed bu	rspace. listed build needs. D1 c as significa uilding oppo	ling. The ret community u int heritage psite the site	tention of so use will com considerati a at 254, 25	ome D1 co plement a ons and de 6 and 260	mmunity us ny residenti evelopment Hornsey Ro	e floor spac al use and should prot bad. Re-pro	ce should a provide soc ect and enl vision of cc	ermission fo llow the cre cial infrastru hance the lo ommunity us ial element.	ation of cture for ocally ses will
Reasonable alternative summary	No reaso	onable alte	ernative w	vas identif	ied. The s	site has pla	nning permi	ssion that a	accords wit	h the uses	proposed in	the draft a	llocation.	

Table 1.115: Site Assessment FP13: Tesco, 103-115 Stroud Green Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP13: Tesco, 103- 115 Stroud Green Road	+	++	0	+	++	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant	The allo	cation is a orspace is	n opportu importar	inity to re- it in servin	provide r	etail floorsp eds of local	and D1 uses bace and ad residents. In hsport links.	d residentia	al floorspac on to provic	e in Finsbu de housing i	ry Park tow s appropria	n centre. Tl te, taking a	he re-provis dvantage o	f the

IIA Objective / Site effects of site allocations	also cre services	ate more : for reside	sustainab ents. The	le and atti intensifica	ntribute per ractive ref	ail space the site will ne	et will have	economic ell designe	benefits fo d so as to c	r the Finsbu	iry Park tow	n centre ann tronserv	EFFICIENCY EFFICIENCY Ind maintain ation area a arties	local
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	0	-	0	-	++	+	0		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	The site likely to centres. could ha balance site coul to have borough neighbo Allocatir needs, b	is located be necess Although ave a nega competin d bring m a significa 's econon urhoods v	I in Finsbo sary to me developm ative effect g demand ore reside ant negative ny or supp which this e for reside	ury Park T bet the ne hent of thi t with reg ls for land ents into th ve effect o borting a r objective ential-led	own Cen eds of res s site for ards to th i in the bo ne town c on econor ange of jo seeks im developm	tre where c sidents for s nousing and e efficient u rough to pr entre, poter nic growth. obs. The alt proved acce	ervices and the potent se of land a ovide for a ntially impro lf developed ernative con ess for all re nave a posit	emands for I facilities a ial for inten as it may no full range o ving footfal d for reside uld also hav esidents to tive effect ir	a land have nd promote sification c of focus dev f developm I for local b ntial purposi- ve a minor essential se n terms of r	to be caref e diverse, v ould help to velopment i nent needs. ousinesses, ses, this sit negative ef ervices. meeting one	ibrant and e o make more n the most a Whilst resid it is conside e will no lon fect on the p e of the bore	economical e efficient u appropriate lential-led o ered that th ger be con promotion o pough's prior	e-residential ly thriving to use of the si e locations a developmen e alternative tributing tov of liveable rity develop kely to have	wm te, this ind it on this e is likely vards the ment

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	0	+	0	-	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	additiona help the help crea an appro	al busines council w ate emplo opriate tov	s floorspa ork towar yment op vn centre	ace in the ds meetin portunities use, the f	borough g its targe s that wou ocus on b	to meet pro ets for busin uld support ousiness-lea	jected econ ness floorsp the council'	omic growt ace, and fo s social inc ent may not	h to 2036. oster sustain lusion obje t help to ba	Allocating the second nable econd ctives. While lance other	his site for l omic growth st the provi competing	business-le n in the bor sion of bus demands	elopment ne d developm ough. This v iness space for uses with identified.	ent could would would be
Conclusion	Although requiring	n positive the re-pr	effects co ovision of	uld be rea	alised thro I commur	ough both re hity uses ale	esidential-le	d and busir	ness-led de	velopment,	it is consid	lered that a	led develop a mixed-use onsidering i	allocation

Table 1.116: Site Assessment FP14: Andover Estate

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP14: Andover Estate	++	++	0	++	++	+	+	++	0	0	0	0	0	0
Commentary on assessment of likely significant	improvei Develop	ments. ment will i	ntensify t	he resider	ntial dens	ity of the es	usiness and tate and wi Id help with	ll improve tl	ne public re	alm, increa	ising conne	ctions and	permeabilit	y and

IIA Objective / Site	1. HIGH GUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE NEIGHBOUR 5. HOUSING 6. SOCIAL NOLITY 5. HOUSING 6. SOCIAL NOLITY 6. SOCIAL INCLUSION 8. ECONOMIC GROWTH 9. NEED TO TRAVEL 11. 11. 11. 12. CLIMATE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE
effects of site allocations	a neutral effect has been identified Intensification of residential will provide affordable housing and commercial uses will create economic benefits and employment opportunities. Infill development seeks to make the most efficient use of previously developed land and the affordable workspace located in converted former garages will provide flexible spaces to adapt to different businesses needs. Development will promote the estate as a more liveable neighbourhood, providing new retail and commercial space and a significant amount of affordable workspace that will potentially enable local people to secure business space.
Reasonable alternative summary	No reasonable alternative was identified. The site is a housing estate owned by the London Borough of Islington (LBI) identified as having potential to accommodate additional housing development and has planning permission that accords with the uses proposed in the draft allocation.

Table 1.117: Site Assessment FP15: 216-220 Seven Sisters Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
FP15: 216-220 Seven Sisters Road	++	++	0	+	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	Retail ar efficient centre. T and the support social in Rainbow	nd office u use of a to The intens wider econ a range of clusion. N	ses are w own centr ification c nomy tha f employn ew develo More reta	vell placed re site prev of office sp t Finsbury nent types opment ha	on this s viously us ace supp Park cou and oppo as potentia	ite taking a ed for B8 s orts the ap Id make, gi ortunities th al to improv	n retail at gr dvantage of storage by d proach set o ven its pote nat can redu ve the street ffect on pror	its exceller eveloping a put in SP6 v ntial to dev ce barriers scene, but	nt transport a mix of use which ident elop as a s to employr t will need t	es that cont ifies the pos atellite loca ment and ha	ribute to the sitive contril ation for bus ave a minor and enhance	e commerci oution to er iness uses positive ef e the adjace	al offer of th nployment g . This can a fect in relation ent Grade II	ne town growth Iso on to * listed

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	++	+	0	+	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	contribut Although allocatio because thereby mixed us relation The co-l residents noise, w Allocatin schemes	ting to a b the altern n could al certain us impacting se develop to econom ocation of s to essen aste and g this site s incorport	etter qual native wo so constra- ses, partic on potent oment wo nic growth commerce tial servic vehicle mo for mixed ating resid	ity enviror uld have a ain the ab cularly hig tial emplo uld contril is consid cial and re ces such a covements d-use deve dential us	a positive ility to bal h-value re yment gro bute towa ered to be esidential as shops. associate elopment es. Impro	d the wider effect in ter lance comp esidential u owth and Fi ards an inter e a minor p uses could There is sc ed with bus should hav ved housing	character of rms of the e beting dema ises, may b insbury Par nsification of ositive. have a pos ome potentia iness opera re a positive	f the area. afficient use nds betwee e chosen at c's potentia f some con itive effect on al for conflic ting hours a e effect on the ould also ha	of land an en land use t the expen I to develop nmercial us on promotin ct between and deliver he provisio ave a posit	es to meet the se of delive p as a satel se on the sit ng liveable to residents a ry and service on of afforda ive effect in	the flexibili the borough' ring the em lite location e and there neighbourh nd commer cing require ble housing	ty offered b s identified ployment fl for busines fore on bal oods by imp cial occupie ments.	by a mixed-u developme loorspace o ss uses. Ho ance the eff proving acce ers, resulting uld be requi	nt needs. n site, wever, a fect in ess for g from the
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	++	-	0	+	++	+	0		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	environn Developp most app developr negative demands has the p into the t effect on A reside Town Ce The mos required	nent and t ment of th propriate l ment of th effect wit s for land potential t town cent economi ntial-led a entre whe st significa through p	the wider his site for locations is site for th regards in the bor o develop re, potent c growth. Illocation re resider ant positiv policy for at alterna	character housing a housing a to the eff rough to p as a sate ially impro- could have to could have the effect of residential	of the are could hav ce compe- and the po- icient use rovide for ellite locat oving footf e a positiv close to f alternativ developr	ea, but will i e a negativ eting demar otential for i e of land as a full range ion for busi fall for local ve effect on facilities sur ve 2 would ments. Impo	need to res e effect wit nds for lanc ntensification it may not e of develop ness uses. I businesse the promo ch as shops be on the d roved hous ect with reg	pect and en h regards to in the boro on could he focus devel- oment need Whilst resid s, it is consi tion of livea s and other elivery of he ing options	the efficient of the efficient ough to proving to make opment in t is. The site dential-led of idered that ble neighbor leisure action ousing, and would also	adjacent G nt use of la vide for a fu more efficie he most ap is located v development the alternation ourhoods, a vities. I particularl have a pos	rade II* liste nd as it may II range of d ent use of th propriate lo within Finsb nt on this sit tive is likely as it would b y affordable itive effect i	ed Rainbow / not focus development in e site, this cations and ury Park To te could brite to have a second pring more lagent housing, with terms of	developme nt needs. Al could have d balance c own Centre ng more res significant n housing in t which would social inclus	nt in the Ithough a ompeting , which sidents egative o Angel I be sion.
Conclusion	residenti identified balance location	al-led dev d develop it was cor	velopment ment need nsidered t Primary Sh	t. Whilst it ds, and re hat busine	was felt t sidential-l ess-led de	hat mixed- led develop evelopment	use develop oment could with retail	oment could I have posit floorspace a	l have posit ive effects i at ground fl	tive effects in terms of oor level wa	by supporti the delivery as most app	ng a range of good-qu propriate fo	evelopment of the boro uality housir r this site gi Finsbury Pa	ugh's ng, on ven its

 Table 1.118 Site Assessment ARCH1: Vorley Road/Archway Bus Station

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH1: Vorley Road/Archway Bus Station, N19	++	++	0	+	++	+	+	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site	SMEs. T	he allocat	tion identi	fies that th	ne northe		in element o le site prese ings.							
allocations	optimise providing would pr	the use of addition	of previous al opportu ordable ho	sly develo unity for er ousing as p	ped land nploymer part of an	and buildin nt and incre ly residentia	l business fl gs. This sho ase the sup al element. F ilities and ar	ould improv ply of resid Permeability	e access to lential floor	o town cent space all of	re uses, fos which resu	ter econom It in positiv	nic growth the effects. The	hrough
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use development	++	++	0	+	+	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	example ARCH1 Some ho	for exam is located busing wo	ple the op within a ⁻ uld be de	portunity Fown Cen livered as	for the de tre but is part of m	evelopment owned by L hixed-use de	nd commer of a local la B Islington evelopment nent would l	ndmark bu who are co leading to	ilding of up ommitted to a minor po	to 15 store delivering sitive effec	eys and perr a residentia t with regard	neability in I-led schen ds to object	nprovement ne in this loo tive 5, but a	s. cation. Ilocating

IIA Objective / Site			-	•	-			-			brown 117 117	12. CLIMATE CHANGE co-	13 13 13 13 13 13 13 13 13 13 13 13 13 1	a namou Natural Resources
IIA Objective / Site	of differe	EPICIENT LOLLINI	mproving EKITAGE	IVEABLE GHBOUR ODS	a variety SUALITY DUALITY	of facilities	for resident AD ELLBEING	s, workers	and visitor 9. NEED TO 9. NEEL	10. OPEN SPACE	DOIVERS	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	rural sources
Reasonable Alternative 2: Business-led development	++ ++	++ USE LAN	0 3 1	- HOI	0 9. Н QU	0 0 0	0 AND WEL	+ ECC GR	0 1R/ TR/	0 210. SPZ	0 11. 170	0 CH.	0 713. EFF	0 NA RFG
Commentary on assessment of likely significant effects of Alternative 2	remain u improve Busines There is this site borough busines competi	Inchange ments. s led deve a signific for busine . This woo s space w	d, for example elopment ant develor ess-led de uld help c rould be a ids for use	mple for e would hav opment ne velopmen reate emp n appropri es within to	xample the re a position and for accurate to the could he loyment of iate town	ne opportur ive effect or Iditional bus elp towards opportunitie centre use	nity for the d n economic siness floors meeting ta es that would , the focus c	evelopmen growth anc pace in the gets for bu d support th on business	t of a local contribute borough isiness floc ne council's s-led devel	landmark to to meet pro- prspace, an s social incl opment cou	building of u le wider ecc jected econ d foster sus usion objec Ild however	p to 15 stor pnomy of Ai omic growt tainable ec tives. Whils may not he	ions of polic reys and per rchway Tow h to 2036. A onomic grov st the provisi elp to balance able neighb	n Centre. Nocating with in the ion of ce other
Conclusion	Whilst it and bus opportu	was felt t iness-led nity to deli	hat mixed developm ver a sigr	-use deve ient could iificant am	lopment have pos ount of n	could have sitive effects ew housing	positive effe s in terms of g to contribu	ects by sup supporting te towards	porting a ra g economic meeting th	ange of the growth, the borough's	borough's i e site is con s identified i	dentified de sidered to need in an	ss-led develo evelopment provide an accessible t cent to othe	needs, own

IIA Objective / Sit	1. HIGH QUALITY QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	6. SOCIAL INCLUSION 7. HEALTH AND	WELLBEING 8. ECONOMIC GROWTH 9. NEED TO	IRAVEL 10. OPEN SPACE	11. BIODOIVERS ITY 12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY 14. NATURAL RESOURCES
		n the neighbouring Gird ance on balance it is co					sisting employment use opment is appropriate.

Table 1.119 Site Assessment ARCH2: 4-10 Junction Road (buildings adjacent to Archway Underground Station)

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH2: 4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ	+	÷	0	+	0	÷	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo contribu line with	cation will ting to the the socia	contribut economi l inclusior	e positivel c growth c ì objective	y to the vi of the borc . The site	itality and v bugh. This s is in a high	should provi ly accessib	e town cen ide more op le location,	tre, optimis oportunity f adjacent to	or residents	to access Station. An	employmer improved s	ed land and nt in the bor hopfront de aracter.	ough, in
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	0	+	0	+	+	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	Although allocation The alter be chose mixed us economi The co-lo residents noise, wa Allocatin	the altern n could al rnative ha en at the e se develop c growth i ocation of s to esser aste and g this site	native wo so constra s the pote expense co oment cou is conside commerce tial service vehicle manual for mixed	uld have a ain the ab ential to ha of deliverin uld contrib ered to be cial and re ces such a ovements d-use deve	a positive ility to bal ave a neg g the em ute towar minor pos sidential u s shops. associate	ance comp lative effect ployment flo rds an inten sitive. uses could There is so ed with busi	ms of the e eting deman on econom porspace or sification of have a posi me potentia ness opera e a positive	fficient use nds betwee ic growth b n the site, th some com tive effect o al for conflic ting hours a effect on th	en land uses ecause cer nereby impa mercial use on promotin t between and delivery ne provisior	s to meet th tain uses, p acting on po e on the site og liveable r residents an y and servio n of afforda	te borough' particularly potential emp e and theref neighbourho nd commerc cing require ble housing	s identified high-value bloyment gr fore on bala bods by imp cial occupie ments. , which wo	y a mixed-u developme residential u rowth. How ance the effe proving acce ers, resulting uld be requi on.	nt needs. uses, may ever, a ect on ess for g from the
	It is cons	sidered that	at alternat	tive 1 wou	ld have a	neutral effe	ect with rega	ards to the	other IIA of	ojectives.				
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	0	-	0	-	++	+	0	-	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON ENVIRON 2. EFFICIE USE OF LAND	3. HERITAGE 4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY 6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of Alternative 2	The site is located w likely to be necessar centres. Developmed development in the r needs. A residentiall town centre and this improved access for The most significant required through poli	ry to meet the need ent of this site for h most appropriate lo ed development w is likely to have a all residents to es positive effect of a	ds of residents for s ousing could have ocations and baland rould not contribute minor negative effe sential services.	services and a negative e ce competing towards the ect on econo be on the de	facilities an effect with re g demands provision comic growth elivery of ho	nd promote egards to th for land in of retail, em and the pr busing, and	diverse, vik the efficient of the borough poloyment o comotion of particularly	orant and e use of land n to provide r other use liveable ne affordable	conomically as it may r of or a full r s which con ighbourhoo housing, w	y thriving too not focus ange of dev ntribute tow ods, which so which would	wn elopment ards the eeks be
Conclusion	It is considered that a Two reasonable alte residential-led develor identified developme balance it was considered location within a Prin	rnatives to the bus opment. Whilst it w ent needs, and resi dered that busines	siness-led allocation vas felt that mixed- idential-led develop s-led development	n for ARCH2 use develop ment could with retail fl	were ident ment could have positiv oorspace at	tified: mixed have positive effects in t ground flo	d-use reside ive effects b n terms of th oor level was	by supportir ne delivery s most app	ng a range of good-qu	of the borou ality housin	ugh's ig, on

Table 1.120 Site Assessment ARCH3: Archway Central Methodist Hall, Archway Close

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH3: Archway Central Methodist Hall, Archway Close, N19 3TD	+	+	+	+	0	0	0	+	0	0	0	0	+	0
Commentary on assessment of	ARCH3 i ground fl		d for refu	rbishment	/redevelo	pment to c	reate a cultu	iral hub in <i>i</i>	Archway To	own Centre	. Retail use	might be a	cceptable o	n the

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
likely significant effects of site allocations	Therefore allocation have a p	re, the allo on recogni positive ef	ocation ha ses the hi fect with r	as a positiv storical m regards to	ve impact erits of th resource	on econom e building a efficiency.	nic growth, and sugges Bringing th	neighbourh ts refurbish e building b	lood liveabi ment as a back into us	ility and the way to bring se would als	vitality of A g the buildin so contribute	rchway tow g back in to e towards tl	d developing n centre. Th o use, which he characte ation at the s	ne n would r of the
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use development	0	+	-/0	-	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	Mixed-u building positive have a p the need Islingtor	se could r and the s effect in t positive ef d to balan i's limited	make mor urroundin erms of e fect on the ce compe supply of	e efficient g conserv conomic g e delivery ting dema social and	use of a cation area prowth, an of afforda ands for la d commur	currently ur a if the desi d for social able housing and in the b	nderused si gn is not ca inclusion if g if housing orough, it is ucture floors	te, but coul arefully cons it creates j were to be considered space. This	d have a n sidered and jobs that he delivered d a mixed-u	egative imp d executed. elp resident as part of a use allocation	act on the s A mixed-us s' access er mixed-use on would res	ignificance se developr nployment. developme sult in the le	own centre l of the local ment could l . In addition, ent. Howeve oss of some on to liveable	ly listed nave a , it could er, given e of
Conclusion	scheme loss of s	could hav come of Is	/e positive lington's l	e effects ir imited sup	terms of oply of soc	[:] supporting cial and cor	a range of nmunity inf	uses to me astructure	eet the boro floorspace	ough's deve to the detri	lopment ne	eds, it woul s for the Ar	Although a r ld also resul rchway Cult ppropriate.	It in the

Table 1.121 Site Assessment ARCH4: Whittington Hospital Ancillary Buildings

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH4: Whittington Hospital Ancillary Buildings, N19	0	0	0	++	+	+	++	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo Hospital econom	cation has is a signif y by provi	s a cumula ficant pos ding empl	ative impa itive bene loyment o	ct on the fit in term pportuniti	s of creating es. It will als	f social infra g liveable n so have sig	astructure ir eighbourho nificant pos	n the borou ods by prov itive health	gh. The reloviding esse impacts. T	ntial social s here is also	services ar a provisio	Mental Heal nd supportin n of residen ider and res	g the tial units
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	0	0	0		++	+		-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	have sig negative Allocatin needs, b	nificant ne effect on g this site	egative ef economic for reside ng addition	fect on he c growth. ential-led o	alth and I developm	iveable neio ent would h	ghbourhood nave a posit	ls. Given th ive effect in	e employm n terms of n	ent genera	ting use on of the borc	the site it v bugh's prior	site which w vould also h ity developr kely to have	ave a ment

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	0	0	0		0	+		+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	significa business This wou minor po	nt develop s-led deve uld help cr ositive give	oment nee elopment o reate emp en the em	ed for add could help ployment c ployment	itional bu towards opportunit generatir	siness floor meeting tar ties that wo	space in the gets for bus uld support ne site curre	e borough t siness floor social inclu ntly. In add	o meet pro space, and usion objec lition the lo	jected ecor I foster sust ctives. The e ss of social	iomic growt ainable ecc economic be	h to 2036. Inomic groven nefits over	e. There is a Allocating th wth in the bo rall are likely lth care pro	nis site for prough. y to be a
Conclusion	Although requiring	n positive g the provi	effects co ision of he	ould be rea	alised thro along an	ough both re d retaining	esidential-le	d and busir	ness-led de	evelopment	, it is consic	lered that a	s-led develo mixed-use e considerir	allocation

Table 1.122 Site Assessment ARCH5: Archway Campus, Highgate Hill

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH5: Archway Campus, Highgate Hill, N19	+	++	0	+	++	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant	The allo	cation of t	his site wi	ill substan	tially cont	ribute to ho	ment with co ousing provi highly acce	sion in the	borough, in	cluding the	provision o	f affordable time, and o	e housing, to developmer	o help nt should

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. H QU	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
effects of site allocations	local ch	aracter of	the area a	and promo	ote a high	quality buil	oting a more t environme ts are unce	ent. An impl	roved publi	c realm and	links to Ar	e site can ł chway Tow	nelp to enha vn Centre co	nce the uld help	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Reasonable Alternative 1: Mixed-use development	+	++	0	+	+	0	0	+	+	0	0	0	0	0	
Commentary on assessment of likely significant effects of Alternative 1	uses). T improve Some h	Ilternative is where this site would be amended so that the allocation is for mixed-use development (including residential and commercial . The other provisions of policy ARCH5 remain unchanged, for example that development proposals should contribute towards and ved public realm and linkages to Archway town centre. housing would be delivered as part of mixed-use development, leading to a minor positive effect with regards to objective 5, but allocating to for mixed-use rather than residential-led development would likely lead to less new homes secured overall.													
	Mixed-u	se develo	pment ma	ay have lin	nited posi	itive effects		neighbourh	noods, ecor	nomic grow			vel, through	the co-	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	example Business significa business	his alternative is where this the allocation is for business-led development. The other provisions of policy ARCH5 remain unchanged, for kample for example that development proposals should contribute towards and improved public realm and linkages to Archway town centre. usiness led development would have a positive effect on economic growth and optimise use of the site for employment use. There is a gnificant development need for additional business floorspace in the borough to meet projected economic growth to 2036. Allocating this site for usiness-led development could help towards meeting targets for business floorspace, and foster sustainable economic growth in the borough. his would help create employment opportunities that would support social inclusion objectives.												
Conclusion	Whilst it and busi opportur	was felt tl iness-led nity to deli	hat mixed developm ver a sigr	-use deve ent could ificant am	lopment of have postount of n	could have sitive effects ew housing	positive effe	ects by sup supporting te towards	porting a ra geconomic meeting the	inge of the growth, the e borough's	borough's i site is con	dentified de sidered to p	evelopment	needs,

Table 1.123 Site Assessment ARCH6: Job Centre, 1 Elthorne Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH6: Job Centre, 1 Elthorne Road , N19 4AL	+	++	0	+	+	+	0	++	0	0	0	0	0	0
Commentary on assessment of	ARCH6	is allocate	ed for bus	iness led r	nixed-use	e developm	ent, includir	ng provisior	n of SME w	orkspace, v	vith an elem	hent of resi	dential use.	1

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
likely significant effects of site allocations	centre. providing effects.	This shoul g addition The alloca	d improve al opportu ation will c	e access to inity for a optimise th	o town ce range of le use of	ntre uses a employmen previously o	nd increase it types and	e diversity a increase the and and pro	nd vibranc ne supply o ovide afford	y in the cer f residentia lable housii	itre; foster e I floorspace ng as part o	economic g e, all of whit f any resid	ocation in the rowth throug ch result in p ential eleme	gh positive
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	0	-	0	0	++	+	Ō		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	to be ne The dev most ap resident consider no longe Allocatin needs, b	cessary to elopment propriate ial-led dev red that th er be contron	o meet the of this alte locations velopment is alternat ributing to for reside ng addition	e needs of ernative c and balan t on this si ive is likel wards the ential-led c	residents ould have ce compe te could l y to have borough developm	s for service e a negative eting demar oring more a significan 's economy ent would h	es and facili e effect with nds for land residents in nt negative r, supporting nave a posit	ties and pro regards to in the boro to the town effect on ec a range of ive effect in	omote dive the efficien ugh to prov centre, po conomic gro f jobs or co	rse, vibrant at use of lar vide for a fu tentially imp owth. If dev ntribute tow	and econor ad as it may Il range of c proving foot eloped for r vards future	mically thri not focus of developme fall for loca residential p economic bugh's prior	dential uses ving town ce developmen nt needs. W I businesses purposes, th growth. rity developn kely to have	entres. t in the hilst s, it is is site will nent

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	0	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	optimise in the bo for busir	e use of th prough to	e site for meet proj space, an	employme ected eco d foster su	ent use in nomic gro	a town cen owth to 203	tre location 6. Allocating	. There is a g this site fo	significant br business	developme led develo	ent need for pment coul	[,] additional d help towa	site would he business flo ards meeting unities that v	orspace targets
Conclusion	Althougl requiring	n positive	effects co s uses wi	ould be rea th SME wo	alised thro	ough both re	esidential-le	ed and busi	ness-led de	evelopment	, it is consic	lered that a	s-led develo mixed-use ng uses and	allocation

Table 1.124 Site Assessment ARCH7: 207A Junction Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH7: 207A Junction Road, N19 5QA	+	++	0	+	+	0	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo affordab	cation opti le housing	imises the g as part o	e use of pr of any resi	eviously dential el	developed ement, but	ntial to re-pr land, and co careful cons esidential a	ontributes to sideration n	o the provis nust be giv	sion of hous en to the cl	ose proximi	ty of railway	y infrastruct	ure and

IIA Objective / Site					H ک o d, which o		HLTH HLTH HEALTH Vely contribute a and prom					TCLIMATE CHANGE Trial biological	13. 13. Polanac EFFICIENCY Iolanac University 100	out of the sources
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use development	+	+	0	-	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	uses). D efficient that ther floorspa Some h	evelopme use of the re is poter ce needed ousing wo	ent of the e site. Mix ntial with r d to suppo puld be de	site can h ed use de nixed use ort Islingto livered as	elp to enh evelopmen allocatior on's project part of m	hance the lo ht would ha hs that high oted econor hixed-use do	ocal charact ve a positiv er-value res nic growth. evelopment	er of the an e effect in t idential use , leading to	ea and pro erms of the es may be a minor po	mote a higl e efficient u chosen at t ositive effect	n quality bui se of land a he expense	It environm nd building of deliverir ds to objec	al and comm ent and help s. It is howe ng the emplo tive 5. Afford	o to make ever noted oyment
	opportu	nities that	would su	pport soci	al inclusio	on objective				-		ould help c	reate emplo	oyment

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	+	+	0	-	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	Develop develop	ment of th ment wou	ne site ca Id have a	n help to e positive e	enhance t ffect on e	he local cha	aracter of th owth. This	e area and would help	promote a create em	high qualit ployment o	y built envir pportunities	onment. Bu	support so	
Conclusion	Whilst it and bus	was felt tl iness-led	hat mixeo developn	d-use deve nent could	lopment of have pos		positive effe	ects by sup	porting a ra economic	ange of the growth, the	borough's i site is con	dentified de sidered to ا		

Table 1.125 Site Assessment ARCH8: Brookstone House, 4-6 Elthorne Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH8: Brookstone House, 4-6 Elthorne Road, N19 4AJ	0	+	0	0	0	+	0	+	+	0	0	+	0	+
Commentary on assessment of likely significant	building: The allo	s/extensio cation will	ns to acc have a p	ommodate	e addition ect in opti	al business mising the	ce through t floorspace use of previ s should pro	ously deve	loped land	and buildin	gs and incre	easing the o	density of b	usiness

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. H QU/	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
effects of site allocations	allocatio	n, will imp	prove the	quality of	the enviro	nment by r	educing car	use in line	with objec	tive 9. In tu	rn this shou	ld have a r	gly encourag minor positiv locally listed	e effect
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	0	+	0	+	+	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	Although allocatio The alte be chose	n the alter n could al rnative ha en at the e	native wo so constrats the pote expense c	uld have a ain the ab ential to ha	a positive vility to bal ave a neg ng the em	effect in ter ance comp ative effect ployment fl	eting dema on econom oorspace or	fficient use nds betwee nic growth b n the site, tl	en land use because ce hereby imp	es to meet t ertain uses, pacting on p	he borough' particularly	s identified high-value ployment g	by a mixed-u d developme residential u prowth. Given	ent needs. uses, may
	resident	s to esser	ntial servio	es such a	as shops.	There is so	me potentia	al for conflic	ct between	residents a		cial occupi	proving acc ers, resultin	
											ble housing terms of so		ould be requi ion.	ired from
	It is cons	sidered th	at alterna	tive 1 wou	ıld have a	neutral eff	ect with reg	ards to the	other IIA o	bjectives.				

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	0	+	0	+	++	+	0		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	the mos is locate be nece resident is consident will no lo resident alternati A reside resident delivery options	t appropri d within A ssary to n ial-led de dered that onger be d ial-led de ve has be ntial-led a s can be of housin would als	ate location archway T neet the n velopment the alterr contribution velopment en assess allocation close to fa g, and pa o have a p	ons and ba own Cent eeds of re- t on this si- native is lil g towards t would leased as hav could have could have cilities sup rticularly a positive ef	alance co re where sidents fo te could k kely to have the boro ad to the l ving a sig e a positiv ch as sho ffordable fect in ter	mpeting de competing or services oring more ve a signific ugh's econ loss of emp nificant neg ve effect on ps and othe housing, w ms of socia	mands for I demands for and facilitie residents in cant negativ omy or supp loyment flo gative effect the promoter er leisure ac	and in the k or land have s and prom to Archway re effect on porting a ra- porspace and in relation ion of liveal ctivities. The be required	borough to to be care ote diverse town centr economic nge of jobs d not contri to economi ble neighbo e most sign through po	provide for fully baland , vibrant ar re, potentia growth. If d . The site is bute toward c growth. purhoods, a ificant posi olicy for res	a full range ed, and non d economic ly improving eveloped fo currently fu ds future ec s it would b tive effect o	of develop n-residentia cally thriving footfall fo r residentia ully in empl onomic gro	cus develop ment needs al uses are l g town cent r local busir al purposes, oyment use owth. As suc housing whe e 2 would be . Improved l	s. The site likely to re. Whilst nesses, it , this site e, a ch this ere e on the
Conclusion	Two rea resident identified balance	sonable a ial-led de d develop it was co	Ilternative velopmen ment nee nsidered t	s to the bu t. Whilst it ds, and re hat the int	usiness-le was felt t sidential- ensificatio	ed allocation hat mixed- led develop on of busin	n for ARCH	B were iden ment could have positi cluding the	tified: mixe l have posit ive effects i provision o	d-use resic tive effects in terms of f co-workin	by supportii the delivery g space wa	ng a range of good-qu s most app	developme of the boro uality housir propriate for	ugh's ng, on

 Table 1.126 Site Assessment ARCH9: 724 Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH9: 724 Holloway Road, N19 3JD	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo borough	cation aim , which is	ns to achie a main di	eve a limit	ed increa	se in busine		ce which w	ill contribut	te to the ov			ess floorspa nt in the bo	
Reasonable alternative summary	No reaso	onable alt	ernative v	vas identif	ied. The s	site has pla	nning permi	ssion that a	accords wit	h the uses	proposed in	the draft a	Illocation.	

Table 1.127 Site Assessment ARCH10: Elthorne Estate, Archway

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH10: Elthorne Estate, Archway, N19 4AG	+	+	0	+	++	+	+	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo housing realm im	cation aim will be pro	is to optin ovided as nts should	nise the us part of the l improve	se of land e develop the qualit	and positive ment, whic and the loca	h is likely to al environm	ute to the p have posit ent making	rovision of ive effects the neight	residential f on social in pourhood m	clusion. In a ore liveable	addition, the	igh. Affordal e associated c realm ssessed as	d public
Reasonable alternative summary		to accom											ied as havin I in the draft	

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH11: Dwell House, 619-639 Holloway Road, N19 5SS	+	++	0	+	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allou increase growth the effects. housing Archway expense	cation is a diversity hrough pr The alloca will be pro Town ce of delive	In opportu and vibra oviding ad ation aims ovided as ntre. It is ring the e	inity to inc ncy in the dditional o to optimis part of ar noted that mploymer	crease ret centre. T pportunity se the use y residen there is p t floorspa	ail and resi his should for employ of land an tial elemen potential wi ace needed	etail develo dential floor help meet r yment and i id positively t. Business th mixed us to support gh quality bu	space, add esidents ne ncrease the contribute and retail p e allocation Islington's p	eeds and im e supply of to the provi provision wi is that high projected e	nprove acce residential ision of qua ill positively er-value res	ess to town floorspace, llity housing contribute t sidential use	centre uses all of which in the borc to the vitalit es may be o	s, foster ecc result in po bugh. Afford y and viabil chosen at th	nomic ositive able ity of the ie
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	+	-	0	-	++	+	0	0	0	0	0	0	0	0

Table 1.128 Site Assessment ARCH11: Dwell House, 619-639 Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of Alternative 1	to be ne The dev appropri resident consider no longe alternatif for all re Allocatin needs, b	cessary to elopment ate locatio ial-led dev red that th er be contrive has als sidents to ag the site	o meet the of this co ons and b velopmenti- e alternat ributing to so been as essential for reside- ng addition	e needs of uld have a alance co t on this si ive is likel wards the ssessed a services, ential-led c	resident: a negative mpeting of te could l y to have borough s having and in re	here compe s for service e effect with demands for bring more r a significar 's economy a minor neg elation to eco ent would h able housing	es and facili regards to r land in the residents in nt negative , supporting gative effec pnomic gro ave a posit	ties and pro the efficien borough to to the town effect on ec g a range of t on the pro wth.	omote dive t use of lar o provide fo centre, po conomic gro f jobs or co motion of li	rse, vibrant nd as it may or a full ran- tentially imp owth. If dev ntribute tov iveable neig neeting one	and econor not focus of ge of develo proving foot reloped for r vards future ghbourhood	nically thriv levelopmer opment nee fall for loca esidential p economic s, which se ugh's prior	ving town cent in the most eds. Whilst I businesses burposes, th growth. This eeks improve	entres. st s, it is nis site will s ed access nent
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE VEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	3. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	0	+	0	-	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	optimise in the bo for busin support	e use of the prough to prough to prough to provide the provident of the provident of the providence of	e site for meet proj space, and lusion obj	employme ected eco d foster su ectives. W	ent use in nomic gro ustainable /hilst the	ended so th a town cen owth to 2036 e economic provision of ative effect	tre location 6. Allocating growth in the business s	. There is a g this site fo ne borough. pace would	significant or business This woul be an app	developme -led develo ld help crea propriate tov	ent need for pment could ate employm wn centre us	additional d help towa lent opport se, the focu	business flo ords meeting unities that us on busine	orspace targets would ess-led
Conclusion						allocation fo								

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
		entre altho					ate for the si nt of the pre						ition within A usiness led	rchway

Table 1.129 Site Assessment ARCH12: 798-804 Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH12: 798-804 Holloway Road, N19 3JH	+	+	0	+	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	floors ald The alloc increase growth th effects. housing Archway	ongside a cation is a diversity nrough pro The alloca will be pro Town ce	n element in opportu and vibra oviding ad ition aims ovided as ntre. The	t of reside inity to inc ncy in the dditional o to optimis part of an allocation	ntial use. crease ret centre. T pportunit se the use y residen will posit	ent. Retail u rail and resi This should y for employ e of land an tial elemen tively contrik round floor.	dential floor help meet r yment and i d positively t. Business pute to the v	space, add esidents ne ncrease the contribute and retail p	business f eds and im supply of to the prov provision wi	loorspace in aprove acce residential ision of qua Il positively	n a central l ess to town floorspace, lity housing contribute	ocation in t centre uses all of which in the borc to the vitalit	he town cer s, foster ecc result in po ugh. Afford y and viabil	ntre and nomic ositive able ity of the
Reasonable alternative summary	No reaso	onable alt	ernative v	vas identif	ied. The s	site has pla	nning perm	ission that a	accords wit	h the uses	proposed in	the draft a	llocation.	

Table 1.130 Site Assessment HC1: 12, 16-18, 20-22 and 24 Highbury Corner

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
HC1: 12, 16-18, 20- 22 and 24 Highbury Corner	+	+	0	+	0	+	0	+	+	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	existing identifies use of th quality a The alloo borough free acco both with borough cultural	venue cea s that com ne land. As rchitectur cation will in genera ess to the nin the bo s transpor venue and	ases occu prehensives ssociated e. contribut al, having Victoria L rough and rt network b potentia	pation on ve develop public rea e positivel a positive ine which to other p more acc	the curre oment cou- lm impro- y to the v effect on will make parts of L- essible. N ing it which	nt site. Pos uld give gre vements ald optimising e the station ondon, this Maintaining ch helps co	sible new ti ater scope ongside dev vitality of th use of prev n more inclu could have the music v	cket hall wi to deliver a velopment o e Lower Ho iously deve usive and th a positive venue will h	th fully step gainst Loca could contri bloway Loc eloped land he neighbou effect in rel ave a posit	-free acces al Plan obje bute toward al Shoppin and buildir urhood mor ation to nee ive effect o	ss to Victoria ctives and v ds an attrac g Area and igs. The site e liveable, a ed to travel l n liveable n	a Line. The which could tive public the econor has poten as well as in by helping eighbourho	tional before site allocat help to opt realm and h mic growth o ntial to provid mproving co to make the bods by mai act visitors a	ion imise the igh of the de step- nnectivity ntaining a
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	+	+	0	-	++	+	0	0	0	0	0	0	0	0

Commentary on assessment of likely significant effects of Alternative 1	new tick The site As such improve neighbor Allocatin needs, b	et hall, ste is within t this alterr d access urhoods. ng this site	ep free ac the Lower native has for all residence for residence ng addition	cess, pub Holloway been ass idents to e ential-led o	lic realm i Local Sh essed as essential s	improveme opping Are having a m services. Th uent would h	nts and pote a where sm ninor negati ne loss of th nave a posit	ential for co aller-scale ve effect or e music ve tive effect ir	omprehensi retail deve n the promo nue would n terms of r	ve develop lopment to otion of live is also have neeting one	ment. meet the ne able neighb e a negative e of the bord	eeds of resi ourhoods, v e effect in re ough's prior	xample the p idents is end which seeks elation to live rity developr kely to have	couraged. eable ment
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	+	+	0	-	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	the poss There is this site borough Local Sh assesse	a signific for busine . This wo nopping A d as havi	ticket hall ant develo ess-led de uld help c rea where ng a mino	, step free opment ne velopmen reate emp e smaller-s r negative	access, p eed for ad t could he loyment o scale reta effect on	ditional bus ditional bus elp towards opportunitie il developm the promo	n improvem siness floors meeting ta s that would lent to meet tion of livea	ents and po space in the rgets for bu d support so the needs ble neighbo	btential for borough t siness floo ocial inclus of resident burhoods, v	comprehen o meet pro rspace, an ion objectiv s is encour which seeks	isive develo jected econ d foster sus ves. The site aged. As su	pment. omic growt tainable ec e is within th uch this alte access for a	ample for ex h to 2036. A onomic grov he Lower Ho ernative has all residents	llocating vth in the blloway been
Conclusion	Although allocatio	n positive	effects co g a mixtu	ould be rea	alised thro	ough both re	esidential-le	d and busi	ness-led de	evelopment	; it is consid	lered that th	ed developn he commerc ven the curr	ial led

 Table 1.131 Site Assessment HC2: Spring House, 6-38 Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
HC2: Spring House, 6-38 Holloway Road	0	+	0	+	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo on optim develop Highbury	cation is a lising use skills and y and Islin	n opportu of previo access e gton Stat	unity to inc usly devel mploymer ion. This g	crease con loped land nt in the b good leve	d and buildin orough, wh l of connect	higher edungs. Both un hgs. Both un ich accords ivity should	ication use ses suppor with the so have a pos	t economic ocial inclusi sitive effect	growth and on objective with regard	l provide op e. The site i ls to reduci	portunities is located ir ng the need	ave a positi for residen n close prox d to travel b e and impro	ts to cimity to y non-
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT JSE OF _AND	3. HERITAGE	4. LIVEABLE VEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use development	0	+	0	0	+	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and build could ha develop this is co meeting The prov	dings. The we a nega ment of a onsidered the borou	e site is al ative effect mix of us to lead to ugh's soci- ousing we	ready in e et on socia es could p a neutral al inclusio ould have	education al infrastru promote lin effect on n and ecc a positive	use, and is cture provis veable neig liveable ne pnomic grow e effect in te	located wit sion and the hbourhoods ighbourhoo vth objectiv	hin a design erefore livea s, providing ds. Employ es. eting one of	nated Priori able neighb residents v ment oppo	ity Employn ourhoods a with access rtunities cre gh's priority	nent Location and social ir to a range eated at the developme	on. The los nclusion obj of services site could nt needs, b	ously develops s of educati jectives. Co and facilitie contribute to by providing social inclu	on use nversely, es, overall owards additional

	Overall, given the loss of education use, the alternative is considered to have a neutral effect on social inclusion.
Conclusion	One reasonable alternative to the proposed allocation for HC2 was identified: mixed-use development. Although positive effects could be realised
	through mixed-use development it is considered that as the site is already in education use and located within a PEL, an allocation that didn't
	secure business or education uses would not be the most appropriate use of land.

Table 1.132 Site Assessment HC3: Highbury and Islington Station, Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
HC3: Highbury and Islington Station, Holloway Road	++	++	0	++	0	0	0	++	0	+	0/-	0	0	0
Commentary on assessment of likely significant effects of site allocations	should b develop forecour support The allow vitality of the quali public re	e a signifi ment is ap t, Highbur to the pra cation will f the Lowe ty of the k alm impro	cant elem propriate y Corner cticality of positively er Hollowa puilt enviro ovements	nent of ope with activ and Hollo f a designi / contribut ay Shoppin onment ar and signif	en space, e ground way Road ng a mixe e to the e ng Area the ng the live icant ope	buildings, v public reali floor retail, d. Office use ed use sche conomic gr hrough prov eability of the space pro- developme	m and static leisure and es (B1a) sh eme. owth of the <i>r</i> ision of offi e neighbou ovision. Imp	on forecour l cultural us ould be price borough w ce and com rhood. It is bacts on the	t improvem es encoura pritised abo ithin a Prio mercial us considered North Lon	rity Employi es. The sit that the sit don Line Ea	tation will b se parts of f on. The larg ment Locati st significar e represent ast and Wes	e retained. the site fror ge size of th on and imp nt impact is s a good op st SINCs w	Mixed use nting on to the nis site also prove the via expected to oportunity for ill need to b	he station lends ability and b be on or further
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	++	-	0	0/+	++	+	0	-	0	+	0/-	0	0	0

Commentary on assessment of likely significant effects of Alternative 1	open sp The site resident The alte location minor ne against relation Allocatin needs, b	e is partiall tial uses a ernative co s and bala egative eff the wider to econor	ic realm a y within the re likely to build have ance com fect on the public real nic growthe e for residen and additio	nd station he Highbur o be neces a negative peting der e promotic alm improv h because	forecourt ry Corner ssary to n e effect w nands for on of livea vements t a resider developm	t improvem Priority En neet the ne ith regards land in the able neighb his is likely ntial-led sch	ents with the ployment L eds of resid to the efficie borough to ourhoods, w to lead to a neme would have a posit	e station re ocation (Pf ents for ser ent use of la provide for hich seeks neutral/mir not contrib	tained. EL) and Lc rvices and and as it m r a full rang improved nor positive ute towarc n terms of	wer Hollow facilities ar hay not focu ge of develo access for e score ove ls the wide meeting or	vay Local Sh nd where em us developm opment need all residents orall. A minor r employmer ne of the bord	opping Are ployment p ent in the r ds. The alt to essenti r negative h nt function o ough's prio	a and where provision is p nost approp ernative cou al services, nas been ide of the PEL. rity developr kely to have	e non- prioritised. riate Id have a balanced entified in ment
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT JSE OF -AND	3. HERITAGE	4. LIVEABLE VEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	3. ECONOMIC GROWTH). NEED TO FRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. VATURAL RESOURCES
Reasonable Alternative 2: Business-led development	++	++	0	0/+	0	+	0	++	0	+	0/-	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	space, p There is within a targets f would su liveable	oublic real a signific PEL whe for busine upport the neighbou	m and sta ant devel re the del ss floorsp council's rhoods, w	ation forec opment ne ivery of bu bace, and f s social inc vhich seek	ourt impresed for activities for activitities for activities for activities for activities for a	ovements v Iditional bus porspace is stainable ec jectives. A ed access f	vith the stati siness floors a priority. A conomic grov business-lee	on retained pace in the llocating th wth in the b d developm nts to esse	t. e borough is site for l porough. T nent could	to meet pro business-le his would h result in a	ojected econ d developm elp create e	omic growt ent could h mployment ve effect o	ficant element th to 2036. T elp towards topportunitient the promoto blic realm	he site is meeting es that
Conclusion													ed developn a mixed-use	

for retail, leisure, culture and business uses alongside public realm and open space improvements is appropriate for this site considering its excellent transport connections, existing uses and location within a PEL and LSA.

Table 1.133 Site Assessment HC4: Dixon Clark Court, Canonbury Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
HC4: Dixon Clark Court, Canonbury Road	+	++	0	+	++	+	+	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The allo	cation aim al elemen	is to optin it, contrib	nise the us uting towa	se of the s rds meet	site by prov ing Islingtor	n's housing	onal housin need as we	g units. Aff ell as addre	ssing object		ig to social	d as part of inclusion. It rea.	
Reasonable alternative summary		to accom											ied as havin I in the draft	

Table 1.134 Site Assessment HC5: 2 Holloway Road, N7 8JL and 4 Highbury Crescent, London

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
HC5: 2 Holloway Road, N7 8JL and 4 Highbury Crescent, London	+	+	+	+	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of	HC5 is a	Illocated f	or mixed	use comm	ercial and	d residentia	l redevelopi	ment.					· · · · ·	

likely significant effects of site allocations	uses in a creating part of a In addition building.	an approp a continu ny reside on, the de . It is note	oriate loca ous active ntial elem evelopmented that the	tion. The a e frontage ent, contri nt conside ere is pote	allocation along Ho buting to rations sp ntial with	will positive olloway Roa wards meet becify that a mixed use	ely contribu ad and contri ting Islington any proposa	te to the via ibuting to k n's housing Is must be that higher	ability and v ocal econor need as w sensitively -value resid	vitality of the mic growth ell as addre designed v dential uses	e Lower Hol Affordable essing object vith regards	lloway Loc housing w ctives relat to the adja	rcial and resi al Shopping rould be prov ing to social acent Grade e expense of	Area, /ided as inclusion. II listed
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT JSE OF LAND	3. HERITAGE	4. LIVEABLE VEIGHBOUR HOODS	5. HOUSING QUALITY	3. SOCIAL NCLUSION	7. HEALTH AND WELLBEING	3. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. VATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	+	-	+	-	++	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	intensifie The site resident This alte locations been as essentia towards Allocatir needs, b	cation of t is within t ial uses a ernative co s and bala sessed as al services the wider	he site, and the Highb re likely to build have ance com s having a . A minor employm e for resid ng additio	nd the nee be neces a negative beting den minor ne negative l nent function ential-led	ed for prop r Priority ssary to n e effect w nands for gative eff has been on of the developm	Employment neet the new ith regards land in the ect on the p identified in PEL.	e sensitively nt Location eds of resid to the effici borough to promotion o n relation to nave a posi	r designed (PEL) and p ents for ser ent use of l provide for f liveable no economic	with regard partially wit rvices and f and as it m r a full rang eighbourho growth bec n terms of r	is to the ad hin Lower I facilities an lay not focu e of develo ods, which ause a res	acent Grad Holloway Lo d where em is developm pment need seeks impr idential-led e of the bord	e II listed to cal Shopp ployment p nent in the ds. This al oved acce scheme wo pugh's price	ation the pote ouilding, ing Area whe provision is p most approp ternative has ss for all resi ould not cont prity developr ikely to have	ere non- prioritised. priate s also idents to tribute ment

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	+	+	+	-		+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	This alternative is for business-led development. The other provisions of policy HC5 remain unchanged, for example in relation the potential for intensification of the site, and the need for proposals to be sensitively designed with regards to the adjacent Grade II listed building, There is a significant development need for additional business floorspace in the borough to meet projected economic growth to 2036. The site is within a PEL where the delivery of business floorspace is a priority. Allocating this site for business-led development could help towards meeting targets for business floorspace, and foster sustainable economic growth in the borough. This would help create employment opportunities that would support the council's social inclusion objectives. A business-led development could result in a minor negative effect on the promotion of liveable neighbourhoods, which seeks improved access for all residents to essential services. Given the existing residential use on the site a business-led development could see a loss of housing which would have a significant negative effect in relation to objective 4.													
Conclusion	Two reasonable alternatives to the mixed-use allocation for HC5 were identified: residential-led development and business-led development. Although positive effects could be realised through both residential-led and business-led development, it is considered that a mixed-use allocation for commercial and residential uses retaining the retail frontage onto Holloway Road is appropriate for this site in this instance considering its existing uses and location within a PEL and LSA.													

Table 1.135 Site Assessment HC6: Land adjacent to 40-44 Holloway Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
HC6: Land adjacent to 40-44 Holloway Road	+	++	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of	HC6 is a	HC6 is allocated for business-led development in line with its Priority Employment Location designation.												

likely significant effects of site allocations	The allocation provides an opportunity to optimise the use of vacant land and develop business space that will contribute to the overall provision of business floorspace needed for the borough's economic growth. This should provide more opportunity for residents to access employment in the borough, in line with the social inclusion objective. Development should have a positive effect on the quality of the built environment given the site is currently a vacant plot, making the area a safer and more inclusive place to visit.													ment in
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	+	+	0	+	+	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	Alternative 1 is for mixed use commercial and residential development. This would continue to have a positive effect on the quality of the built environment given the site is currently a vacant plot, making the area a safer and more inclusive place to visit. Allocating this site for mixed-use commercial and residential development could have a minor positive effect in terms of the efficient use of land and buildings. The alternative has the potential to have a negative effect on economic growth because certain uses, particularly high-value residential uses, may												of land uses, may	
	be chosen at the expense of delivering the employment floorspace on the site, thereby impacting on potential employment growth. However, given the currently vacant nature of the site, a mixed use development would provide some intensification of employment use. A minor positive has therefore been identified in relation to economic growth.													
	The co-location of commercial and residential uses could have a positive effect on promoting liveable neighbourhoods by improving access for residents to essential services such as shops. There is some potential for conflict between residents and commercial occupiers, resulting from the noise, waste and vehicle movements associated with business operating hours and delivery and servicing requirements.													
	Allocating this site for mixed-use development should have a positive effect on the provision of affordable housing, which would be required from schemes incorporating residential uses. Improved housing options would also have a positive effect in terms of social inclusion. It is considered that alternative 1 would have a neutral effect with regards to the other IIA objectives.													
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

Reasonable Alternative 2:Residential-led development	+	+	0	0	++	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	positive It is con falls with resident addition	effect on sidered th hin the Hig tial-led de nal housing	optimising nat the alte ghbury Co velopmen g. Affordal	g the use ernative is prner Prior t would ha ble housir	of land giv likely to h ity Emplo ave a posi ng will be i	ven the site nave a mino yment Loca itive effect i required as	is currently or negative ation where n terms of r part of resi	effect on ec the delivery neeting one	lot conomic gro y of busines o of the bor developme	wth if the s ss floorspac ough's prior nt, which is	ite is develo e is a priori ity develop likely to ha	oped for res ity. Allocation ment needs	nment and sidential use ng this site s, by provid effects on s	e given it for ing
Conclusion	Two rea resident identifie balance	asonable a tial-led de d develop it was co	alternative velopmen oment nee nsidered t	s to the b t. Whilst it ds, and re hat busin	usiness-le was felt t sidential- ess-led de	ed allocation hat mixed- led develop	n for HC6 w use develop ment could was most	vere identifie oment could l have posit appropriate	ed: mixed-u l have posit ive effects i	se resident tive effects in terms of t	ial and corr by supporti he delivery	ng a range of good-qu	velopment a of the boro uality housir e borough's	ugh's ng, on

Other Important Sites

Table 1.136 Site Assessment OIS1: Leroy House, 436 Essex Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS1: Leroy House, 436 Essex Road, N1 3QP	+	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	business The allo access e land. En safer an	s space, to cation will employme couraging d more ind	o provide help sup ent in the l pedestria clusive er	improved port econo porough, i an and pu ivironmen	quality ar omic grow n line with blic realm t and mor	nd quantity of with in a desi in the social in improvement	of spaces for gnated Price inclusion of ents as well ole neighbor	or small/me ority Employ ojective. Int as providir	dium sized ment Loca ensification ng a more a	enterprises tion and pro of the site active fronta	s. ovide more will optimis age will have	opportunity e use of pre e a positive	intensification for residen eviously dev effect on co owever the	ts to reloped reating a

Reasonable alternative summary

No reasonable alternative was identified. The site has planning permission that accords with the uses proposed in the draft allocation.

 Table 1.137 Site Assessment OIS2: The Ivories, 6-8 Northampton Street,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS2: The Ivories, 6-8 Northampton Street, N1 2HY	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	business The allo provide	s space, to cation will more opp	o provide help supp ortunity fo	improved	quality ar omic grow s to acces	nd quantity /th and in p ss employm	of spaces for articular the	or small/me cultural an	dium sized	enterprises tors in a des	s. signated Pr	iority Emplo	ensification of the second s	ation, and
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	0	+	0	+	+	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and build The flexi borough	dings, as bility offer 's identifie	the site co red by a n ed develop	ould accor nixed-use oment nee	nmodate allocatior eds. The a	a wider ran n could also alternative ł	ge of uses constrain t nas the pote	and there n he ability to ential to hav	nay be som balance co ve a negativ	e scope for ompeting de ve effect on	limited inter emands bet economic g	ensification. ween land growth beca	efficient use uses to me ause certain nereby impa	et the 1 uses,

			-				ent use of t act on ecor			evelopment	could also	lead to the	loss of exist	ting
	resident	s to esser	ntial servi	ces such a	as shops.	There is so		al for conflic	ct between	residents a	nd commer	cial occupi	proving accores, resulting	
	scheme	s incorpor	ating resi	dential us	es. Improv	ved housing	g options w	ould also h	ave a posit	ive effect in			ould be requi on.	ired from
	It is con:	sidered th	at alterna	tive 1 wou	ıld have a	neutral eff	ect with reg	ards to the	other IIA o	bjectives.				
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT JSE OF _AND	3. HERITAGE	4. LIVEABLE VEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	3. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. VATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	0	-	0	+	++	+	0		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	develop also in e	ment in th existing en	ie most aj nploymen	opropriate t use. A re	locations esidential-	. The site is led allocati	ons in these	Northhamp locations	ton Street may not ad	PEL where lequately ba	employmer alance the c	nt uses are competing of	y not focus prioritised. ⁻ demands for o the efficier	r land in
													or residentia oyment use	
													which would social inclus	
Conclusion	Two rea	isonable a	Iternative	s to the bu	usiness-le	d allocation		vere identifi	ied: mixed-	use resider			evelopment of the boro	

identified development needs, and residential-led development could have positive effects in terms of the delivery of good-quality housing, on balance it was considered that business use was most appropriate for this site given its existing use, PEL designation and the borough's projected need for a significant amount of additional employment floorspace.

Table 1.138 Site Assessment OIS3: Belgravia Workshops, 157-163 Marlborough Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS3: Belgravia Workshops, 157- 163 Marlborough Road, N19 4NF	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	business growth a	s space, to and in part	o provide ticular the	improved cultural a	quality an nd third s	nd quantity sectors in a	small/mediu of spaces for designated inclusion ob	or small/me Priority Em	dium sized ployment L	enterprises ocation, an	s. The alloca d provide m	ation will he	elp support of unity for res	economic sidents to
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	0	+	0	+	+	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and build The flexi borough	dings, as t ibility offer 's identifie	the site co red by a n ed develop	ould accon nixed-use oment nee	nmodate allocatior ds. The a	a wider ran n could also alternative ł	tial develop age of uses constrain t nas the pote the expens	and there m he ability to ential to hav	nay be som balance co re a negativ	e scope for ompeting de re effect on	limited inter emands bet economic g	ensification. ween land growth beca	uses to mee ause certain	et the 1 uses,

	busines The co-l resident noise, w Residen addition inclusion	s floorpac location of s to esser vaste and ntial develo al housing n.	e which w f commer ntial servi vehicle m opment w g. Afforda	vould also cial and re ces such a ovements rould have ble housin	have a n sidential as shops. associat a positiv g will be	egative imp uses could There is so ed with bus e effect in to required as	act on ecor have a pos ome potentia iness opera erms of mee	iomic grown itive effect of al for conflic ting hours eting one of dential-led	th. on promoti ot between and deliver f the boroug developme	ng liveable residents a ry and serv gh's priority ent, which is	neighbourh and commer icing require v developme	oods by im rcial occupi ements. ent needs, l	loss of exis proving acc ers, resultin by providing effects on s	ess for g from the
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	SING Y	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	0	-	0	+	++	+	0		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	develop employr balance It is con- given it site. Allocatir needs, t effects c	ment in th nent uses the comp sidered th falls withir ng this site by providir on social in	e most a are prior eting den at the alte a Priorit e for resid ng additio nclusion.	opropriate itised. The nands for l ernative is y Employn ential-led o nal housin	locations sites is a and in the likely to h nent Loca developm g. Afford	a. The site is also in exist e borough a nave a sign ation where nent would l able housin	s within the ing employr and provide ificant nega the delivery have a posit	Hornsey Ro nent use. A for the full tive effect of of busines tive effect in quired as pa	bad/Marlbo residentia range of de on econom s floorspace n terms of r art of reside	rough Roa Il-led alloca evelopment ic growth if ce is a prior meeting on ential-led d	d Priority Er tion in this I needs. the site is d ity and give e of the bord	nployment ocation ma leveloped f in the empl ough's prio	nay not focu Location wh y not adequ or residentia oyment use rity developi kely to have	nere lately al use of the ment

Conclusion Two reasonable alternatives to the business-led allocation for OIS3 were identified: mixed-use residential and commercial development and residential-led development. Whilst it was felt that mixed-use development could have positive effects by supporting a range of the borough's identified development needs, and residential-led development could have positive effects in terms of the delivery of good-quality housing, on balance it was considered that business use was most appropriate for this site given its existing use, PEL designation and the borough's projected need for a significant amount of additional employment floorspace.

Table 1.139 Site Assessment OIS4: The BT Telephone Exchange, Kingsland Green

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS4: The BT Telephone Exchange, Kingsland Green	+	+	0	+	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	lower lev The allo optimisir retaining any resid noted th employn	vels. Deve cation is a ng use of p existing of dential ele at there is nent floors	lopment of n opportu- previously employme ment, cor potential space nee	which imp inity to inc develope ent uses a ntributing t with mixe eded to su	roves the rease bused land ar nd promo towards n d use allo pport Islir	quality and siness floor nd buildings oting additio neeting Islir ocations tha	I quantity of space in a l . The alloca nal use of a ngton's hous thigher-val ected econo	existing en Priority Emp ation will ha a partially va sing need a lue resident pmic growth	nployment bloyment L ve a positiv acant site. s well as a tial uses ma n. The allo	provision is ocation. Th /e effect on The site wo ddressing c ay be chose	e encourage e allocation economic (uld provide objectives re en at the ex	d. will have a growth in th affordable elating to so pense of de	ground floor to positive eff to borough to housing as pocial inclusion elivering the urhoods by to	ect on hrough part of on. It is
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

Reasonable Alternative 1: Residential-led development	+	-	0	-	++	+	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	The site resident of devel	is within t ial-led allo	he Balls F ocation in eeds. A m	Pond Road this location inor nega	d East PE on may no tive effect	L where en ot adequate	nployment u ly balance to the effici	uses are pri the compet ent use of la	ioritised. Th ing demand and has the	ne sites is a ds for land i erefore bee	lso in existi in the borou n identified.	ng employr ugh and pro	wing perme ment use. A ovide for the egative has ent function	full range been
	needs, k		ng addition nclusion.	nal housin							evelopment,		rity developi kely to have	positive
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	0	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	Given a within th There is within a targets f	large part ne PEL con a signific PEL when	of the tel uld have a ant develo e the deli ss floorsp	ephone e a minor po opment ne very of bu ace, and f	xchange i ositive effe eed for ad usiness flo oster sus	s vacant ar ect in relatic ditional bus orspace is	id the scope in to the effi iness floors a priority. A	e for compre- cient use o space in the llocating th	ehensive re f the land. e borough to is site for b	edevelopme o meet proj usiness-led	ent is identif ected econ developme	fied a busin omic growt ent could he	ing permea ness-led dev h to 2036. T elp towards opportunitie	relopment The site is meeting
Conclusion	Two rea	isonable a	Iternative	s to the m	ixed-use								led develop mixed-use	

for commercial and residential uses is appropriate for this site in this instance considering its location within a PEL and close proximity to Dalston Town Centre.

Table 1.140 Site Assessment OIS5: Bush Industrial Estate, Station Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS5: Bush Industrial Estate, Station Road, N19 5UN	0	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	as part of The alloc use of previsiting allocatio counteration	of a hybrid cation is a reviously employme n support acted by k utral Londe	workspa in opportu developed ent uses a s the inter eeping in on clients	ce scheme unity to inc d land and and provid nsification dustrial su from furth	e. rease ind buildings ing new e of indust ppliers in er afield.	lustrial floor s. The alloca employment rial uses, wl the boroug	space in a l ation will ha t opportuniti hich may ha h thereby e hat Policy S	Locally Sign ve a positiv es for resid ave a negat nabling sho 37 provides	nificant Indu ve effect on lents, in line ive impact orter journe strong crite	ustrial Site a economic e with the s on traffic co ys and sup eria to mitig	and will hav growth in th ocial inclusi ongestion a ply chains t ate any pot	e a positive le borough on objectiv nd air quali han if they ential nega	ill only be a effect in op through reta e. Although ty, this woul had to trave tive effects al.	otimising aining the d be el into
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Housing co- location	0	-	0	-	+	0	0	-	-	0	0	-	0	-

asses: likely s	nentary on sment of significant	Allocating the Bush Industrial Estate for the co-location of housing with industrial uses would bring some benefits in relation to the delivery of much needed additional housing.
effects Alterna	s of ative 1	It is recognised that high quality architecture could be introduced as part of a mix of uses alongside industrial, this is also likely to be more challenging given the nature of the LSIS and this could also undermine the industrial character of the LSIS. The effect on the quality of the built environment will come down to scheme design and is therefore uncertain – a neutral effect has therefore been identified in relation to objective 1.
		Although residential uses can be accommodated elsewhere in the borough to meet the borough's housing targets, locations suitable for industrial uses are significantly more constrained given land values in the borough and the potential for such uses to be viewed as 'bad neighbours'. For alternative 1 co-location of industrial space with residential uses would help to achieve an effective use of land. Whilst this intensification of uses could bring some additional industrial floorspace to the LSIS, there needs to be a balance with protecting the full range of industrial functions. The co-location of industrial floorspace with housing is likely to lead to the exclusion of some traditional industrial uses in favour of light industrial activities which can coexist with residential development. This will have a minor negative effect on the balance of uses and industrial activities in the LSIS particularly in terms of focusing development in the most appropriate locations.
		With regards to the impact of alternative 1 on health and wellbeing, the co-location of residential uses with industrial uses within the LSIS could have an effect on the wellbeing of future residents relating to aspects of industrial operations such as noise that it may not be possible to mitigate against, however the effects of this are uncertain in relation to scheme design and site location and so a neutral effect has been identified overall.
		Whilst a minor positive effect in relation to the provision of housing that would contribute towards the borough's evidenced need for housing is recognised, the effect of alternative 1 on social inclusion is considered to be neutral given that residential reduces employment floorspace which would deliver potential job opportunities for local residents.
		Alternative 1 would have a minor negative effect on economic growth. Whilst this alternative could bring some intensification of industrial floorspace, the extent to which industrial uses could be intensified would be more limited. It is also likely to reduce the range of business in the area because some types of industrial would be prioritised as being compatible for residential uses, therefore having an impact on range of business and jobs. The intensification of residential uses would not provide long-term employment opportunities and would likely limit the capacity for the existing business sectors to expand and the economic activity of the area.
		Connected to this, although residential use within the LSIS could reduce travel in some ways – for example if future residents live close to their places of work – whilst it could lead to the intensification of industrial uses, the scope for intensification of industrial operations in the LSIS is lessened and the range of industrial uses could lead to the displacement of industrial businesses to Outer London industrial locations while still needing to travel to central London to access their markets. This could increase vehicle mileage through Islington, which risks increased congestion and emissions, and have negative impacts on climate change and air quality. The alternatives would therefore have a minor to significant negative effect, dependent on the level of industrial activities lost, displaced and /or prevented from expanded in the longer term. In this way alternative 1 is considered to also have a minor negative effect in terms of reducing contributions to climate change (objective 12) and in relation to objective 14 (maximising protection of natural resources including water, land and air).

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2 Office co-location	0	+	0	0	0	+	0	0	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 2	Incorpor different introduce undermi therefore For Alter offices c likely to borough there are be met e For Alter floorspace develop area woo for hous is particu area cau location. borough sectors r qualifica	ating offic demands ed as part ne the inc e uncertai mative 2, ould resu introduce . Whilst the potentia elsewhere mative 2 to ce as offic ment of en uld chang ing and of ularly impo- used by of The alter in line wir may offer	te uses int to indust tof a mix lustrial cha n – a neu there will there will there will in an op significan here are la l negative in the bo here wou ce space of mploymer e as land ffices be p ortant in the fice devel mative wo th the soc more dive o often fac	to the LSI rial operation of uses all aracter of tral effect be a neut timisation t quantum ind use be impacts to rough. On d be a mi co-located in floorspa values fro promoted in opment o uld have ial inclusion orse ways	S allocation tors in ter ongside i the LSIS has there ral effect of existin of office enefits from that could balance, nor position with indu- ice, there om office in the bor tt. The sca ver time, a positive on objection	ms of floors ndustrial, th . The effect fore been in on optimisa g employm , the land us m the co-lo arise from this alterna ve effect on ustrial will st could be ne uses out-co ough, indus ale of this ei and the sca effect on s ve. Industria sing employ	ndermine the pace requires is is also like on the quadentified in tion of land ent floorspares balance cation of of the displace ative is conserved the displace ative is conserved trial uses a ffect would all of indust ocial inclusi al sectors por ment throu	ne industrial rements. Alt rely to be m lity of the bu relation to c use and ba ace and son could quick fices with in ement of industrial fidered to h growth. Wh re local eco cts in the lo industrial fil re only sough be dependent rial activitie on by provi rovide job c gh learning	though it is ore challen uilt environ objective 1. alancing ec ne intensifie ly shift to o idustrial, de dustrial acti ave a neutr ilst on the o nomy and p nger term s oorspace ght in LSIS ent on the o s lost, disp ding opport opportunitie skills on th	recognised aging given ment will co onomic nee cation of ind ffices given epending or vities given ral effect for one hand the orovide a his sustainabilit As part of th s and there degree of th laced and / tunities for is for reside is job for the	I that high q the nature of me down to eds. As a high dustrial floor the higher that office is that office is that office is that office is that office is the objection gher densit y of the LSI ne balance, fore the score e impact or or prevente- residents to ont population ose who ha	uality archi of the LSIS o scheme d gher densit rspace. If n values of th to which of needs can ve. ation of new y of jobs by S. The fun- whilst ther ope for inter the indust d from expa- access err on. Opportu-	ccupiers have itecture cou and this co lesign and is y employme ew develop his use in the ffices are in be demons w business y encouragin ction of the e are other nsification co trial function anded in thi aployment ir unities withir lification leve o these jobs	Id be uld also s ent use, ment is ne tensified, trated to ng industrial locations of offices of the s n the n these rels or no

	range of central L and hav depende consider (maximis	industrial ondon to e negative ent on the red to also sing prote	l uses cou access th e impacts level of ir o have a r ection of n	Id lead to beir marke on climate ndustrial a ninor nega atural rese	the displate ts. This c e change ctivities lo ative effect ources inc	acement of ould increas and air qua ost, displace ct in terms o cluding air).	industrial b se vehicle n lity. The alt ed and /or p of reducing o	usinesses t nileage thro ernatives w revented fro contribution	o Outer Lo ough Isling rould there om expan is to clima	ondon indus ton, which r fore have a ded in this le	trial location isks increas minor to sig ocations. In	ns while sti ed conges gnificant ne this way al	S is lessene Il needing to tion and em egative effec ternative 2 is ation to obje	travel to issions, t, s
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 3 Office and housing co-location	0	-	+	-	+	0	0	-/0	-	0	0	-	0	-
Commentary on assessment of likely significant effects of Alternative 3	Incorpor recognis the natu neutral e The co-l econom for all th demand Opening generati	ating offic sed that hi re of the L effect has ocation of ic needs. e range o for devel the LSIS ng noise a	ce and hou igh quality SIS. How therefore f mixed of However, f existing opment no opment no opment no opment no	using uses architect vever, the been ider fice and re there cou and future eeds. A m idential de ent vehicle	s into the ure could effect on ntified in r esidential Id be neg operatio inor nega evelopme e moveme	LSIS alloca be introduc the quality elation to of uses could gative effect ns in the LS ative effect h nt increases ents, and ne	eed as part of of the built of ojective 1. optimise the s because of SIS (i.e. yard has therefor s opportunit	undermine of a mix of t environmer e use of sit the range o d space), w e been ider ies for conf al occupier	uses along at will com es and bri f industria hich would hified in re	gside indust e down to so ng more eff I uses or siz d have a neg elation to ob en industrial	rial, this is a cheme desig icient uses v e of resultin gative impac jective 2. occupiers,	lso likely to gn and is th vhich are a g facilities ct on balan who may c	nent. Althoug be challeng nerefore und adaptable to may not be cing compet operate long ng a minor r	ging given ertain – a future suitable ting hours,

	Alternative 3 would lead to a smaller amount of affordable housing than alternative 1 as development would need to accommodate offices and industrial uses. Overall, this alternative will also have minor positive effects for housing.
	The co-location of residential uses with industrial uses within the LSIS could have an effect on the wellbeing of future residents relating to aspects of industrial operations such as noise that it may not be possible to mitigate against, however the effects of this are uncertain in relation to scheme design and site location and so a neutral effect has been identified overall.
	Alternative 3 could have a minor negative effect on economic growth. Whilst this alternative could bring some intensification of industrial floorspace, the extent to which industrial uses could be intensified would be more limited than if it is focused on industrial intensification. It is also likely to reduce the range of businesses because some types of industrial would be prioritised as being compatible for residential uses, therefore having an impact on range of business and jobs. The intensification of residential uses would not create long-term employment opportunities and would likely limit the capacity for the existing business sectors to expand. However, the the intensification of some business floorspace as office space co-located with industrial will strengthen the local economy and provide a higher density of jobs albeit this could create negative effects on the longer term sustainability because the capacity to which industrial floorspace can be intensified will compete with offices. As part of the balance, whilst there are other locations for housing and offices promoted in the borough, industrial uses are only sought in LSISs and therefore the scope for intensification of industrial is particularly important in this context. The scale of this effect would be dependent on the degree of the impact on the industrial function caused by office development over time, and the scale of industrial activities lost, displaced and /or prevented from expanded in this location. Given this a neutral/minor negative effect has been identified overall.
	Residential development would pose limitations to on-site loading and parking requirements of industrial uses. This could lead to increased traffic congestion and further pressures on road networks. Office uses are likely to create more journeys to work than many industrial uses, and for this reason are usually supported in locations which are more accessible than the LSIS. Considering these effects, Alternative 3 would therefore have a minor to significant negative effect, dependent on the level of industrial activities lost, displaced and /or prevented from expanded in this location. In this way alternative 2 is considered to also have a minor negative effect in terms of reducing contributions to climate change (objective 12) and in relation to objective 14 (maximising protection of natural resources including air).
Conclusion	Three reasonable alternatives to the allocated use (industrial consolidation and intensification) were identified for site OIS5: the co-location of industrial uses with housing, the co-location of industrial uses with offices and the co-location of industrial uses with both housing and offices. Although each of these alternative uses would have some positive effects - such as the provision of additional housing or the provision of additional business floorspace to support the borough's economic growth - it is considered that this is outweighed by the borough's need to protect its limited supply of industrial floorspace and support the industrial function of the Bush Industrial Estate LSIS.

Table 1.141 Site Assessment OIS6: 100 Hornsey Road, N7 7NG

IIA Objective / Site	HIGH JALITY IVIRON E FFICIENT	ND HERITAGE	IVEABLE GHBOUR DDS IOUSING ALITY	OCIAL	IEALTH D LLBEING	DNOMIC	IEED TO \VEL	OPEN ACE	DOIVERS	CLIMATE ANGE	SOURCE	rural sources
	1. H 0.U USE USE	<u>LAN</u> 3. НI	4. LI NEIC HOC 5. HC	6. Sc INCI	7. HI AND WEL	8. GRO	9. NI TRA	10. (SPA	11. ВІОІ ITY	12. (CHA	13. RES EFFI	14. NAT RES

OIS6: 100 Hornsey Road, N7 7NG	+	+	0	+	+	+	0	0	0	+	0/+	+	0	0
Commentary on assessment of likely significant effects of site allocations	The allo affordat relating promote	ocation will ble housing to social in to siveable	optimise g as part nclusion a neighbou	use of pre of any res and health urhoods by	eviously d dential el and well requiring	eveloped la ement, con being by en g enhancen	and, providi tributing tov abling peop	ng residenti vards meet le to move Hornsey R	ial use in ar ing Islingtor out of poor	n appropria n's housing r quality/ina	need as w ppropriate l	The site wo ell as addre housing. Th	buld provide essing objection a allocation are require	ctives า
Reasonable alternative summary	No reas	onable alt	ernative v	was identil	ied. The s	site has pla	nning perm	ssion that a	accords wit	h the uses	proposed ir	n the draft a	llocation.	

Table 1.142 Site Assessment OIS7: Highbury Delivery Office, 2 Hamilton Lane

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS7:	0	+	0	0	+	+	0	++	0	0	0	0	0	0
Highbury Delivery Office, 2 Hamilton Lane, N5 1SW														
Commentary on assessment of likely significant effects of site allocations	The re-p residenti	rovision o al elemen	f busines it, contrib	s floorspa uting towa	ce will ha rds meeti	ve a positiv ing Islingtor		n economic need as we	growth. Th ell as addre	ne site woul essing objec	d provide al ctives relatir	fordable ho	ousing as pa inclusion. ∃ ion.	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

Reasonable Alternative 1: Mixed-use commercial and residential development	0	+	0	+	+	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and bui The flex borough particula potentia busines The co- residen noise, v Resider addition inclusio	Idings, as kibility offe n's identifie arly high-v al employm s floorpac location of ts to esser vaste and ntial develo nal housing n.	the site co red by a n ed develop alue resid nent grown e which w commerc which servic vehicle m opment w g. Affordat	ould accor nixed-use oment new lential use th. Given rould also cial and re ces such a ovements ould have ble housin	mmodate allocatior eds. The a es, may be the currer have a ne esidential as shops. associate a positive og will be n	a wider ran a could also alternative h e chosen at nt employm egative imp uses could There is so ed with bus e effect in te required as	ige of uses. constrain the pote the expension ent use of the expension ent use of the expension ent use of the expension have a postore have a postore iness operation	he ability to ential to hav se of deliver he site a mi nomic growt itive effect o al for conflic ting hours a eting one of dential-led o	b balance co ve a negative ring the em ixed use de th. on promotire the borouge developme	ompeting development flevelopment residents a y and service gh's priority nt, which is	emands be economic porspace o could also neighbourh nd commer cing require developme	tween land growth bec n the site, t lead to the oods by im cial occupie ments.	efficient use uses to me ause certair hereby impa loss of exist proving acce ers, resulting by providing effects on s	et the n uses, acting on ting ess for g from the
IIA Objective / Site	0 1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	ы С Ч	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	0 10. OPEN SPACE	o 11. BIODOIVERS ITY	2. CLIMATE CHANGE	² 13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	0 Allocatii	+	0 for reside	+	++	+ ent could h	0 elp to optim	ise use of t	0 he land wh	0 ilst respecti	0	0	0 ced on deve	
Commentary on assessment of likely significant		ackland lo			aovoiopin									^{sopmont}

effects of	Given the employment use of the site a residential-led development would lead to minor negative effect on economic growth.
Alternative 2	The most significant positive effect of Alternative 2 would be on the delivery of housing, and particularly affordable housing, which would be required through policy for residential developments. Improved housing options would also have a positive effect in terms of social inclusion.
Conclusion	It is considered that alternative 2 would have a neutral effect with regards to the other IIA objectives. Two reasonable alternatives to the business-led allocation for OIS7 were identified: mixed-use residential and commercial development and residential-led development. Whilst it was felt that mixed-use development could have positive effects by supporting a range of the borough's identified development needs, and residential-led development could have positive effects in terms of the delivery of good-quality housing, on balance it was considered that business-led development was the most appropriate use for this site given its existing use and the borough's projected need for a significant amount of additional employment floorspace.

Table 1.143 Site Assessment OIS8: Legard Works, 17a Legard Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS8:	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Legard Works, 17a Legard Road														
Commentary on assessment of likely significant effects of site allocations	contribut		orough's										e. This will p gh in line wi	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

Reasonable Alternative 1: Mixed-use commercial and residential development Commentary on assessment of likely significant effects of Alternative 1	and buil The flex borough particula potentia busines identifie The co- resident noise, w Resider addition inclusio	Idings, as a dibility offer a dentifie arly high-v al employm s floorpac d in relation location of ts to esser vaste and ntial develo al housing n.	the site co red by a n ed develop alue resid nent grown e, howeve on to econ tial servic vehicle m opment w g. Affordal	ould accor nixed-use oment nee lential use th. Given f er comme omic grow cial and re ces such a ovements ould have ole housin	nmodate allocatior eds. The a es, may be the currer rcial use a vth. esidential f as shops. associate a positive g will be r	a wider ran a could also alternative h e chosen at at employm as part of a uses could There is so ed with bus e effect in te required as	ge of uses constrain t has the pote the expens ent use of the mix of uses have a pos me potentia iness opera	and there n he ability to ential to hav se of deliver ne site a mi could also itive effect of al for conflic ting hours a eting one of dential-led of	hay be som balance co ve a negative ring the em- ixed use de provide en provide en on promotir to between and deliver the boroug development	the scope for competing development fle evelopment the ployment to apployment to applo	limited interest emands bet economic g porspace or could also b use and so neighbourhe nd commen cing require developme	ensification ween land growth beca n the site, t lead to the a neutral e bods by imp cial occupio ments. nt needs, t	0 efficient use uses to me ause certair hereby impa loss of exist ffect has be proving acce ers, resulting by providing effects on s	et the n uses, acting on ting en ess for g from the
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH And Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	0	+	0	+	++	+	0	-	+	0	0	+	0	+
Commentary on assessment of likely significant	Given th	në employ	ment use	of the site	however	a residenti	al-led deve	lopment wo	ould lead to	minor nega	ative effect of	on econom	ted intensifi ic growth.Th d be require	ne most

effects of Alternative 2	through policy for residential developments. Improved housing options would also have a positive effect in terms of social inclusion. It is considered that alternative 2 would have a neutral effect with regards to the other IIA objectives.
Conclusion	Two reasonable alternatives to the business-led allocation for OIS8 were identified: mixed-use residential and commercial development and residential-led development. Whilst it was felt that mixed-use development could have positive effects by supporting a range of the borough's identified development needs, and residential-led development could have positive effects in terms of the delivery of good-quality housing, on balance it was considered that business use was most appropriate for this site given its existing use and the borough's projected need for a significant amount of additional employment floorspace.

Table 1.144 Site Assessment OIS9: Ladbroke House, 62-66 Highbury Grove

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS9:	0	0	0	+	0	0	0	+	0	0	0	0	0	0
Ladbroke House, 62-66 Highbury Grove														
Commentary on assessment of likely significant effects of site allocations	essentia		frastructu				ld have a po ell as emplo							
Reasonable alternative summary		onable alt ocations D		vas identif	ied. As c	levelopmen	t of this site	was comp	leted in late	e 2019 it is	proposed to	remove th	e allocation	from the

Table 1.145 Site Assessment OIS10: Hornsey Road and Grenville Works, 2A Grenville Road

IIA Objective / Site	HIGH JALITY IVIRON	FFICIENT E OF VD	IERITAGE	IVEABLE GHBOUR DDS	OUSING ALITY	OCIAL	IEALTH D LLBEING	DNOMIC DWTH	IEED TO AVEL	OPEN ACE	DOIVERS	CLIMATE ANGE	SOURCE	rural sources	
	1. HI QUA ENV	2. EFI USE (LAND	3. HE	4. LIV NEIGI HOOI	5. HO QUAL	6. SO	7. HE AND WELL		9. NE TRAV	10. Ol SPAC	11. BIOD		13. RESC EFFIC	14. NATU RESC	

OIS10: Hornsey Road and Grenville Works, 2A Grenville Road	+	+	0	0	0	+	0	+	0	0	0	0	0	0	
Commentary on assessment of likely significant effects of site allocations	site can The allo econom	help to er cation opt	hance the imises the in a Priori	e local cha e use of pi	aracter of reviously	the area ar developed	nd promote land and th	a high qua e provision	lity built env of business	/ironment. s floorspace	e would hav	ve a positive	evelopment e impact on gh in line wi	local	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Reasonable Alternative 1: Mixed-use commercial and residential development	+	+	0	+	+	0	0	-	0	0	0	0	0	0	
Commentary on assessment of likely significant effects of Alternative 1	site for r as the s The flex borough particula potentia employr	This alternative is for mixed-use commercial and residential development. The other provisions of policy OIS10 remain unchanged. Allocating this site for mixed-use commercial and residential development could have a limited positive effect in terms of the efficient use of land and buildings, as the site could accommodate a wider range of uses and given there is some scope for intensification. The flexibility offered by a mixed-use allocation could also constrain the ability to balance competing demands between land uses to meet the borough's identified development needs. The alternative has the potential to have a negative effect on economic growth because certain uses, particularly high-value residential uses, may be chosen at the expense of delivering the employment floorspace on the site, thereby impacting on potential employment growth. Given the site is within the Hornsey Road/Marlborough Road Priority Employment Location and the current employment use of the site a mixed use development could also lead to the loss of existing business floorpace which would also have a negative impact on economic growth.													
	resident	The co-location of commercial and residential uses could have a positive effect on promoting liveable neighbourhoods by improving access for residents to essential services such as shops. There is some potential for conflict between residents and commercial occupiers, resulting from the noise, waste and vehicle movements associated with business operating hours and delivery and servicing requirements.													

	additiona inclusior	al housing 1.	. Afforda	ble housin	g will be		part of resi	dential dev	elopment,	which is lik			by providing ects on soci		
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Reasonable Alternative 2:Residential-led development	+	-	0	+	++	+	0		0	0	0	0	0	0	
Commentary on assessment of likely significant effects of Alternative 2	Allocatin Road/Ma residenti range of a signific where th The mos required	This alternative is for residential-led development. The other provisions of policy OIS10 remain unchanged Allocating the site for residential-led development may not focus development in the most appropriate locations. The site is within the Hornsey Road/Marlborough Road Priority Employment Location where employment uses are prioritised. The sites is also in existing employment use. A esidential-led allocations in thislocation may not adequately balance the competing demands for land in the borough and provide for the full ange of development needs. A negative effect on the efficient use of land has been identified. It is considered that the alternative is likely to have a significant negative effect on economic growth if the site is developed for residential use given it falls within a Priority Employment Location where the delivery of business floorspace is a priority and given the employment use of the.													
Conclusion	Two rea residenti identified balance	sonable a al-led dev d develop it was cor	Iternative velopmen ment nee nsidered 1	s to the bu t. Whilst it ds, and re	usiness-le was felt f sidential- ess use w	that mixed-u led develop vas most ap	n for OIS10 use develop oment could	were ident ment could have posit	ified: mixed d have pos ive effects	d-use resid itive effects in terms of	by supporti the delivery	ing a range / of good-q	developmer of the boro uality housir ected need f	ugh's ng, on	

Table 1.146 Site Assessment OIS11: Park View Estate, Collins Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS11: Park View Estate,	+	+	0	0	+	+	+	0	0	+	+	0	0	0
Collins Road											-			
Commentary on assessment of likely significant effects of site allocations	public re The allo location. well as a housing inclusive	ealm impro cation aim Affordabl addressing The alloc environm en assess	ovements ns to optin le housing objective cation req nent. This	, and has nise the us g would be es relating uires publi improved	planning se of lance provided to social c realm i connecti	permission. I located in d as part of inclusion a mprovemer vity could h	a residentia the develop nd health a nts which wi elp to prom	l area, offe ment of the nd wellbein Il improve th ote walking	ring the op e site, contr g by enabl he quality o r and cyclin	portunity to ributing towa ing people t of the built e	deliver qua ards meetin o move out environment the specific	lity housing g Islington of poor qu c, creating a effects are	y floorspace y in an appro 's housing n ality/inappro a safer and i uncertain a space and	opriate eed as opriate more
Reasonable alternative summary		I to accom											ied as havin I in the draft	

Table 1.147 Site Assessment OIS12: 202-210 Fairbridge Road

IIA Objective / Site	HIGH ALITY VIRON	FFICIENT : OF D	ERITAGE	VEABLE 3HBOUR 3DS	OUSING ALITY	DCIAL -USION	EALTH) LBEING	NOMIC WTH	EED TO VEL	DPEN CE	DOIVERS	CLIMATE NGE	OURCE	URAL OURCES
	1. H QUA ENV	2. EFI USE (LAND	3. HE	4. LIV NEIG HOOI	5. HO QUAI	6. SO INCLI	7. HE AND WELL	8. GROV GROV	9. NE TRAV	10. O SPAC	11. BIOD ITY	12. CI CHAN	13. RESC EFFIC	14. NATU RESO

OIS12: 202-210 Fairbridge Road	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	amendn The allo econom	nents or n	ew applic timises th in a Prior	ations, pro	oposals s reviously	hould priori developed		cation of b	usiness floo of busines	orspace. s floorspac	e would hav	ve a positiv	to further ve impact on ugh in line w	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	0	+	0	0	+	+	Ō	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	The alte as addre Allocatir and buil The alte be chos	ernative we essing obj ng this site dings, as ernative ha en at the o	ould prov ectives re for mixe the site c as the pot expense	ide afforda elating to s d-use com ould acco cential to h of deliverir	able hous social incl nmercial a mmodate ave a neg ng the em	ing as part usion. and residen a wider rar gative effec pployment f	tial develop nge of uses. t on econom	ential elem ment could nic growth t n the site, t	ent, contrib have a lim because ce hereby imp	ited positiv rtain uses, acting on p	rds meeting e effect in te particularly potential em	Islington's erms of the high-value ployment g	e housing ner e efficient use e residential o growth. Given nixed use	e of land uses, may
Conclusion	develop It is con One rea	ment coul sidered th	ld lead to at alterna	the loss o ative 1 wou to the bu	f existing uld have a siness-int	business fl a neutral eff tensificatior	fect with reg	minor nega ards to the was identifi	other IIA o	n relation t bjectives. use resider	o economic	growth ha	s been ident elopment, re a range of th	flective of

borough's identified development needs, and residential-led development could have positive effects in terms of the delivery of good-quality housing, on balance it was considered that business intensification is appropriate for this site given its existing use, it's location within a PEL and the borough's projected need for a significant amount of additional employment floorspace.

Table 1.148 Site Assessment OIS13: Highbury Roundhouse Community Centre, 71 Ronald's Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS13: Highbury Roundhouse Community Centre, 71 Ronald's Road	0	+	0	++	+	+	+	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	site. The mos including from any	st significa g childcare / residenti	int positiv e, lunch a al develo	e effect of nd social o oment at t	the alloc clubs for o he site w	ation is rete	ention of the e, and healt provide affo	community	/ centre, w	be acceptat hich provide s for all ages ontribute tov	es a variety s. In additio	of services n there will	for resident	ts re effect
Reasonable alternative summary										tion of a co y residentia		ntre that is	close to cor	npletion,

Table 1.149 Site Assessment OIS14: 17-23 Beaumont Rise

IIA Objective / Site	HIGH IALITY IVIRON FFICIENT : OF	ID ERITAGE	IVEABLE GHBOUR DDS OUSING ALITY	OCIAL LUSION	EALTH) LLBEING	DWTH DWTH	EED TO VEL	OPEN CE	DOIVERS	CLIMATE NGE	SOURCE	URA OUR
	1. H QU EN USE	3. HE	4. LIV NEIG HOO 5. HC QUA	6. SC	7. HE AND WEL	8. ECO GRO	9. NE TRAV	10. O SPA(11. ВІО Р ІТҮ	12. C CHAI	13. RES(EFFI	14. NATI RESO

OIS14: 17-23 Beaumont Rise	+	+	0	+	++	+	0	0	0	0	+	0	0	0
Commentary on assessment of likely significant effects of site allocations	OIS14 is allocated for new housing including supported living accommodation, with provision of staff facilities, private and communal amenity space and communal rooms. The site has planning permission (P2017/2330/FUL) for 10 flats and 17 supported living units. The most significant positive effect of the allocation is the provision of housing, including supported living accommodation, to meet need in the borough as well as addressing objectives relating to social inclusion. The allocation optimises use of previously developed land, and contributes to a high quality environment by requiring enhancements to the ecological value of the site. The allocation has no effect on heritage or economic growth objectives.													
Reasonable alternative summary		l to accom					using estate It and has p							

Table 1.150 Site Assessment OIS15: Athenaeum Court, 94 Highbury New Park

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS15:	+	+	0	0	+	+	0	0	0	0	0	0	0	0
Athenaeum Court, 94 Highbury New Park														
Commentary on	OIS15 is	allocated	l for infill r	residential	developr	nent.				·				
assessment of likely significant effects of site allocations	borough	5 is allocated for infill residential development. Illocation optimises the use of land through infill residential development and positively contributes to the quality of housing provision in the ugh. Affordable housing would be provided as part of the development of the site, contributing towards meeting Islington's housing need as addressing objectives relating to social inclusion.												
Reasonable alternative summary	potential	to accom	modate a		housing c								ed as havin this would	

 Table 1.151 Site Assessment OIS16: Harvist Estate Car Park

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS16:	+	+	0	+	+	+	0	0	+	0	0	+	0	+
Harvist Estate Car Park														
Commentary on assessment of likely significant effects of site allocations	positive Affordab address	IS16 is allocated for residential development with associated amenity space and improvements to the public realm. This is considered to have a positive impact on housing provision, optimising the use of land previously used as a car park and improving the quality of the environment. Ifordable housing would be provided as part of the development of the site, contributing towards meeting Islington's housing need as well as a ddressing objectives relating to social inclusion. The reduction in car parking could help to reduce dependence on cars, reducing the need to avel, which may also have minor positive effects in relation to the borough's objectives to reduce contributions to climate change and improve air uality.												
Reasonable alternative summary		to accom											ied as havin I in the draft	

Table 1.152 Site Assessment OIS17: Hathersage and Besant Courts, Newington Green

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
OIS17:	+	+	0	++	++	+	0	0	0	+	+	0	0	0	
Hathersage and Besant Courts, Newington Green		S17 is allocated for new housing, play space, open space and improvements to communal facilities and landscaping													
Commentary on	OIS17 is	S17 is allocated for new housing, play space, open space and improvements to communal facilities and landscaping.													
assessment of likely significant effects of site allocations	location well as a the qual specific	Affordabl addressing ity of the b effects are	le housing g objectiv ouilt envir e uncerta	g would be es relating onment, c in and so l	e provideo I to social reating a have bee	d as part of inclusion. safer and m	the develop The allocation The inclusion as neutral.	oment of the on requires /e environn . Improvem	e site, conti improvem nent.; this c	ibuting tow ents to the p could help to	ards meetin permeability p promote w	ig Islington of the site alking and	g in an appro 's housing n which will ir cycling how have minor	eed as mprove vever the	

	No reasonable alternative was identified. The site is a housing estate owned by the London Borough of Islington (LBI) identified as having
alternative	potential to accommodate additional housing development and has planning permission that accords with the uses proposed in the draft
summary	allocation.

Table 1.153 Site Assessment OIS18: Wedmore Estate Car Park

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
OIS18:	+	+	0	+	+	+	0	0	0	0	0	0	0	0	
Wedmore Estate Car Park															
Commentary on	OIS18 is	allocated	l for resid	ential dev	elopment	•									
assessment of															
likely significant effects of site		he allocation aims to optimise the use of land located in a residential area, offering the opportunity to deliver quality housing in an appropriate cation. Affordable housing would be provided as part of the development of the site, contributing towards meeting Islington's housing need as ell as addressing objectives relating to social inclusion and health and wellbeing by enabling people to move out of poor quality/inappropriate													
allocations													t creating a		
	more inc	lusive en	vironment	which inc	ludes re-		the player	ound. This i	improved c				ote walking		
Reasonable alternative summary		to accom											ied as havin I in the draft		

Table 1.154 Site Assessment OIS19: 25-27 Horsell Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS19:	0	+	0	0	0	0	0	+	0	0	0	0	0	0
25-27 Horsell Road														

Commentary on assessment of likely significant effects of site allocations	further a	mendmer	nts or new	applicati	ons, inten	sification of	nt including f business fl economic g	oorspace s	hould be p	rioritised. T	he allocatio	n aims to p	rotect busir	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use commercial and residential development	0	+	0	+	+	0	0	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	and build The flexi borough particula potential	dings, as t bility offer 's identifie rly high-v employm	the site co red by a n ed develo alue resic nent grow	ould accor nixed-use oment nee lential use th. Given	nmodate allocatior eds. The a es, may be the currer	a wider ran n could also alternative h e chosen at nt employm	tial develops ge of uses a constrain t nas the pote the expens ent use of th act on econ	and there n he ability to ntial to hav e of deliver ne site a mi	nay be som balance c ve a negativ ring the em ixed use de	ne scope for ompeting d ve effect on ployment fl	r limited inte emands be economic g oorspace of	ensification. tween land growth beca n the site, th	uses to me ause certair nereby impa	et the n uses, acting on
	residents	s to esser	ntial servio	ces such a	as shops.	There is so	have a posi ome potentia iness opera	al for conflic	t between	residents a	nd commer	cial occupie	•	
		al housing					erms of mee part of resid							
	It is cons	sidered the	at alterna	tive 1 wou	ıld have a	neutral eff	ect with reg	ards to the	other IIA o	bjectives.				

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2:Residential-led development	0	+	0	+	++	+	0		0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	consider the emp A reside centre a access f The mos required	ed that th loyment u ntial led d nd this is or all resid st significa through p sidered th	e alternat se of the levelopme likely to h dents to e ant positiv policy for i at alterna	ive is likel site. ent would ave a min ssential s e effect of residential tive 2 wou	y to have not contri or negativ ervices. alternativ I developr	a significa bute toward ve effect or ve 2 would ments. Imp	nt negative ds the provi n economic be on the d roved hous	effect on ea sion of reta growth and elivery of h ing options gards to the	conomic growing il, employm the promo ousing, and would also other IIA o	owth if the s nent or othe tion of livea d particularly have a pos bjectives.	site is devel r uses whic ble neighbo y affordable itive effect	oped for re th contribute purhoods, v housing, v in terms of	ensification. sidential use towards th hich seeks which would social inclus	e given ne town improved be sion.
Conclusion	resident identifie balance	ial-led dev d develop it was cor	velopment ment nee nsidered t	t. Whilst it ds, and re hat busine	was felt t sidential- ess use w	hat mixed- led develop	use develop oment could	oment could I have posit	d have posi ive effects	tive effects in terms of	by supporti the delivery	ng a range of good-qu	developmen of the boro uality housir cted need fo	ugh's ng, on

Table 1.155 Site Assessment OIS20: Vernon Square, Penton Rise

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS20:	0	+	0	0	0	+	0	+	0	0	0	0	0	0

Vernon Square, Penton Rise														
Commentary on assessment of likely significant effects of site allocations	The allo will supp minor po The allo loss will	cation aim port the ec positive effe cation will not be pe	ns to provi conomy ar ect in relat also mak rmitted ur	de busine nd a range ion to soc e more ef nless it ca	ess floorsp of emplo ial inclusi ficient uso n be robu	pace within oyment type ion e of the site	usiness-led the CAZ wh as and oppo e. The buildi strated that 4.	nich will hav ortunities in ng was use	ve a positiv the boroug	e impact of h that will r ly as a high	n the econo educe barri ner educatio	mic growth ers to emp on facility. S	of the bord loyment an	d have a structure
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Residential-led development	0	-	0	0	+	+	Ō	-	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	uses are negative focus de develop Allocatin needs, b effects o	e prioritise e effect on evelopmer ment need ng this site by providir on social in	d. By pro- the borou at in the m ds and the of for reside and addition nelusion.	moting re ugh's appro ost appro erefore a r ential-led o nal housin	sidential i roach to fi priate loc ninor neg developm g. Afforda	rather than ostering sus- cations and pative in rela- nent would h able housin	oyment floc business us stainable ec balance cor ation to the nave a posit g will be rec	se in a loca conomic gro npeting der efficient use tive effect in quired as pa	tion prioritis owth and in mands for I e of land is n terms of r art of reside	sed for emp creasing en and in the identified. neeting one ential-led de	bloyment us nployment o porough to p e of the bord	es, the alte opportunitie provide for pugh's prio	rnative wo es. This ma a full range rity develop	uld have a ay not of oment
	It is con:	sidered th	at alterna		ild have a	a neutral eff	ect with reg	ards to the	other IIA o	bjectives.				
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

Reasonable Alternative 2 Office co-location	0	+	0	+	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	allocatic therefore Social ir growth t	n requirin e make ef frastructu by improvi	ig retentio fficient use ure support ing opport	n of socia e of the sit rts liveable runities for	l and com e. Howev e neighbo · learning	munity infra er, the site urhoods by and skills d	astructure c is within the providing a levelopmen	t again in 2 on site could e CAZ and o access to es t which redu	d help to ba would also ssential ser uces barrie	lance comp be appropri vices, and c rs to employ	eting dema ate for emp can promote	ands betwee ployment us	en land us se.	es, and
	It is con:	sidered th	at alterna	tive 2 wou	ıld have a	neutral eff	-	ards to the	other IIA of	ojectives.				
IIA Objective / Site	1. HIGH QUALITY ENVIRON	MENT 2. EFFICIENT LICE OF	3. HERITAGE	4. LIVEABLE Neighbou Rhoods	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVER SITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCE S
Reasonable Alternative 3: Mixed use and commercial development	0	+	0	+	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 3	develop of uses. commer inclusior	ment cou Some ho cial uses n objective	ld have a using wou on the site es. Mixed	limited po uld be deli e are likely -use deve	sitive effe vered as p to have a lopment n	ct in terms part of mixe a minor pos nay have lir	of the efficient of use deversitive effect mited positive	nent. Alloca ent use of la elopment, le in relation t ve effects o f facilities fo	and and bui eading to a to economic n liveable n	ldings, as t minor positi growth. Bo eighbourho	he site coul ve effect w oth uses wo oods and ec	d accommo ith regards ould contrib	odate a wid to objectiv ute toward	der range e 5. Some s social
Conclusion	infrastru of the de develop that bus significa	cture and elivery of g ment, and iness use nt amoun	mixed us good-qual d mixed us was mos	e comme lity housin se develop t appropri onal emple	rcial and r g, the rete oment cou ate for this oyment flo	esidential o ention of so Ild have po s site given	levelopmer cial infrastr sitive effect its PEL de	0 were ider it. Whilst the ucture could s in relation signation, Ic recognised	e residentia d have a po to housing ocation with	I-led develo sitive effect and econo in the CAZ	opment cou t by providiu mic growth and the bo	ld have posing learning , on balanc rough's pro	sitive effect and skills e it was co jected nee	ts in terms onsidered ed for a

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS21: Former railway sidings adjacent to Caledonian Road Station	+	++	-	0	+	+	+	+	0	0	-/0	0	0	0
Commentary on assessment of likely significant effects of site allocations	retained up to a l The allo quality h the area grade II and ens	and prote neight of 1 cation opt nousing in by introd listed buil ure amen	ected. The I2 storeys timises the the borou ucing som Iding. The ity impacts	allocation be use of a ligh and he ne active r design of s from the	n also ide previousl elp to mee etail front any prop rail line a	ntifies that y develope at housing a ages. The osal would are mitigate	the site offe d building a and affordat developmer be sensitive	nd the adja ole housing at may have to the spe impacts on	cent vacan need. The a negative cific locatic the Hollow	t land. It wil allocation s impact on on, reflecting yay Road to	ment of a s Il contribute should impro the Caledo g the need t Caledoniar	pecial loca positively ove the saf nian Road to preserve n Road Rai	to the provis ety and incl Station which the heritag ilsides SINC versity.	ouilding sion of usivity of ch is a e asset
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use development	+	++	-	+	+	+	0	+	0	0	-/0	0	0	0
Commentary on assessment of likely significant	the oppo	ortunity fo	r the deve	lopment o	of a specia		lmark buildi						anged for ex he use of a	kample,

Table 1.156 Site Assessment OIS21: Former railway sidings adjacent to Caledonian Road Station

effects of Alternative 1	commer inclusior	cial uses o objective	on the site s. Mixed	e are likely use deve	y to have a lopment n	a minor po nay have lii	sitive effect nited positiv	in relation to ve effects o	to economi on liveable i	c growth. B neighbourh	oth uses we oods, econe	ould contrib	tive 5. Some oute towards h and the ne and visitors.	s social
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 2: Business-led development	+	++	-	0	0	+	0	+	0	0	-/0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	develops and the There is this site borough	ment of a adjacent a signific for busine	special lo vacant lar ant develo ess-led de uld help c	cal landm nd. opment ne velopmer reate emp	eed for ad t could he	ng up to a l ditional bus elp towards opportunitie	neight of 12 siness floors meeting ta	storeys an space in the rgets for bu	d the optim e borough t usiness floo	nisation of the o meet proj orspace, and	he use of a jected econ d foster sus	previously omic growt tainable ec	pportunity for developed I th to 2036. A conomic grown ness led dev	building Allocating wth in the
Conclusion	Whilst it and bus opportur	was felt tl iness-led	nat mixed developm ver new h	-use deve ent could ousing to	lopment of have pos contribute	could have itive effects	positive effe	ects by sup f supporting	porting a ra g economic	ange of the growth, the	borough's i e site is con	dentified de sidered to	s-led develo evelopment provide an tion outside	needs,

Table 1.157 Site Assessment OIS22: 114 Balls Pond Road and 1 King Henry's Walk

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT	ERITAGI	I. LIVEABLE NEIGHBOUR HOODS S. HOUSING QUALITY	SOCIAL NCLUSION	Y. HEALTH AND WELLBEING	8. ECONOMIC GROWTH 9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS TY 2. CLIMATE CHANGE	13. RESOURCE EFFICIENCY 14. VATURAL RESOURCES
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OIS22:	0	++	0	0	++	+	0	0	0	0	0	0	0	0
114 Balls Pond Road and 1 King Henry's Walk														
Commentary on assessment of likely significant effects of site allocations	allocatio	on will cont d as part o	tribute po	sitively to	the provis	sion of qual	ity housing	in the borou	ugh and he	p to meet l	nousing nee	d. Affordat	cent vacant ble housing objectives r	would be
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL NCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable Alternative 1: Mixed-use development	0	++	0	+	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	previous Some h commer effects i Mixed-u location	sly develop ousing wo rcial uses o n relation se develop of a numb	bed buildi uld be de on the site to social i pment ma ber of diffe	ng and ad livered as e are likely nclusion. ay have lin erent uses	jacent va part of m / to have nited posi	cant land. ixed-use de a minor pos tive effects g access to	evelopment sitive effect on liveable	, leading to in relation t neighbourh f facilities fo	a minor po o economio noods, ecor or residents	sitive effec c growth. B nomic grow s, workers a	t with regard oth of these th and the r and visitors.	ds to objec uses wou need to trav	the use of a tive 5. Some Id also have vel, through n could have	e positive the co-
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

Reasonable Alternative 2: Business-led development	0	++	0	0	-	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	vacant la There is this site borough	and. a signific for busine . This wo	ant develo ess-led de uld help c	opment ne velopmer reate emp	eed for ad at could he	ditional bus	iness floors meeting ta s that woul	space in the	e borough to siness floor	o meet proj rspace, and	ected econ	omic growt	uilding and a h to 2036. A onomic grov less led dev	Allocating wth in the
Conclusion	Whilst it and bus opportu	was felt t iness-led nity to deli	hat mixed developm	-use deve ent could ousing to	elopment o have pos contribute	could have itive effects	positive effe	ects by sup f supporting	porting a ra Jeconomic	nge of the l growth, the	borough's i site is con	dentified de sidered to p	-led develo evelopment provide an tion outside	needs,

Table 1.158 Site Assessment OIS23: 1 Lowther Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS23:	0	+	0	+	0	+	++	0	0	0	0	0	0	0
1 Lowther Road														
Commentary on assessment of likely significant effects of site allocations	and com The alloc and pres	munity inf ation will enting an	have a popportun	re uses. ositive imp ity for othe	bact on the	e liveability	are use of the neig of the neig unity infrastropple with pro	hbourhood ucture uses	by securin s to locate	g an import at the site. I	ant health s	ervice for t	he local con	nmunity,

Reasonable alternative summary	No reasonable alternative was identified. The allocation supports the existing healthcare use of the site with the intention of securing and protecting a social and community infrastructure use that benefits the borough.

Table 1.159 Site Assessment OIS24: Pentonville Prison, Caledonian Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS24: Pentonville Prison, Caledonian Road	++	++	++	+	++	+	0	0/+	0	+	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	OIS24 is allocated for a heritage-led, predominantly residential scheme including appropriate provision of community uses, open space and an element of business use may be acceptable. Any development at the site is subject to the loss of social infrastructure being justified. The allocation will have a significant positive effect in optimising the use of previously developed land and buildings, providing residential, community and possibly business uses in an appropriate location. A significant amount of affordable housing will be required as part of any residential development to help meet need in the borough, contributing towards meeting Islington's housing need as well as addressing objective relating to social inclusion. The site has been assessed as having no effect or a minor positive effect in relation to objective 8, as although business use is likely to have a positive effect on economic growth, its delivery on the site is uncertain. Depending on the final design, development of this currently closed site will enhance local character and distinctiveness. The allocation promotes liveable and inclusive neighbourhoods by requiring the provision of new community facilities and open space. The allocation can also positively contribute to the creation of a high quality environment by integrating the isolated site with the surrounding urban context as well as improving permeability through the site. Conserving the heritage of the site is a major aim of the allocation; opening up the site will provide greater visibility of heritage assets.										l, any objectives gh ne ty through			
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

Reasonable Alternative 1: Mixed-use development	++	++	++	+	+	+	0	+	+	+	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	with the Some h comme effects i The co- resident	provision ousing wo rcial uses n relation location of ts to esser	of active ould be de on the site to social i f commerce ntial service	frontages livered as are likely nclusion. cial and re ces such a	, permeab part of m y to have esidential p as shops.	ility and op ixed-use de a minor pos uses could There is sc	en space. evelopment sitive effect have a pos	leading to in relation t tive effect o al for conflic	a minor po to economic on promotir to between	sitive effect c growth. Bo ng liveable r residents a	with regard oth of these neighbourh and commer	ds to object e uses woul oods by im cial occupie	ge-led deve tive 5. Some d also have proving acce ers, resulting	e positive ess for
IIA Objective / Site	1. HIGH QUALITY ENVIRON	. EFFICIENT JSE OF -AND	. HERITAGE	I. LIVEABLE VEIGHBOUR 100DS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	'. HEALTH AND VELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	4. IATURAL RESOURCES
Reasonable Alternative 2: Business-led development	++	-	++	0	0	+	0	++	0	+	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	develop designa develop in relatio econom	This alternative is for business-led development. The other provisions of policy OIS21 remain unchanged for example, a heritage-led development with the provision of active frontages, permeability and open space. The site is outside of the a town centre and employment designation therefore is not considered to be the most appropriate location for business-led mixed use redevelopment. A business led development in this location is likely to have a significant positive effect on economic growth given the size of the site as well as a positive effect in relation to social inclusion. There is a significant development need for additional business floorspace in the borough to meet projected economic growth to 2036. Allocating this site for business-led development could help towards meeting targets for business floorspace, and foster custinable accomming arouth in the borough.												
Conclusion	Two rea Whilst	sustainable economic growth in the borough. Two reasonable alternatives to the residential-led allocation for OIS22 were identified: mixed-use development and business-led development. Whilst mixed-use development could have positive effects by supporting a range of the borough's identified development needs, and business- led development could have positive effects in terms of supporting economic growth, the site is considered to provide an opportunity to deliver												

new housing to contribute towards meeting Islington's significant identified need in an appropriate location outside of designated priority employment areas.

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS25:	+	+	0	+	+	+	0	+	0	0	0	0	0	0
Charles Simmons House, 3 Margery Street														
Commentary on assessment of likely significant effects of site allocations	The allo housing social in minor po	OIS25 is allocated for residential development with some community floorspace and retail use. The allocation will optimise the use of land and positively contribute to the provision of housing in the borough. The site would provide affordable housing as part of any residential element, contributing towards meeting Islington's housing need as well as addressing objectives relating to social inclusion. The provision of community floorspace and retail uses will contribute to a more liveable neighbourhood, and may also have a minor positive effect on economic growth by providing some employment opportunities. The allocation may improve the immediate environment with landscaping.												
Reasonable alternative summary	No reasonable alternative was identified. The site is a housing estate owned by the London Borough of Islington (LBI) identified as having potential to accommodate additional housing development and has planning permission that accords with the uses proposed in the draft allocation. It would not be made available for other types of development as this would not align with the Council's objectives for the estate.													

Table 1.160 Site Assessment OIS25: Charles Simmons House, 3 Margery Street

Table 1.161 Site Assessment OIS26: Amwell Street Water Pumping Station

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
OIS26:	0	+	++	0	0/+	0	0	0 / +	0	0	0	0	0	0	

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Amwell Street Water Pumping Station														
Commentary on assessment of likely significant effects of site allocations	The allo also mal	cation aim	s to prese fficient us	erve a Gra	ade II liste ite. It is lik	ed site whic	ly either res	ely contrib	ute to the h	nistorical cha	aracter of th	e borough	. The alloca tion may hav	
Reasonable alternative summary	uses is f	lexible in i	ts current		en the lin	nited scope							sidential or o ade for the s	

Assessment of Bunhill and Clerkenwell Site Allocations

Table 1.162 Site Assessment BC1: City Barbican Thistle Hotel, Central Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC1: City Barbican Thistle Hotel, Central Street, EC1V 8DS	+	0	0	0	0	+	0	++ / +	0	0	0	0	0	0
Commentary on assessment of likely significant				shment or notel use o		oment of the	e existing b	uildings for	office-led r	nixed use c	levelopmen	t. Reprovis	ion of a hote	el may be

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
effects of site allocations	borough focused land con BCAAP centres Fringe, T allocatin The add borough Retainin the local	. Lack of c in the CA istraints an area. The of employ Fech City, g the majo itional offic that will re g the hote environm	office floo Z, Bunhill Ind high no location of ment and King's Cr prity of sit ce floorsp educe ba I will have ent as bo	rspace is a and Clerk eed (400,0 of Bunhill a business ross and th e allocatio pace in this rriers to er e a minor p oth building	a barrier f cenwell A 000sqm u and Clerk of the Lo ne Knowl on sites in s central mployme positive e gs are of	to economic AP area, the p to 2036) in cenwell is part ndon's West edge Quarte the BCAAF London locat ant and have offect on ecc	c growth in t e CAZ Fring needs will n articularly si t End, the C er. The Loc of or employ ation will sup a minor po onomic deve ole design a	he area. The ge Spatial S ot be met v uited to dev City of Lonce al Plan prio yment (office port the eco sitive effect elopment. Find merit ar	ne Local Pl Strategy Ar- vithout price velopment of don, Canar oritises emp ce) uses, to conomy an t in relation Redevelopr	cant positive an strategy eas and the oritising busi of employm y Wharf, as oloyment flo o the exclusi d a range o n to social in ment of thes	is that new Locally Str ness space ent uses, w well as the orspace in on of housi f employme clusion. se buildings	business fl ategic Indu in these an ith easy ac emerging of the BCAAP ng develop ent types ar offers an o	ic growth of loorspace w istrial Sites. reas, includi cess to the clusters of th n BC1 and ment on the nd opportuni pportunity to Provision o	rill be Given ing the major he City d also by ese sites. ities in the o improve
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	3. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	+	-	0	0	+	+	0		-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	The othe As with t design n The alte location London's the wide The alte	er provisio the preferm nerit. rnative wo to locate o s office ma e range of rnative wo	ns of poli ed appro ould have offices as arkets. Of supportin ould have	cy BC1 rel ach this al minor neg it is the ac fices can f g services minor pos	main unc lternative gative effe ccessible take adva s. sitive effe	hanged, for will have po ects against and connec antage of th cts against	example example example example example example existive effect the efficient cted as well e agglomer the objectiv	xclusions to ts on the lo t use of lan as being th ation benef e for provid	o this policy ocal enviror nd as the B he most va fits of the c ling afforda	y remain, in nment by re unhill and C luable for o entral Lond	cluding for p developing Clerkenwell ffice develo on location g as it would	bublicly fund buildings o Area is the pment due and will hav	f unremarka most efficie to close pro ve close acc e housing to	able int eximity to cess to

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	needed i identifies A office s The alter	to meet de s the arc b space, to rnative wo	emand fro between S maintain buld have	om busine Shoreditch and enhar minor neg	sses, gro and King nce the a gative imp	w the econ g's Cross in rea's role ir pacts on rec	omy, and pi cluding alor supporting ducing the r	ovide empl ng City Roa London's s need to trave	oyment an d the focus strategic bu el by locati	d training o s of priority f usiness role	pportunities or site asse . This site li al in the CA	5. The Emp embly and f es broadly AZ, rather th	orspace, wh loyment Lan for provision within this c han high trip by car.	d Study of Grade orridor.
Conclusion	this loca housing	tion in pla has positi	ce of offic ve effects	ces which	will have idered or	negative el balance o	ffects on ec	onomic grov	wth, the eff	ficient use c	f land, and	transport. \	rs more hous While this ac he CAZ and	ditional

Table 1.163: Site Assessment BC2: City Forum, 250 City Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC2: City Forum, 250 City Road, EC1V 2PU	+	++	0	+	++	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	995 resid The alloc affordab The sche economi affordab optimisir	dential uni cations sta le housing eme unde c growth l le housing ng develop	its, 7,600 ates that s and affo r construc by providi g will have oment on	sqm of B1 should the rdable wo ction will h ng a large positive previously	floorspace site be s rkspace. ave posite number effects on develop	ce and a mi ubject to fu ive effects of of new hom a social inclu ed land in a	for the deve x of other u rther amend on a numbe nes includin usion. The s a highly acco er and more	ses. Iments or r r of criteria g affordable scheme will essible loca	new applica , but in par e homes ar have signi ation. In ado	tions, the c ticular there nd a signific ficant positi dition, the a	ouncil will s will be sigr ant quantur ve effects o llocation wil	eek to max nificant effe n of office f on the efficio Il have a m	imise provis cts on hous loorspace. ent use of la inor positive	sion of ing and The and by effect on

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES				
		・													
Reasonable alternative summary	No reasonable alternativ	e was identified for th	is allocation	. The site h	as planning) permissio	on which is a	currently une	der constru	iction.					

Table 1.164 Site Assessment BC3: Islington Boat Club, 16-34 Graham Street,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC3: Islington Boat Club, 16-34 Graham Street, N1 8JX	+	+	0	+	+	+	0	0	+	+	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	Refurbis commun on housi represer minor po	hment of hity use of ing provis hts a more ositive effe	the boat of the open ion and at e efficient ects on the	club will ha water in t fordable h use of lan e transpor	ave minor he basin. nousing d d by prov t, open sp	positive ef The redeve elivery. The riding new h bace, and h	elopment of affordable nousing on t igh quality	eable neight the site wil housing wi the site whi environmer	tial units. bourhoods Il include pr ill have pos ch at prese nt objectives alking and c	ovision of n itive effects nt only has s by requirir	ew homes on social ir the boat cluing the redev	which will h nclusion. Th ub. The allo /elopment i	ave positive le allocation cation will h mprove put	e effects n nave olic
Reasonable alternative summary	on site, w This allo use and because amenity Gardens	while retain cation is f must be r of the su for reside s, and ben	ning and or refurbi- retained o rrounding ntial uses efits from	improving shment of n site. In a context. for a cen views ac	the boat boat club addition a The surro tral Londo ross the C	club, which a facilities a small num unding use on location City Road B	n is a valued nd provision ber of home s are predo with low lev asin. The B	d social infra n of residen es may be o minantly re rels of traffio sunhill and 0	imises the a astructure u ntial units. T developed o sidential, in c noise and Clerkenwell about and s	ise. he Islingtor on the site. cluding acr pollution, a AAP direct	Boat Club Residential oss City Ro and the site s commerc	is a valued was identif ad Basin. T adjoins Gra	social infra ied for this he area ha ham Street	structure site s high

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC4: Finsbury Leisure Centre, EC1V 3PU	+	++	0	++	++	+	+	0	0	0	0	+	0	0
Commentary on assessment of likely significant effects of site allocations	outdoor provide a connecti The prop land by p scheme positive	sports pite an enhanc ons. posal will providing will have effects or e with the	ches, new ced public have sign additiona minor pos the high provision	realm, in ificant pos l floorspac sitive effec quality en of improv	nd privati cluding ir sitive effe- e across sts on the vironmen ed sports	e homes, a nprovemen cts on hous a number c reducing c t objective facilities. Ir	GP surgery ts to the sur ing by provi of uses on s imate chan with an imp	r, a nursery rounding st ding new h ite. The affo ge objective roved publio rmeability a	, and the B treets and s omes and ordable hou e by develo c realm and across the s	Bunhill Energy spaces part affordable h using will ha opment of a d minor pos site and put	gy Centre. T icularly for p nomes, and ave positive new energy sitive effects blic realm in	The develop pedestrian make more effects on y centre. Th on the hea	re facilities pment will a and cycling e efficient us social inclus here will be alth and wel ts could hel	lso se of the sion. The minor Ibeing
Reasonable alternative summary	on site, w The alloc redevelo significat Surround Bunhill a City Roa The Cou consulta	while repr cation for opment to nt amoun ding the s and Clerke ad and arc uncil has c tion, and	oviding an this site is provide n t of genui ite are pro- enwell AA bound the C developed have bee	nd improvi s demandi new high q nely afford edominant P directs o Dld Street I detailed o n revised	ng the lei ng as rec uality leis lable hou tly resider commerci Roundab designs fo and impro	sure centre levelopmer sure facilitie sing) and p ntial buildin al uses to a out. or the site, v oved based	e, as well as at must mee s and meet ublic open s gs and deve areas with h which have	providing a t a number increased of pace. Perm elopment in igher acces been evolve edback. The	a new nurs of needs in demand, as neability m this location ssibility and ed over a r	ery and ene n a relativel s well as a n ust also be on should p d a busier m	ergy centre of y small area nursery, end improved a reserve amo nore comme ears, have l	on site. a. The alloc ergy centre cross the s enity for loc ercial contes been subject	, housing (ir	ncluding a s. The J along

Table 1.165: Site Assessment BC4: Finsbury Leisure Centre

 Table 1.166: Site Assessment BC5: London College of Fashion Golden Lane Campus

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC5: London College of Fashion Golden Lane Campus	0	++	+	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	Local Pla of the sit This allo location will be fo Given la the BCA centres of Fringe, T allocatin The add borough The alloo as some have a n allocatio	an policies e. cation will in the CA2 ocused in the AP area. of employ cech City, g the majo that will re- cation will vacat la egative effort n details c	s. There r have sig Z. Lack of the CAZ, aints and The locat ment and King's Cr ority of sit ce floorsp educe ba have min nd. The lo ffect on m lesignatic	nay be por nificant por f office floo Bunhill an high need ion of Bun business ross and the allocatio pace in this rriers to en or positive poss of soc neeting Isli	tential for sitive effe orspace is d Clerker (400,000 hill and C of the Lo of the Lo ne Knowle n sites in s central I mploymer e effects of ial infrast ngton's re nt to the s	further inte ects on ecol s a barrier to well AAP a Sqm up to 2 Clerkenwell i ndon's Wes edge Quarte the BCAAF ondon loca the BCAAF ondon loca that and have on the efficie ructure at the esident's ne site which m	nsification of nomic deve o economic trea, the CA 2036) need is particular of End, the C er. The Loc of or employ ation will sup a minor po ent use of la ne site will co eds and wi	of office spa lopment by growth in t Z Fringe S s will not be ly suited to City of Lonc al Plan prio yment (offic pport the ec sitive effect and objectiv only be perr Il therefore	ace through providing of he area. Th patial Strate development lon, Canary ritises emp re) uses, to conomy and t in relation we by optim nitted if it c have no ef	a sensitive i employment he Local Pla egy Areas a ut prioritisir ent of emplo / Wharf, as loyment flo the exclusi d a range o to social in ising the us an be robus fect on the	nfill develop at (office) flo an strategy and the Loc ng business oyment uses well as the orspace in f ion of housin f employme iclusion. se of previou stly demons liveable nei	ornent on the orspace in is that new ally Strateg space in the s, with easy emerging of the BCAAF ing develop ant types ar usly develo trated that ghbourhoo	an appropri business flo gic Industrial nese areas, y access to clusters of th o in BC1 and ment on the ad opportuni ped building such loss w ds objective s locally liste	ate porspace Sites. including the major be City d also by se sites. ties in the gs as well ill not . The
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	0	+	+	0	+	+	0		-	0	0	0	0	0
Commentary on assessment of	This alte	rnative is	where thi	s site allo	cation wo	uld be ame	nded to allo	w an eleme	ent of hous	ing to be pr	ovided on s	ite.		

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING GUALITY 5. HOUSING 6. SOCIAL INCLUSION 8. SOCIAL INCLUSION 8. SOCIAL INCLUSION 9. NEED TO TRAVEL 11. OPEN 7. HEALTH AND WELLBEING 9. NEED TO TRAVEL 11. CLIMATE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE CHANGE											
likely significant effects of alternative	The alternative will have minor positive effects against the efficient use of land objective as it will lead to more development on previously developed land in an accessible location, however it will not be as efficient as the preferred approach as the Bunhill and Clerkenwell Area is the most efficient location to locate offices as it is the accessible and connected as well as being the most valuable for office development due to close proximity to London's office markets. Offices can take advantage of the agglomeration benefits of the central London location and will have close access to the wide range of supporting services.											
	The alternative would have minor negative impacts on reducing the need to travel by locating residential in the CAZ, rather than high trip generating office uses which can take advantage of the high accessibility by public transport and active travel, reducing trips by car.											
Conclusion	The preferred approach will support economic development by locating offices in the optimum location. The alternative allows more housing in this location in place of offices which will have negative effects on economic growth, the efficient use of land, and transport. While this additional housing has positive effects it is considered on balance the site is more appropriate for office use, subject to justifying the loss of social infrastructure, due to the site's location in the CAZ, it's accessible location and proximity to the City of London.											

 Table 1.167 : Site Assessment BC6: Redbrick Estate: Vibast Centre, garages and car park, Old Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC6: Redbrick Estate: Vibast Centre, garages and car park, Old Street, EC1V 9NH	+	+	0	+	++	+	0	0	+	0	0	+	0	+
Commentary on assessment of likely significant effects of site allocations	The site new amo affordab land objo objective objective will have	has planr enity space le. The de ective. Th e by impro- e by provis	ning perm ce. There evelopmente e develop ovements sion of the t trips to n	will be sig nt optimise ment will to the pub commun nore susta	the const nificant po es density have min- lic realm, ity centre	ositive effec / on a previ or positive (access, ar 2. Planning (ets on the he ously devel effects on the od passive s permission	ousing obje oped site and ne liveable r surveillance P2015/0709	ctive by pro nd will there neighbourh . There will 9/FUL invol	oviding 55 a efore have oods objec be minor p lves a signil	additional ho minor positi tive and the ositive effe- icant reduc	omes, 70% ve effects o high qualit cts on the s tion in car j	d the provisi of which wi on the efficie cy environme social inclus barking on s te change, a	II be ent use of ent ion site. This
Reasonable alternative summary	No reas	onable alt	ernative v	vas identif	ied for thi	s allocation	. The site h	as planning) permissio	n which is c	currently und	der constru	ction.	

Table 1.168: BC7: 198-208 Old Street (petrol station)

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC7: 198-208 Old Street (petrol station), EC1V 9FR	+	++	+	+	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant	BC7 is al uses abc		or redevel	opment o	f the petro	ol station to	provide a n	ew building	g comprisin	g retail/leisi	ure uses at	ground floc	or level with	business

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
effects of site allocations	This allocation will remove the petrol station use which provides a poor quality urban environment with large areas of hard standing and large areas of advertising signage and lighting. This change will have significant positive effects on the efficient use of land objective, and minor positive effects on the objectives for a high quality environment, heritage, and liveable neighbourhoods. The allocation will have significant positive effects on economic development by providing business / employment uses which will benefit economic growth. Lack of office floorspace is a barrier to economic growth in the area. The Local Plan strategy is that new business floorspace will be focused in the CAZ, Bunhill and Clerkenwell AAP area, the CAZ Fringe Spatial Strategy Areas and the Locally Strategic Industrial Sites. Given land constraints and high need (400,000sqm up to 2036) needs will not be met without prioritising business space in these areas, including the BCAAP area. The location of Bunhill and Clerkenwell is particularly suited to development of employment uses, with easy access to the major centres of employment and business of the London's West End, the City of London, Canary Wharf, as well as the emerging clusters of the City Fringe, Tech City, King's Cross and the Knowledge Quarter. The Local Plan prioritises employment floorspace in the BCAAP in BC1 and also by allocating the majority of site allocation sites in the BCAAP for employment (office) uses, to the exclusion of housing development on these sites. The additional office floorspace in this central London location will support the economy and a range of employment types and opportunities in the borough that will reduce barriers to employment and have a minor positive effect in relation to social inclusion.													
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT JSE OF -AND	3. HERITAGE	4. LIVEABLE VEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	3. ECONOMIC GROWTH	9. NEED TO FRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	+	+	+	+	+	+	0		-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	This alternative is where this site allocation would allow housing led mixed use development, with a retail or leisure at the ground floor and housing above. As with the preferred approach this allocation will remove the petrol station use which provides a poor quality urban environment with large areas of hard standing and large areas of advertising signage and lighting. This change will have minor positive effects on the efficient use of land objective, and minor positive effects on the objectives for a high quality environment, heritage, and liveable neighbourhoods. The alternative makes less efficient use of land compared to the preferred approach as the Bunhill and Clerkenwell Area is the most efficient location to locate offices as it is the accessible and connected as well as being the most valuable for office development due to close proximity to London's office markets. Offices can take advantage of the agglomeration benefits of the central London location and will have close access to the wide range of supporting services. The alternative would have minor positive effects against the objective for providing affordable housing as it would allow more housing to be developed which would include a proportion of affordable housing. The affordable housing will have positive effects on social inclusion by.													

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	The alternative could had to meet demand from but Fringe Opportunity Area City) and next to the land to the shops, cafes, and development across the the focus and priority for uses, which may be mo good access and local so of employment types and inclusion.	usinesses, grow the e a, fronting the busy O admark White Collar F d restaurants of the a e road. The site is loc r provision of Grade / re appropriate due to services for its staff. T ad opportunities in the	economy, and d Street and of actory office of rea including v ated on the arr A office floorsp the size of thi he additional borough that	provide er only 50m fr developme within the C c between bace, but a is site. This office floor	nployment a rom the Old ant. The site Old Street Lo King's Cros Iso for space s highly pror space in thi e barriers to	and training Street rour has very c ocal Shopp and Shop a for SMEs minent add a central Lo o employme	g opportunit ndabout (th lose access ing Area, a reditch whices, tech city-l ress is valu ondon locat ent and have	ies. The sit e approxim s to the Old long Old St ch the Empl looking bus able for an ion will sup e a minor p	e is located ate centre Street Sta reet, and a loyment La inesses an office use port the ec ositive effe	I within the (for East Lon tion and clos t the Bower nd Study ide d business s and would p onomy and ct in relation	City Idon Tech se access entifies as service rovide a range n to social
Conclusion	The alternative would ha generating office uses w Residential uses may ha decrease following publ south and west of the si design may be able to o positive effects against	which can take advan ave challenges in pro- ic realm improvement ite due to the blank w overcome the limitation the objective for house	tage of the hig viding protect ts in this area alls of abutting ns of the site ing, neverthe	gh accessib ion from th). It may als g buildings for residen less this is	bility by pub e noise and so be challe . There is so tial develop a highly co	lic transpor d air pollutic enging to pr ome uncert ment which nstrained lo	t and active on in this loc ovide an ac ainty about n is why the ocation for r	e travel, red cation (altho dequate out the likeliho scoring ha esidential d	lucing trips bugh air qu tlook for ho bod of these is been ma levelopmer	by car. ality problem mes toward impacts as intained as a nt.	ns will the good a minor
Conclusion	The preferred approach this location in place of housing has positive eff within the City Fringe O	offices which will hav ects it is considered	e negative effe	ects on eco e site is cor	onomic grow	wth, the effi ore appropr	cient use of iate for bus	f land, and t iness-led d	transport. V evelopmen	Vhile this ad t given its lo	Iditional

Table 1.169 Site Assessment BC8: Old Street roundabout area,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC8: Old Street roundabout area, EC1V 9NR	++	+	0	++	0	0	0	0	+	+	0	+	0	+

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	commerc The alloc climate c free acce	cial use, in cation will change ob css. The a s (air qua	mprovem have sig pjectives h allocation lity) object	ents to stanificant po by improvid will reduce	tion acce sitive effe ng the are e the imp	ess and faci ects on the ea for walki acts of traff	lities includi high quality ng and cycl fic including	ng enhance environme ing and mal noise and a	ed retail pro nt objective king it easi air pollutior	ovision. e and minor er to enter a n which will	positive eff and exit the have minor	ects on the station inc positive ef	ome small-s e transport a luding provid fects on the positive effect	nd ding step natural
Reasonable alternative summary	related s a small a	mall scale	e comme related s	rcial uses.	The Old retail. Th	Street Rou ere are no l	ndabout is a	a TfL led an	d predomiı	nantly a sch	eme which	improves t	ent scheme he public re nent of hous	alm with

Table 1.170: BC9: Inmarsat, 99 City Road (east of roundabout),

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC9: Inmarsat, 99 City Road (east of roundabout), EC1Y 1BJ	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site	provide a no longe	active fror or fit for the	ntages at e purpose	ground flo s for whic	or. Redev	velopment o lesigned. T	of the buildin he allocatio	ng may be a n will have	acceptable minor posi	ement of re if it can be tive effects e local envir	demonstrat	ted that the quality env	existing bui	ilding is
allocations										e district land e effects on				toreys
	business	ses encou	raged. La	ck of offic	e floorspa	ace is a bar	rier to econ	omic growt	h in the are	yment (offic ea. The Loc Spatial Strate	al Plan stra	tegy is that	new busine	ess

IIA Objective / Site	areas, in	cluding th	ne BCAAF	area. Th	نة d s and hig e locatior	of Bunhill a	and Clerker	well is part	ticularly sui	ited to deve	lopment of	employmer	iness space tu uses, with rell as the er	easy	
	in BC1 a developr	nd also b nent on th	y allocatir nese sites	ng the maj . The add	ority of si itional off	te allocatior ice floorspa	n sites in the	e BCAAP fo entral Lond	or employn on location	nent (office) will suppor	uses, to the the econo	e exclusion my and a ra	space in the of housing ange of emp social inclus	oloyment	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Reasonable alternative: mixed use	+	+	0	0	+	+	0		-	0	0	0	0	0	
Commentary on assessment of likely significant effects of alternative	provided As with t redevelo by devel is the mo to close have clo	This alternative is where this site allocation would be amended to allow more housing to be developed, allowing up to 50% of the uplift to be provided as housing with the other 50% office use, in addition to retail and leisure use on the ground floor. As with the preferred approach the alternative will have minor positive effects on the high quality environment objective as the refurbishment or redevelopment presents an opportunity to improve the quality of the local environment and public realm, and will make more efficient use of land by developing a larger building. The alternative makes less efficient use of land than the preferred approach as the Bunhill and Clerkenwell Area is the most efficient location to locate offices as it is the accessible and connected as well as being the most valuable for office development due to close proximity to London's office markets. Offices can take advantage of the agglomeration benefits of the central London location and will have close access to the wide range of supporting services.													
	develope The alter needed for office building the East restaura	ed which w mative wo to meet de developr which has London 1 nts of the	would incl buld have emand fro nent. The been in a fech City. area. The	ude a pro significan om busine site is loc a long sta The site h e site is loc	portion of t negative sses, gro ated with nding tec nas very cated on	affordable e effects on w the econo in the City F h sector offi close acces the arc betw	housing. The economic gomy, and pre- ringe Opportion of the opportion for the opportion of the opported of the opportion of the opported of the o	ne affordab growth. The ovide empl ortunity Are along with I Street Sta Cross and	le housing additional oyment an a, directly the White tion and to Shoreditcl	will have po housing we d training o fronting the Collar Factor the office w h which the	ositive effec puld displac pportunities Old Street ory is assoc vorkforce fo Employmen	ts on social e office floo a. This site i roundabout iated with b cussed sho nt Land Stu	e housing to l inclusion b orspace, wh s particularl t. This is a la being at the ops, cafes, a dy identifies ining this la	y. ich is y suitable andmark heart of ind s as the	

IIA Objective / Site	1. HIGH GUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE NEICHBOUR 4. LIVEABLE 8. HOUSING 6. SOCIAL INCLUSION 7. HEALTH AND WELLBEING 6. SOCIAL INCLUSION 8. 6. SOCIAL INCLUSION 10. OPEN 8. 8. 9. NEED TO 11. 11. 11. 12. CLIMATE 13. 13. 13. 14. 13. 14. 13. 14. 14. 14. 14. 14. 14. 14. 14. 14. 14													
	prominent site in office use will anchor and support the tech cluster and providing space for a large scale and high profile business. The additional office floorspace would have positive effects on social inclusion through provision of a range of job opportunities, but less than an all office scheme.													
	The alternative would have minor negative impacts on reducing the need to travel by locating residential in the CAZ, rather than high trip generating office uses which can take advantage of the high accessibility by public transport and active travel, reducing trips by car. While there are residential uses fronting Old Street, the area suffers from high levels of noise and pollution which make providing an adequate													
	generating office uses which can take advantage of the high accessibility by public transport and active travel, reducing trips by car. While there are residential uses fronting Old Street, the area suffers from high levels of noise and pollution which make providing an adequate level of amenity problematic, although these issues will decrease following public realm improvements in this area. There is some uncertainty about the likelihood of these impacts as good design may be able to overcome the limitations of the site for residential development which is why the scoring has been maintained as a minor positive effects against the objective for housing, nevertheless this is a constrained location for residential development.													
Conclusion	The preferred approach will support economic development,by locating offices in the optimum location. The alternative allows more housing in this location in place of offices which will have negative effects on economic growth, the efficient use of land, and transport. While this additional housing has positive effects it is considered on balance the site is considered more appropriate for offices with active uses at the ground floor given its current use, its location within the City Fringe Opportunity Area, it's location on Old Street, proximity to Tech City and access to the Old Street Station.													

Table 1.171: Site Assessment BC11: Longbow House, 14-20 Chiswell Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC11: Longbow House, 14-20 Chiswell Street, EC1Y 4TW	0	+	+	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of	BC11 is allocated for redevelopment of the site to provide a new, high quality building incorporating commercial office uses. This allocation will have a significant positive effect on economic growth by providing employment (office) floorspace. Lack of office floorspace is a barrier to													

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
likely significant effects of site allocations	area, the 2036) ne is partice West Er Quarter. BCAAP London employn	e CAZ Frir eeds will n ularly suite nd, the City The Loca for employ location w nent and h	nge Spatia ot be me ed to deve / of Londe I Plan pri /ment (of ill suppor nave a mi	al Strategy t without p elopment c on, Canary oritises en fice) uses, t the econ nor positiv	cal Plan s y Areas a prioritising of employ y Wharf, a nploymer , to the ey omy and ye effect i	nd the Loca business s ment uses, as well as the t floorspace cclusion of h a range of c n relation to	Illy Strategic pace in the with easy a ne emerging in the BCA nousing dev employmen social inclu	c Industrial se areas, ir iccess to th g clusters o AP in BC1 elopment c t types and ision.	Sites. Given neluding the major ce f the City F and also to these sit l opportunit	be focused en land con e BCAAP a entres of em ringe, Tech by allocatin es. The ad ties in the b	straints and rea. The loc ployment a n City, King's g the majori ditional offic orough that	Bunhill and high need ation of Bu nd busines s Cross and ty of site all e floorspac will reduce		m up to erkenwell don's edge s in the htral	
	land in a Grade II	The allocation will result in minor positive effects on the efficient use of land objective as it will optimise development on previously developed land in a highly accessible location. The allocation requires development to consider the impacts on the surrounding heritage assets including the Grade II* headquarters at Armoury House and the Honourable Artillery Company's training grounds and will therefore have minor positive effects on the heritage objective.													
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	5. SOCIAL NCLUSION	7. HEALTH AND WELLBEING	3. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS TY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Reasonable alternative: mixed use	0	+	+	0	+	+	0		-	0	0	0	0	0	
Commentary on assessment of likely significant effects of alternative	This alternative is where this site allocation would be amended for more housing to be developed, allowing up to 50% of the uplift to be provided as housing with the other 50% office use. As with the preferred approach the alternative requires development to consider the impacts on the surrounding heritage assets including the Grade II* headquarters at Armoury House and the Honourable Artillery Company's training grounds and will therefore have minor positive effects on the heritage objective. The alternative will have minor positive effects against the efficient use of land objective as it will lead to more development on previously developed land in an accessible location, however it will not be as efficient as the preferred approach as the Bunhill and Clerkenwell Area is the most efficient location to locate offices as it is the accessible and connected as well as being the most valuable for office development due to close proximity to London's office markets. Offices can take advantage of the agglomeration benefits of the central London location and will have close access to the wide range of supporting services.														

IIA Objective / Site	1. HIGH GUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE NEIGHBOUR HOODS 6. HOUSING 5. HOUSING 0. ALITY 8. SOCIAL INCLUSION 8. SOCIAL INCLUSION 8. SOCIAL INCLUSION 9. NEED TO TRAVEL 11. TAVEL 13. CLIMATE CHANGE 14. INCLUSION 14. INCLUSION 14. INCLUSION 14. INCLUSION													
	The alternative would have minor positive effects against the objective for providing affordable housing as it would allow more housing to be developed which would include a proportion of affordable housing. The additional affordable housing is likely to have positive effects on social inclusion.													
	The alternative would have minor negative impacts on reducing the need to travel by locating residential in the CAZ, rather than high trip generating office uses which can take advantage of the high accessibility by public transport and active travel, reducing trips by car.													
	generating office uses which can take advantage of the high accessibility by public transport and active travel, reducing trips by car. Longbow House is located in the City Fringe Opportunity Area and close to the cluster of large scale office developments at Moorgate, including Citypoint, the Heron, and Ropemaker Place. The location has close access to the City of London and its agglomeration of business uses. With the commercial in use and has a high density and high site coverage built form. These characteristics make it an ideal location for development of offices where businesses can take advantage of the agglomeration benefits of the area and its role and a world city centre of business.													
	offices where businesses can take advantage of the agglomeration benefits of the area and its role and a world city centre of business. While residential uses could be feasible in this location there would be challenges in providing adequate amenity, outdoor space, and outlook due to the density, site coverage, and built form. Good design may overcome these limitations to provide a good standard of residential accommodation, which is why the assessment shows likely positive effects against the objective for housing, however this will be a constrained site for residential development.													
Conclusion	The preferred approach will support economic development, by locating offices in the optimum location. The alternative allows more housing in this location in place of offices which will have negative effects on economic growth, the efficient use of land, and transport. While this additional housing has positive effects it is considered on balance they are outweighed by the effects on other objectives,. The site is considered to be more appropriate for office use given the current use of the site, its location within the CAZ and City Fringe Opportunity Area.													

Table 1.172: Site Assessment BC12: Cass Business School, 106 Bunhill Row,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC12: Cass Business School, 106 Bunhill Row, EC1Y 8TZ	0	0	0	+	0	+	0	+	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	BC12 is allocated for minor positive effects no other significant e a small upward exter	ts on the effects as	economie	c growth	objective, I	iveable neig	hbourhood	s, and soc	ial inclusion	objectives.	The alloca	ation will like	ly have
Reasonable alternative summary	No reasonable alterr Cass Business Scho conflict between the	ool has fu	ull site co	verage a	nd accomn								

Table 1.173: Site Assessment BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage, EC1Y 8TE	+	++	0	0	0	+	0	++	+	0	0	+	0	+
Commentary on assessment of likely significant effects of site allocations	1,536squ applicati The alloo floorspace park and removal resulting also crea	m of resta ons, the c cation will ce would h I the alloca of car par in minor ate a safe	urant use ouncil wil have min nave posi ation will l king will l positive e r and mor	, and 263 I seek red tor positive tive effect have sign nave susta ffects on t re inclusive	sqm of lei evelopme e effects o s on socia ficant pos inability b he object e environi	sure floors ent to provid on economi al inclusion sitive effects penefits and ives for clin	pace. The a de an office c growth th through pro s on the effi d contribute nate change roducing ac	Illocation st developme rough the d ovision of a cient use o to wider st e, transport	ates that sl ent including levelopmer range of jo f land by bi rategic aim , and natur	nould the si g affordable at of employ b opportuni ringing this s to encour al resources	te be subject workspace ment floors ties. The sit into use and age more s s (improved	t to further and small pace. The is curren d removing ustainable air quality)	fice, 80sqm amendmen scale busin additional of tly a ground the car park forms for tra . The scher site, resulti	its or new ess uses. ffice l level car king. The ansport, ne will

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: Mixed use development with office and hotel use	+	+	0	0	+	+	0	+	+	0	0	+	0	+
Commentary on assessment of likely significant effects of site allocations	(P2016/C use, and The alter for trans scheme resulting providing The effe effects o hotel. Ho location, efficient allocation Islington	0488/FUL 263sqm rnative wil port result will also of in minor homes a cts differ a n econom owever the and woul use of lan n which m s econom) for the d of leisure II have mo ting in mir reate a sa positive e and afford against th nic growth ese effect d support d by conv naximises ny and em	evelopme floorspac ostly the s nor positiv afer and n ffects on t able home through t s are less the grow verting a g office floo ployment	ent of a 61 e. ame effects hore inclu he high q es on site es for the he develo than if th th of busi pround lev orspace d	I bedroom I cts as the p on the obje isive enviro quality enviro quality enviro to efficient us opment of e is scheme p ness and e vel car park lue to the hi	notel, 35 res referred ap ectives for cl nment by in conment obj ional afforda se of land an employment orovided a g mployment into more v igh demand ed approach	sidential uni proach. The imate chan troducing a ective. The able housin floorspace. greater amo in the borou /aluable use for and hig	its, 1,954sc e removal o ge, transpo- ictive fronta will have r g is likely to c developm , and other punt of offic ugh. The al es, howeve h value of o	Im of office of car parkin ort, and natu- iges and ac- ninor positi- o have posi- nent. The al- commercia e floorspac- ternative wi r it will not ho offices in th	80sqm of r g will encou iral resource tivity to this ve effects of ternative wi I uses inclu e, which is a II have mino have the sig is location a	etail, 1,536 irage more es (improve currently la n the housi on social in Il still have ding retail, a higher pri or positive e nificant pos und their rol	nitted on thi Ssqm of rest sustainable ed air qualit argely empt ing objective nclusion. minor posit restaurant a ority land us effects on th sitive effects le in boostir ects on soc	taurant e forms y). The ty site, e by tive and a se for this ne s of an
Conclusions	was ider that prov was cons within the	tified as h ides a gre sidered th e CAZ an	have simil eater amo at the pre d City Frir	ar effects ount of offi eferred ap nge Oppo	however ce space proach is rtunity Are	r the effects . The positi more appre ea,	s on econon ve effects o	nic growth a f the alterna n the high p	and efficien ative in rela priority give	t use of land tion to hous n to office a	d are consid sing provisio	lered to be on are reco	ace. The al less than a gnised. On n the sites lo	scheme balance it

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC14: Peabody Whitecross Estate, Roscoe Street, EC1Y 8SX	+	+	0	+	+	+	+	0	0	+	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	some ne The allo housing public re open spa	w housing cation will i positive alm by im ace, liveal	g. have min effects or proving th ble neight	or positive social inc ne open s pourhoods	e effects o clusion by pace and s, and hea	on the hous reducing c providing a lith and we	sing objectiv overcrowdin areas for sp	e by provid g. The alloc orts and pla ctives. The	ling new ho cation will c ay with mine allocation	omes (4 fam reate a safe or positive e will make m	ily homes is er and more effects on the	s feasible). e inclusive r ne high qua t use of lan	space, alor The additio neighbourho lity environr d by improv	nal bod and ment,
Reasonable alternative summary	housing, This allo some ne security,	introduci cation is f w housing accessib	ng other u or improv g. The ow ility, and p	uses on th ed public mers, Pea provide mo	is site wo open spa body, hav ore oppor	uld not be a ce and des ve ambition tunities for	appropriate. ign measur s to improve	es to impro e the public and recreat	ve the defir realm acro ion. The all	nition betwe oss the esta location is p	en public a	nd private : ve amenity	mall amoun space, along , biodiversit i improveme	gside y,

Table 1.174: Site Assessment BC14: Peabody Whitecross Estate, Roscoe Street,

Table 1.175: Site Assessment BC15: Richard Cloudesley School, 99 Golden Lane

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC15: Richard Cloudesley	+	+	0	++	++	+	+	+	0	0	0	0	0	0

IIA Objective / Site School, 99 Golden	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Lane, EC1Y 0TZ Commentary on assessment of likely significant effects of site allocations	sports fa The sche neighbou affordab	cilities. eme will h urhoods th le worksp	ave signi nrough pr ace. The	ficant posi ovision of education	tive effec a new sc use will ł	ts on afford hool. It will nave minor	able housir have minor positive effo	ng delivery k positive eff ects social i	by providin fects on ec inclusion by	g 66 social onomic grov y providing	rented homovity of the second	es, and on ding a sma s for learni	velopment, p liveable all amount o ng. The ado all of this alo	f ditional
Reasonable alternative summary	additiona effects o hours.	al school f n the hea	loorspace Ith and w	e on site. ⊺ ellbeing ol	The reside	ential buildi y provision	ng is a talle of sport fac	r building (1 ilities (a ML	I0 storeys (JGA), whic	on a 4 store	y podium). e available	There will to resident	be minor pos s outside of	sitive

Table 1.176: Site Assessment BC16: 36-43 Great Sutton Street (Berry Street),

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC16: 36-43 Great Sutton Street (Berry Street), EC1V 0AB	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	There is through The Loc Strategy	likely to b the optim al Plan str Areas an	be positive isation of rategy is t ad the Loc	e effects o developm hat new b ally Strate	n econon ent on sit usiness f egic Indus	nic develop e through p loorspace v strial Sites.	ootential ext vill be focus Given land	oviding addi ensions. La ed in the C. constraints	tional empl ack of office AZ, Bunhill and high n	loyment floo e floorspace and Clerke eed (400,00	orspace, an e is a barrier enwell AAP 00sqm up to	to econom area, the C 2036) nee	icient use o ic growth in AZ Fringe S eds will not t cularly suite	the area. Spatial be met

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	Ю îu	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	London, prioritise (office) u the econ	Canary W s employr ses, to the omy and a	/harf, as v nent floor e exclusio a range o	well as the space in t on of hous	e emergin the BCAA ting devel nent type	ig clusters o P in BC1 a opment on	of the City F nd also by a these sites.	ringe, Tech allocating th The additi	n City, King ne majority onal office	y's Cross an of site alloc floorspace	d the Know cation sites i in this centr	ledge Quar in the BCA al London I	End, the Ci ter. The Loo AP for emplo location will have a min	cal Plan oyment support
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	0	+	0	0	+	+	0	-	-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	provided The alter develope the most close pro close acc The alter develope inclusion The alter to meet o uses, inc	on site, will end land in efficient lip efficient lip enative wo end which will rnative wo demand fr cluding offi	vith no ne I have mi an acces ocation to London's e wide ra uld have vould incl uld have om busin ices, pub	t loss of o nor positive sible locate o locate of office ma nge of sup minor pose ude a pro minor neg esses, gro s, galleries	ffice floor ve effects tion, how fices as i rkets. Off porting s sitive effe portion of gative effe ow the ec s, showrc	against the ever it will n t is the acce ices can tal ervices. cts against affordable ects on ecol conomy, and soms, and s	e efficient us ot be as eff essible and ke advantag the objectiv housing. Th nomic grow d provide er ome reside	e of land o icient as th connected ge of the ag e for provic ne additiona th. The add nployment ntial – how	bjective as e preferred as well as glomeratic ling afforda al affordab litional hou and trainin ever the co	it will lead d approach being the n on benefits of able housing i le housing i using would ig opportuni ontext is prir	to more dev as the the B host valuable of the centra g as it would s likely to ha displace off ties. This sin marily that o	relopment of unhill and of e for office al London lo d allow mor ave positive ice floorspa te is surrou f a comme	idential to b on previously Clerkenwell developmer ocation and e housing to e flects on a ace, which is nded by a n rcial uses. It	y Area is nt due to will have b be social s needed nix of is an
	uses whi on econo The alter	ch are ap omic deve mative wo	pealing to lopment l uld have	o this work by reducin minor neg	xforce. Th ng the sup gative imp	e introduction ply of office pacts on rec	on of a sigr e floorspace lucing the n	ificant prop in this are eed to trav	portion of re a suited to el by locati	esidential us these sectoring resident	ses will likel ors.	y contribute	ices, and als e to negative nan high trip by car.	e impacts

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Conclusion	this locat housing	tion in plac has positi	ce of offic ve effects	ces which	will have nce it is d	negative el considered	ffects on eco	onomic grov	wth, the eff	ficient use c	of land, and t	transport. V	s more hous Vhile this ad rrent use, is	ditional

Table 1.177: Site Assessment BC17: Caxton House, 2 Farringdon Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC17: Caxton House, 2 Farringdon Road, EC1M 3HN	+	+	0	+	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	The site office de The alloo additiona range of social in objective	has planr velopmen cation will al better q employm clusion. T e by replace	ing perm it with gro have a si uality offic ent types he allocat cing an ur	ission for t und floor a gnificant p ce and reta and oppo ion will also remarkab	the develops active retrostive end ail floorsp rtunities i so have n ale 9 store	opment of 2 ail/leisure fl ffect on ecc bace. The a n the borou hinor positive y tower inc	oorspace. nomic grow dditional off igh that will /e effects or	commercial rth and min ice floorspa reduce bar n the high q storey podiu	l/retail floor or positive ace in this o riers to em juality envir um with an	effects on t central Lond ployment a ronment ob 8 storey of	7 allocation he efficient Ion location nd have a n ective and	n reflects th use of land will suppor hinor positiv iveable nei	e consent a l by providir rt the econo ve effect in i ighbourhood re contextua	ng omy and a relation to ds
Reasonable alternative summary	No reaso	onable alte	ernative w	vas identif	ied for thi	s allocation	. The site h	as planning	g permissio	n which is c	currently un	der constru	iction.	

 Table 1.178: Site Assessment BC18: Cardinal Tower, 2A, 4-12 Farringdon Road and 48-50 Cowcross Street,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC18: Cardinal Tower, 2A, 4-12 Farringdon Road and 48-50 Cowcross Street, EC1M 3HP	+	+	0	+	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	a seven part of th The allor additiona employn inclusior moderni	storey bu ne Elizabe cation will al quality o nent types n. The allo st tower w	ilding pro eth Line (C have sign office floo s and opp ocation will vith two st	viding 17,4 Crossrail) nificant po rspace. Th ortunities I also hav orey podiu	466sqm of project. sitive effe ne addition in the bor e positive um with a	of office floo ects on ecolorial office floo rough that v effects on 7 storey of	rspace and nomic grow oorspace in vill reduce b the local en fice building	1,050sqm th and mino this centra arriers to e wironment, g on a small	of ground f or positive e I London Ic mployment liveable ne ler footprin	floor retail flue effects on the ocation will st t and have a sighbourhood	he efficient to support the a minor pos ods, and he hore context	The site is b use of land economy a itive effect ritage by re tual to the h	by providing by providing and a range in relation to placing a 13 historic perir	eloped as g of o social 3 storey
Reasonable alternative summary	No reaso	onable alt	ernative v	vas identif	ied for thi	s allocation	. The site h	as planning) permissio	n which is c	currently un	der constru	ction.	

Table 1.179: Site Assessment BC19: Farringdon Place, 20 Farringdon Road,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH And Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC19: Farringdon Place, 20 Farringdon Road, EC1M 3NH	+	+	0	0	0	+	0	+	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	smaller u employn The Loca Strategy without p developn London, prioritise (office) u the econ positive The alloo	apward ex nent floors al Plan str Areas an prioritising ment of er Canary W s employ uses, to th oomy and effect in re	tension is space and ategy is t d the Loc business nploymer /harf, as ment floor e exclusion a range o elation to have a m	s likely, as d an impro hat new b cally Strate s space in t uses, wi well as the rspace in t on of hous of employn social incl ninor positi	such the ved and usiness f gic Indus these are th easy a e emergir he BCAA ing deve nent type usion.	e effect of th more inclus loorspace w strial Sites. (eas, includir access to the ng clusters of AP in BC1 a lopment on s and opport	is allocation ive public re- vill be focus Given land on the BCAA e major cen of the City F nd also by a these sites. rtunities in th	is minor po ealm. Lack (ead in the C/ constraints AP area. The tres of emp ringe, Tech allocating the The addition the borough	ositive effe of office flo AZ, Bunhill and high n he location ployment ar n City, King he majority onal office h that will re	cts on ecor orspace is and Clerke eed (400,00 of Bunhill a d business 's Cross an of site alloo floorspace educe barrie	nomic growth a barrier to enwell AAP a Dosqm up to nd Clerkeny of the Lond d the Know cation sites i in this centre ers to emplo	h by provid economic (area, the C 2036) nee well is parti don's West ledge Quar n the BCA al London I yment and	Station. Onl ing addition growth in the AZ Fringe S eds will not k cularly suite End, the Ci ter. The Loc AP for emple ocation will have a min	al e area. Spatial ce met ed to ity of cal Plan oyment support or
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	+	+	0	0	+	+	0	-	-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	provided This alter preferred The alter develope most effi close pro	l on site, v rnative wi d approac rnative wil ed land in cient loca oximity to	vith no ne II have a h. I have mi an acces tion to loo London's	et loss of o positive ef nor positiv sible locat cate office	ffice floor fect on the ve effects tion, how s as it is t rkets. Off	space. ne local env against the ever it will n the accessit ices can tal	ironment the efficient us lot be as efficien as efficient con	rough impro e of land ol cient as the nected as v	oved public bjective as e preferred vell as beir	realm and it will lead approach ig the most	pedestrian to more dev as the Bunh valuable for	connection elopment c ill and Cler r office dev	idential to b as as with the on previously kenwell Are elopment du ocation and	e y a is the ue to

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	6. SOCIAL INCLUSION 7. HEALTH	AND WELLBEING 8. GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES				
	The alternative would have minor positive effects against the objective for providing affordable housing as it would allow more housing to be developed which would include a proportion of affordable housing. The additional affordable housing is likely to have positive effects on social inclusion.													
	The alternative would have minor negative effects on economic growth. The additional housing would displace office floorspace, which is needed to meet demand from businesses, grow the economy, and provide employment and training opportunities. Both this site and BC20 (50 Farringdon Road) are located in the strip of land between the railway cutting for the London Underground and Farringdon Road. They are both very close to Farringdon Station. Farringdon Road has a significant number of large scale offices along it, and is a busy main road. The Employment Land Study states that intensification of office use around Farringdon Station should be accepted and that this area should be nurtured in office market terms. These characteristics make it an ideal location for office development as commercial tenants will be attracted by the prominent location and proximity to Farringdon Station (including connection to the Elizabeth Line). The alternative would have minor negative impacts on reducing the need to travel by locating residential in the CAZ, rather than high trip													
	generating office uses which	n can take advanta	ge of the high ac	cessibility by put	olic transpor	t and active	e travel, red	lucing trips	by car.					
	The noise from the railway l development, where it may good design may be able to minor positive effects agains	be difficult to designovercome the limit	n in adequate level ations of the site	vels of amenity. T	There is some velopment	ne uncertair which is wh	nty about th	ne likelihood ing has bee	d of these im In maintaine					
Conclusion	The preferred approach will place of offices which will ha positive effects it is consider site and its accessible locati	ave negative effects red on balance inte	s on economic g nsification for bu	rowth, the efficier siness use is cor	nt use of lan nsidered mo	d, and tran re appropri	sport. While ate on this	e this additi site given t	onal housing	g has				

Table 1.180: Site Assessment BC20: Lincoln Place, 50 Farringdon Road,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC20: Lincoln Place, 50	+	+	0	0	0	+	0	+	+	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Farringdon Road, EC1M 3NH														
Commentary on assessment of likely significant effects of site allocations	intensific There is to econc area, the 2036) ne is partice West En Quarter. BCAAP London employn Should t	3C20 is allocated for intensification of business use with improved pedestrian connections to Turnmill Street and Farringdon Station. The ntensification of the site will have a minor positive effect on the efficient use of land. There is a minor positive effect on economic growth by providing improved standard office accommodation. Lack of office floorspace is a barrier o economic growth in the area. The Local Plan strategy is that new business floorspace will be focused in the CAZ, Bunhill and Clerkenwell AAP area, the CAZ Fringe Spatial Strategy Areas and the Locally Strategic Industrial Sites. Given land constraints and high need (400,000sqm up to 2036) needs will not be met without prioritising business space in these areas, including the BCAAP area. The location of Bunhill and Clerkenwell s particularly suited to development of employment uses, with easy access to the major centres of employment and business of the London's West End, the City of London, Canary Wharf, as well as the emerging clusters of the City Fringe, Tech City, King's Cross and the Knowledge Quarter. The Local Plan prioritises employment floorspace in the BCAAP in BC1 and also by allocating the majority of site allocation sites in the BCAAP for employment (office) uses, to the exclusion of housing development on these sites. The additional office floorspace in this central London location will support the economy and a range of employment types and opportunities in the borough that will reduce barriers to employment and have a minor positive effect in relation to social inclusion.												
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	0	+	0	0	+	+	0	-	-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	provideo The alte develope most effi close pro	l on site, v rnative wil ed land in icient loca	vith no ne Il have mi an acces tion to loc London's	t loss of c nor positiv sible loca cate office office ma	ffice floor ve effects tion, howe s as it is t rkets. Offi	space. against the ever it will n he accessit ces can tal	efficient us ot be as eff ble and con	e of land of l	bjective as e preferred vell as bein	it will lead t approach a g the most	o more dev as the Bunh valuable fo	elopment c ill and Cler	idential to b on previously kenwell Are elopment du ocation and	y a is the ue to

IIA Objective / Site	1. HIGH GUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE NEIGHBOUR 4. LIVEABLE NEIGHBOUR 6. SOCIAL INCLUSION 5. HOUSING 0. SOCIAL INCLUSION 8. SOCIAL INCLUSION 8. SOCIAL INCLUSION 9. NEED TO TRAVEL 11. SPACE 11. SPACE 11. CLIMATE CHANGE CHANGE 13. TY 14. SOURCE EFFICIENCY 14. SOURCE											
	 The alternative would have minor positive effects against the objective for providing affordable housing as it would allow more housing to be developed which would include a proportion of affordable housing. The additional affordable housing is likely to have positive effects on social inclusion. The alternative would have minor negative effects on economic growth. The additional housing would displace office floorspace, which is needed to meet demand from businesses, grow the economy, and provide employment and training opportunities. Both this site and BC19 (Farringdon Place, 20 Farringdon Road) are located in the strip of land between the railway cutting for the London Underground and Farringdon Road. They are both very close to Farringdon Station. Farringdon Road has a significant number of large scale offices along it, and is a busy main road. The Employment Land Study states that intensification of office use around Farringdon Station should be accepted and that this area should be nurtured in office market terms. These characteristics make it an ideal location for office development as commercial tenants will be attracted by the prominent location and proximity to Farringdon Station (including connect to the Elizabeth Line). The alternative would have minor negative impacts on reducing the need to travel by locating residential in the CAZ, rather than high trip 											
	The alternative would have minor negative impacts on reducing the need to travel by locating residential in the CA2, rather than high the generating office uses which can take advantage of the high accessibility by public transport and active travel, reducing trips by car. The noise from the railway line and Farringdon Road (and air pollution from the road) will serve as disbenefits for locating residential development, where it may be difficult to design in adequate levels of amenity. There is some uncertainty about the likelihood of these impacts as good design may be able to overcome the limitations of the site for residential development which is why the scoring has been maintained as a minor positive effects against the objective for housing, nevertheless this is a constrained location for residential development.											
Conclusion	The preferred approach will support economic by locating offices in an optimum location. The alternative allows more housing in this location in place of offices which will have positive effects in relation to meeting housing needs but would have negative effects on economic growth, the efficient use of land and transport. It is considered on balance intensification for office use is considered more appropriate on this site given the current use on the site and its accessible location in close proximity to Farringdon Station which is identified as an area of intensification for office uses.											

Table 1.181: Site Assessment BC21: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC21: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great	+	++	0	0	0	+	0	++	+	0	0	+	0	+

IIA Objective / Site Sutton Street, Islington, London EC1M 5PQ	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	Develop The allo developi minor po of travel retail and	ment sho cation will ng a grou ositive effe . The alloo d leisure f	uld provid likely hav ind level d ects again cation will loorspace	le units su ve minor p car park in ist the tran also have e. The add	itable for ositive efi to a quali sport, clin significa itional off	SMEs. fects on the ty contextua mate chang nt positive o ice floorspa	al building v le, and natu effects on e lice in this co	onment and vith active u ral resource conomic gr entral Lond	d significan ises on the es (air qual owth by pro on location	t positive ef ground floo lity) objectiv oviding a la will suppor	fects on the or. The rem res by enco rge amount t the econo	e efficient us oval of car uraging mo of office flo my and a ra	swell Road. se of land by parking will pre sustainal porspace as ange of emp social inclus	have ble forms well as bloyment
Reasonable alternative summary	No reaso	onable alt	ernative v	vas identif	ied for thi	s allocation	. The site h	as planning	g permissio	n which is a	currently un	der constru	iction.	

Table 1.182: Site Assessment BC22: Vine Street Bridge

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC22: Vine Street Bridge, EC1R 3AU	++	+	+	+	0	0	+	0	+	++	+	0	0	0
Commentary on assessment of likely significant effects of site allocations	quality e infrastrue allocatio carriage against t	nvironme cture will a n will have way space	nt and op also have e minor p e, which is ge objecti	en space minor pos ositive effe s largely r	objectives sitive effe ects by ag edundant	s by providi cts on the l gainst the e . The alloca	geway spac ng much ne iveable neig fficient use ation will als Il be safer a	eded greer hbourhood of land obje o protect vi	n open spa ls, health a ective as th ews to St F	ce in the are nd wellbein e open spa Paul's Cathe	ea. The imp g, and biod ce would pr edral which	proved publ iversity obje ovide a hig will have m	ic realm and ectives. This her value th inor positive	d green s nan the e effects

IIA Objective / Site	1. HIGH QUALITY QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY 6. SOCIAL	T. HEALTH 7. HEALTH AND WELLBEING 8. 8.	GROWIN 9. NEED TO TRAVEL 10. OPEN SPACE	11. BIODOIVERS ITY 12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY 14. NATURAL NATURAL RESOURCES
Reasonable alternative summary	No reasonable alternative not appropriate on this site consider it appropriate to d area.	. Vine Street Bridge is co	nversion of carriageway to	o open space with no b	uildings proposed. The (Council does not

Table 1.183: Site Assessment BC23: Sycamore House, 5 Sycamore Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC23: Sycamore House, 5 Sycamore Street, EC1Y 0SR	+	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	floorspace and a raise relation t	C23 is allocated for the intensification of office use, which will provide minor positive effects on economic growth by providing more employment orspace as well as help to make efficient use of land. The additional office floorspace in this central London location will support the economy d a range of employment types and opportunities in the borough that will reduce barriers to employment and have a minor positive effect in ation to social inclusion. The consented scheme will also have a positive effects on the local environment by replacing a building with a poor pearance with a high quality design.												
Reasonable alternative summary							as the site ew office bu					iission (P20)16/4807/Fl	JL) is for

 Table 1.184: Site Assessment
 BC24: Clerkenwell Fire Station, 42-44 Rosebery Avenue

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC24: Clerkenwell Fire Station, 42-44 Rosebery Avenue, EC1R 4RN	+	++	++	+	++	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	significa developi significa back into to local o	C24 is allocated for residential led development and to include some reprovision of social infrastructure/ community use. This would have gnificant positive effects on housing quality by providing additional good quality homes. Affordable housing would be provided as part of the evelopment of the site. The additional affordable housing is likely to have positive effects on social inclusion. The allocation would have gnificant positive effects on the historic environment and the efficient use of land, by ensuring a listed building is protected by being brought ack into economic use. The heritage led design will have positive effects in terms of the local environment by retaining this building which adds local character and identity. The re-provision of services for residents will have a positive effect on the objective for providing liveable eighbourhoods.												
Reasonable alternative summary	on site, v This allo will need in the ya Station (states th yard. Th station a	while also cation is f I to be he rd at the Novembe at homes ere are al nd the ya	reprovidi for resider ritage led rear of the er 2014). T may be o so a num rd space	ng social i ntial-led de , as it mus e site, alor The planni developed ber of sur would not	nfrastruc evelopme t preserv og with sc ng brief s (depend rounding allow dev	ture. ent to includ e the Grade ome open s states that t ent on herit residential	e some re-p e II listed Cl pace. Devel he site shou age impacts buildings, a	provision of erkenwell F opment mu Id be devel s) on the up nd the ame	social infra ire Station ist take cor loped for so oper floors on nity of thes	astructure o in the centrinsideration locial infrast on the Fire se homes m	r communit e of the site of the Planr ructure, hor Station Buil ust be prote	y use. Developr bing Brief for nes, and op ding and in ected. Furth	reasonably elopment or nent is also or Clerkenwe oen space. a new build nermore the incil did not	the site possible ell Fire The brief ding in the listed fire

Table 1.185: Site Assessment BC25: Mount Pleasant Post Office, 45 Rosebery Avenue,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC25: Mount Pleasant Post Office, 45	+	++	0	+	++	+	0	++	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Rosebery Avenue, EC1R 4TN														
Commentary on assessment of likely significant effects of site allocations	homes (screene subject t affordab The dev new hon floorspa is likely t provision commur pedestri	on Islingto d behind a co amendri le worksp elopment nes incluc ce. The la to have po n of a rang ity floorsp	on's part of an acoust ment, or n ace will b will have ling afford rge size of ositive effe ge of job o oace, and nd public	of the site) ic deck to ew applicate significant able hous of this site ects on so opportuniti will have	with offic separate ations sul b positive ing, as w also lend cial inclus es. The c minor pos	e, retail an the operation bmitted, a r effects on t ell as signif s support to sion. The a development sitive effect	d communit ion from ne nixed use d the housing ficant positive o the practive dditional off nt will have s on the but	y floorspace w homes. T evelopment and the eff ve effects of cality of a de cality of a de ice floorspa minor positi It environme	e. Royal Ma he allocation t with priori icient use of n economic esigning a ice would h ve effects of ent objectiv	ail operation on states the ty given to the of land object growth ob- mixed use state on the livea- ve and by in	ns are retain at should the the provision ctives, by pro- jective with scheme. The effects on ble neighbo nproving co	ned at the s e planning n of afforda roviding a s provision c e additiona social inclu urhoods ok nnectivity.	provide over site, part of permission able housing significant ne of office and l affordable usion throug ojective by p Through site incertain an	which is be g and umber of retail housing gh providing e
Reasonable alternative summary	No reas	onable alt	ernative v	vas identif	ied for thi	s allocatior	n as the site	has planniı	ng permiss	ion which is	currently u	nder const	ruction.	

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC26: 68-86 Farringdon Road (NCP carpark), EC1R 0BD	+	++	0	0	0	0	0	++	0	0	0	+	0	+

Table 1.186: Site Assessment BC26: 68-86 Farringdon Road (NCP carpark),

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	with up to application amount of parking for The rede including types and also repla- replacem	o 171 bec ons, the c of public o rom the s evelopme hotel and d opportu aces a m nent with	drooms ar council will open space site to pro- nt will hav d retail. T unities in t ulti storey a quality b	nd 527sqm I seek a m ce. Afforda vide a car re significa he addition he boroug car park puilding wi	n retail flo ixed use ble housi free sche ant positiv hal office h that will which is h th active	orspace. B redevelopr ng and affo me as part e effects or floorspace reduce ba oused in a frontages),	C26 allocat nent of the ordable wor of redevelo n economic in this cent rriers to em n unattracti	on states the site with prive (space will proment. growth by provide the ral London le ployment and ployment and ployment, air q	nat should ority for ho be a partic providing n location wil nd have a resulting in	the site be s using and o ular priority. new office flo Il support th minor positi n positive eff	subject to fu ffice develo The Count porspace ar e economy ve effect in rects on the	arther amer opment, alo cil will also and potential and a rang relation to built enviro	floorspace, ndments or i ngside a su seek remov ly other use ge of employ social inclus onment (thro limate chan	new bstantial ral of car rs rment sion. It bugh
Commentary on assessment of likely significant effects of alternative	No reaso	onable alt	ernative v	vas identifi	ed for thi	s allocatior	. The site h	as planning) permissio	on which is c	currently un	der constru	iction.	

Table 1.187: Site Assessment BC27: Finsbury Health Centre and Pine Street Day

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC27: Finsbury Health Centre and Pine Street Day Centre, EC1R 0LP	+	0	++	++	0	0	+	0	0	0	0	0	0	0
Commentary on assessment of likely significant	for redev The rete	elopment ntion and	for comn refurbish	nunity/soc ment of th	ial infrastı e Grade I	ructure use listed build	s. The allo ling will hav	cation also e significan	requires re nt positive e	tention of theffects on the	ne listed bui e heritage d	lding. objective ar	ng may be s nd minor pos ning and as	sitive

IIA Objective / Site	1. HIGH GUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE NEIGHBOUR 6. SOCIAL NCLUSION 5. HOUSING 6. SOCIAL NCLUSION 8. 6. SOCIAL NCLUSION 8. 6. SOCIAL NCLUSION 9. NEED TO TRAVEL 11. 11. 13. 13. 13. 13. 13. 13. 14. 14. 14. 14.
effects of site allocations	prototype on a national level for modern construction and communal architecture such as NHS clinics, and health and treatment centres. Retention of the medical use in this location will have significant positive effects on the liveable neighbourhoods objective and minor positive effects on the health and wellbeing objective.
Reasonable alternative summary	No reasonable alternative was identified for this allocation as the site is allocated for retention of the social infrastructure use and other uses cannot be practically accommodated on site. Significant additional floorspace could not be added without unacceptable harm to the listed building and its setting. The building is not suitable for conversion to residential use due to the need to retain the health use, and the importance of the health use to the special historic interest of the listed building.

Table 1.188: Site Assessment BC28: Angel Gate, Goswell Road,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC28: Angel Gate, Goswell Road, EC1V 2PT	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	active fro Redevel offers ar because Redevel floorspace that new Locally S business employn Wharf, a employn	ontages for opment w opporture the curre opment o ce in an a business Strategic I s space in nent uses s well as nent floors	or comme nity for be nity for be ent layout n this site ppropriate floorspac ndustrial these are , with eas the emerg space in t	rcial uses ninor posit tter urban with large will have e location ce will be f Sites. Give eas, incluc y access f ging cluste he BCAAF	fronting C ive effects design ar areas of significan in the CA focused ir en land co ding the B to the maj ers of the P in BC1 a	Goswell Ro s on the en- nd architect ground leve at positive e Z. Lack of o n the CAZ, onstraints a GCAAP area jor centres City Fringe and also by	ad. vironment a sure. Redev el road circu ffects on ec office floors Bunhill and ind high nee a. The locati of employm , Tech City, allocating f	s the curren elopment w ilation space conomic gro pace is a ba Clerkenwe ed (400,000 on of Bunh ent and bu King's Cro he majority	nt building vill have sig the is ineffici- owth as it w arrier to ec- ll AAP area osqm up to ill and Cler siness of the ss and the of site allo	is a dated c gnificant pos ient. /ill provide la onomic grov a, the CAZ F 2036) neec 2036) neec 203	office develo itive effects arge amoun wth in the a Fringe Spati s will not be particularly s west End, Quarter. T in the BCA	opment and s on the effinates of quality rea. The Lo ial Strategy e met witho suited to de the City of he Local Pl AP for emp	borspace ald l its replaced cient use of y employme ocal Plan str Areas and but prioritisin velopment of London, Ca an prioritise bloyment (of will support	ment land rategy is the of anary es ffice)

	effect in	relation to	social in	clusion.				-					ve a minor p	ositive
	Heritage	e impacts a	are neutra	al, as deve	elopment	would nee	d to prevent	impacts or	the listed	buildings fr	onting City I	Road.		
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	+	+	0	0	+	+	0		-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	as housi As with t develope The alte road circ Bunhill a valuable central L The alte develope inclusion The alte needed between floorspac London leading t	ing with the the preferr ment and rnative wil culation sp and Clerke for office ondon loc rnative wo ed which wo n rnative wo to meet de a King's Cr ce. The so office sub to Old Stre rnative wo	e other 5 red appro its replac I have mi ace is ine developm cation and build have would incl ould have emand fro cass and cale of thi markets, pet, as we build have	0% office ach this a ement offe nor positiv efficient, a ea is the m nent due t d will have minor pos ude a pro significan bhoreditch s site prov located n ell as bein minor neg	use, in ac lternative ers an op ve effects s well as nost efficie o close p close ac sitive effe portion of t negative sses, gro n which the rides an c ear the ju g close to gative imp	ddition to co will have r portunity fo against the being a hig ent location roximity to cess to the cts against f affordable e effects or w the econ be Employr opportunity inction of P o Angel Uno bacts on re	ommercial u ninor positiv r better urba e efficient us hly accessi to locate o London's of wide range the objectiv housing. The economic omy, and p nent Land S for provision entonville R derground S ducing the r	ses fronting e effects or an design a se of land o ble location ffices as it is fice market of supportion re for provice the additionat growth. The rovide empletion to a large to ad leading tation and the need to trav	g Goswell n the envir nd archite bjective as . However s the acce s. Offices ng service ling afford al affordab e additional oyment ar ies as the high spec g to King's the Northe el by locat	Road. onment as t cture. s the curren i t will be lessible and c can take ad es. able housing i able housing i le housing w nd training o focus and p ification office Cross and ern Line.	he current k t layout with ss efficient a connected a vantage of t g as it would s likely to ha ould displac pportunities priority for pr ce. The site the Knowled ial in the CA	building is a large area as the prefe s well as b the agglom d allow mo ave positiv the office flo s. The site ovision of is well link dge Quarte	uplift to be p a dated office as of ground erred approa- eing the most neration bench re housing to e effects on orspace, wh is located or Grade A offi- ed to the other, and City F shan high trips s by car.	e level ich as the st efits of the o be social ich is ich is ich arc ce her central Road
Conclusion	The alte econom	rnative allo ic growth,	ows more the efficie	housing ent use of	in this loc land, and	ation, while transport.	st this would On balance	have posit it is consic	ive effects lered offic	in relation t	o objective	5 it will hav	optimum loove negative e oriate on the	effects on

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC29: Taylor House, 88 Rosebery Avenue, EC1R 4QU	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	developr This allo loss of s business Strategic in these easy acc emergin BCAAP developr types an The allo objective	ment may cation wil ocial infra floorspace industria areas, ind cess to the g clusters in BC1 ar ment on the d opportu- cation pre- effect on	also be a have min structure ce will be l Sites. G cluding the e major ce of the Cit d also by nese sites nities in t sents an s of socia Islington	acceptable nor positiv is justified focused in iven land e BCAAP entres of e ty Fringe, allocating s. The add he boroug opportunit l infrastruct	where re- re effects I. Lack of In the CAZ constrain area. The employme Tech City the majo itional off the that will ty to optin cture at the	etention of s on econom office floors Z, Bunhill ar ts and high e location of ent and busi tr, King's Cro prity of site a ice floorspa I reduce ba hise the use e site will o	social infrast ic growth of space is a b ad Clerkenw need (400, Bunhill and iness of the oss and the allocation si ice in this co rriers to em e of previous	tructure use ojective by j arrier to ec vell AAP are 000sqm up d Clerkenwe London's V Knowledge tes in the B entral Londo ployment a sly develop nitted if it ca	e is required providing e onomic gro ea, the CAZ to 2036) n ell is partice West End, t e Quarter. 1 SCAAP for e on location nd have a r ed building in be robus	d on site. mployment with in the a Z Fringe Spa eeds will no ularly suited the City of L The Local P employment will suppor minor positi s with mino tly demonst	floorspace area. The Lo atial Strategot be met wi to develop ondon, Car lan prioritise t (office) use t (office) use t the econol ve effect in r positive ef trated that s uble neighbo	in an appro ocal Plan st by Areas ar thout priori ment of em nary Wharf, es employn es, to the e my and a ra relation to fects on the uch loss w purhoods o	al or communi- priate locat rategy is the ind the Local tising busine aployment us as well as in nent floorsport xclusion of l ange of emp social inclus e efficient us bjective.	ion, if the at new ly ess space ses, with the ace in the nousing ployment ion. se of land
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	0	-	0	0	+	+	0	-	-	0	0	0	0	0
Commentary on assessment of likely significant				is site allo at loss of c			nded for mo	ore housing	to be deve	eloped, allov	wing an elei	ment of res	idential to b	e

Table 1.189: Site Assessment BC29: Taylor House, 88 Rosebery Avenue

IIA Objective / Site	1. HIGH ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE NEIGHBOUR 5. HOUSING 6. SOCIAL INCLUSION 8. SOCIAL INCLUSION 8. HOUSING 6. SOCIAL INCLUSION 8. HOUSING 7. HEALTH AND 8. SOCIAL INCLUSION 10. OPEN 7. HEALTH AND 8. SOCIAL 11. SPACE 7. HEALTH 7. HEALTH 7. HEALTH 7. HEALTH 7. HEALTH 7. CLIMATE 7.												
effects of alternative	The alternative would have minor negative effects against the efficient use of land as the Bunhill and Clerkenwell Area is the most efficient ocation to locate offices as it is the accessible and connected as well as being the most valuable for office development due to close proximity to condon's office markets. Offices can take advantage of the agglomeration benefits of the central London location and will have close access to he wide range of supporting services.												
	The alternative would have minor positive effects against the objective for providing affordable housing as it would allow more housing to be developed which would include a proportion of affordable housing. The additional affordable housing is likely to have positive effects on social nclusion.												
	The alternative would have minor negative effects on economic growth. The additional housing would displace office floorspace, which is needed o meet demand from businesses, grow the economy, and provide employment and training opportunities.												
	The alternative would have minor negative impacts on reducing the need to travel by locating residential in the CAZ, rather than high trip generating office uses which can take advantage of the high accessibility by public transport and active travel, reducing trips by car.												
Conclusion	The preferred approach will support economic development and make the most efficient use of land, in an optimum location. The alternative allows more housing in this location in place of offices which positive effects in relation to objective 5 but negative effects on economic growth, he efficient use of land, and transport. On balance it is considered that redevelopment for office use, subject to justifying the loss of social infrastructure, is more appropriate given the sites accessible location within the CAZ and proximity to Farringdon Station which is identified as an area of intensification for office uses.												

Table 1.190: Site Assessment BC30: Telfer House, 27 Lever Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC30: Telfer House, 27 Lever Street, EC1V 3QX	0	+	0	0	++	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	homes. allocatio	The alloca n would a	ation will h Iso make	nave signi more effic	ficant pos	itive effects	on housing	provision	by providin	g new hom	es, including	g affordable	he construct e housing. T dditional affc	he

IIA Objective / Site	1. HIGH QUALITY QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	쁘 으	6. SOCIAL INCLUSION 7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH 9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY 12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative summary	No reasonable alternative	was identified for this a	allocation as the site	has planning permiss	ion.			

Table 1.191: Site Assessment BC31: Travis Perkins, 7 Garrett Street,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC31: Travis Perkins, 7 Garrett Street, EC1Y 0TY	+	+	+	0	0	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	existing The curr positive upwards	industrial ent use is effects on on site. A	use. a builder economi carefully	's mercha c growth t designed	nt which i by providii I extensio	s housed ir ng additiona n will prese	n a Grade II al employm	listed build ent floorspa nce the spe	ling. Extens ace and als	(c). Proposa sion and inte to make mo ic and archi	ensification re efficient	of the busi use of the la	ness use wi and by exte	ill have nding
Reasonable alternative summary	No reaso	onable alte	ernative w	vas identif	ied for thi	s allocation	as the site	has plannir	ng permissi	ion.				

Table 1.192: Site Assessment BC32: Monmouth House, 58-64 City Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC32: Monmouth House, 58-64 City Road, EC1Y 2AE	0	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	redevelo positive this cent	opment to effects on ral Londo	provide 1 economi n locatior	3,393sqm c growth t will supp	of office by providi ort the ec	space incluing a signific	cant amoun	able worksp t of office flo employmer	bace and 4 borspace and t types and	04sqm of re is well as re d opportuni	etail floorspa tail uses. Th ties in the b	ace. This shore addition orough that	nould have s al office floc t will reduce	orspace in
Reasonable alternative summary	No reas	onable alt	ernative v	vas identif	ied for thi	s allocation	as the site	has planniı	ng permiss	ion.				

Table 1.193: Site Assessment BC33: Oliver House, 51-53 City Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC33: Oliver House, 51-53 City Road, EC1Y 1AU	0	0	+	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	(office) fl will be fo Given lat the BCA centres o Fringe, T allocating The addi	oorspace ocused in t nd constra AP area. of employ ech City, g the majo itional offici	. Lack of the CAZ, aints and The locat ment and King's Cr prity of sit ce floorsp	office floor Bunhill an high need ion of Bun business ross and the e allocation pace in this	rspace is d Clerker (400,000 hill and C of the Lo of the Lo ne Knowle on sites in s central L	a barrier to well AAP a sqm up to a lerkenwell i ndon's Wes edge Quarte the BCAAF _ondon loca	economic (irea, the CA 2036) need is particular at End, the (er. The Loc P for employ	growth in th Z Fringe S s will not be ly suited to City of Lonc al Plan prio yment (offic oport the ed	e area. The patial Strat e met witho developme don, Canary pritises emp ce) uses, to conomy and	e Local Plar egy Areas a out prioritisir ent of emplo y Wharf, as loyment flo the exclusi d a range o	n strategy is and the Loc ng business byment use well as the orspace in on of housi f employme	s that new k ally Strateg space in th s, with easy emerging of the BCAAF ng develop	roviding em pusiness floo jic Industrial nese areas, / access to f clusters of th n BC1 and ment on the nd opportuni	I Sites. I Sites. including the major ne City d also by ese sites.

IIA Objective / Site	1. HIGH QUALITY ENVIRON	elent USE OF LAND	3. HERITAGE site is ad	4. LIVEABLE NEIGHBOUR HOODS	5. H QU,	9. SOCIAL INCLUSION Social Soc	complexing complexing complexing	8. BCONOMIC BCONOMIC Dich contain	9. NEED TO Parageto Stavel	10. OPEN SPACE	11. Iisted priidi	12. CLIMATE CHANGE ugs. The a	13. 13. EFFICIENCY	14. NATURAL RESOURCES
	minor po		cts on the										enhance the	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	0	-	0	0	+	+	0	-	-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	provided The alte location London' the wide designin The alte develop inclusion	d on site, we rnative we to locate of s office m a range of ag a mixed rnative we ed which we n.	vith no ne ould have offices as arkets. Of supportin use sche ould have would incl	et loss of c minor neg it is the a ffices can g services eme. minor pos lude a pro	office floor gative effor ccessible take adva s. The sm sitive effe portion o	rspace. ects against and conne antage of th all size of th cts against f affordable	t the efficien cted as well e agglomer nis site also the objectiv housing. Th	t use of lar as being tl ation benef detracts fro e for provid he additiona	nd as the E he most va fits of the c om an effic ling afforda al affordab	Bunhill and C aluable for o central Lond cient use of able housing le housing i	Clerkenwell office develo on location land with po g as it would s likely to ha	Area is the opment due and will ha otential diffi d allow mor ave positive	sidential to b most efficie to close prove close acc culties aroun re housing to e effects on	ent oximity to cess to nd o be social
	to meet Oliver H roundab smaller office sp The alte	demand f ouse mak out, the co site size is bace with r rnative wo	om busin e it a valu entre of E suitable evealed o ould have	esses, gr lable loca ast Londo for small ceilings as minor neg	ow the ec tion for of on Tech C and medi valued b gative imp	conomy, and fice develop City. The sur um enterpri by the digita bacts on rec	d provide en oment. It is y rounding an ses and the l and creativ ducing the n	nployment within the C ea has a st period buil re sectors. eed to trave	and trainin City Fringe trong com Iding has p el by locat	ng opportuni Opportunity mercial role potential for	ties. The loo Area, less and is hom studio spac	cation and than 200m e to a grea e and flexit AZ, rather tl	ace, which is surround co from the Ol t many office ole and colla han high trip by car.	ntext of Id Street es. The aborative
Conclusion	The pret	ferred app	roach wil	l support e	economic	developme	ent and mak	e the most	efficient us	se of land b	y locating o	ffices in an	optimum loo 5, it will hav	

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	negative effects o office use is more												n of

Table 1.194: Site Assessment BC34: 20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC34: 20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street, EC2Y 9AR	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	active co positive employn inclusior have mit	ommercial effects on nent types n. This allo	l uses at g economi s and oppo ocation wi ve effects	ground floo c growth. ortunities Il have sig on the hig	or level. T The addit in the bor Inificant p Ih quality	he site has ional office ough that w ositive effe	planning p floorspace vill reduce b cts on the e	ermission for in this centri arriers to er fficient use	or a large q ral London mployment of land. Pr	uantum for location wil and have a ovision of c	office floors I support th a minor pos ommercial	space and v e economy itive effect i units at the	workspace will have sig and a rang n relation to ground floo provides se	nificant e of social r will
Reasonable alternative summary	No rease	onable alte	ernative w	vas identif	ied for thi	s allocation	. The site h	as planning	g permissio	n which is c	currently un	der constru	ction.	

Table 1.195: Site AssessmentBC35: Finsbury Tower, 103-105 Bunhill Row,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC35: Finsbury Tower, 103-105 Bunhill Row, EC1Y 8LZ	0	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	addition employr	al employ nent types n. The allo	ment flooi and opp	rspace. Th ortunities	ne additio in the bor	nal office flo ough that v	oorspace in vill reduce b	this central arriers to e	London lo mployment	cation will s t and have a	support the a minor pos	economy a itive effect	by providing nd a range in relation to a previously	of o social
Reasonable alternative summary						s allocation has been		s currently a	at an advar	nced stage o	of construct	ion with pla	inning perm	ission

Table 1.196 Site Assessment BC36: London Metropolitan Archives and Finsbury Business Centre

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC36: London Metropolitan Archives and Finsbury Business Centre	0	+	0	+	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	Metropo of office CAZ, Bu and high location	litan Arch floorspac inhill and need (40 of Bunhill	ives. The e is a bar Clerkenw 00,000sqn and Clerl	allocation rier to eco ell AAP ar n up to 20 kenwell is	will have nomic gro ea, the C 36) needs particular	significant owth in the AZ Fringe S s will not be ly suited to	area. The L Spatial Strat met withou developme	ects on eco ocal Plan s egy Areas It prioritising nt of emplo	nomic grow trategy is th and the Lo g business byment use	vth by provi nat new bus cally Strate space in th s, with easy	ding employ siness floors gic Industria ese areas, / access to	yment (offic space will b al Sites. Giv including th the major c	ce) floorspace le focused in ven land cor le BCAAP a	n the hstraints rea. The

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	majority office flo	of site alle orspace i	ocation si n this cen	tes in the tral Londo	BCAAP fo	or employm	ent (office) rt the econo	uses, to the omy and a i	e exclusion ange of en	of housing	developme	nt on these	also by alloc e sites. The s in the borc	additional
	positive	effects or	the livea	ble neight	ourhoods		as the alloc	ation ensur	e that the c				n will have n /letropolitan	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	0	-	0	0	+	+	0		-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	as housi The alter location London's the wide The alter develope inclusion The alter needed t Site prov expand t Archives	ng with th rnative wo to locate s office m range of rnative wo ed which n. rnative wo to meet d vides flexi this role.	e other 5 puld have offices as arkets. Of supportin puld have would incl puld have emand fro ble works The site is uires that	0% office minor neg it is the ac ffices can g services minor pos ude a pro significan om busine pace and allocated any devel	use. gative effe ccessible take adva s. sitive effec portion of t negative sses, grov collabora to allow f opment d	ects against and connect antage of the cts against f affordable e effects on w the econo tion space f for the expa	the efficier cted as wel e agglomer the objectiv housing. T economic g omy, and pr for small an ansion of the	at use of lar l as being the ation benef e for provice he addition growth. The ovide empl d medium of e existing c ation of the	nd as the B he most va its of the co ling afforda al affordab e additional oyment an enterprises ultural uses b London M	unhill and C luable for o entral Lond ble housing le housing we d training o , and devel s linked to t	Clerkenwell ffice develo on location g as it would is likely to h puld displac pportunities opment on he operation	Area is the pment due and will ha d allow mor ave positiv e office floo . The Finsk this site off n of the Lor	uplift to be p most efficie to close prove close acc e housing to e effects on prspace, wh pury Busines ers an oppo ndon Metrop le residentia	ent oximity to cess to o be social ich is ss Centre rtunity to politan

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	6. SOCIAL INCLUSION 7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH 9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	The alternative would have generating office uses white)
Conclusion	The preferred approach wi The alternative allows mor the efficient use of land, ar to the operation of the Lon and proximity to Farringdo	e housing which will nd transport. On bala don Metropolitan Ar	I have positive effects ance it is considered th chieves is more appro	in relation to objective nat intensification of b priate given the curre	e 5 but will ha ousiness use ont use of the	ave negative and expans	e effects on sion of the e	economic existing use	growth, s linked

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC37: Triangle Estate, Goswell Road/Compton Street/Cyrus Street, EC1	+	+	0	0	++	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	planning rented u effects c	permission nits. The a phothe effice	on and im additional cient use o	plementat affordable of land by	tion will re e housing infilling o	esult in sign is likely to	ificant posit have positiv g housing e	ive effects over effects over effects over a state, and	on housing n social inc minor posit	by providin clusion. Rec tive effects f	g 54 new d levelopmen	wellings ind t will also h	angle Estate cluding 27 s ave minor p provements	ocial oositive
Reasonable alternative summary	No reas	onable alte	ernative v	vas identif	ied for thi	is allocation	as the site	has planniı	ng permiss	ion.				

Table 1.197 Site Assessment BC37: Triangle Estate, Goswell Road/Compton Street/Cyrus Street,

 Table 1.198: Site Assessment BC38: Moorfields Eye Hospital, City Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC38: Moorfields Eye Hospital, City Road, EC1V 2PD	++	+	+	+	0	+	0	++	0	+	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	range of affordab potential shops, c proportic	unit types le worksp ly consist afes, and on will be	s and size ace at pe ing of two restaurar affordable	es, includir ppercorn elements nts, or drin e retail uni	ng a signi rent will b :: Eye hos king esta ts.	ficant propo e delivered pital/Institu blishment u	ortion of sma as part of t te of Ophth uses on the	all units, pa he office flo almology "lo ground floc	rticularly fo oorspace. A egacy" eye or will be so	r SMEs, mu n element o clinic facilit ught as par	ust be provie of social infr y and a GP t of any fut	ded and a s astructure /community ure develop	ide A office substantial a will also be y health hub oment propo	amount of required, b. Active osal and a
	quality o strategy and the l business employm Wharf, a employm uses, to economy	ffice floors is that ne Locally St s space in nent uses is well as nent floors the exclus	space in t w busines rategic In these are , with eas the emerg space in t sion of ho unge of em	he City Fr ss floorspa dustrial Si eas, incluc y access f ging cluste he BCAAF pusing dev nployment	inge Opp ace will be tes. Give ling the B to the ma ers of the P in BC1 a elopment	ortunity Are of focused ir n land cons CAAP area jor centres City Fringe and also by on these s	ea. Lack of c the CAZ, E straints and a. The locati of employm , Tech City, allocating t ites. The ac	office floors Bunhill and high need (on of Bunh ent and bus King's Cro he majority Iditional offi	pace is a b Clerkenwe (400,000sq ill and Cler siness of th ss and the of site allo ice floorspa	arrier to eco II AAP area m up to 203 kenwell is p ne London's Knowledge cation sites nce in this c	onomic grow , the CAZ F 36) needs w articularly s West End, Quarter. Th in the BCA entral Londo	wth in the a ringe Spati vill not be m suited to de the City of ne Local PI AP for emp on location	rea. The Lo al Strategy net without p velopment of London, Ca an prioritise ployment (of will support re a minor p	cal Plan Areas prioritising of anary s ffice) t the
	economy local bus employm	y. It will al sinesses p nent. The	so have p potentially hospital u	positive ec providing use is relo	onomic e more op cating wit	ffects by reportunity for	quiring SME r local peop London to a	E space and le tackling v	d affordable worklessne	workspace ss. The ret	e which broa ail space als	adens the r so provides	don and the ange of spa opportuniti will not be le	ace for es for
	objective positive and crea Increase	e. The incle effects on ate a safer ed retail ar	rease in c the object conditior nd leisure	levelopme ctive for op ns for walk floorspac	ent on the ben space king and c e, social i	site will have by provision cycling howon nfrastructur	ve minor po on of a publ ever the spe re uses, and	sitive effect ic open spa ecific effects the health	ts on the ef ace. Newlin s are uncer hub will he	ficient use ks, and a q tain and so ap provide	of land obje uality public have been	ctive. There c realm will assessed es for resid	n the herita e will be mir improve pe as neutral lents and cr	nor rmeability

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	++	-	+	+	+	+	0		-	0	0	0	0	0
Reasonable alternative summary	in addition health he approact The alte location London's the wide The alte develope inclusion The alte needed site is an support Employn and for p occupies identifiat high qua Opportu attracting	on to the v ub), and r rnative wil h above a rnative wo to locate of range of range of rnative wo ed which v n rnative wo to meet do n importan the East L nent Land provision of s a key loo ple point fo lity office, nity Area. g smaller rnative wo	rery subst etail and I II have the s these a puld have offices as arkets. Of supportin- build have would incl build have would have emand fro at location ondon Te Study ide of Grade A cation with or the Eas which fac A new hig businesse build have	antial qua eisure use a same po spects wil minor neg it is the ac fices can g services minor pos ude a pro significan m busine in the Bui ech City, a entifies the A office sp frontage at London cilitate a la gh quality es and sup minor neg	ntum of c es on the sitive effe I not be c gative effe ccessible take adva at bitive effec portion of t negative sses, gro nhill and (nd to buil e arc betv ace, to m to the co Tech City arge scale porting s gative imp	office floors ground floo ects on the hanged in t ects against and conne antage of th cts against affordable e effects on w the econe Clerkenwell d a critical veen Shore aintain and mmercial co /. This is or e employer le office de ervice busi pacts on rec	local enviro his alternati the efficier cted as wel e agglomer the objectiv housing. Th economic g omy, and pr l area for pr mass of em ditch and K l enhance th orridor of C ne of the lar a prominen	Il as social nment, heri ve. It use of lan as being th ation benef e for provid ne additiona growth. The ovide empl ovision of o ployment u ing's Cross ne area's ro ty Road an- gest develo t central Lo n this area	infrastructu tage, and li ad as the Bu ne most val its of the ce ling afforda al affordable additional oyment and ffice floorsp ses in close including a le in suppo d is located pment sites ndon addre will act as a el by locatir	ure uses (le iveable neig unhill and C luable for o entral Lond ble housing e housing wo d training of pace to and e proximity along City F orting Londo d close to th s in the AAI ess in the al a catalyst, b	gacy eye cl ghbourhood Clerkenwell ffice develo on location g as it would s likely to ha ould displac oportunities hor a large to the Old Stree P area and rea. The sit ouilding con al in the CA	inic, GP su Is as set ou Area is the pment due and will hav d allow mor- ave positive to office floo s. The Moor scale empl Street Rour cus of priori ic business et Roundab it is importa e is also wi fidence in to AZ, rather th	rgery, comr t in the pref most efficie to close pro- ve close acc e housing to effects on orspace, wh fields Eye H oyer in the idabout. Th ty for site ac role. The s out, the cer int to secura thin the City he area and nan high trip	nunity ferred ent oximity to cess to o be social ich is lospital area, to e ssembly ite tral e a large / Fringe d
Conclusion	The alte	rnative all	ows more	housing	which wo	uld have po	ent and mak ositive effect e it is consi	ts in relatior	n to objectiv	ve 5 but wi	ll have nega	ative effects	on econor	nic

element of social infrastructure is considered more appropriate given the employment benefits of the current use, the site's location within the CAZ and the City Fringe Opportunity Area and its proximity to the wider Tech City Area.

Table 1.199: Site Assessment BC39: Laser House, 132-140 Goswell Road,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC39: Laser House, 132-140 Goswell Road, EC1V 7DY	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	(office) f	loorspace	and will e	ensure the nployment	efficient	use of land	. The additi	onal office f	floorspace	in this centi	ral London I	ocation wil	ng employm I support the ve a minor p	e 🛛
Reasonable alternative summary	No reaso	onable alt	ernative v	vas identif	ied for thi	s allocation	. The site h	as planning	g permissio	n which is c	currently un	der constru	iction.	

Table 1.200: Site Assessment BC40: The Pentagon, 48 Chiswell Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC40: The Pentagon, 48 Chiswell Street, EC1Y 4XX	0	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant	employn	nent (offic	e) floorsp	ace and w	ill ensure	the efficier	nt use of lan	d. Lack of o	office floors	space is a b	arrier to eco	onomic grov	vth by provid wth in the a Fringe Spatia	rea. The

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
effects of site allocations	without p developr London, prioritise (office) u the econ	prioritising ment of ei Canary V s employ ises, to th iomy and	y business mploymer Vharf, as ment floor ne exclusion a range c	s space in nt uses, wi well as the rspace in t on of hous	these are th easy a e emergin the BCAA sing devel nent types	eas, includir ccess to the g clusters c P in BC1 a opment on	ng the BCA/ e major cen of the City F nd also by a these sites.	AP area. Th tres of emp ringe, Tech allocating th The addition	ne location bloyment ar n City, King ne majority onal office	of Bunhill a nd business 's Cross an of site alloc floorspace	nd Clerkeny of the Long d the Know ation sites i in this centr	well is parti don's West ledge Quar in the BCA al London I	eds will not t cularly suite End, the Ci ter. The Loo AP for emple location will have a min	d to ty of cal Plan oyment support
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	0	-	0	0	+	+	0		-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	provided The alter location London's the wide The alter develope inclusion The alter needed t Fringe C Place. T character	I on site, we to locate is office m range of rnative we ed which we to meet d opportunit he locatio ristics ma	with no ne ould have offices as arkets. Of supportin ould have would incl ould have emand fro y Area an on is also o ake it an io	et loss of c minor neg it is the a ffices can g services minor pos lude a pro significan om busine d close to th	ffice floor gative effe ccessible take adva s. sitive effec portion of t negative sses, grow the cluste e border on for dev	space. ects against and conne- intage of th cts against affordable e effects on w the econo er of large s with the Cit velopment c	the efficier cted as well e agglomer the objectiv housing. Th economic g omy, and pr scale office y of Londor	t use of lan as being th ation benef e for provid ne additiona growth. The ovide empl developme n, and can b	nd as the Bi he most va fits of the co ling afforda al affordable e additional oyment and nts at Moon benefit from	unhill and C luable for o entral Lond ble housing e housing we d training o rgate, inclue n this agglo	Clerkenwell ffice develo on location g as it would s likely to ha puld displac pportunities ding Citypoi meration of	Area is the pment due and will ha d allow mor ave positive e office floo . This site i nt, the Here business u	idential to b most efficie to close prove close acc e housing to e effects on s orspace, wh s located in on, and Rop ses. These on benefits o	int oximity to cess to o be social ich is the City oemaker

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. GROM	9. NEED TO TRAVEL	10. OPEN SPACE	11. Biodoivers Ity	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	generati In additio suited to for provio design n	ng office u on, while t residentia ding adeq nay be ab	uses whic he surrou al use due uate ame le to over	h can take Inding are the high nity, outdo come the	advanta a is mixed density a por space limitation	ige of the hi d use (inclu and a high s e, and outlo s of the site	igh access iding signi site covera ok for hom ofor reside	need to trav sibility by pub ficant reside ge built form nes. There is ential develop s a highly co	olic transpo ntial and th of the site s some unce pment whic	rt and activ e Barbican and surrou ertainty abo h is why the	e travel, rec and the Wh nding conte out the likelil e scoring ha	ducing trips hitbread Est ext, which w hood of the as been ma	by car. ate) the site vill present c se impacts a intained as	e is less challenges as good
Conclusion	The alte on econe the curre	rnative all omic grow ent use of	ows more rth, the ef the site,	housing i ficient use its location	n place o of land, a n in the C	of offices wh and transpo City Fringe (nich will po ort. On bal Opportunit	ake the most ositive effects ance it is co y Area and p emaker Plac	s in relation nsidered th proximity to	to objective at intensific	e 5 howeve ation of offi	r it would h ce use is m	ave negative ore appropr	e effects riate given

Table 1.201: BC41: Site Assessment Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 [Shoreditch County Court] & 21-23 Leonard Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC41: Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 [Shoreditch County Court] & 21-23 Leonard Street, EC2	0	+	0	+	0	+	+	++	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	construction storey office The propose the increase more efficie	n of a 4- e buildin sed deve ed stude ent use c ive effec	storey b g. elopment ent numb of the lar cts social	uilding for will have bers, and b d by addiu inclusion	science significar by providing uses of by provid	teaching, d nt positive e ing employe on site and ding opport	evelopmen effects on e ment floors have a pos	t of a partial conomic gro pace (an 8 s itive effect o	ly sunken s owth by enl storey offic on provision	sports hall in nancing the e building) o n of services	n the courty quality of e on site. The s for resider	ard and the ducation of se element nts. The ed	ermission for e erection of ffered and fa s will also m ucation use allocation wi	an 8- acilitating nake will have
Reasonable alternative summary	No reasona	able alter	rnative v	vas identifi	ied for thi	is allocatior	n as the site	e is has plan	ining permi	ssion which	is under co	onstruction		

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC42: Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90- 98 Goswell Road, EC1	0	++	0	+	0	+	0	+	+	0	0	+	0	+
Commentary on assessment of likely significant	The curr	ent use is	predomi	nantly a gi	round leve		with an elec						will have sig elopment by	

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY	6. SOCIAL INCLUSION 7. HEALTH AND	WELLBEING 8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
effects of site allocations	providing employment (offi increasing provision of ser a range of job opportunitie	vices for residents. s, but less than an a	The additional office all office scheme. The	floorspace we e removal of o	ould have p car parking	oositive effe will have be	cts on socia	al inclusion oving more	through pro trips to sus	vision of tainable
Reasonable alternative summary	forms of transport which w No reasonable alternative	· · · · ·								uality).

Table 1.203: Site Assessment BC43: Easy Hotel, 80-86 Old Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC43: Easy Hotel, 80-86 Old Street, EC1V 9AZ	0	0	0	0	0	0/+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	Any full s Whether by provic Provision provided	scale rede developn ding either n of busin l it will sup	evelopment nent is for r hotel use ess floors oport the e	nt should l r additiona e which su pace wou economy a	be office Il hotel us Ipports th Id have a and a ran	led but may e or for office e economice positive eff	include rep ce use (if th functions of ect as it wo syment type	provision of e site is rec of the area uld meet th	existing que developed) or office us ne identified	iantum of he there will lil e by directl l need set c	otel floorspa kely be posi y providing out in the Er	ace itive effects employmer nployment	of office floc on econom nt floorspace Study. If off ers to emplo	nic growth e. ice is
Reasonable alternative summary	No reaso	onable alte	ernative v	vas identif	ied for thi	s allocation	as the site	has plannir	ng permiss	ion.				

 Table 1.204 Site Assessment
 BC44: Crown House 108 Aldersgate Street,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC44: Crown House 108 Aldersgate Street, EC1A 4JN	0	+	0	0	0	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	(office) f strategy and the business employn Wharf, a employn	loorspace is that ne Locally St s space in nent uses s well as nent floors	and will e w busines rategic In these are , with eas the emerg space in th	ensure the ss floorspa dustrial Si eas, incluc y access t ging cluste he BCAAF	e efficient ace will be ites. Give ding the B to the ma ers of the P in BC1 a	use of land of focused in n land cons CAAP area jor centres City Fringe	his allocation I. Lack of of the CAZ, I straints and a. The location of employm , Tech City, allocating to ites.	fice floorspa Bunhill and high need (on of Bunh ent and bua King's Cro	ace is a bar Clerkenwe (400,000sq ill and Clerl siness of th ss and the	rrier to ecor II AAP area m up to 203 kenwell is p ne London's Knowledge	nomic grown , the CAZ F 36) needs w particularly s West End, Quarter. T	h in the are ringe Spati <i>i</i> ll not be m suited to de the City of he Local Pl	ea. The Loc al Strategy net without p velopment o London, Ca an prioritise	al Plan Areas prioritising of anary s
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	0	-	0	0	+	+	0	-	-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	develop The alte location London's the wide The alte	ment. Due rnative wo to locate of s office ma range of rnative wo ed which w	to the sn buld have offices as arkets. Of supportin buld have	nall site si minor neg it is the a ffices can g services minor pos	ze and in gative effe ccessible take adva s. sitive effe	efficiencies acts against and conne antage of th cts against	hat the alloc in providing t the efficier cted as wel he agglomer the objectiv housing. Th	g mixed use at use of lar as being the ation benef e for provid	e this alloca nd as the Br he most va fits of the ce ling afforda	ation would unhill and C luable for o entral Lond ble housing	allow an en Clerkenwell ffice develo on location g as it would	tirely reside Area is the pment due and will hav all allow more	ential redev most efficie to close pro ve close acc e housing to	ent oximity to cess to o be

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
	to meet o Goswell	demand fr	om busir JId is a va	nesses, gro	bw the ec	conomy, an	d provide ei	nployment	and trainin	g opportuni	ties. This pr	ominent lo	ace, which is cation on the d close pro>	e busy
							ducing the r igh accessil						han high trip by car.)
Conclusion	The alter effects o	rnative all	ows more iic growth	e housing i , the effici	n this loc ent use c	ation in pla of land, and	ce of offices	s which wou On balance	uld have po it is consid	sitive effect lered that in	ts in relatior tensificatior	n to objectiv n of office s	optimum loo /e 5 but neo pace is mor f London.	gative

Table 1.205: Site Assessment BC45: 27 Goswell Road,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC45: 27 Goswell Road, EC1M 7AJ	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	providing standard focused land con BCAAP a centres o Fringe, T allocating The incre floorspace	employn Lack of in the CA straints an area. The of employ ech City, g the majo eased floo ce in this of	nent (offic office floc Z, Bunhill nd high n location ment and King's C brity of sit prspace p central Lc	ce) floorsp orspace is and Clerk eed (400, of Bunhill business ross and t te allocatio provided or ondon loca	ace and a a barrier kenwell A D00sqm u and Clerk of the Lo he Knowl on sites ir n site will tion will s	also by pote to economi AP area, th up to 2036) kenwell is p ondon's Wes edge Quart the BCAAI have minor support the	entially refur ic growth in e CAZ Fring needs will r articularly s st End, the er. The Loc P for emplo	bishing and the area. T ge Spatial S tot be met v uited to dev City of Lond al Plan price yment (office fects agains and a range	d bringing t he Local P Strategy Ar without pric velopment don, Canar pritises emp ce) uses, to st the object of employr	the existing Plan strategy eas and the pritising bus of employm y Wharf, as ployment flo the exclusi ctive of effic ment types a	employmer is that new Locally Str iness space ent uses, w well as the porspace in ion of housi ient use of t	at floorspac business ategic Indu in these a ith easy ac emerging the BCAAF ng develop the land. Th	mic develop e up to a hig floorspace v istrial Sites. reas, includi cess to the clusters of the clusters of the in BC1 and ment on the ne additiona e borough th	cher vill be Given ing the major ne City d also by ese sites. I office

IIA Objective / Site IIA Objective / Site	1. HIGH 1. HIGH QUALITY QUALITY ENVIRON ENVIRON	2. EFFICIENT 2. EFFICIENT USE OF USE OF LAND LAND	3. HERITAGE 3. HERITAGE	4. LIVEABLE 4. LIVEABLE NEIGHBOUR NEIGHBOUR HOODS HOODS	5. HOUSING 5. HOUSING QUALITY QUALITY	6. SOCIAL 6. SOCIAL INCLUSION INCLUSION	7. HEALTH 7. HEALTH AND AND WELLBEING WELLBEING	8. 8. ECONOMIC ECONOMIC GROWTH GROWTH	9. NEED TO 9. NEED TO TRAVEL TRAVEL	10. OPEN 10. OPEN SPACE SPACE	11. BIODOIVERS BIODOIVERS ITY ITY	12. CLIMATE 12. CLIMATE CHANGE CHANGE	13. RESOURCE RESOURCE EFFICIENCY EFFICIENCY	14. 14. NATURAL NATURAL RESOURCES RESOURCES
Reasonable alternative: mixed use	0	-	0	0	+	+	0	-	-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	provided The alter location London's the wide The alter develope	his alternative is where this site allocation would be amended for more housing to be developed, allowing an element of residential to be ovided on site, with no net loss of office floorspace. The alternative would have minor negative effects against the efficient use of land as the Bunhill and Clerkenwell Area is the most efficient cation to locate offices as it is the accessible and connected as well as being the most valuable for office development due to close proximity to ondon's office markets. Offices can take advantage of the agglomeration benefits of the central London location and will have close access to e wide range of supporting services. The alternative would have minor positive effects against the objective for providing affordable housing as it would allow more housing to be eveloped which would include a proportion of affordable housing. The additional affordable housing is likely to have positive effects on social												
	to meet of developr corridor The alter	developed which would include a proportion of affordable housing. The additional affordable housing is likely to have positive effects on social inclusion. The alternative would have minor negative effects on economic growth. The additional housing would displace office floorspace, which is needed to meet demand from businesses, grow the economy, and provide employment and training opportunities. The site is a valuable location for office development with a prominent address on Goswell Road, high accessibility for public transport, in close proximity to the Clerkenwell Road, a corridor with strong commercial role. The alternative would have minor negative impacts on reducing the need to travel by locating residential in the CAZ, rather than high trip generating office uses which can take advantage of the high accessibility by public transport and active travel, reducing trips by car.												
Conclusion	The alter effects o													

 Table 1.206: Site Assessment
 BC46: City, University of London, 10 Northampton Square,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC46: City, University of London, 10 Northampton Square, EC1V 0HB	+	+	0	+	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	ancillary Improve econom Campus inclusior The imp inclusive	BC46 is allocated for refurbishment and redevelopment of buildings to provide improved education floorspace, teaching facilities and uses ancillary to teaching. Increased teaching facilities may be suitable where they can be accommodated in line with other Local Plan policies. Improvements to the site will allow the University to continue to function on site while accommodating increasing student numbers, supporting economic growth, and providing enhanced services for residents. Expansion of the University on its existing highly accessible central London Campus will have minor positive effects on the objective for making efficient use of land. The education use will have minor positive effects social nclusion by providing opportunities for learning.												
Reasonable alternative summary	cannot b student universit which se													

Table 1.207: BC47: Braithwaite House and Quaker Court, Bunhill Row,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC47: Braithwaite House and Quaker Court, Bunhill Row, EC1Y 8NE	+	+	0	0	++	+	0	0	0	0	+/0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	demolish adjacent The alloc	hing and r to Braith cation will	edevelop waite Hou have sig	ing the Bra ise. Possib nificant pos	aithwaite ble lands sitive effe	House pod caping implects on hou	n's Housing ium and gar ovements to sing by prov affordable ho	ages, addir o Quaker G riding new ł	ng two stor ardens wh homes incl	eys to Qual hich may inc uding afforc	ker Court ar lude benefi lable housir	nd construc t to biodive ng. It will als	cting a new l rsity. so ensure e	
Reasonable alternative summary	on site. This site and a ne the exist and the a improver	is a Cour w block. ing reside associate	ncil housi It was not ents and s d disrupti existing r	ng estate a considere hould com on caused esidents. 7	and has b d reasor plement by const	been allocat hable to dev the existing truction is ju	a. This allocated to provide to provide the provided to provide the provident of the pro	le new hom e for other i character a le additiona	nes at the e uses as de and functio al housing a	estate throug evelopment on of the est and affordat	gh redevelo in the estate ate. Further ble housing	pment, up e needs to more deve that can be	wards exten preserve an lopment in t e provided a	sions, nenity for this estate as well as

Table 1.208: Site Assessment BC48: Castle House, 37-45 Paul Street and Fitzroy House, 13-17 Epworth Street and 1-15 Clere Street

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE Neighbour Hoods	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC48: Castle House, 37-45 Paul Street, EC2A 4JU and Fitzroy House, 13-17 Epworth Street, EC2A 4DL and 1-15 Clere Street, EC2A 4UY	+	++	0	0	0	+	0	++	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	employn Local Pla Strategy without p developn London, prioritise (office) u the econ positive It will als	nent (office an strategy Areas and prioritising ment of en Canary W es employr uses, to the nomy and a effect in re so have sig	e) floorsp y is that r d the Loc business nploymer /harf, as v ment floor e exclusic a range o elation to gnificant p	ace with p new busine ally Strate space in it uses, wi well as the space in t on of hous f employn social incl positive eff	ootential for easing floors egic Indus these are th easy a e emergin the BCAA ting develor ment types usion. fects on the	or additiona pace will be strial Sites. (eas, includir access to the g clusters of P in BC1 a opment on s and opport he efficient	I floorspace of focused in Given land of the BCAA of the BCAA of the City F nd also by a these sites. rtunities in the use of land.	. Lack of o the CAZ, E constraints P area. Th tres of emp ringe, Tech Illocating th The addition In addition	ffice floors Bunhill and and high n be location bloyment a city, King ne majority onal office that will re	pace is a ba l Clerkenwe need (400,00 of Bunhill a nd business j's Cross an of site alloo floorspace educe barrie	arrier to eco II AAP area O0sqm up to nd Clerken of the Lond d the Know cation sites in this centr ers to emplo	nomic grov , the CAZ F o 2036) nee well is parti don's West ledge Quai in the BCA ral London oyment and	ent by provid with in the are Fringe Spatia eds will not b cularly suite End, the Ci ter. The Loo AP for emple location will have a min	ea. The al be met ed to ty of cal Plan oyment support or
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	+	+	0	0	+	+	0		-	0	0	0	0	0
Reasonable alternative summary	provided As with t frontage The alte develope most effi	I as housir the preferr s. rnative wil ed land in icient locatoximity to	ng with th red appro- I have mi an acces tion to loc London's	e other 50 ach the al nor positiv sible locat cate office office ma	0% office ternative ve effects tion, howe s as it is t rkets. Off	use. will have po against the ever it will n	efficient us ot be as eff ole and con	s on the hi e of land o cient as the nected as v	gh quality bjective as e preferrec vell as beir	environmen it will lead approach a ng the most	to more dev to more dev as the Bunh valuable fo	through intr velopment o nill and Cler r office dev	f the uplift to oducing act on previously kenwell Are elopment du ocation and	ive y a is the ue to

IIA Objective / Site	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE NEIGHBOUR 5. HOUSING 6. SOCIAL NOLLTY 5. HOUSING 6. SOCIAL NOLLTY 6. SOCIAL NOLUSION 8. 6. SOCIAL NOLUSION 10. OPEN 7. HEALTH AND 6. SOCIAL INCLUSION 7. HEALTH AND 8. 8. 8. 9. NEED TO TRAVEL 11. 13. 13. 13. 14. 14. 14. 14. 14. 14. 14. 14. 14. 14
	The alternative would have minor positive effects against the objective for providing affordable housing as it would allow more housing to be developed which would include a proportion of affordable housing. The additional affordable housing is likely to have positive effects on social inclusion.
	The alternative would have significant negative effects on economic growth. The additional housing would displace office floorspace, which is needed to meet demand from businesses, grow the economy, and provide employment and training opportunities. This site is valuable for offices as the surrounding context is predominantly commercial uses, with a relatively small number of mixed use and residential buildings nearby. The site is also within the City Fringe Opportunity Area. The site forms part of a dense network of employment uses, including tech, creative, and SME uses and links into the priority corridor for offices stretching from King's Cross to Shoreditch as identified in the Employment Land Review. While there are many homes mixed into this area which add life and character, this site is needed to meet Local Plan objectives of providing jobs as a commercial location.
	The alternative would have minor negative impacts on reducing the need to travel by locating residential in the CAZ, rather than high trip generating office uses which can take advantage of the high accessibility by public transport and active travel, reducing trips by car.
Conclusion	The preferred approach will support economic development and make the most efficient use of land by locating offices in an optimum location. The alternative allows more housing in this location in place of offices which will have positive effects in relation to objective 5 but negative effects on economic growth, the efficient use of land, and transport. On balance it is considered intensification for office us is more appropriate on this site given the current use of the site and its location within the CAZ and City Fringe Opportunity Area.

Table 1.209: Site Assessment BC49: Building adjacent to railway lines and opposite 18-20 Farringdon Lane

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC49: Building adjacent to railway lines and opposite 18-20 Farringdon Lane, EC1R	+	+	0	0	0	0	0	++	0	0	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Commentary on assessment of likely significant effects of site allocations	industria more ac	al appearai tive fronta	nce with i ges and a	no externa an improve	ll window ed relatio	s. Redevelo	opment coul he street an	d have pos d area.	itive effect	s on the loc	al environm	ent by prov	hop and has viding a buil ne efficient u	ding with
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	+	+	0	0	+	+	0		-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	provided As with t active fro The alte develope most eff close pro close ac The alte develope inclusion The alte floorspa valuable	d as housin the preferr ontages an rnative will ed land in icient loca oximity to cess to the rnative wo ed which wo n. rnative wo ce, which a for office	ng with th red appro nd an imp I have mi an acces tion to loo London's e wide ra build have yould have ould have or light in	e other 50 ach the al proved rela nor positiv sible locat office ma nge of sup minor pos ude a pro significan d to meet o dustrial de	% office ternative ationship ve effects ion, howe s as it is t rkets. Off oporting s sitive effect portion of t negative demand f evelopme	or light indu will have po with the stru- against the ever it will n he accessit ices can tal ervices. cts against affordable effects on rom busine nt due to its	Istrial use. Istrial use. Istrial use effective eet and area efficient us ot be as efficient us housing. The economic g sses, grow fis	ts on the lo a. e of land ol icient as the nected as v ge of the ag e for provid ne additiona growth. The the econom location ne	cal enviror bjective as e preferrec vell as beir glomeratio ing affordabl al affordabl additional ny, and pro ear the junc	it will lead the approach and the most of the most on benefits of able housing is housing work of Farr	developmen to more dev as the Bunh valuable for of the centra g as it would s likely to ha puld displac yment and t ingdon Roa	elopment c ill and Cler office dev I London Ic allow mor ve positive e office or I raining opp d and Cler	f the uplift to a building v on previously kenwell Are elopment du ocation and e housing to e ffects on s ight industri ortunities. T kenwell Roa antly comme	vith more y a is the ue to will have o be social al The site is ud, both

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
								need to trav bility by pub					han high trip by car.)
	Farringdo London U challengi these imp	on Road a Jndergrou ng to miti pacts as g ed as a m	and Clerk und lines. gate the good desi	enwell Ro Furtherm noise impa ign may be	ad will ha ore there acts for re able to	ave some ir is a night t esidential so overcome t	npacts on t ime econor chemes on he limitatio	his site. Imn ny role of th this relative	nediately a lis area and ly small site e for reside	djoining the d there are t e. There is s ential develo	site to the hree pubs i some uncer opment which	west is a ra in close vici rtainty abou ch is why th	nd air pollut ailway cutting inity. It may it the likeling ne scoring ha residential	g for be bod of
Conclusion	priority lo objective	ocation. The 5 but need use is co	he alterna gative effonsidered	ative allow ects on ec	s more h onomic g	ousing in th prowth, the	his location efficient us	in place of o e of land, ar	commercial nd transpor	l uses which t. On baland	n will have p ce it is cons	positive effe	ht industrial acts in relatio intensificati a CAZ and p	on to on of

Table 1.210: Site Assessment BC50: Queen Mary University, Charterhouse Square Campus

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC50: Queen Mary University, Charterhouse Square Campus, EC1M 6BQ	+	+	+	+	0	+	0	+	+	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	Develop uses. The allo	ment on t cation see	he site ma	ay include	some off use of the	ice space a site to acc	nd researc	n space link uses which	ked to over	arching high	ner education	on, medical borough's	ough the site , and/or res residents ar ave minor p	earch nd the

IIA Objective / Site	2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE NEIGHBOUR HOODS 5. HOUSING QUALITY 6. SOCIAL INCLUSION 8. WELLBEING 6. SOCIAL INCLUSION 7. HEALTH AND WELLBEING 8. CHANGE 11. 11. 12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY 14. NATURAL RESOURCES
	fects against the objective for making efficient use of land. The allocation is clear that the capacity to intensify the use of the historic nature of the buildings and their surroundings. The allocation promotes a high quality environment and a say sighbourhood by encouraging permeability improvements at the site and explicitly stating that the development of a new rough the site from Charterhouse Buildings to Rutland Place should be a priority of development. The increased permea ute will have minor positive effects against the objective for transport, by providing more direct routes for walking and po ducation use will have minor positive effects social inclusion by providing opportunities for learning.	fer and more inclusive pedestrian route bility created by this
Reasonable alternative summary	o reasonable alternative was identified for this allocation as the site is allocated for expansion of the social infrastructure innot be practically accommodated on site. The priority for the site is to retain and improve the university. There are no c her uses on site without comprising the function of these university.	

Table 1.211: Site Assessment BC51: Italia Conti School, 23 Goswell Road,

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
BC51: Italia Conti School, 23 Goswell Road, EC1M 7AJ	0	0	0	0 / +	0	0 / +	0	0 / +	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	office de Lack of c the CAZ constrair area. Th employn City, Kin	velopmen office floor , Bunhill a nts and hig e location nent and b g's Cross	t may be space is nd Clerke gh need (of Bunhil ousiness o and the k	suitable in a barrier t enwell AAI 400,000so I and Cler of the Lon Knowledgo	n this loca o econom P area, th qm up to 2 kenwell is don's We e Quarter.	ation. There nic growth in e CAZ Frin 2036) need s particularl st End, the . The Local	e unless the fore the allo n the area. ⁻ ge Spatial S s will not be y suited to o City of Lono Plan priorit eent (office)	ocation cou The Local F Strategy Are met witho developmen don, Canar ises emplo	Id have a p Plan stratege as and the ut prioritisir nt of emplo y Wharf, as yment floor	ositive effecting by is that nee e Locally Sting business yment uses s well as the space in the	ct on econo w business rategic Indu space in th s, with easy e emerging e BCAAP ir	mic growth floorspace istrial Sites. access to t clusters of BC1 and a	if it provide will be focu Given land including th he major ce the City Frir also by alloc	s offices. used in l ne BCAAP entres of nge, Tech cating the

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	e floorso	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING	6. SOCIAL INCLUSION	tion difference tion difference tion difference	GROWOMIC GROWOMIC	9. NEED TO TRAVEL	10. OPEN	amoloue ITY	12. CLIMATE CHANGE	13. EFFICIENCF	14. NATURAL RESOURCES
	borough The allo	that will re	educe ba have a n	rriers to er eutral imp	nployme act on the	nt and have	a minor po for liveable	sitive effect neighbourh	t in relation	n to social ir	clusion.		ified or a po	
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Reasonable alternative: mixed use	0	-	0	0	0/+	0/+	0	0/-	-	0	0	0	0	0
Commentary on assessment of likely significant effects of alternative	provided If the los It would offices a markets supporti use sche The alte develope inclusion The alte needed for office Clerkeny The alte	d as housin as of socia have mino is it is the . Offices c ng service eme. rnative wo to meet de e developm well Road, rnative wo	ng with th I infrastru or negativ accessibl an take a s. The sn ould have vould incl ould have emand fro nent as it a corrido ould have	e other 50 cture is ju e effects a e and con dvantage nall size o minor pos ude a pro significan om busines has a pro or with stro minor neg	o% office stified, th against th nected a of the ag f this site sitive effe portion of t negative sses, gro minent a ong com ng tive imp	use. e alternative s well as be glomeration also detract cts against f affordable e effects on w the econo ddress on G nercial role. pacts on rec	e will the fol use of land a ing the most benefits of the objectiv housing. The economic g omy, and pro- boswell Road	llowing effe as the Bunk st valuable f the centra efficient use e for provic ne additiona growth. The ovide empl ad, high acc	cts: hill and Cle for office d I London Ic of land ar ling afforda al affordabl additional oyment an essibility fo el by locati	erkenwell Ar evelopment ocation and nd the poter able housing le housing we d training o or public tra	ea is the mo due to clos will have clo ntial difficulti g as it would s likely to ha puld displac pportunities nsport, is in ial in the CA	ost efficient e proximity ose access es around l allow mor ave positive ave positive confice floo . The site is close prox	han high trip	locate s office range of mixed o be social ich is location
Conclusions													optimum loo ch will have	

IIA OI	ojective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
		effects in relation to objective 5 but negative effects on economic growth, the efficient use of land, and transport. On balance it is considered retention of social infrastructure or office development are more appropriate on this site given its current use, its accessible location in the CAZ and proximity to the City of London,													

Part 1: Review of Cumulative Effects

The approach taken in the interim IIA was to present the cumulative and synergistic effects at the end of each of the Local Plan sections in Section 4 of the report. This was done in a pragmatic way and to reflect an implicit consideration that individual policy and site assessments will have a variety of potential effects; therefore, while these were not all explicitly noted in individual assessments, there had been a detailed consideration of the effects undertaken. As part of the examination process the Inspectors requested further clarity on the assessment of cumulative effects raising concern in particular that a combination of minor effects could result in a significant cumulative effect. The review of cumulative effects in the addendum has drawn the consideration of cumulative effects together into one place and presented them more transparently with a fuller assessment of effects.

The approach has been clarified to consider that cumulative effects can arise when two or more impacts occur simultaneously, or have a significant effect when on its own may combine with another to produce a cumulative effect that is more significant.

There are two areas where cumulative effects will be considered; draft Local plan effects that could result from policies in the Plan working in combination; and inter-plan effects – synergistic effects, where effects of other strategies, plans or programmes act in combination with the draft Local Plan.

Methodology

In order to provide a process to this updated cumulative assessment the Council has used a summary table of the updated assessment of plan policies and added a new row to provide an overall cumulative score. The overall score is a judgement based on the framework score, using the predominant score taking into account the pluses and minuses to generate an overall score.

Each section in the plan has been taken in turn and is presented below. The narrative from section 4 in the Regulation 19 interim IIA has been updated and expanded on and should be read as replacement text.

Consideration of cumulative and other effects for Local Plan objectives

TOPIC / POLICY	BUILT ENV	USE OF	HERITAGE	LIVEABLE	AFFORDA BLE	INCLUSIO N	НЕАLTH	ECONOMI C	NEED TO TRAVEL	OPEN SPACE	BIODIVER SITY	CLIMATE CHANGE	RESOURC E EFFICIENC Y	NATURAL RESOURC ES
Objective 1: Homes - Delivering decent and genuinely affordable homes for all	0	++	0	0	++	++	++	0	0	0	0	++	0	0
Objective 2: Jobs and money - Delivering an inclusive economy, supporting people into work and helping them with the cost of living	0	++	0	0	0	++	++	++	+	0	0	+	0	0
Objective 3: Safety - Creating a safe and cohesive borough for all	++	0	0	++	0	++	++	0	++	+	0	+	0	0
Objective 4: Children and Young People - Making Islington the best place for all young people to grow up	++	0	0	++	+	++	++	0	+	++	0	0	0	0
Objective 5: Place and environment - Making Islington a welcoming and attractive borough and creating a healthier environment for all	++	++	++	++	0	++	++	+	+	++	++	++	+	+
Objective 6: Health and independence - Ensuring our residents can lead healthy and independent lives	+	0	0	++	++	0	++	0	++	++	+	+	0	0
Objective 7: Well run council - Continuing to be a well-run council and making a difference despite reduced resources	0	0	0	+	0	+	+	0	0	0	++	++	+	+
	++	+	0	++	+	++	++	0	+	++	+	+	0	0

 Table 1.212: Consideration of cumulative and other effects for Local Plan objectives

The Plan's objectives will have significant positive cumulative impacts. In particular against the Sustainability Framework objectives for Built Environment, Liveable Neighbourhoods, Inclusion and Equality, Health and Wellbeing and Open Space.

In relation to both the Built Environment and Liveable Neighbourhood sustainability framework objectives the Local Plan objectives for safety, place and environment and health combine with particular focus on making the built environment, including open spaces, feel safer. This helps encourage people to use more sustainable modes of transport, have more healthy lifestyles and better enables access to local facilities and services. This will have a positive effect on reducing emissions both for air quality and contribution to climate change. This combines well with Objective 2: Jobs and Money which seeks to create more jobs locally which will have cumulative positive impacts against the Sustainability Framework objective for need to travel helping people into employment locally.

With regards Inclusion and Equality the delivery of genuinely affordable housing is a key aspect of the Local Plan under objective 1: Homes, which in combination with objective 2: Jobs and Money, aims to create an inclusive economy which will help improve opportunity for Islington residents. These will bring long term positive effects to borough residents with positive impacts on peoples' health and wellbeing through the Local Plan creating better employment opportunities and helping meet housing need through addressing the priorities for the competing demands for the use of the limited land resource in the borough.

There will also be cumulative benefits to Sustainability Framework objectives for Health and Wellbeing of residents arising from the effect of various objectives combining; Objective 3: Safety, Objective 4: Children and Young People, Objective 5: Place and environment and Objective 6: Health and independence which will all provide a healthier living environment for residents. This will work with the health benefits created by delivering high quality housing under objective 1: homes. For example having a safer environment (objective 3) will assist with making the borough the best place for children to grow up (objective 4) which will be supported by a welcoming and attractive environment (objective 5) which is inclusive. In addition ensuring residents lead healthy and independent (objective 6) lives with good access to services and opportunities for play and outdoor leisure will help children grow up fit and active.

Synergistic effects

There is a clear link with the Islington Corporate Plan 2018 – 2022 which shares the same seven objectives with the Local Plan. The Corporate Plan sets how the Council will deliver on these objectives from the service point of view setting various targets and aims for the objectives, some of which relate directly to policy in the Local Plan. For example under the Place and Environment objective there is a commitment to work with TfL to remodel gyratories at Highbury Corner, Nags Head, Old Street and King's Cross. Apart from King's Cross three of these are set out in policy in the Local Plan. The emerging Islington Transport Strategy and other policies in the plan such as the car-free policy approach set out in T3: Car-free development, also helps with objective 5: Place and environment as it will help people make more sustainable transport choices in particular when combined with the various public realm improvements. Finally, the Council published the Islington Zero Carbon strategy in 2020 and the Local Plan will help to achieve the ambitious carbon reductions set out in Strategy.

Consideration of cumulative and other effects for PLAN1

Policy PLAN1 has a number of cross-cutting elements which will help to deliver synergistic effects across objectives. For example:

- the contextual principle helps to deliver benefits in relation to the built environment, heritage and use of land ensuring that development is high quality and makes a positive contribution to local character, legibility and distinctiveness of an area, based upon an up-to-date understanding and evaluation of the defining characteristics of an area. This would include reflecting heritage assets.
- the connected principle has benefits in in terms of liveable neighbourhoods, need to travel and health. The policy states that development must improve permeability and movement through areas and the quality, clarity and sense of spaces around and between buildings; and should sustain and reinforce a variety and mix of uses in line with any relevant land use priorities of the Local Plan.
- the inclusive principle assists with achieving objectives on liveable neighbourhoods, affordable housing and housing, inclusion and health through sustaining and reinforcing a variety and mix of uses in line with relevant land use priorities of the Local Plan.
- the sustainable principle has benefits in terms of use of land, health, climate change, resource efficiency and natural resources requiring development to respond to the principle which underpins the whole planning system.

The overarching nature of PLAN1 means that it can deliver cumulative impacts when considered alongside other policies in the plan.

The **contextual principle** aligns closely with the design and heritage policies within the plan and will complement their delivery, however it will also assist with delivering high quality housing, delivery of new employment and retail floorspace, the delivery of green infrastructure and sustainable design. The approach works together with other policies in the plan which deal with amenity and noise including Policy H4 which sets out detail on housing quality including noise impacts and Policy DH5 which deals with noise and vibration but also the agent of change aspect of policy. In addition retail policies make clear the need for residential or other uses to ensure the vitality and retail function of town centres and local centres is not impacted which helps contribute to economic growth and liveable neighbourhoods.

The **connected principle** will help with achieving access to services and facilities and through encouraging permeability and movement through areas which links well with other policies in the including H1, H7, H9, SC1 and R1. This will not only assist with helping to achieve social infrastructure and economic growth objectives in terms of delivering development in accessible locations, it will also assist with delivery of the transport policies. The clear connection with Policy T1 and T4 in terms of a developments connection with public realm reinforces the approach expected through PLAN1, adding detail on methodology and tools which could be used by designers. In addition, it will help development respond to site specific issues such as safety, crime and fear of crime. The **inclusive principle** is crosscutting and supports policies across the plan both in terms of the mix of uses but also the design of development and the broader built environment. A mix of uses can respond to economic as well as social needs and is represented by policies in the Thriving Communities and Inclusive Economy sections of the plan. The inclusive approach supports development thorespace. Other aspects of inclusive require a policy response from development in terms of a developments function and requirements such as landscape design set out in Policy G4 will respond to safety and useability. Finally the **sustainable principle** assists with balancing social, economic and environmental objectives and is therefore relevant to policies across the plan as well as the sustainability policies. Policies through the plan contribute to this principle, not just those which respond to climate change but those which encourage re-use and renovation of buildings. Consideration of infrastructure provision is also part of the process of developing and designing a proposal which addresses this and other development principles.

More detailed considerations of PLAN 1 are set out under the site appraisal criteria – some of these criteria will specifically help with delivering specific policies in the plan (for example surface water flows) where as others will help with delivering cumulative benefits across policies (for example design quality).

Consideration of cumulative and other effects for Area Spatial Strategies Section

Table 1.213: Consideration of cumulative and other effects for Area Spatial Strategies Section

TOPIC / POLICY	BUILT ENV		HERITAGE	LIVEABLE	AFFORDA BLE	INCLUSIO N	НЕАLTH	ECONOMI C	NEED TO TRAVEL	OPEN SPACE	BIODIVER SITY	CLIMATE CHANGE	RESOURC E EFFICIENC Y	NATURAL RESOURC ES
Policy SP1: Bunhill and Clerkenwell	0	+	0	0	0	0	0	+	0	0	0	0	0	0
Policy SP2: King's Cross and Pentonville Road	+	+	+	+	+	0	+	+	+	+	+	0	0	+
Policy SP3: Vale Royal / Brewery Road Locally Significant Industrial Site	+	+	0	+	0	++	+	+	+	0	0	0	0	+
Policy SP4: Angel and Upper Street	+	+	+	+	0	0	0	+	+	0	0	0	0	0
Policy SP5: Nag's Head and Holloway	+	+	+	+	+	0	0	+	+	0	0	0	0	0
Policy SP6: Finsbury Park	+	+	+	+	+	0	+	+	+	0	0	0	0	0
Policy SP7: Archway	+	+	0	+	+	0	+	+	+	0	0	0	0	0
Policy SP8: Highbury Corner and Lower Holloway	++	+	+	+	0	0	0	+	++	+	0	0	0	0
	+	+	+	+	0	0	0	+	+	0	0	0	0	0

Taken together these will have considerable benefits in delivering growth in terms of business floorspace, retail and leisure space with clear positive effects which work together from all the Area Spatial Strategies to contribute to the objective for economic growth. Similarly the Area Spatial Strategies will all have positive effects on the objective for use of land with policy for business floorspace which reinforces the policy position set out in policy B2. This is not surprising given these areas are identified for growth, are accessible in either CAZ or town centre locations and contain a concentration of different uses. The area policies however also have to grapple with balancing different land uses to meet different development needs. The area policies do this through making

reference to where uses such as business uses are supported or residential uses are considered appropriate or where retail and leisure and cultural uses are supported in town centres. Balanced decisions in relation to individual sites are assessed as part of relevant site allocations, whilst alternatives which deal with the positives and negatives of different land uses in different locations as also assessed in relation to relevant strategic policies.

The Area Strategies help focus development in the most appropriate locations by recognising the various areas range of commercial uses including retail, leisure, service, and office uses. Some of the area strategies also recognise the rich variety of community uses and cultural spaces that are available. Having policy which promotes these diverse, vibrant and economically thriving spatial areas helps these locations serve the needs and wellbeing of the population. It also helps to better protect and enhance the uses in these locations. Area spatial strategy SP3 is a unique area with a focus on the protection of the industrial function of the area and protecting this helps contribute to meeting economic growth and compliments the function of the CAZ for example by providing space for industries which service the businesses in that area.

Policy in the area spatial strategies supports high quality improved public realm with more functional spaces that improves permeability and connectivity. This repeated emphasis on improving public realm throughout the spatial strategies creates a positive effect in making the built environment safer and more inclusive. Combined, these improvements will contribute to enhancing local character and create a high quality built environment. They also help contribute to a positive cumulative effect against the objective to reduce the need to travel by identifying improvements which help encourage increases in walking and cycling. These have positive effect on health and wellbeing benefits too. In addition a number of the spatial strategies in Nags head and Highbury Corner identify the benefits of open space either improving access to it or adding additional open space which will have wider health benefits.

Most of the spatial strategies identify specific heritage assets and local landmarks, highlighting them helps enhance the borough's heritage and culture. Most of the areas identify relevant social and community infrastructure which helps maintain residents access to facilities contributing to the objective liveable neighbourhoods across the borough, which also helps maintain facilities for the benefit of those both inside and outside the borough helping to serve wider needs across the borough.

Synergistic effects

Key public realm and transport proposals in spatial policy areas align to and complement objectives of Islington's Transport strategy. The Infrastructure Delivery Plan contains an updated assessment of the infrastructure needed to support planned new development in Islington including transport. Spatial policies complement existing plans that are in place in some areas – for example the Finsbury Park SPD.

Consideration of cumulative and other effects for Thriving Communities section

The Thriving Communities section contains the housing policies and social and community policies.

Table 1.214: Consideration of cumulative and other effects for Thriving Communities section

TOPIC / POLICY	BUILT ENV	USE OF	HERITAGE	LIVEABLE	AFFORDA BLE	N N	НЕАLTH	ECONOMI C	NEED TO TRAVEL	OPEN SPACE	BIODIVER SITY	CLIMATE CHANGE	RESOURC E EFFICIENC Y	NATURAL RESOURC ES
H1: Thriving Communities	++	++	+	+	++	++	+	0	0	0	0	+	+	0
H2: New and existing conventional housing	++	++	0	+	++	+	+	+	0	0	0	0	0	0
H3: Genuinely affordable housing	0	+	0	+	++	+	+	+	+	0	0	+	0	0
H4: Delivering high quality housing	++	++	0	0	++	++	++	0	0	0	0	+	++	0
H5: Private outdoor space	+	+	0	0	+	+	+	0	0	+	+	+	0	0
H6: Purpose-built Student Accommodation	0	-	0	+	-	+	-	+	0	0	0	0	-	0
H7: Meeting the needs of vulnerable older people	+	-	0	+	0	0	+	0	+	0	0	0	-	0
H8: Self-build and Custom Housebuilding	+	+	0	0	+	0	0	0	0	0	0	0	0	0
H9: Supported Housing	0	0	0	+	+	++	++	0	+	0	0	0	0	0
H10: Houses in Multiple Occupation (HMOs)	0	-	0	+	-	0	-	0	0	0	0	0	-	0
H11: Purpose Built Private Rented Sector Development	-	-	0	0	-	0	+	0	0	0	0	0	0	0
H12: Gypsy and Traveller Accommodation	0	0	0	0	+	+	0	0	0	0	0	0	0	0
SC1: Social and Community Infrastructure	++	++	0	++	0	+	++	+	+	0	0	0	0	0
SC2: Play space	+	+	0	++	0	+	++	0	0	+	0	0	0	0
SC3: Health Impact Assessment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SC4: Promoting Social Value	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CUMULATIVE	++	0	0	++	++	++	++	0	0	0	0	0	0	0

Policies in the Thriving Communities section are focused on the societal objectives contained in the Sustainability Framework. When the policies within the section are considered together, they will have a particularly positive cumulative effect on the objectives including affordable housing, inclusion and equality, health and wellbeing, liveable neighbourhoods and the built environment.

Policies which address the health and wellbeing objective, in particular Policy H4, which determines housing quality within a development will combine with other policies in the section: Policy H2 considers the impact of development on social infrastructure, Policy H3 contributes affordable housing which will help reduce poverty, Policy H5 helps improve access to outdoor space which helps encourage health benefits. Other policies in the section link back to Policy H4 requiring the consideration of housing quality for older peoples accommodation, large scale HMO and purpose built private rented sector accommodation. High quality housing also helps encourage people into more active travel with access to cycle parking and encourages recycling with effective recycling facilities which helps resource efficiency. Policies SC1 and SC2 contribute to improving access to health and social care services/facilities by protecting existing facilities and providing a robust approach to considering changes in service provision are managed appropriately. Policy SC2 provides play space as part of development which contributes to both the health and wellbeing objective and also the built environment objective. This combination of these positive policy effects contributes to overall improvements in health and wellbeing of residents. In addition there is a policy check for development in Policy SC4 that requires Health Impact Assessment.

There is an overall positive effect against the built environment objective with housing policies supporting housing development at optimal densities which combines with H4 which includes minimum space standards that ensures quality is maintained whilst density is optimised. Quality also helps support adaptability and the efficient use of land. Housing mix priority is considered in Policy H2 which combines with both Policy H1 in terms of a priority for family units and Policy H3 in meeting affordable housing needs. This makes the best use of the scarce land resource in the borough and balance competing demands for land use across the borough. The Thriving Communities section also sets a principle of restricting inefficient forms of development; student accommodation, large HMO and purpose built private rented sector on the basis of land supply. There is a tension however with policies for large scale HMO accommodation and student accommodation, which are restrictive policies but can still permit these forms of development which detracts from meeting the overwhelming need for housing which does have a negative impact on the efficient use of land. Further detail on meeting needs is set out below under 'consideration of cumulative effects of the Site Allocations' section.

The combined effect of the Thriving Community policies against the objective for promoting social inclusion and equality is significantly positive. The policies aim to improve fairness and integration and tackle social exclusion, through the delivery of mixed and balanced communities which are economically, environmentally and socially resilient. Policy H1 optimise housing density and also restricts gated development. Policy H2 ensures the broadest range of needs possible are met to reduce inequality and provide more opportunity and potentially addressing overcrowding issues. Policy H3 increases the quantum of affordable housing reducing the negative consequences of relative poverty by reducing the proportion of income spent on accommodation and policy H4 ensures housing is tenure blind, promoting social cohesion which combines with requirements for accessible housing which also promotes social cohesion. In addition accessible homes can support older people to stay in their homes longer which contributes to meeting their needs, which is important given the potential tension with Policy H7 and meeting wider housing needs and the restriction of market extra care accommodation. Finally Policy H9 helps improve peoples' opportunity for independence in particular for those more disadvantaged by protecting existing supported housing and supporting provision of new supported housing. Policies SC1 and SC2 contribute to social inclusion by improving access to health and social care services/facilities by protecting existing facilities and providing a robust approach to considering changes in service provision are managed appropriately which will help to ensure people's needs are considered and access for people to the same opportunities are available.

The affordable housing objective has clear positive effects on it from the delivery of affordable housing which improves fairness and integration and tackles social exclusion with the delivery of mixed and balanced communities. Policies H1 to H4 combine to achieve this providing affordable housing, a housing mix with size priorities for different affordable tenures and high quality housing at an optimal density. This helps meet the broadest range of need possible. However there are negative effects for policy H6, H7, H10 and H11 as these forms of development can make it more difficult to deliver social rented housing that is effectively integrated within a development which combine to create a cumulative negative effect.

Policies H1 and H4 combines with the policies in the Sustainable Design section to create energy efficient homes which are more affordable to heat and also cooler in summer. This helps tackle inequality for those on lower incomes. There is also a link though to economic growth where affordable housing can help retain labour in Islington which can help key public service areas and lower skilled employment which when combined with Policy B4 and particularly Policy B5 helps to improve residents skills and employment opportunities.

The Thriving Communities set of policies has a positive effect on the objective for liveable neighbourhoods with social and community facility policies which link with Policy H2 that supports existing facilities to ensure that the appropriate level of infrastructure is available for the local population. This is supported by Policy H1, which seeks new housing development that is fully integrated within, and relates positively to, the immediate locality. It would include consideration of access to services. H1 in particular will support the provision of necessary social infrastructure to support residents, workers and visitors helping meet needs and improve access to essential services in the right locations which is supported by ST1 and the Islington Community Infrastructure Charging Levy. Policy SC1 also contribute to liveable neighbourhoods by improving access to health and social care services/facilities by protecting existing facilities and providing a robust approach to considering changes in service provision are managed appropriately as well as supporting new or extended social infrastructure.

Meeting identified needs for housing has to be balanced with meeting other identified needs. Therefore the housing policies have to work alongside other policies in the plan to help achieve the right balance. Other policies in the plan, such as those in the inclusive economy section below set out where housing is sometimes more restricted in certain circumstances/locations in order to help achieve this balance. There is a tension between balancing housing with other needs in the plan, primarily employment needs. Ensuring that employment needs are met is a key consideration of the Local Plan. Site allocations help to consider the balance of different uses to help balance different development needs given the limited supply of land in the borough.

Synergistic effects

Some of the new housing, in particular social housing that will be developed will be undertaken by Islington Council as part of the ongoing programme of development on Council housing estates. This is one of the key aims of the Councils Housing Strategy which seeks to increase the supply of affordable homes and increase choice. All Council development will be completed in accordance with the housing policies of the Local Plan.

There is a link with regards social infrastructure and other infrastructure and the Islington Community Infrastructure Levy with a charge adopted in 2014. The update to the Infrastructure Delivery Plan provides an up to date assessment of the infrastructure needed to support planned new development in Islington.

Consideration of cumulative and other effects for Inclusive Economy section

The Inclusive Economy section contains the policies for business floorspace, retail, leisure and services, culture and visitor accommodation

Table 1.215: Consideration of cumulative and other effects for Inclusive Economy section

TOPIC / POLICY	BUILT ENV	USE OF LAND	HERITAGE	LIVEABLE	AFFORDA BLE HOUSING	INCLUSIO N	НЕАLTH	ECONOMI C GROWTH	NEED TO TRAVEL	OPEN SPACE ACCESSIB	BIODIVER SITY	CLIMATE CHANGE	RESOURC E	NATURAL RESOURC ES
B1: Delivering business floorspace	+	++	0	+	0	++	+	++	++	0	0	+	0	+
B2: New business floorspace	+	++	0	+	0	+	+	++	++	0	0	+	0	+
B3: Existing business floorspace	0	+	0	+	0	+	+	+	+	0	0	+	0	+
B4: Affordable workspace	+	+	0	+	0	++	+	++	+	0	0	+	0	+
B5: Jobs and training opportunities	+	0	0	0	0	++	+	++	+	0	0	+	0	+
R1: Retail, leisure and services,	+	++	0	++	0	+	+0	++	+	0	0	0	0	0
R2: Primary Shopping Areas	+	++	0	++	0	0	+0	++	+	0	0	0	0	0
R3: Islington's Town Centres	+	++	+	++	0	0	+	++	+	0	0	0	0	0
R4: Local Shopping Areas	+	+	0	++	0	0	+	+	+	0	0	0	0	0
R5: Dispersed retail and leisure uses	+	+	0	++	0	0	+	+	+	0	0	0	0	0
R6: Maintaining and enhancing Islington's unique retail character	++	+	+	++	0	0	0	+	0	0	0	0	0	0
R7: Markets and SSAs	+	+	+	+	0	+	0	+	+	0	0	0	0	0
R8: Location and concentration of uses	+	0	0	++	0	0	+	0	0	0	0	0	0	0
R9: Meanwhile/ temporary uses	+	++	0	+	0	0	0	+	0	0	0	0	0	0
R10: Culture and NTE	+	++	0	++	0	+	+	++	+	0	0	0	0	0
R11: Public Houses	+	+	++	+	0	+	+	++	0	0	0	0	0	0
R12: Visitor accommodation	-	0	0	0	0	0	0	+	0	0	0	-	-	-

TOPIC / POLICY	BUILT ENV	USE OF LAND	HERITAGE	LIVEABLE	AFFORDA BLE HOUSING	N N	НЕАLTH	ECONOMI C GROWTH	NEED TO TRAVEL	OPEN SPACE ACCESSIB		CLIMATE CHANGE	RESOURC E	NATURAL RESOURC ES
CUMULATIVE	+	++	0	++	0	+	+	++	+	0	0	+	0	0

Policies in the Inclusive Economy section are focused on economic aspects with the Local Plan objective to deliver an inclusive economy which the plan does through supporting creation of a variety of new business floorspace, protecting existing floorspace, in particular industrial land through new LSIS designations and securing affordable workspace and jobs/training opportunities from development. Cumulatively, as identified in the Thriving Communities section this has positive effects against the objective for inclusion and inequality when combined with policies for meeting affordable housing need. There are other cumulative effects, for example, the benefit of protecting the industrial function helps to reduce the need for goods and services to travel, reducing congestion and air pollution which is positive against the climate change objective when combined with policies in the Transport and Public Realm section to manage delivery and servicing (T2 and T5). Policy B2 focuses and maximises the delivery of offices in the most accessible parts of the borough, hence it also combines to reduce transport emissions. This also has a positive cumulative impact on the climate change and natural resources objective in relation to air quality.

Retail policies within the section will have cumulative positive effects against the objective to meet the needs and wellbeing of local residents through enabling town centres and LSAs to continue to serve the local residents across different retail catchment areas by striking the right balance of retail, leisure, culture and business uses to enable response to changing retail patterns. The policies combine seeking to protect and enhance provision of services in town centres, local centres and dispersed shops. Enabling town centres to thrive also contributes to addressing inequality and inclusion objective through employment opportunities that retail, culture and the night time economies provide. This combines with the business floorspace policies to provide opportunities for economic growth. In addition, policies in this section have cumulative benefits against the objective to create liveable neighbourhoods when considered with policies in the Design and Heritage section which ensure that residential amenity is protected through suitable noise assessment and application of the agent of change principle.

Taken together the retail policies provide a framework to support facilities which can meet the needs of communities and this can provide health and, recreation and leisure benefits that are positive for both physical and mental health. The policies also provide a framework for taking into account cumulative impacts to provide against the proliferation of activities which can have/or have the potential to have negative health impacts. Maintaining and supporting retail centres is also positive for promoting an inclusive and equal society as they can act as informal spaces for communities to meet and strengthen local connections which can foster better community cohesion.

There is a tension between balancing housing with other needs in the plan, primarily employment needs. Ensuring that employment needs are met is a key consideration of the Local Plan. The plan aims to strike the right balance with employment growth focused and prioritised in certain locations, particularly the CAZ, and retail uses prioritised in Town Centres, for example. Relevant policies also set out where residential uses are and are not considered appropriate in these locations in order to help achieve that balance.

Synergistic effects

Policy B4 is supported by Islington's Affordable Workspace Strategy; the council's Inclusive Economy team commission affordable workspace providers to deliver affordable workspace after it has been secured through planning permission. The Bunhill and Clerkenwell Area Action Plan and the City Fringe Opportunity Area also support policies B1 – B5 to prioritise employment and more specifically office use. Policies B1, B2, B3, B4 and B5 are supported by the Council's 2020 Transport Strategy and Low Traffic Neighbourhoods programme which will enable people to reach a diverse range of employment types using active travel modes.

Policies R1 – R12 in conjunction with policies B1-B4 align with the objectives in the Finsbury Park Town Centre SPD which seek to strengthen the retail offer whilst promoting mixed use development especially around Finsbury Park station to provide office uses that benefit the viability and vibrancy of the retail and cultural environment. The Bunhill and Clerkenwell AAP also supports the aims of retail policies by providing for location specific criteria for retail, leisure and cultural development in the CAZ.

Consideration of cumulative and other effects for Green Infrastructure section

The following section deals with policies dealing with green infrastructure and open space

Table 1.216: Consideration of cumulative and other effects for Green Infrastructure section

TOPIC / POLICY	BUILT ENV	USE OF LAND	HERITAGE	LIVEABLE	AFFORDA BLE HOUSING	N N	НЕАLTH	ECONOMI C GROWTH	NEED TO TRAVEL	OPEN SPACE ACCESSIB	BIODIVER SITY	CLIMATE CHANGE	RESOURC E	NATURAL RESOURC ES
G1: Green Infrastructure	++	+	0	++	0	0	++	0	0	++	++	++	0	+
G2 Protecting open space	++	+	+	++	-	+	++	0	0	++	++	++	0	+
G3 New public open space	+	0	0	++	0	+	++	0	+	++	++	+	0	+
G4: Biodiversity, landscape design and trees	++	+	0	+	0	+	+	0	+	++	++	+	0	0
G5: Green roofs and vertical greening	+	++	0	0	0	0	+	0	+	0	++	+	0	0
CUMULATIVE	++	+	0/+	++	0/-	0	++	0	0	++	++	++	0	0

Cumulative effects are considered within this section in relation to the strategic approach to green infrastructure and for biodiversity and wildlife habitat with requirements for developers to incorporate as much biodiversity habitat into development as is reasonably possible. This will have a significant cumulative effect, along with policies in the Thriving Communities section, on the high quality built environment objectiveand the health and wellbeing objective. By ensuring that open spaces are preserved and increasing the amount of green open space, plants, trees, green walls and roofs in the urban environment this can help tackle air quality issues and encourage people to participate in more active travel, sport and recreation in the borough as well as help to mitigate the impacts of climate change (e.g. urban heat island and flood risk) therefore having cumulative benefits when considered with the policies in sections for Transport and Public realm and Sustainable Design. Together the policies in this section can also have significant cumulative effects in relation to liveable neighbourhoods through improving access to open spaces and improving connections to open space and green spaces, for example, which also leads to positive impacts in relation to the open space objective.

Synergistic effects

The Local Plan policies related to Green Infrastructure are necessary to implement a large number of the actions set out in the Islington Biodiversity Action Plan 2020-2025, and its actions plans for the Built Environment, Parks and Urban Green Spaces, Designated Sites, and Access to Nature. The approach to protecting and enhancing green infrastructure also complements the Islington 2020 Zero Carbon Strategy which seeks to integrate he management of the natural environment as part of efforts to achieve net zero and mitigate the risks from the loss of biodiversity and the impacts that this can have for environmental, social and economic objectives. Finally, the approach to green infrastructure will assist with creating and enhancing opportunities for cycling and walking in the borough which aligns with the Local Implementation Plan and Transport Strategy.

Consideration of cumulative and other effects for Sustainable Design section

The following section deals with policies dealing with sustainability, flood risk, air quality and circular economy.

Table 1.217: Consideration of cumulative and other effects for Sustainable Design section

TOPIC / POLICY	BUILT ENV	USE OF LAND	HERITAGE	LIVEABLE	AFFORDA BLE HOUSING	INCLUSIO N	НЕАLTH	ECONOMI C GROWTH	NEED TO TRAVEL	OPEN SPACE ACCESSIB	BIODIVER SITY	CLIMATE CHANGE	RESOURC E	NATURAL RESOURC ES
S1: Delivering Sustainable Design	++	+	0	+	++	+	++	+	0	0	0	++	++	+
S2: Sustainable Design and Construction	+	+	0	+	++	+	++	0	0	++	++	++	++	+
S3: Sustainable Design Standards	+	0	0	+	++	+	++	0	0	0	+	++	+	+
S4: Minimising greenhouse gas emissions	+	0	0	0	++	+	++	+	0	0	0	++	+	0
S5: Energy infra- structure	+	+	0	0	++	+	++	+	0	0	0	++	+	0
S6: Managing heat risk	+	0	0	0	+	0	++	0	0	0	0	++	0	0
S7: Improving Air Quality	+	0	0	+	0	0	++	0	+	0	+	0	0	++
S8: Flood Risk Manage- ment	+	0	0	0	0	0	0	0	0	0	0	++	0	0
S9: Integrated Water Management and Sustainable Drainage	+	0	0	0	0	0	+	0	0	+	+	++	0	++
S10: Circular Economy and Adaptive Design	+	+	0	0	+	0	0	+	0	0	0	++	++	+
CUMULATIVE	+	0	0	+	+	+	++	+	0	0	0	++	++	+

Cumulatively the Sustainable Design policies set out the council's strategic approach to delivering sustainable design with the aim to minimise the contribution of development to climate change and ensure that developments are designed to mitigate the effects of climate change. Policy S1, sets out the requirement for all development proposals to maximise energy efficiency in accordance with the energy hierarchy, reduce energy demand through fabric energy efficiency, and supply energy efficiently and cleanly, works with the requirements set out in policies S2, S3, S4 and S5 and will have a significant positive effect against the framework objectives to reduce the contribution to climate change and promote resource efficiency. The

sustainable design policies will also individually and cumulatively contribute to reducing fuel poverty in the borough contributing to reducing inequalities and improving wellbeing.

Cumulatively policies S6, S8 and S9 will have a significant positive effect against objectives to mitigate and adapt to the effects of climate change which also contributes positively to both health objectives and affordable housing. In addition, Policy S7 has significant positive cumulative effects on health and wellbeing alongside Policy S5 which promotes the adoption of an integrated approach to energy supply to maximise both air quality and climate change benefits and ensures heating systems do not have a significant impact on local air quality.

When considered together, the requirement in Policy S2 for developments to submit a Landscape Design Strategy, alongside Policy S9 and the Green Infrastructure polices (particularly policy G4), all have a positive cumulative effect on objectives relating to climate change and open space. These policies all require the incorporation of Sustainable Urban Drainage Systems (SUDS) into the landscape design as part of an integrated approach which maximises biodiversity, water quality and other benefits. Green Infrastructure Policy G4 and Policy S6 have cumulative benefits as the use of green roofs will help to minimise internal heat gain and the impacts of the 'urban heat island effect'.

Policies S4 and S10 have positive cumulative effects on objectives relating to reducing carbon emissions and promoting a circular economy approach by requiring the adoption of a whole life-cycle assessment methodology for the selection of heat sources and the use of building materials.

Synergistic effects

These policies will help achieve the carbon reductions set out in the Islington 2020 Zero Carbon Strategy - the target is for all buildings in Islington to be net zero carbon by 2050. Improvements to building efficiency secured under Policies S1, S2 and S3 will help achieve the targets in the Government's 2020 Energy White Paper.

There will be synergies between these policies and the Islington Transport Strategy and co-ordinated cross boundary working with neighbouring boroughs on projects such as Old Street roundabout which provide inclusive redesign of the public realm.

The sustainable design policies will help ensure new connections to Islington's planned future heat networks which are identified on Islington's CIL Regulation 123 Infrastructure List (CIL 123 List).

These policies (in particular Policy S7) will also help achieve Islington's Air Quality Strategy, which outlines the proposed actions in Islington to reduce air pollution and lower exposure to the main pollutants between 2019 and 2023.

Policy S9 works with the Thames River Basin Management Plan (TRBMP) by ensuring that all development proposals located adjacent to the New River or Regent's Canal are required to protect the water environment to help maintain good ecological status for the waterways. Policies S8/S9

combine to ensure that flood risk in the borough is considered and addressed helping address areas of flood risk identified in Islington's Strategic Flood Risk Assessment and the Local Flood Risk Management Strategy.

Policy S10 is required to implement the Islington's Code of Practice for Construction Sites.

Consideration of cumulative and other effects for the Public Realm and Transport section

The following section deals with policies dealing with public realm, sustainable transport, car-free development and delivery and servicing.

Table 1.218: Consideration of cumulative and other effects for the Public Realm and Transport section

TOPIC / POLICY	BUILT ENV	USE OF LAND	HERITAGE	LIVEABLE	AFFORDA BLE HOUSING	INCLUSIO N	НЕАLTH	ECONOMI C GROWTH	NEED TO TRAVEL	OPEN SPACE ACCESSIB	BIODIVER SITY	CLIMATE CHANGE	RESOURC E	NATURAL RESOURC ES
T1: Enhancing the public realm and sustainable transport	++	+	0	++	0	+	++	0	++	0	0	++	+	++
T2: Sustainable Transport Choices	++	+	0	++	0	+	++	0	++	0	0	++	+	++
T3: Car free development	++	++	0	+	0	+	+	0	+	0	0	++	+	++
T4: Public realm	++	0	0	++	0	+	++	0	++	+	0	++	0	++
T5: Delivery, servicing & construction	+	+	0	+	0	0	0	+	+	0	0	+	+	+
CUMULATIVE	++	+	0	++	0	+	++	0	++	0	0	++	+	++

The Public Realm and Transport policies when considered together will have significant positive cumulative effects against objectives for built environment, liveable neighbourhoods, health inequality and climate change by prioritising more active travel and use of more sustainable transport modes which will help promote a healthier lifestyle and which will have positive impacts against health inequality objective for residents and reducing carbon emissions objective.

The policies also have a positive impact on inclusion as they aim to improve transport for those with no access to private motor vehicles whilst providing wheelchair accessible parking for disabled people. As previously identified this is linked to the reduction in emissions and fuel consumption from land-use benefits of focusing and maximising development in the most accessible locations in the borough enabling more sustainable travel. There are also cumulative impacts with policies B2 and SP3 in reducing the negative impacts of transport relating to freight, servicing, delivery and construction. The transport policies (T1 and T4) also work in concert with spatial policies in helping to promote sustainable transport and deliver development in locations and combine well with other policies in the plan such as policies PLAN1 and G4 which will help a proposal fully integrate within, and relate positively to, their immediate locality.

There is a positive effect against the built environment objective with Public realm and transport policy T1 prioritising practical, safe and convenient access to the public realm which will help to create a sustainable public realm, which combines with Policy T2 which seeks the same factors for provision of sustainable transport infrastructure. This helps ensure the built environment is sufficiently flexible and adaptable to accommodate evolving social and economic needs. This also contributes to making neighbourhoods more liveable. Both T2 and T4 in combination ensure neighbourhoods are more liveable neighbourhoods with more permeable and legible public realm which helps people access existing facilities and services by walking and cycling in particular. In addition these policies can be considered to contribute to economic growth through reducing congestion, which improves freight deliveries and an improved built environment which is more accessible and attractive to visit, particularly town centres.

Synergistic effects

The public realm and transport policies have positive synergistic effects with Islington's 2020 Transport Strategy which aims at increasing the number of trips made by walking, cycling and public transport, whilst reducing the number of car trips. The promotion of Low Traffic Neighbourhoods is also a key component of the Transport Strategy, which is also supported by the Local Plan. In addition, the Council has published its 2020 Zero Carbon Strategy, which identifies transport as a key priority to minimise emissions and reach carbon neutrality. There are also synergistic effects with the London Plan, the Mayor's 2018 Transport Strategy's Healthy Streets, and TfL's Action plans. For instance, the ambition of T2 and T5 to de-motorise and optimise freight, delivery and service movements reflect TfL's 2019 Freight Action Plan. The transport policies also work in combination with the Mayor's Ultra Low Emission Zone (ULEZ), which will be extended in October 2021. Finally, the Government's 2020 Energy White Paper identifies the shift towards active travel and public transport as a key strategic priority for the decarbonisation of transport.

Consideration of cumulative and other effects for the Design and Heritage section

The following section deals with policies dealing with design and heritage, building heights, basements, noise and advertisements

Table 1.219: Consideration of cumulative and other effects for the Design and Heritage section

TOPIC / POLICY	BUILT ENV	USE OF LAND	HERITAGE	LIVEABLE	AFFORDA BLE HOUSING	INCLUSIO N	НЕАLTH	ECONOMI C GROWTH	NEED TO TRAVEL	OPEN SPACE ACCESSIB	BIODIVER SITY	CLIMATE CHANGE	RESOURC E	NATURAL RESOURC ES
DH1: Fostering innovation and conserving and enhancing the historic environment	++	++	+	+	+	+	+	+	0	0	0	+	0	0
DH2: Heritage assets	++	+	++	0	0	0	0	0	0	+	+	0	0	0
DH3: Building heights	++	++	++	0	0	0	0	-	+	0	+	+	+	+
DH4: Basement development	+	-	+	0	0	0	+	0	0	++	++	+	+	+
DH5: Agent of change, noise and vibration	+	0	0	++	++	0	++	+	0	0	0	0	0	0
DH6: Advertisements	+	0	+	0	0	0	+	0	0	0	0	0	0	0
DH7: Shopfronts	++	0	++	0	0	+	0	0	0	0	0	0	0	0
DH8: Public art	+	+	+	0	0	+	+	0	0	0	0	0	0	0
CUMULATIVE	++	++	++	0	0	+	+	0	0	+	+	+	+	0

Cumulatively, the Design and Heritage policies have a significant positive effect against the framework objectives for the built environment and use of land, in particular ensuring use of a site is fully optimised which helps make the best use of the scarce land resource in the borough helping meet and prioritise the various development needs in the borough in particular housing need and employment. Combined with the spatial policies and relevant site allocations and Bunhill and Clerkenwell AAP this combines to focus development in more accessible locations, although the policy notes that high density development can be accommodated throughout the borough.

Clearly there is a positive effect on the heritage objective with Policy DH2 and other policies having a positive effect including those that deal with basements, shopfronts, advertisements and public art which all expect to consider the effect on heritage. Basement Policy DH4 also has positive effects on private open spaces – gardens, by helping to protect the amount of land that can be developed and heritage policy protects historic open spaces, which combines with DH3 building heights which ensures tall buildings consider their setting. These also have positive effects on biodiversity too.

The approach to tall buildings directs tall buildings to where they are most appropriate based on a robust and comprehensive evidence base while protecting local character, this includes taking into account other considerations which has cumulative benefits with other policies for example, taking into account heritage assets and impact on wider built environment as well as public transport accessibility. This combines with requirements set out in Policy H2 which supports housing development at optimal densities which combines with other policies – PLAN1 and DH1 which also seeks to fully optimise density levels. Site allocations also highlight heritage assets and considerations which will be important to take into account as key development sites come forward, including those for Tall Buildings. The Design and Heritage Policies will be important considerations alongside site allocations, spatial and strategic policies in considering how the boroughs heritage assets can be conserved and enhanced whilst accommodating growth to meet identified development needs.

The agent of change policy will also have a positive effect for health and wellbeing as it ensures that change does not adversely effect existing uses through noise and vibration impacts. This is cross referenced in the Inclusive Economy section and Policy H4 which has positive effects on health and wellbeing.

Synergistic effects

Policies DH1, DH2, and DH3 will help achieve the objectives of the Conservation Area Design Guides for each conservation area, help in removing assets from Historic England's Heritage at Risk Register, and ensure that views in the London View Management Framework are protected (Mayor of London).

Consideration of cumulative and other effects for the Strategic Infrastructure section

The following section deals with policies dealing with infrastructure, waste, telecommunications and water infrastructure

Table 1.220: Consideration of cumulative and other effects for the the Strategic Infrastructure section

TOPIC / POLICY	BUILT ENV	USE OF LAND	HERITAGE	LIVEABLE	AFFORDA BLE HOUSING	N N	НЕАLTH	ECONOMI C GROWTH	NEED TO TRAVEL	OPEN SPACE ACCESSIB	BIODIVER SITY	CLIMATE CHANGE	RESOURC E	NATURAL RESOURC ES
ST1: Infrastructure Planning and Smarter City Approach	+	++	0	++	0	++	++	+	++	++	0	++	0	0
ST2: Waste	++	++	0	+	0	0	+	0	+	0	0	+	++	+
ST3: Telecommunications, communications and utilities equipment	+	0	++	0	0	0	0	0	0	0	0	0	0	0
ST4: Water and Wastewater infrastructure	+	++	0	0	0	0	0	0	0	0	0	0	0	++
CUMULATIVE	+	++	0	+	0	0	+	0	+	0	0	+	0	+

The Strategic Infrastructure section will have a positive cumulative effect against objectives for the built environment, liveable neighbourhoods, need to travel, natural resources and efficient use of land as it seeks to balance the development needs of the borough ensuring the full range of residents development needs are met and provision of robust buildings with sufficient infrastructure. Safeguarding the Hornsey Street Re-use and Recycling Centre will reduce the need to travel and reduces associated emissions. This will work cumulatively with policy in the Thriving Communities section which aims to protect community facilities where justified helping ensure residents have access to the various essential services, facilities and amenities necessary and enhance these facilities. Policy ST3 will work with PLAN1 and design and heritage policies ensuring visual impact of telecoms promotes sensitive design contributing to the built environment objective. Policy ST4 combines with ST1 and where relevant the site allocations will have a positive effect against the framework objective for natural resources as it states it will ensure adequate water supply, surface water, foul drainage and sewerage treatment capacity exists to serve all new developments which will balance development needs in the borough which is positive cumulative effect for the use of land objective. This combines with the Sustainable Design Policies which require environmental accreditation for development and specific water conservation targets and Policy S10 encourages recycling and re-use at the building level. In addition Green Infrastructure policies helps reduce run-off which help contribute to demand on the sewer system. Policy H4 sets out design detail on how residential development should address waste needs and Policy B2 does the same for servicing of employment uses.

Synergistic effects

Policy ST1 is linked to the Infrastructure Delivery Plan (updated 2019) which provides a benchmark of infrastructure and future infrastructure requirements. CIL payments secured through development will help build infrastructure set out in the delivery plan.

Policy ST2 links to the North London Waste Plan by ensuring safeguarding of the Hornsey Street Re-use and Recycling Centre, and also set out that the policies in the North London Waste Plan will be used to consider proposals for waste management facilities across the seven North London boroughs, including Islington. Policy ST2 also has a synergistic effect with the North London Joint Waste Strategy through protecting the Hornsey Street facility.

Policy ST3 requires development to adhere to the Code of Best Practice on Mobile Network Development in England.

Policy ST4 requires that applicants engage with Thames Water with regard to water and wastewater requirements of development. This policy ensures that development takes place where there is sufficient water and wastewater capacity exist, helping to achieve Policy S8 and related plans.

Consideration of cumulative and other effects for the Bunhill and Clerkenwell AAP

The following section deals with policies in Bunhill and Clerkenwell AAP including those that prioritise office use and spatial policies

Table 1.221: Consideration of cumulative and other effects for the Bunhill and Clerkenwell AAP

TOPIC / POLICY	BUILT ENV	USE OF LAND	HERITAGE	LIVEABLE	AFFORDA BLE HOUSING	INCLUSIO N	НЕАLTH	ECONOMI C GROWTH	NEED TO TRAVEL	OPEN SPACE ACCESSIB	BIODIVER SITY	CLIMATE CHANGE	RESOURC E	NATURAL RESOURC ES
BC1 Prioritising office use	0	++	0	0	-	+	0	++	+	0	0	0	0	0
BC2: Culture, retail and leisure uses	0	+	0	+	0	0	+	++	+	0	0	0	0	0
Policy BC3: City Fringe Opportunity Area	+	+	+	+	0	0	+	++	+	+	+	0	0	0
Policy BC4: City Road	+	+	+	+	+	0	+	+	+	+	+	+	0	+
Policy BC5: Farringdon	+	+	+	0	0	0	+	+	+	0	+	0	0	0
Policy BC6: Mount Pleasant and Exmouth Market	+	+	+	+	+	0	+	+	+	+	+	0	0	0
Policy BC7: Central Finsbury	+	+	+	+	+	0	+	+	+	+	+	0	0	0
Policy BC8: Historic Clerkenwell	+	+	++	0	0	0	+	+	+	+	+	0	0	0
CUMULATIVE	+	++	+	+	0	0	+	+	+	+	+	0	0	0

As identified elsewhere, policy BC1 in combination with policy in the Area Spatial Strategies, the Thriving Economy section and the Area Spatial Strategies in the AAP will likely to have a positive cumulative impact against the framework objective for the efficient use of land. The approach will focus development of employment uses which generate a large number of trips) in an area which is highly accessible by sustainable means of transport which will have cumulative benefits against reducing the boroughs contribution to climate change. The approach delivers maximisation of employment floorspace in the CAZ which the Islington Employment Study states is the location with the most demand for Grade A office space and over the long term will have a significant positive effect, including promoting the tech cluster and its supporting uses. This will likely also have a cumulative positive effect for health and wellbeing through providing increased opportunities for employment with particular positive benefits for those who may be on low incomes.

The Bunhill and Clerkenwell Area Action Plan Spatial Strategies (BC3 to BC8) work in combination with the area wide policies of the BCAAP and the Strategic and Development Management Policies to achieve likely positive effects against a number of objectives – built environment, use of land, liveable neighbourhoods, health, economic growth, transport, open space and biodiversity. These policies work by adding much more detailed policy helping implement the broader strategy, for example by protecting an individual use or space, or by designating a particular opportunity for development such as a new open space or route.

Policies within the Bunhill and Clerkenwell Area Spatial Strategies which support the built environment objectives include:

- An improved public realm along and new pedestrian crossings around City Road (Policy BC4)
- Development around Farringdon Station should contribute to an enhanced public realm that prioritises pedestrian circulation and provides good access between the station and other modes (Policy BC5)
- Improved links to Clerkenwell Green (Policy BC5)
- New development in Historic Clerkenwell should reflect long established building lines, street frontages and plot widths (Policy BC8)

Policies within the Bunhill and Clerkenwell Area Spatial Strategies which support the <u>liveable neighbourhood</u> objectives include:

- Focus of retail and leisure activities at the Old Street Local Shopping Area (Policy BC3)
- The Council will preserve and enhance Exmouth Market Local Shopping Area as a destination for food, drink, retail and entertainment uses (Policy BC6)
- Focus retail at Whitecross Street Local Shopping Area (Policy BC7)

Policies within the Bunhill and Clerkenwell Area Spatial Strategies which support the <u>economic development</u> objectives include:

- Allocation of a significant amount of office floorspace at the Moorfields Eye Hospital site to create a new business quarter (Policy BC3)
- Encouraging Grade A office development at the southern end of City Road (Policy BC4)
- Sites adjacent to Farringdon station must be predominantly offices and associated business uses (Policy BC5)
- There is a significant tension between balancing housing with other needs in the plan, primarily employment needs. Ensuring that employment needs are met is a key consideration of the Local Plan. Striking the right balance with a focus on employment uses in the right locations has been taken, with employment growth focused in particular in the CAZ where it is promoted over residential use.

Policies within the Bunhill and Clerkenwell Area Spatial Strategies which support the <u>transport</u> objectives include:

- Removal of the gyratory at the Old Street Roundabout, new development around the roundabout to explore providing access to the station (Policy BC3)
- Support for change of use of the underground car park at Finsbury Square to other uses (Policy BC3)
- Proposals to promote a single station environment around Farringdon station, as well as cycling parking, docking stations, and pedestrian signage (Policy BC5)
- Public realm improvements at Exmouth Market should further improve pedestrian priority of the street (Policy BC6)

• Public realm improvements across Central Finsbury should facilitate easy pedestrian and cyclist access through and within the area, in line with pedestrian and cycle desire lines (Policy BC7)

Policies within the Bunhill and Clerkenwell Area Spatial Strategies which support the open space and biodiversity objectives include:

- Enhancement of the public open space at Finsbury Square (Policy BC3)
- Protection of the environmental and amenity value of the City Road Basin and new links to the space (Policy BC4)
- Development near Spa Fields should support role of the space and improve links (Policy BC6)

Policies within the Bunhill and Clerkenwell Area Spatial Strategies which support the reducing climate change policies include:

- Support for Bunhill Phase 2 at the City Road/Central Street junction, and a potential new energy centre powered by a water source heat pump Bunhill Phase 3 at the City Road Basin (Policy BC4)
- Safeguarding the City Road substation and National Grid 400kV network (Policy BC4)

Synergistic effects

Policies BC1 and BC2 support the City Fringe Opportunity Area Planning Framework, in particular the objectives to ensuring there is the space for continued business growth in City Fringe, and to balance between residential and commercial development. In addition the BCAAP spatial strategies (BC3 to BC8), supporting City Fringe Opportunity Area Planning Framework objectives of protecting the mix of uses that makes City Fringe special, identifying the key strategic development sites (along with the site allocations BC1 to BC51), and Connecting the City Fringe.

Policy BC2 and the Spatial Strategy Policies for Historic Clerkenwell and Farringdon will help achieve objectives set out in the City of London Plan with respect to the Culture Mile.

Consideration of cumulative and other effects for the Site Allocations

Consideration has also been given to the potential for cumulative effects associated with the site allocations. The scores for all sites have not been presented in a single cumulative effect summary table for each objective because this would not provide a meaningful representation of the sites and their effects. Rather, an overview is provided against relevant objectives.

Cumulatively site allocations can have a positive effect in promoting a high quality built environment (objective 1) – both through the delivery of large strategic individual sites as well as the cumulative effect of a number of smaller site allocations where they are within a spatial strategy area. Site Allocations will help bring forward sites for redevelopment and/or refurbishment. The refurbishment of buildings can help to enhance existing buildings whereas the redevelopment of existing building can help to secure high quality architecture that can make a positive contribution to local character and distinctiveness, particularly where existing buildings or use of the land does not do this. Site allocations will work alongside design policies in the plan to help achieve this, for example, policy PLAN 1 and relevant design and heritage policies. In addition many site allocations highlight how the public realm can be improved which cumulatively can help to provide a more attractive, functional and sustainable public realm across the borough as well as making the built environment safer and more inclusive, complementing relevant public realm and transport policies such as policy T4. Design considerations/criteria for site allocations can assist with helping to deliver development on sites which responds to the character and context of each site, alongside other spatial and strategic policies within the plan, which can cumulatively enhance the built environment across different parts of the borough.

Taken together, site allocations can have a positive effect in relation to the use of land (objective 2). Many site allocations highlight the scope for redevelopment or intensification of existing buildings, whilst others seek to make more efficient use of space on existing sites and/or utilise vacant, underused or underutilised land. In addition, through specifying particular uses site allocations can help to focus development in the most appropriate locations and help balance competing demands between land uses. As the site assessments illustrate, given the competing demands for land in the borough, the most appropriate mix of uses can be finely balanced on some sites.

Taken together the sites will have considerable benefits in delivering growth in terms of both housing and business floorspace. The cumulative quantitative contribution of sites to identified development needs is summarised in both the Site Allocations DPD Bunhill and Clerkenwell Area Action Plan in tables 1.2 and 4.2 respectively. This sets out the quantity of homes and office floorspace that will be delivered across the Area Spatial Strategies identified in the Local Plan. The sites, together will make a significant contribution towards delivering housing and business floorspace, therefore contributing to positive effects in relation to housing (objective 5) and economic growth (objective 8) both of which also have benefits in relation to social inclusion (objective 6), In addition site allocations, particularly those within town centres, will also help to meet retail needs and contribute to supporting liveable neighbourhoods (objective 4). Site allocations, in making a significant contribution towards identified development needs, complement other policies in the plan which also seek to deliver against these objectives particularly Housing Policies H2 and H3 and Inclusive Economy Policies linked to the provision of business and retail floorspace (for example B1-B5 and R1-R3).

Many site allocations have a neutral score in relation to heritage (objective 3). Where heritage assets are within or in proximity to a site this is acknowledged in the site designations and constraints section of the allocation. Site allocations will work alongside relevant policies in the plan to conserve or enhance the boroughs heritage assets (for example spatial strategies and policies DH1-DH3). The application of other policies in the plan will be important in assessing and, where appropriate, helping to mitigate impacts on heritage assets. Some site allocations have been identified as having a positive effect, for example KC4, Former York Road Station highlights that the existing station is of heritage value and should be retained. However a site allocation has also been identified as having a negative effect, OIS21: Former railway sidings adjacent to Caledonian Road Station which is a grade II listed building. This is an example of the recognised tension between policy which seeks to optimising density and policy which seeks to protect the historic environment with the potential impacts on heritage value potentially increased by higher density.

Overall the site allocations can have a positive cumulative effect in relation to liveable neighbourhoods (objective 4) in a number of ways. Some site allocations improve or protect access to social infrastructure, open space and retail can help to improve access to services and facilities near to the homes of residents. Some site allocations identify the potential for development on sites with existing social infrastructure, however this is mitigated through the loss of social infrastructure needing to be justified first consistent with policy SC1 (For example site allocation FP7: Holloway Police Station). The site allocations in town centres and local shopping areas can together, alongside relevant policies in the plan such as R1-R4) help to promote a mix of town centre uses (e.g. retail and employment) that can promote diverse, vibrant and economically thriving town centres and local centres. This also helps improve access to employment, a positive benefit to social inclusion (objective 6). Many site allocations also identify public realm and permeability improvements that can help to improve connections between communities and facilities and complements other policies in the plan in particular the area spatial strategies. Finally some site allocations help to protect and promote cultural provision in the borough (for example sites within Angel and Archway).

Whilst the majority of sites have been identified as having a neutral effect in relation to health and well being, there are some sites which have also been identified as having positive effect, this includes sites that help to promote access to green space by creating new open space, improving existing spaces or creating improved links. There are also several sites that support access to health, social care, sport and recreation facilities which have direct benefits in relation to improving health and well-being and reducing health inequalities.

Several sites identify improvements to green infrastructure, or access improvements to open spaces and whilst this is not reflected in the overall scoring, these sites alongside landscaping improvements in Green Infrastructure policies in the plan can together help to contribute positively towards the boroughs green infrastructure, including open space and biodiversity provision. Sites will be expected to protect, enhance and maximise green infrastructure and biodiversity provision consistent with other policies in the plan (e.g. policies G1-G5), cumulatively this can help to make a positive impact in relation to biodiversity (objective 12). Several site allocations are identified as being in close proximity or partially within (Sites of Importance for Nature Conservation SINCs) – it will be important for these sites to assess and mitigate impacts on biodiversity to avoid negative effects.

Whilst sites don't specify sustainable design and transport measures, the delivery of these cumulative will play a key role in helping to deliver these policies and can therefore positively contribute towards climate change and transport objectives. A number of site allocations help to support and promote sustainable transport outcomes – either through identifying opportunities for public realm enhancements for example, or by promoting

development in accessible locations. Whilst the effect of individual allocations on reducing the need to travel and promoting sustainable connections and networks may be uncertain, cumulatively there is the opportunity to have a larger positive effect across the borough and in relation to different neighbourhoods, working alongside relevant spatial and strategic policies which also promote sustainable transport outcomes.

Synergistic effects

- The Site Allocations are complementary to the delivery of the Council's Transport Strategy with a number of site allocations helping to support and promote sustainable transport outcomes.
- Several sites recognise the important of landscape and green infrastructure improvements and the context of nearby open spaces/SINCs. Delivery of development on these sites can help with the achievement of objectives in the Council's Biodiversity Action Plan.

Consideration of cumulative effects for the Local Plan

The following section brings together the overall cumulative effects of the plan against the sustainability framework objectives, drawing out positive effects between policy areas but also potential tensions.

Objective 1 - Promote a high quality, inclusive, safe and sustainable built environment

The effect of the Local Plan on the Built Environment objective is positive with housing policies supporting development at optimal densities which combines with other policies – PLAN1 and DH1 to fully optimise density levels. and combine well with other policies in the plan such as policies PLAN1 and G4 which will help a proposal fully integrate within, and relate positively to, their immediate locality. The policy in DH1 supports innovative approaches to design as a means to increasing development capacity whilst recognising that the scale of development is dependent on design and character. PLAN1, T1, T4 and G4 also help a proposal fully integrate within, and relate positively to, their immediate locality which combined with the Area Spatial Strategies, which promote public realm improvements helps to create buildings and places that are both high quality and safer and more inclusive.

Objective 2 - Ensure efficient use of land, buildings and infrastructure

The Local Plan makes the best use of the scarce land resource in the borough and balances the competing demands for land use across the borough. There is an overall positive effect against this objective with housing policies supporting housing development at optimal densities which combines with other policies – PLAN1 and DH1 which also seeks to fully optimise density levels. This efficient use of land and infrastructure can also have wider environmental benefits in terms of helping protect green spaces from development and reducing carbon emissions. There is a tension between optimising density and the historic environment with the potential impacts on heritage value potentially increased by higher density. Policy DH1 recognises this potential impact and seeks innovative approaches to address the risk. The Inclusive Economy policies B1/B2 and R1 work in concert with the Area Spatial Strategy policies to focus development in the right locations in the borough which combines with the approach in Policy T1 which recognises that land use should take account of accessibility and ensure proposals promote connectivity. The Thriving Communities section also sets a principle of restricting inefficient forms of development; student accommodation, large HMO and purpose built private rented sector on the basis of land supply. The development of visitor accommodation is also restricted by Policy R12 for the same reason. Infrastructure needs are addressed both through policy and Site Allocations where relevant.

Objective 3 - Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment

The approach to heritage ensures that heritage assets will be strongly protected while recognising the need to accommodate new development. Where relevant Area Spatial Strategies in the Local Plan reference heritage assets highlighting their importance, alongside local views and landmarks. Site allocations also make reference where there are relevant heritage development considerations. Growth could impact heritage value - there is a tension between optimising density and the historic environment with the potential impacts on heritage value potentially increased by higher density. But it is considered that this is mitigated by the relevant policies and will help new development to add to the borough's character and distinctiveness - Policy DH1 recognises this potential impact and seeks innovative approaches to address the risk of adverse heritage impacts. Policy also considers cultural value in the borough recognising the inherent sensitivity these uses can have to the introduction of new uses. Area Spatial Strategies identify where culture is a priority and the identification of cultural quarters will help support and enhance the uses in these locations.

Objective 4 - Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles

The Local Plan policies seek to ensure that the appropriate level of infrastructure is available for the local population with policies in the Thriving Communities section protecting social and community facilities and policy ST1 supporting new strategic infrastructure where needed. In addition policy seeks to respond to where facilities already exist with a link in Policy H2 to supporting existing facilities. This is supported by Policy H1, which seeks new housing development that is fully integrated within, and relates positively to, the immediate locality and policies SC1 and SC2 which contribute to improving access to health and social care services/facilities by protecting existing facilities and providing a robust approach to considering changes in service provision are managed appropriately. The Area Spatial strategies identify relevant social and community infrastructure which helps maintain residents access to facilities. The retail policies seek to strike the right balance of retail, leisure, culture and business uses which will help maintain the access to these services close to peoples homes. Policy recognise the need to protect residential amenity eg through suitable noise assessment and application of the agent of change principle which is covered by housing, retail and design policies. PLAN1 draws this all together with the connected and inclusive principles which helps development to encourage permeability and movement and maintain and support access to services and facilities.

Objective 5 - Ensure that all residents have access to good quality, well-located, affordable housing

The objective has clear positive effects resulting from policy which seeks delivery of affordable housing from all development and responds to a key objective of the Local Plan to maximise the delivery of genuinely affordable housing. This improves fairness and integration, addressing inequality and tackling social exclusion with the delivery of mixed and balanced communities. As identified in Thriving Communities section above the policies have significant positive cumulative effects by helping ensure all residents have access to good quality housing through ensuring all housing meets high standards of energy efficiency and relevant sustainable design standards; which helps to reduce fuel poverty and contributes to reducing inequality. This also contributes health benefits with residents benefiting from warmer homes and more affordable homes to heat. There is a significant tension between balancing housing with other needs in the plan, primarily employment needs. The tension with other forms of housing has already been identified – large scale HMO accommodation and student accommodation. Ensuring that employment needs are met is a key consideration of the Local Plan. Striking the right balance with a focus on employment uses in the right locations has been taken, with employment growth focused in the CAZ and priority employment locations and LSIS where residential uses are restricted. The restriction on residential uses in town centre Primary Shopping Areas is also an example of the tension. Site Allocations play a key role in the borough in demonstrating that both employment and housing needs will be met with significant levels of growth identified.

Objective 6 - Promote social inclusion, equality, diversity and community cohesion

The same positive effect from the Local Plan approach to maximise the delivery of genuinely affordable housing results on this objective too. Other policies in the Thriving Communities section also aim to improve fairness and integration and tackle social exclusion, through the delivery of mixed and balanced communities which are economically, environmentally and socially resilient. Policy PLAN1 and the inclusive principle supports policies across the plan both in terms of the mix of uses but also the design of development and the broader built environment. The Inclusive Economy section supports the economy through supporting creation of a variety of new business floorspace, protecting existing floorspace and securing affordable workspace and jobs/training opportunities from development which helps promote equity, provide opportunity and remove barriers to employment.

Objective 7 - Improve the health and wellbeing of the population and reduce heath inequalities

Policies throughout the plan help address the health and wellbeing objective, in particular housing policies which determine housing quality which combine with other policies in the plan to help a proposal fully integrate within, and relate positively to, their immediate locality. The Area Spatial Strategy policies promote specific public realm improvements which combined with high quality housing helps encourage people into more active travel through a healthier public and built environment supported by car free transport policies and adequate cycle parking. The Social and Community policies contribute to improving access to health and social care services/facilities by protecting existing facilities and providing a robust approach to considering changes in service provision are managed appropriately. Public Realm and Transport policies will have significant positive cumulative effects against objectives relating to health and climate change as they seek to reduce pollutants and improve air quality. This works with policy for Green Infrastructure which preserves open spaces and increases the amount of green open space, plants, trees, green walls and roofs in the urban environment which will also contribute to improving air quality and encouraging people to participate in more active travel, sport and recreation in the borough. The sustainable design policies also contribute health benefits with residents benefiting from warmer homes and more affordable homes to heat and housing design policies that highlight the importance of designing the home as a place of retreat which can contribute to wellbeing, improving both physical and mental health.

Objective 8: Foster sustainable economic growth and increase employment opportunities

Policies B1 to B4 recognises the importance of supporting the economy through the creation of a variety of new business floorspace, protecting existing floorspace - in particular industrial land through new LSIS designations. Meeting employment needs is a clear priority for the Local Plan with other uses restricted to ensure that these needs are adequately met – the Site Allocations which prioritise employment space help to contribute to this meeting this need as will the Area Spatial Strategies which provides further policy support for employment growth in key areas such as the knowledge economy in Kings Cross and Tech City in the Bunhill and Clerkenwell AAP. As mentioned under the affordable housing objective striking the right balance between meeting housing and employment needs is a tension that the Local Plan has to deal with . Employment uses are prioritised in specific locations has been taken, with employment growth focused in the CAZ and priority employment locations and LSIS where residential uses are restricted. The restriction on residential uses in town centre Primary Shopping Areas is also an example of the tension. Retail policies also contribute to economic growth and London's wider economy by seeking the right balance of retail, leisure, culture and business uses to meet residents, business and visitor needs through seeking to protect and enhance provision of services in town centres, local centres and dispersed shops. The requirement to secure affordable workspace and jobs/training opportunities from development helps to widen opportunities for residents and tackle barriers to employment. The Sustainable Design policies support the delivery of an inclusive economy by helping to contribute to a green economy with commercial buildings that have high environmental standards and can be designed to be flexible and adaptable.

Objective 9: Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking

The locational benefits of the Local Plan are also considered with cumulative benefits from reduced transport emissions from focusing office development in the most accessible locations in the borough through policy in the Thriving Economy section; the AAP area, CAZ, town centres and CAZ fringe. These locational benefits are reinforced by policy in the Area Spatial Strategies, site allocations alongside strategic policies on specific land uses and policies for public realm and design/ PLAN 1 which support improvements in the built environment. The policy approach in the Bunhill and Clerkenwell AAP in particular aims to maximise floorspace with a percentage requirement to help maximise floorspace in the most accessible

location in the borough. This combined with Transport, Public Realm policies and PLAN1 encourages more sustainable and accessible transport and cycle parking requirements will all help people transition to more sustainable modes of travel. The cumulative benefit of protecting the industrial function also helps to reduce the need for goods and services to travel too which also reduces congestion and air pollution. The Area Spatial Strategies, through promoting public realm improvements, also help to create places that are both high quality and safer and therefore more inclusive.

Objective 10: Protect and enhance open spaces that are high quality, networked, accessible and multi-functional

The approach ensures that open spaces are preserved and seeks to increase the amount of green open space. Area Spatial Strategies will help to create a high quality built environment with public realm improvements and also identify improvements to access existing green open spaces or add additional open space. This will have wider health benefits when combined with Urban Greening policies and enhancement of green infrastructure. Combined with other policies in the Local Plan this helps to promote physical and mental health, health benefits associated with access to nature, responds to impacts of climate change (flood risk and urban heat island) as well as improving air quality.

Objective 11: Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity

Cumulative positive benefits for biodiversity are created through a strategic approach to green infrastructure, biodiversity and wildlife habitat with requirement for developers to maximise green infrastructure and biodiversity provision consistent with G1. Several Site Allocations identify landscape and green infrastructure improvements as do Area Spatial Strategies which respond to the context of nearby open spaces/SINCs and the Regent's Canal. Delivery of development on these sites can also help with the achievement of objectives in the Council's Biodiversity Action Plan. The policy approach to biodiverse green roofs, green walls and soft landscaping through PLAN1 will also contribute to enhancing biodiversity. The Green Infrastructure policies will also combine with the Sustainable Design policies and the integrated approach to flood risk management and sustainable drainage to have cumulative benefits together which reduce the risk of flooding and helping to manage water sustainably and ensure wider benefits such as biodiversity and a drainage hierarchy that promotes green features over grey.

Objective 12: Reduce contribution to climate change and enhance community resilience to climate change impacts

Cumulatively the Sustainable Design policies set out the council's strategic approach to delivering sustainable design with the aim to minimise the contribution of development to climate change and ensure that developments are designed to mitigate the effects of climate change. There is a fundamental tension between any development, which contributes to climate change through emissions and resource use and meeting social needs through development, in particular housing and employment but also other infrastructure needs. The Sustainable Design policies go some way to addressing this tension through energy efficiency measures for example and also introduces new policy approach – Policy S10 circular economy and adaptive design which will help mitigate the effect of resource use of development. The locational benefits of the Local Plan are also considered to have cumulative benefits from reduced transport emissions notably from focusing office development in the most accessible locations in the borough. There is also a benefit of protecting the industrial function in LSIS and Area Spatial Strategies which also helps to reduce the need for goods and services to travel too which also reduces emissions from this source. Islington's car-free policy in Policy T3 and Policy T5 which seeks to minimise air pollution from the construction process as well as reducing deliveries will also help reduce transport emissions. The Sustainable Design policies in setting out the approach to flood risk management and sustainable drainage have cumulative benefits together to reduce the risk of flooding and help to manage water sustainably. These policies working alongside green infrastructure policies which also play a role in helping to reduce surface water run-off and reduce flood risk. Sustainability is identified in PLAN1 as one of the four key design principles for development in the borough.

Objective 13: Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste

The policies in the Sustainable Design section set out requirements for development proposals to promote resource efficiency through application of an approach to the Circular Economy. Policy in the Thriving Economy section supports the intensification, renewal and modernisation of business floorspace. The approach to circular economy and adaptive design has cumulative benefits when considered alongside other policies in the plan, this include PLAN 1 which required development to be durable and adaptable, policies ST2, H4 and B2 which seek to maximise re-use and recycling as well as Sustainable Design policies by reducing the environmental impacts, including embodied carbon emissions, that new development can have. Policy for high quality housing provides seeks well designed facilities for the management of recycling for residents and Strategic Infrastructure ensures that the waste management facility in the borough is protected. The borough is also working jointly with neighbouring boroughs on the North London Waste Plan, that will plan for waste management needs for the borough.

Objective 14: Maximise protection and enhancement of natural resources including water, land and air

Air quality is a cross cutting issue addressed by a number of policies that cumulatively will help to tackle air quality issues in the borough, this includes design policies, locational policies set out in the Area Spatial Strategies, site allocations alongside strategic policies on specific land uses which seek to locate uses in the most appropriate locations, green infrastructure and public realm and transport policies which all have a role in helping to improve air quality and minimise exposure. The policies in the Sustainable Design section set out requirements for conserving water resources and managing flood risk and dealing with contaminated land.

Part 2: Appraisal of pre hearing modifications

Introduction

Part 2 of the examination IIA considers and assesses where necessary changes made to the plan for the policies and allocated sites. The changes to the draft Local Plan are defined as modifications to the plan. The main drivers for the modifications made are:

- the issues raised by the Inspectors in their initial letters
- the representations made at Regulation 19 stage of consultation
- wider changes in the planning system.

The modifications made in response to **issues raised by the Inspectors** relate to housing supply and matters associated with the Sustainability Appraisal. These have resulted in additional site allocations. The changes proposed to the Site Allocations document include 9 additional sites for housing, this includes:

• Six London Borough Islington sites (Drakeley and Aubert Court, Bemerton Estate South, Kerridge Court, New Orleans Estate, Cluse Court, and Hillside); and three other sites (Barnsbury Estate, York Way Estate and Highbury Quadrant Congregational Church).

Changes are also proposed to a small number of existing site allocations to provide additional housing – this includes:

- AUS8: 161-169 Essex Road, N1 2SN: the proposed modification changes part of the allocation to incorporate residential use on the car park to the rear of the site, rather than prioritise business floorspace.
- NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6A: changed from retail-led mixed use to mixed-use development with a greater proportion of housing.
- I Prah Road, N4 2RA (site reference FP5): changed from business use to residential use
- OIS10: 500- 502 Hornsey Road and Grenville Works, 2A Grenville Road : changed from business-led redevelopment to mixed use office and residential development. This reflects the recent grant of planning permission for the site on appeal.
- ARCH5: Archway Campus, Highgate Hill, N19: the potential introduction of an element of student accommodation to increase flexibility.
- BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage: the proposed modification amends the allocation to introduce a mixed use development where additional residential may be acceptable, in addition to a significant amount of office floorspace

The **representations made at Regulation 19** stage of consultation have resulted in a number of changes which were considered necessary to ensure a sound plan or helpful in terms of improving clarity of the plan.

The **Modifications made** in response to wider changes in the planning system are significant changes in response to the UCO Class E changes and the publication of the London Plan. The Use Class changes are the only area of modifications where alternatives were considered and span three areas of policy covering business floorspace, retail and social infrastructure. The changes made in response to the publication of the London Plan are in response to removal of the definition of the gypsies and travellers.

Use Class changes

On 1 September 2020 the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force changing aspects of the Town and Country Planning (Use Classes) Order 1987. The Regulations amend and seek to simplify the system of Use Classes. The Inspectors wrote to the Council requesting the Council's view on the potential soundness implications that the changes to the Use Classes will have on the Plan's policies and allocations and the Council responded to confirm that policy changes are necessary to address these and that the IIA will consider them holistically.

The changes of use within Class E are not classed as development so do not require planning permission, meaning that the Council no longer has the ability to resist the loss of existing the various uses that fall within Class E. The following tables sets these uses out.

Table 2.1 Use Class Order changes

Use Class before 31 August 2020	Use Class after 31 August 2020	Note
A1 – shops up to 280sqm selling essential goods, and no other such use within 1 km	Class F.2	Not likely in Islington and most of London
A1 – shops	Class E	Can change to any of the - activities with new Class E
A2 – financial services eg. bank, estate agents	Class E	use. NOT DEVELOPMENT and hence no permission needed.
A3 – cafes and restaurants	Class E	-
B1a – offices	Class E	-
B1b – research and development	Class E	-
B1c – light industrial	Class E	-
D1 – clinics, health centres, crèches, day nurseries	Class E	-
D2- gyms, indoor recreation	Class E	-
A4 – drinking establishments	Sui Generis	
A5 – hot food takeaways	Sui Generis	

D1 – education provider, art gallery, museum, public library or reading room, public hall or exhibition hall, public worship or religious instruction, law court	F.1 – learning and non- residential institutions
D1 – hall or meeting place for the principal use of the local community	F.2 – local community
D2 – swimming bath, skating rink, area for outdoor sports or recreation (not involving motorised vehicles or firearms)	F.2 – local community

The justification from the Government for the scale of these changes was the need to provide the flexibility for businesses to adapt and diversify to meet changing demands which was considered particularly important for town centres to seek to recover from the economic impact of Coronavirus. In terms of the impacts for the draft Local Plan it was recognised that certain policies which seek to manage uses which are now subsumed into the broader Class E are affected. For example:

- Retail policies (Town Centres and Local Shopping Areas) can't limit other uses within class E and preserve retail as per the submission draft policy.
- Employment policies can't specifically protect B1 as per the submission draft however we still need to plan for new employment floorspace
- Affordable workspace parts specifically written in relation to B1 use will need to be updated

Whilst the exact impacts of class E are uncertain, it is likely that there will be losses within certain uses in certain locations where they were previously priorities.

Modifications Screening

All the modifications made to the draft Local Plan have been screened to consider which changes need to be assessed and where alternatives need to be considered. The screening tables below describes the change and provides a screening assessment by chapter order. Both main and minor modifications were considered, but the focus is on the main modifications.

Prior to the Regulation 19 consultation two further changes were made to the draft Strategic and Development Management Policies document under delegated authority. Further changes were made to reflect updated evidence relating to Gypsy and Traveller accommodation need; and the Council declaration of an environment and climate emergency and the associated aim to achieve net zero carbon by 2030 ahead of the formal 2050 target set out in the draft Local Plan. Both changes are considered factual, the first corrected a mistake and the second was factual and did not change the target set out in the draft Local plan.

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO1		Minor changes	No assessment necessary
SDM-MO2		Minor changes	No assessment necessary
SDM-MO3	Policy SP2: King's Cross and Pentonville Road	Part B contains a proposed modification to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	The screening has identified this policy change and related supporting text needs assessment alongside but this wil be covered by assessment of Policy B2.
SDM-MO4 and SDM- MO5	Policy SP2: King's Cross and Pentonville Road	Proposed change in response to the representation from the Canal and River Trust who are seeking further flexibility in relation to residential moorings and moorings for leisure use on Regent's Canal and facilities to support moorings, including in relation to policy G2 on open space. The modifications proposed span three policies in the Local Plan (SP2, BC4 and G2) and provide clarification on how proposals for moorings and facilities to support moorings should be approached in the context of the canal as public open space.	The screening has identified this policy change and related supporting text needs assessment alongside the related proposed changes elsewhere in the Local Plan (Policies BC4 and G2).

Table 2.2: Screening of Area Spatial Strategies main modifications

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO6		Minor changes	No assessment necessary
SDM-MO7 to SDM-MO12	Policy SP3: Vale Royal/Brewery Road Locally Significant Industrial Site,	Part A contains a proposed modification to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The modification takes into account specific implications of Class E by securing light industrial floorspace for this purpose to protect the industrial function of the area.	The screening has identified this policy change and related supporting text needs assessment alongside the related proposed changes elsewhere in the Local Plan (Policy B1).
SDM-M13 to SDM-M14		Minor changes	No assessment necessary
SDM-M15	Policy SP4: Angel and Upper Street	Part I contains a proposed modification to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	The screening has identified this policy change and related supporting text needs assessment alongside but this will be covered by assessment of Policy B2.
SDM-MO16 to SDM- M017		Minor changes	No assessment necessary
SDM-MO18 and SDM- MO20	Policy SP5: Nag's Head and Holloway,	Part E contains a change to ensure consistency with modification to Site Allocation NH1. The modification recognises the potential of the site to deliver a significant amount of housing now as well as office floorspace alongside the retention and enhancement existing floorspace.	The screening has identified this policy change and related supporting text needs assessment and this is covered by assessment of the proposed changes elsewhere in the Local Plan (site allocation NH1).
SDM-MO19 and SDM- MO21		Minor changes	No assessment necessary
SDM- MO22	Policy SP6: Finsbury Park	Part D contains a proposed modification to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	The screening has identified this policy change and related supporting text needs assessment alongside but this will be covered by assessment of Policy B2.
SDM-MO23	Policy SP6: Finsbury Park,	Part M is a main modification resulting from Statement of Common Ground with London Borough of Hackney which identifies the need to	The screening has identified this additional criteria to the policy does not need assessment , the change is considered

Modification reference(s)	Policy	Description	Screening Assessment
		conserve or enhance heritage assets including those in neighbouring boroughs, where these are impacted by proposals.	descriptive adding a reference to heritage assets outside the borough.
SDM-MO24 to 30		Minor changes	No assessment necessary

Table 2.3 Screening of Thriving Communities policies main modifications

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO31 to 35		Minor changes	No assessment necessary
SDM-MO36	Policy H7: Meeting the needs of vulnerable older people	Part F contains a proposed change which is identified as a main modification however the change does not amend the application of the policy approach and is an improvement on policy drafting.	The screening has therefore identified that this policy change does not need assessment.
SDM-MO37 to SDM- MO38		Minor changes	No assessment necessary
SDM-MO39 and SDM- MO41	Policy H12: Gypsy and Traveller Accommodation	Part A is a modification that reflects the changes to the Publication London Plan policy H14 in response to Directions from the Secretary of State which removed the draft London Plan definition of Gypsies and Travellers for the purposes of assessing needs. The change removes the reference to 10 pitches identified through the London Plan definition in the policy. However, the modification maintains in policy that identified need will be met and retains reference in the supporting text to the need identified by the draft London Plan	The screening has identified that this policy change does not need assessment as it will not change the minor effects already identified. The EQIA has also considered this change.

Modification reference(s)	Policy	Description	Screening Assessment
		definition and the Planning Policy for Traveller Sites.	
SDM-MO40	Policy H12: Gypsy and Traveller Accommodation	Minor changes	No assessment necessary
SDM-MO42	Policy H12: Gypsy and Traveller Accommodation. Para 3.150	Proposed change is identified as a main modification however the change does not amend the application of the policy approach and is an improvement on policy drafting.	No assessment necessary
SDM-MO43 and SDM- MO44	Policy SC1: Social and Community Infrastructure	Proposed change to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E to clarify that where a propose social infrastructure use/facility is necessary to mitigate the impacts of a development this use will be secured at planning stage.	The screening has identified this policy change and related supporting text needs assessment.

 Table 2.4 Screening of Inclusive Economy, business floorspace policies main modifications

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO45 to SDM- MO49)	Policy B1: Delivering business floorspace	Parts D and E, contains a proposed change to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The change clarifies industrial uses sought in LSISs in the context of Class E s. The changes in the supporting text makes clear the risk from increased flexibility on existing floorspace being converted to other non- business uses eroding the overall supply of business floorspace in the borough.	The screening has identified this policy change and related supporting text requires an assessment. There are related changes to business floorspace and Class E proposed elsewhere in the Local Plan (Policy SC1, Policy B1, Policy B2, Policy SP3, Policies R1 to R10 and BC1 and BC2)
SDM-MO50	Policy B2: New Business	Part A, contains a proposed change to clarify the	The screening has identified this policy
To SDM- MO55	Floorspace	Council's approach following the 2020 amendments to the Use Classes Order and the introduction of	change and related supporting text requires an assessment. There are related changes

		Class E. The change identifies that conditions will be used on future proposals to ensure that specific uses such as new office, research and development and light industrial floorspace are secured in these locations. The supporting text contains new paragraph explaining spatial importance of different locations across the borough.	to business floorspace and Class E proposed elsewhere in the Local Plan (Policy SP2, SC1, Policy B1, Policy B2, Policy SP3 and Policies R1 to R10 and BC1 and BC2).
SDM-MO50 and SDM-MO53	Policy B2: New Business Floorspace	Part D contains a proposed change (SDM-MO50 and SDM-MO53) which clarifies the councils approach to air quality and sustainable transport with a modification to Part D that adds cross reference to policies S7, T2 and T5. The change identifies that proposals for industrial uses which would lead to a significant increase in vehicle movements may potentially have particular impacts on air quality, and will be required to put in place robust, specific mitigation measures to minimise the impacts. There are related changes in policy T5 which have strengthened the approach. Part E contains a proposed modification which clarifies the specific business uses that are suitable within town centres within the context of Class E, with cross references to relevant retail policies added.	The screening has identified these policy changes and related supporting text require an assessment.
SDM-MO56	Policy B3: Existing business floorspace	Proposed changes (SDM-MO55 and SDM-MO56) to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The changes include clarification of the approach to marketing of existing business uses within the context of class E and how proposals that have been secured for a particular class E use should be marketed.	The screening has identified this policy change and related supporting text requires an assessment. There are related changes to business floorspace and Class E proposed elsewhere in the Local Plan (Policy B1 and Policy).
SDM-MO57	Policy B3: Existing business floorspace	Proposed change to reflect updates to Policy E4 in line with the Publication London Plan December 2020 version.	The screening has identified this change to the supporting text does not change the effects already identified and does not require an assessment.

SDM-MO58 to SDM- MO60 SDM-MO63 and SDM- MO64 SDM-MO66 to SDM- MO71	Policy B4: Affordable Workspace	Proposed change to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	The screening considered these changes minor.
SDM-MO61 and SDM- MO62 and SDM-MO65	Policy B4: Affordable Workspace	The supporting text contains a proposed changes (SDM-MO60, SDM-MO61 and SDM-MO64) to clarify flexibility around application of the affordable workspace policy requirements in response to various locations / types of proposal across the borough. There are three changes proposed: Proposals which involve a small uplift of office floorspace relative to existing office use floorspace will be able to consider site specific viability evidence on a case by case basis. Mixed use proposals which deliver on-site affordable housing, where in exceptional circumstances, the provision of affordable workspace will undermine the ability to the scheme to secure affordable housing, the provision of affordable housing will take priority. Proposals in PELs and Town Centre Locations outside of the CAZ where wholly commercial schemes are proposed, site specific viability evidence for affordable workspace provision will be considered on a case by case basis.	The screening has identified that this policy change does not justify an assessment.

	to be minimal and relate to policy application and do not change the general policy approach to affordable workspace and are not considered to have an effect. They are clarifying changes which introduce additional flexibility to the application of the policy approach in respect to viability and viability evidence.	
SDM-MO66 to SDM- MO71	Minor changes	No assessment necessary

Table 2.5 Screening of Inclusive Economy, retail floorspace policies main modifications

Modification reference(s)		Description	Screening Assessment
SDM- MO72- SDM- MO73	Policy R1: Retail, Leisure and Services	Proposed change to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The approach identifies that the Council is seeking a proportionate tiered approach to development involving Class E proposals, alongside recognising the flexibility provided by Class E, impacts are appropriately considered using assessments in relation to the scale of a proposal and the location of a proposal. Reference is also introduced into policy in relation to concentration of Class E uses. There are also changes in the supporting text explaining in particular the use of impact assessments as a tool to assess the harm that might arise from the range of uses within Class E. There are related changes to retail floorspace and Class E proposed elsewhere in the Local Plan (Policies R1 to R10).	The screening has identified this policy change and related supporting text requires an assessment.

SDM- MO74 and SDM- MO75	Policy R1: Retail, Leisure and Services	Minor	No assessment necessary
SDM- MO76 and SMD- MO77	Policy R2, Primary Shopping Areas	Proposed changes to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. This includes clarifications to the role of the percentage targets for retail, the contribution of new development to the ground floor retail function and that it will be appropriately conditioned to maintain this with impacts assessed where it does not, and changes in relation to change of use/marketing periods and provision of an impact assessment. There are related changes to retail floorspace and Class E proposed elsewhere in the Local Plan (Policies R1 to R10).	The screening has identified this policy change and related supporting text requires an assessment.
SDM- MO78	Policy R3: Islington's Town Centres	Proposed change to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The change introduces a threshold for requiring an impact assessment of 350sqm. Reference to the CAZ and its primary business function is introduced. Changes in supporting text clarify the importance of active frontages. There are related changes to retail floorspace and Class E proposed elsewhere in the Local Plan (Policies R1 to R10).	The screening has identified this policy change and related supporting text requires an assessment.
SDM- MO79 to SDM- MO81	Policy R3: Islington's Town Centres	Minor	No assessment necessary
SDM- MO82 and SDM- MO83	Policy R4: Local Shopping Areas	Proposed change to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The changes introduce a threshold for requiring an impact assessment of 200sqm. A distance threshold of	The screening has identified this policy change and related supporting text requires an assessment.

		300m for access to essential goods and services is also identified. Changes in supporting text clarify use of marketing for change of use to other non-Class E main town centre uses. There are related changes to retail floorspace and Class E proposed elsewhere in the Local Plan (Policies R1 to R10).	
SDM- MO84	Policy R5: Dispersed retail and leisure uses	Proposed change to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The changes introduce a requirement that where there is a particular need the Council will condition a unit to provide a retail use to allow the potential for the selling of essential daily goods. There are related changes to retail floorspace and Class E proposed elsewhere in the Local Plan (Policies R1 to R10).	The screening has identified this policy change and related supporting text requires an assessment.
SDM- MO85	Policy R5: Dispersed retail and leisure uses	Minor	No assessment necessary
SDM- MO86	Policy R6: Maintaining and enhancing Islington's unique retail character	Minor	No assessment necessary
SDM- MO87	Policy R6: Maintaining and enhancing Islington's unique retail character	Proposed change to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. Introduces reference to active frontages and amends approach to encourage in para 4.114.	The screening has identified this policy change and related supporting text requires an assessment.
SDM- MO88	Policy R7: Markets and Specialist Shopping Areas	Proposed change (SDM-MO86 to SDM-MO92) to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The changes relate to clarifying the role of the percentage targets within the revised Use Classes Order and marketing for change of use. There are related changes to retail floorspace and Class E proposed elsewhere in the Local Plan (Policies R1 to R10).	The screening has identified this policy change and related supporting text requires an assessment.

SDM- MO89 to SDM- MO92	Policy R7: Markets and Specialist Shopping Areas	Minor	No assessment necessary
SDM- MO93 to SDM- MO97	Policy R8: Location and concentration of uses	Proposed change to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The proposed change introduces reference to overconcentration of Class E uses but is not considered to have sufficient effects to require an assessment. In addition, it is noted that the concept of overconcentration of Class E uses is introduced in Policy R1 and forms part of the assessment.	The screening has identified this policy change and related supporting text requires an assessment.
SDM98 to SDM108	Policy R9: Meanwhile and temporary uses	Minor	No assessment necessary

Table 2.6 Screening of Green Infrastructure policies main modifications

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO109	Policy G2: Green Infrastructure	Proposed change (SDM-MO109) in response to the representation from the Canal and River Trust who are seeking further flexibility in relation to residential moorings and moorings for leisure use on Regent's Canal and facilities to support moorings. The modification proposed spans three policies in the Local Plan (SP2, BC4 and G2) and provide clarification on how proposals for moorings and facilities to support moorings should be approached in the context of the canal as public open space.	The screening considers this policy change and related supporting text requires assessment alongside the related proposed changes elsewhere in the Local Plan (Policies BC3 and G2).
SDM-MO110	Policy G2: Green Infrastructure	Minor	No assessment necessary

SDM-MO111	Figure 5.2: Sites of Importance to Nature Conservation (SINC) designation	There is an update (SDM-MO111) to the SINC map to reflect amended boundary to the SINC at 351 Caledonian Road. This is a revision to correct an error and to improve accuracy of mapping. See Policies Map Changes for full explanation.	The screening identifies that the change is factual and does not require an assessment.
SDM-MO112	Policy G5: Green Infrastructure	Proposed change (SDM-MO112) to clarify that intensive and semi-intensive green roofs may be acceptable instead of extensive green roofs if they can demonstrate they can enhance biodiversity, sustainable drainage and cooling functions, this reflects policy G5, part E. Clarification is also provided in relation to accessible roofs for amenity purposes.	The screening does not consider the change has effects to require an assessment, the policy and supporting text continue to prioritise biodiversity-based extensive green roofs.

 Table 2.7 Screening of Sustainable Design policies main modifications

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO113	Policy S1: Delivering Sustainable Design	Minor	No assessment necessary
SDM-MO114	Policy S1: Delivering Sustainable Design, supporting text, Paragraph 6.9, 6.10, 6.11	Proposed change (SDM-MO114) to clarify that the use of low-emission CHP systems will only be acceptable to support the expansion of area-wide heat networks as part of the planned transition to the use of secondary sources to power heat networks.	The screening has identified this policy change requires assessment alongside the related proposed changes elsewhere in the Local Plan (Policy S5).
SDM-MO115 to SDM- MO117 SDM-MO120 SDM-MO122	Policy S5: Energy Infrastructure	(SDM-MO15) Part A, contains a proposed change to recognise a different dataset for the calculations of carbon emissions which is considered to provide a better reflection of a development's future carbon emissions.	The screening has identified that this change is factual and does not require an assessment.

SDM-MO124		(SDM-MO116) A change is proposed to part C to clarify the approach to larger minor new developments, selecting heat sources in line with the heating hierarchy, with a new part D to clarify minor new-build developments should prioritise low carbon heating systems.	The screening has identified this policy change which reduces the opportunity for minor development to use gas fuelled boilers requires assessment alongside the related proposed changes elsewhere in the Local Plan (Policy S1).
		A modification (SDM-MO120) is proposed which clarifies that feasibility assessments for connection to heat networks should use a whole life-cycle assessment methodology this will enable a fair comparison between carbon emissions with heat network connection and other heat source options.	The screening identified that this clarification does not require an assessment and will not change the effects already identified.
		A modification (SDM-MO124) is proposed to provide a new paragraph which provides a link to the production of a Zero Carbon SPD to assist with the implementation of the council's sustainable design policies as part of the council's wider zero carbon strategy, including taking into account changes to this policy area over time.	The screening identified that the link to future guidance does not require an assessment.
SDM-MO118 and SDM- MO119	Policy S5: Energy Infrastructure	Minor	No assessment necessary
SDM-MO121			
SDM-MO123			
SDM-MO125			
SDM-MO127 to SDM- MO129	Policy S9: Integrated Water Management and Sustainable Drainage	Minor	No assessment necessary

SDM-MO130	Policy S10: Circular	Minor	No assessment necessary
	Economy and Adaptive		
	Design		

Table 2.8 Screening of Public Realm and Transport policies main modifications

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO131	Policy T1: Enhancing the public realm and sustainable transport	Proposed changes have been introduced to reference the adoption of the Councils Transport Strategy in November 2020.	The screening has identified that this change is factual and does not require an assessment.
SDM-MO132 and SDM- MO133	Policy T2: Sustainable Transport Choices	Minor	No assessment necessary
SDM-MO134 to SDM- MO137	Policy T5: Delivery, Servicing and construction	Proposed changes (SDM-MO134, 135, 136, 137) that seeks to promote more sustainable freight movements including the use of non-motorised modes of transport for safe, clean and efficient deliveries and servicing, including for uses which generate deliveries to end customers as part of their operation. The clarification and update to linked to the recently adopted Islington Transport Strategy. The change introduces the need for development to demonstrate how it is maximising use of more sustainable modes of transport.	The screening has identified this change needs assessment.

Table 2.9 Screening of Design and Heritage policies main modifications

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO138 to SDM- MO139	Policy DH2: Heritage assets	Minor	No assessment necessary
SDM-MO140	Policy DH2: Heritage assets	There is a change to supporting text which deletes reference to St John's Gate which has been de- scheduled (as a historic monument). It remains a grade I listed building.	The screening has identified that this change is factual and does not require an assessment.
SDM- MO141- SDM-MO142		Minor changes	No assessment necessary
SDM-MO143	Policy DH3: Tall Buildings	Part F is a change that revises the policy text to provide clarification.	The screening has identified this change needs assessment.

Table 2.10 Screening of Strategic Infrastructure policies main modifications

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO144	Paragraph 9.4	The modification to paragraph 9.4 is made in response to representations from the Department for Education and clarified that where it has been necessary to forward fund infrastructure projects developer contributions may be secured retrospectively.	The screening has identified that this clarification does not require an assessment and will not change the effects already identified.
SDM-MO146	Paragraph 9.11	Modification to paragraph 9.11 provides a clarification that the boroughs only safeguarded waste site will be identified on the policies map. This update is for consistency with the London Plan and North London Waste Plan.	The screening has identified that this clarification does not require an assessment and will not change the effects already identified.
SDM-MO145	Paragraph 9.6 Policy ST3: Telecommunications,	Minor	Minor

S	SDM-N	//0147	communications and
	and	SDM-	utilities equipment
Ν	MO14	3	• •

Table 2.11 Screening of Monitoring policies main modifications

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO149	Monitoring	A modification is proposed to the monitoring section which sets some key indicators that will be used to help monitor the plan, providing further clarification on the approach to monitoring.	The screening has identified that this clarification does not require an assessment.

Table 2.12 Screening of Appendices main modifications

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO150	Appendix 1: Marketing and Vacancy Criteria	Provides a clarification of the approach to marketing and vacancy evidence in the context of changes to the Use Classes Order and the introduction of class E and is considered by other class E assessments for in particular for Policy B3.	The screening has identified this change requires an assessment. There are related changes to business floorspace and Class E proposed elsewhere in the Local Plan (Policy SC1, Policy B1, Policy B2, Policy SP3, Policies R1 to R10 and BC1 and BC2)
SDM-MO151	Appendix 2: Noise and vibration	Appendix 2 sets out how noise impacts should be considered has been updated to reflect changes to the Use Classes Order. A clarification has been added in relation to the examples where assessments of internal sound transfer should be considered (for example gyms and nurseries where there is residential above. There is also a clarification about how impact generating uses are considered where there are likely to be noise issues which could impact upon residential properties	The screening has identified that this clarification does not change the effects already identified and does not require an assessment.

SDM-MO152 and SDM- MO153	Appendix 3: Transport Assessments and Travel Plans	 (below or above). This helps to provide further clarification in relation to policy DH5. Proposed changes to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The requirement for a transport assessment is introduced for a premises larger than 750sqm where Class E use is unspecified to ensure transport impacts of the most intensive use are considered. The Cycle Parking Standards introduces a standard for general Class E use to ensure sufficient cycle parking is provided for unspecified Class E use. 	The screening has identified that these changes require assessment.
SDM-MO154 and SDM- MO155	Appendix 3: Transport Assessments and Travel Plans	Minor	Minor
SDM-MO156 and SDM- MO157	Appendix 4: Cycle parking standards	Proposed changes to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The requirement for a transport assessment is introduced for a premises larger than 750sqm where Class E use is unspecified to ensure transport impacts of the most intensive use are considered. The Cycle Parking Standards introduces a standard for general Class E use to ensure sufficient cycle parking is provided for unspecified Class E use.	The screening has identified that these changes require assessment.
SDM-MO158 and SDM- MO159	Appendix 4: Cycle parking standards	Minor	No assessment necessary
SDM-MO160	Appendix 5: Social Value self- assessment	In response to Fossil Free Islington reference has been added to the Social Value requirements to includes reference to promoting low carbon behaviour	No assessment necessary

Table 2.13 Screening of Glossary main modifications

Modification reference(s)	Policy	Description	Screening Assessment
SDM-MO175	Appendix 9 Glossary: Low traffic neighbourhoods	The Glossary for transport adds a definition of Low Traffic Neighbourhoods which is referenced in T1: 'Low Traffic Neighbourhoods: Low Traffic Neighbourhoods restrict through traffic to create more space for pedestrians and cyclists on local streets. Through traffic is traffic that is simply taking a short cut through a local area but has no origin or destination within that area. However, Low Traffic Neighbourhoods maintain access for local residents, their visitors, the emergency services, and local shops and businesses. A reduction in through traffic will improve air quality and allow more space for local people to travel safely around their local streets on foot and by bicycle'.	The screening has identified that the changes are clarification and do not change the effects already identified and does not require an assessment. The modifications to the glossary summarised above will assist with the implementation of policy that has been assessed for its effects.
SDM-MO178	Appendix 9 Glossary: Non- motorised forms of transport	The Glossary includes a new definition for non- motorised transport modes, which clarifies the new provision for policy T5. It is stated that it refers to active travel and human powered transportation, including walking and cycling, and variants such as small-wheeled transport (cycle rickshaws, cargo cycles, skateboards, push scooters and hand carts) and wheelchair travel. The Council consider electric cycles and mobility scooters also form part of that category.	The screening has identified that the changes are clarification and do not change the effects already identified and does not require an assessment. The modifications to the glossary summarised above will assist with the implementation of policy that has been assessed for its effects.
SDM-MO162 SDM-MO165 SDM-MO170 SDM-MO172 SDM-MO177	Appendix 9 Glossary: business uses; retail use; shop; industrial floorspace; leisure	The Glossary includes an update definition of business use (SDM-MO162), retail use (SDM- MO170), industrial floorspace (SDM-MO165), as well as a new definition of leisure use (SDM- MO172) to take into account the changes to the	The screening has identified that the changes are clarification and do not change the effects already identified and does not require an assessment. The modifications to the glossary summarised above will assist

		Use Classes Order. A new definition of shop (SDM- MO177) has also been added.	with the implementation of policy that has been assessed for its effects.
SDM- MO161, 163, 164,166, 167, 168, 169, 171, 173, 174, 176	Appendix 9: Glossary	Minor	Minor

Table 2.14 Screening of Bunhill and Clerkenwell AAP main modifications

Modification reference(s)	Policy	Description	Screening Assessment
BC-MO2 and BC-MO3	Policy BC1: Prioritising office use	Parts D, contains a proposed change (BC- MO2 and BC-MO3) to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. The screening has identified this policy change and related supporting text requires an assessment. There are related changes to business floorspace and Class E proposed elsewhere in the Local Plan (Policy SC1, Policy B1, Policy B2, Policy SP3 and Policies R1 to R10 and BC2).	The screening has identified that these changes require assessment.
BC-MO5 and BC-MO6	Policy BC2: Culture, retail and leisure uses	parts A and B, contain a proposed changes to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E. There are related changes to business floorspace and Class E proposed elsewhere in the Local Plan (Policy SC1,	The screening has identified that these changes do not require assessment as they make a point of clarity and amend references to uses in relation to the new use class order.

		Policy B1, Policy B2, Policy SP3 and Policies R1 to R10 and BC2).There are also changes made in B which clarify the application of the approach to location of cultural uses.	
BC-MO8	Policy BC3: City Fringe Opportunity Area	The supporting text to BC3 contains a clarification to paragraph 3.11 which clarifies that the Moorfields site represents a unique opportunity for office space – this reflects the changes to the Use Classes Order.	The screening has identified that this change does not require assessment and does not change the effects identified for policy BC3.
BC-MO9	Policy BC4: City Road	Proposed change in response to the representation from the Canal and River Trust who are seeking further flexibility in relation to residential moorings and moorings for leisure use on Regent's Canal and facilities to support moorings, including in relation to policy G2 on open space. The modifications proposed span three policies in the Local Plan (SP2, BC4 and G2) and provide clarification on how proposals for moorings and facilities to support moorings should be approached in the context of the canal as public open space.	The screening has identified this policy change and related supporting text needs assessment alongside the related proposed changes elsewhere in the Local Plan (Policies SP2 and G2).
BC-MO12	Policy AAP1 and supporting text	A modification is propose to AAP1 and supporting text (BC-M12) which updates the policy within the context of Use Classes Order changes, and clarify how specific uses identified in allocations should be provided. This is to ensure that development contributes to meeting identified development needs. There are related changes to business floorspace and Class E proposed elsewhere in the	The screening identified that this change does not require an additional assessment.

BC-M20	Site Allocation BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage, Allocation and Justification	 Local Plan (Policy SC1, Policy B1, Policy B2, Policy SP3 and Policies R1 to R10 and BC2) where the effects have been assessed. A modification is proposed which will amend the allocation from a wholly office led redevelopment to a mixed use development which includes a significant amount of office floorspace and where additional residential use may be acceptable. 	The screening has identified that these changes require assessment.
BC-M52	Site Allocations monitoring	A modification is proposed to the monitoring section of the AAP (BC-M80) this is to clarify indicators that will be used to help monitor the Bunhill and Clerkenwell Area Action Plan.	The screening has identified that this clarification does not require an assessment.
BC-M53	Appendix 1: scheduled monuments	Appendix 1 includes an update to the scheduled monuments identified to clarify that one monument was de-scheduled and update the name of another in responding to representations from Historic England. This is a factual update to correct and error and is not considered to require an additional assessment.	This is a factual update to correct and error and is not considered to require an additional assessment.
BC-MO54, 55, 58, 60	Glossary	The glossary includes several updated definitions including those to business use (BC-M54), entertainment use (BC-M55), industrial floorspace (BC-M58) and retail use (BC-M60) to take into account changes to the Use Classes Order. These modifications to the glossary will assist with the implementation of policy that has been assessed for its effects. The screening has identified that the changes	The screening has identified that the changes are clarification and do not change the effects already identified and does not require an assessment

		are clarification and do not change the effects already identified and does not require an assessment	
BC-M1,4, 7,	Supporting text	minor	minor
10, 14, 15,			
16, 17, 18,	Site allocations		
19, 21, 22,			
23, 24, 25,	Glossary		
26, 27, 28,			
29, 31, 32,			
33, 34, 35,			
36, 37, 38,			
39, 40, 41,			
42, 43, 44,			
45, 46, 47,			
48, 49, 50,			
51, 56, 57, 59,61			
59,01			

Table 2.15 Screening of Site Allocations main modifications

The table below sets out the screening assessment for the modifications to the Site Allocations.

Modification reference(s)		Description	Screening Assessment
SA-MO1 to SA-MO9	D • • • • • • • •	New Site Allocations proposed for additional housing: KC8, Bemerton Estate South OIS27: York Way Estate OIS28: Barnsbury Estate OIS29: Highbury Quadrant Congregational Church OIS30: Cluse Court OIS31: Hillside Estate OIS32: New Orleans	Each new site allocation is subject to an assessment set out below in this section. The assessment includes consideration of reasonable alternatives.

Modification reference(s)	Description	Screening Assessment
	OIS33: Drakeley Court and Aubert CourtOIS34: Kerridge Court	
SA-MO10 to SA-M011	 Site Allocations proposed to be removed: FP10: Former George Robey Public House, 240 Seven Sisters Road OIS9: Ladbroke House, 62-66 Highbury Grove 	Both of these allocations are proposed to be deleted because both of the sites have been subject to developments that have now been completed.
SA-MO12 to SA-MO15	Minor changes	No assessment necessary
SA-MO16 SA-MO17 SA-MO18 SA-MO19	Site Allocations modifications, policy SA1 and supporting text.	The proposed modification to policy SA1 seeks to clarify the council's approach to determining development proposals for allocations site in light of the changes to the Use Classes Order, including the potential impact of the boroughs ability to meet evidenced priority development needs. There are related changes to business floorspace and Class E proposed elsewhere in the Local Plan (Policy SC1, Policy B1, Policy B2, Policy SP3 and Policies R1 to R10 and BC2) where the effects have been assessed. The screening identified that this change does not require an additional assessment.
SA-MO20	Minor changes	No assessment necessary
SA-MO21	Table 1.2 amended to reflect changes made to capacity assumptions following the grant of planning permission for certain sites, as well as the addition of new site allocations and amendments to existing site allocations outlined in this schedule of modifications.	The assessment of effects is considered as part of cumulative effects section on overall capacity.
SA-MO22 to SA-MO33	Minor changes	No assessment necessary

Modification reference(s)	Description	Screening Assessment
SA-MO34 to SA-MO35	VR1: Fayers Site, 202-228 York Way. The site allocation has been amended to acknowledge a planning permission whilst reflecting the need for future application to retain and intensify industrial floorspace	Reflects recent planning decision and doesn't change existing assessment. No assessment necessary
SA-MO36 to		
SA-MO46	Minor changes	No assessment necessary
SA-MO47 to	AUS2: Pride Court, 80-82 White Lion Street.	
SA-MO48	The site allocation has been amended to acknowledge a planning permission whilst reflecting the need for future application to retain and intensify industrial floorspace	Reflects recent planning decision and doesn't change existing assessment. No assessment necessary
SA-MO49 to		
SA-MO50	Minor changes	No assessment necessary
SA-MO51	Site Allocations modifications, AUS8: 161-169 Essex Road, Allocation and justification	The proposed modification changes part of the allocation to incorporate residential use on the car park to the rear of the site, rather than priorities business floorspace.
		An updated assessment of this site allocation which incorporates this change has been carried out.
SA-MO52 to		
SA-MO56	Minor changes	No assessment necessary
SA-MO57	Site Allocations modifications NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, Allocation and justification	The proposed modification changes to the focus of the allocation to recognise the increased potential for residential use, alongside the retention of and improvements to existing retail floorspace.
		An updated assessment of this site allocation which incorporates this change has been carried out.
SA-MO58 to		
SA-MO73	Minor changes	No assessment necessary

Modification reference(s)	Description	Screening Assessment
SA-MO74	Site Allocations modifications FP5: 1 Prah Road, Allocation and justification	An updated assessment of this site allocation which incorporates this change has been carried out.
SA-MO75 to		
SA-MO77	Minor changes	No assessment necessary
SA-MO78	ARCH1: Vorley Road/Archway Bus Station. The proposed modification introduces social and community uses.	An updated assessment of this site allocation which incorporates this change has been carried out.
SA-MO79 to SA-MO83	Minor changes	No assessment necessary
SA-MO84 to 85	ARCH5: Archway Campus, Highgate Hill. The proposed modification introduces an element of student accommodation on the proviso that the development can achieve the quantum and the tenure of affordable housing which is fully policy compliant.	An updated assessment of this site allocation which incorporates this change has been carried out.
SA-MO86 to SA-MO98	Minor changes	No assessment necessary
SA-MO99	Site Allocations modifications OIS4: 1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green	The proposed modification amends the site boundary to remove part of the site that was subject to a recent planning permission that has made comprehensive redevelopment of the wider site unlikely during the plan period. However the telephone exchange building which makes up the vast majority of the site continues to have development potential. Whilst the decrease in site size could be argued to reduce the quantum of development that will contribute towards the SA objectives, the modification does not impact on the uses proposed and is not considered to contribute to a change in the scoring of the assessment.
SA-MO100 to SA0MO102	Site Allocations modifications OIS5: Bush Industrial Estate. The modifications provide additional information in relation to the site's	The modification adds additional site designations and constraints which add clarity and could have potential positive effects in relation to mitigating any effects of future proposals,

Modification reference(s)	Description	Screening Assessment
	development context and how this should be considered by future proposals, in particular the northeastern section of the site.	however these effects are uncertain and would be expected to be addressed in line with other policies in the plan.
SA-MO104	OIS6: Site of Harvist Under Fives, 100 Hornsey Road. Updated in response to advice from the Early Years' Service and the recent grant of planning permission for the site.	Removes the reference to nursery provision but assessment not necessary in light of recent planning consent.
SA-MO105 to SA-MO106	OIS10: Hornsey Road and Grenville Works, Updated in response to the recent grant of planning permission for the site on appeal.	Replaces allocation of business use only with mixed use office and residential in light of recent appeal decision. An updated assessment of this site allocation which incorporates this change has been carried out.
SA-MO103 and SA- MO107 SA- MO112	Minor changes	No assessment necessary
SA-MO113 SA-MO114	Site Allocations modifications OIS24: Pentonville Prison, Caledonian Road	The site boundary has been amended to reflect the full boundary of the prison estate. An assessment of the allocation has been undertaken in part 1. Whilst the increase in site size could be argued to help to contribute to some of the development objectives for the suite, the modification does not impact on the uses proposed and overall is not considered to contribute to a change in the scoring of the assessment.
SA-MO115, 118,119, and 122,123, 125, 126	Minor changes	No assessment necessary
SA-MO116	Main change to provide additional information on how the delivery of allocated sites will be monitored	The screening has identified that this clarification of the approach to monitoring does not require an assessment.
SA-MO117 SA-MO119 SA-MO120 SA-MO121 SA-MO124	Main changes which update references in the glossary to various use class E for business, industrial and leisure uses	These modifications to the glossary will assist with the implementation of policy that has been assessed for its effects. The screening has identified that the changes are clarification and do not change the effects already identified and does not require an assessment

Pre hearing modifications assessment

Proposed changes to SP2, BC4 and G2 re canal boat moorings are in response to the representation from the Canal and River Trust who are seeking further flexibility in relation to residential moorings and moorings for leisure use on Regent's Canal and facilities to support moorings, including in relation to policy G2 on open space. The modifications proposed span three policies in the Local Plan (SP2, BC4 and G2) provide clarification on how proposals for moorings and facilities to support moorings should be approached in the context of the canal as public open space.

Table 2.16 Policy SP2: King's Cross and Pentonville Road, Policy BC4 and Policy G2: Green Infrastructure pre hearing modifications assessment

IIA Objective	Proposed change to SP2, BC4 and G2 re canal boat moorings and facilities	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	0	This modification will have no negative effects on the built environment as the policy states that boater facilities will only be permitted where there is no detrimental impact on the character and amenity of the waterway corridor and its function as an open space, and any development must also meet the Local Plan policies for design, including PLAN1.

IIA Objective	Proposed change to SP2, BC4 and G2 re canal boat moorings and facilities	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
2. Ensure efficient use of land, buildings and infrastructure	+	This modification will have minor positive effects on the efficient use of space by allowing improved boater facilities and infrastructure to be built along the canal corridor, improving the function and amenity of those living on and using the canal.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	The modifications are likely to have no effects on conservation of the historic environment as the policy states that boater facilities will only be permitted where there is no detrimental impact on the character and amenity of the waterway corridor, and any development must also meet the Local Plan policies to protect heritage assets (DH1 and DH2).
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	0	The modifications, through clarifying the approach to the provision of boater facilities on the canal, have the potential to minor positive effects on promoting liveable neighbourhoods as boater facilities could include waste and recycling infrastructure which would improve amenity, and electricity infrastructure that will reduce reliance on diesel generators and improve air quality. On balance the policy does not require improvements therefore the effect would depend on implementation and is considered neutral.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	The modifications, through clarifying the approach to the provision of boater facilities on the canal, have the potential to have a minor positive effects by improving the standard of accommodation for boaters. The modifications clarify the role of policies in relation to the open space policy but are not considered to have any additional effects in relation to the provision of moorings. On balance the policy does not require improvements therefore the effect would depend on implementation and is considered neutral.

IIA Objective	Proposed change to SP2, BC4 and G2 re canal boat moorings and facilities	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
6. Promote social inclusion, equality, diversity and community cohesion	0	No effects have been identified.
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	The modifications, through clarifying the approach to the provision of boater facilities on the canal, have the potential to have positive effects on health and wellbeing by improving the air quality. This could be achieved by installation of power supply to more moorings reducing reliance on diesel generators. On balance the policy does not require improvements therefore the effect would depend on implementation and is considered neutral.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	No effects have been identified.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	No effects have been identified.

IIA Objective	Proposed change to SP2, BC4 and G2 re canal boat moorings and facilities	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	The modifications provide clarification in relation to the consideration of moorings and boater facilities on the canal which is an open space. No effects have been identified as the policy states that development can only take place where it there is no detrimental impact on nature conservation and biodiversity value, and the character and amenity of the waterway corridor and its function as public open space.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	The modifications provide clarification in relation to the consideration of moorings and boater facilities on the canal which is an open space. No significant effects on the biodiversity have been identified as the policy states that development can only take place where it there is no detrimental impact on nature conservation and biodiversity value, and the character and amenity of the waterway corridor and its function as public open space.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	The modifications, through clarifying the approach to the provision of boater facilities on the canal, have the potential to have a have minor positive effect on reducing climate change by potentially introducing more electricity supply points shifting energy use of boats away from fossil fuels (diesel generators). On balance the policy does not require improvements therefore the effect would depend on implementation and is considered neutral.

IIA Objective	Proposed change to SP2, BC4 and G2 re canal boat moorings and facilities	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	The modifications, through clarifying the approach to the provision of boater facilities on the canal, have the potential to have a have minor positive effect on reducing waste by providing reuse and recycling facilities for boaters which will increase the proportion of household waste that is recycled and reduce the amount of waste going to landfill. On balance the policy does not require improvements therefore the effect would depend on implementation and is considered neutral.
14. Maximise protection and enhancement of natural resources including water, land and air	0	The modifications, through clarifying the approach to the provision of boater facilities on the canal, have the potential to have a a positive effect on protecting natural resources by improving air quality through supply of electricity to boats and shifting away from diesel generator use, and also on water by providing water and sewerage infrastructure is available to service boats. On balance the policy does not require improvements therefore the effect would depend on implementation and is considered neutral.

Summary

The assessment has identified the modifications to the policies do not result in negative effects on open space, the environment or biodiversity as the modifications do not change the criteria which ensures impacts are mitigated. Whilst the policy is clear in respect to detrimental impacts there is some uncertainty identified around potential improvements resulting from development of boater facilities.

Assessment of alternatives to modifications to Policy SC1

The inclusion of former D1 uses such as health centres, nurseries and day centres within the new class E, means that they can change to another use within class E without planning permission and cannot be specifically protected for social and community infrastructure use. Social and community infrastructure uses not falling within Class E will now be classified as either F.1 (learning and non-residential institutions) or F.2 (local community) uses. The preferred approach and alternative are as follows:

Table 2.17 Description of preferred and alternative approach to Policy SC1

Reference	Description
Preferred approach	To seek to secure specific proposed social and community infrastructure uses that fall within class E (such as a GP surgery or nursery) through the planning process where this is necessary to mitigate the impacts of a development and/or meet the needs of the community. The approach also clarifies that applications involving social and community infrastructure uses within the F.1 and F.2 use classes will be fully assessed against the requirements of policy SC1 and other relevant Local Plan policies
Alternative	Considering the possible effects of allowing Class E without any policy intervention i.e. no policy change in relation to class E meaning there would be no policy to secure specific social and community infrastructure uses where they fall within class E.

 Table 2.18 Pre hearing assessment of preferred and alternative approach to Policy SC1

IIA Objective	Policy SC1	Alternative 1 to Policy SC1	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+		The preferred approach: Seeking to secure specific social and community infrastructure uses through policy SC1, rather than supporting unrestricted Class E use is likely to have a minor positive effect in terms of promoting a high quality, inclusive, safe and sustainable built environment. The policy will apply where social and community infrastructure uses falling within Class E, such as a health clinic, are deemed necessary to meet needs arising from new development and therefore places people at the heart of the process. The effect will be limited as the policy will not be able to prevent the loss of existing valued facilities falling within Class E where they are changing to another Class E use. Therefore in the short term the policy is considered positive but in the medium and long term there is uncertainty around the wider retention of social and community infrastructure.

2. Ensure efficient use of land, buildings and infrastructure	+	-	The preferred approach offers more of an opportunity to balance competing demands for land, as it would secure social and community infrastructure from new development where it was considered necessary to meet development need. This would help to focus social and community infrastructure in appropriate locations, where it is accessible for future users. The approach would have a minor positive effect, given the likely loss of existing social and community facilities through the operation of Class E. Therefore in the short term the policy is considered positive but in the medium and long term there is uncertainty around the wider retention of social and community infrastructure.
			Alternative 1: Class E provides flexibility and may help development to adapt to and accommodate evolving social and economic needs. However, it will limit the ability to focus development in the most appropriate locations and to balance competing demands between land uses to provide for the full range of development needs of the area. This is particularly the case as some social and community infrastructure uses, such as day centres or nurseries, serve an important social purpose but would not be able to compete for land with higher value uses such as offices or housing. It is considered this approach would have a minor negative effect. A similar uncertainty is considered to apply in the medium and longer term around the wider retention of social and community infrastructure.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	Alternative 1 and the preferred approach would have a neutral effect in terms of the conservation and enhancement of heritage assets.

4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	0	The preferred approach seeks to manage the provision of social and community infrastructure so that facilities are located in areas that are convenient for the communities they serve, and within buildings that are inclusive and accessible. Social and community infrastructure uses would be secured through condition so that they can serve the needs and wellbeing of the population in accordance with objective 4. The policy would have a positive effect in terms of supporting liveable neighbourhoods. However in the medium and long term there is uncertainty around the wider retention of social and community infrastructure. Alternative 1 could result in improved access to essential services for residents, as there is potential for facilities such as health clinics and nurseries to open in former shops or offices under Class E. However, there is also potential for such services to be pushed out by other, more financially viable, uses such as offices. The approach limits the Council's ability to manage the diversity of uses in town and local centres and could lead to social and community infrastructure being located in sub-optimal locations that does not promote accessible services and liveable neighbourhoods. Overall, it is considered the approach would be neutral because of the uncertainty of the effects.
5. Ensure that all residents have access to good quality, well-located, affordable housing	0	0	Alternative 1 and the preferred approach would have a neutral effect in terms of the provision of affordable housing.
6. Promote social inclusion, equality, diversity and community cohesion	+	-	The preferred approach offers some protection to new social and community infrastructure uses but retains flexibility – if it can be demonstrated at some point in the future that a facility is no longer fit for purpose, or is no longer needed for social infrastructure uses, then a change of use can be approved. This approach is considered to have a minor positive effect in promoting social inclusion and community cohesion.
			Alternative 1 allows a broad range of uses under class E that could lead to the creation of a wider range of employment opportunities, potentially helping to remove some barriers to employment. There is nevertheless a concern that this could come at the expense of worsening social exclusion for others – for example if a day centre supporting older residents and helping them remain connected to their community changes use to a shop and is not replaced. Similarly, objective 6 refers to the importance of early years' services in helping vulnerable children to have the best start in life. If there is nothing in policy securing the ongoing use of new early years' facilities, the benefits they can bring could be lost through Class E. It is considered overall that alternative 1 would have a minor negative impact.

7. Improve the health and wellbeing of the population and reduce heath inequalities	+	0	The preferred approach aims to improve health and wellbeing by securing facilities necessary to meet the needs of the community in appropriate and accessible locations. The approach would have a minor positive effect, given the likely loss of existing social and community facilities through the operation of Class E. Alternative 1 could help to reduce health inequalities by increasing opportunities for healthcare facilities, as well as leisure and indoor recreation uses such as gyms, to secure premises. However, there is also the potential for these uses to be lost to other Class E uses with negative consequences for health and wellbeing. Given this uncertainty it is considered that overall alternative 1 would have a neutral effect with regards to health and wellbeing.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	+	Both alternative 1 and the preferred approach could have minor positive effects in terms of fostering economic growth. Alternative 1 supports the flexible use of premises and could lead to a range of employment types and job opportunities that would contribute to the borough's economy. However, the preferred approach seeks to protect social and community infrastructure that supports residents to access the jobs market. For example, the policy would aim to safeguard new childcare facilities from changes of use that would create a barrier to employment for some parents and protect healthcare facilities that help support people back into work.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	-	The preferred approach aims to secure social and community uses in appropriate locations, which are accessible for the people who need them, so that the need to travel is minimised. A minor positive effect has therefore been identified. By supporting flexible uses across the borough, with the potential for retail and office uses to replace social and community infrastructure uses, alternative 1 could encourage increasing amounts of servicing and freight rather than minimising the need to travel. Not being able to secure some social and community infrastructure uses which are accessible to people who need them would also increase the need to travel. A minor negative effect has therefore been identified.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	0	0	Alternative 1 and the preferred approach would have a neutral effect in terms of the protection and enhancement of open space.

11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	Alternative 1 and the preferred approach would have a neutral effect in terms of the protection and enhancement of biodiversity.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	-	 The preferred approach aims to secure social and community uses in appropriate locations, which are accessible for the people who need them, so that the need to travel, and resultant emissions, are minimised. A minor positive effect has therefore been identified. Alternative 1 has the potential to encourage increasing amounts of servicing and freight to service the flexible uses permitted under Class E, which will result in additional carbon emissions. People may also have to travel further to access social and community infrastructure facilities if existing premises change use under Class E, which may also affect emission levels. It is considered alternative 1 could have a minor negative effect with regards to efforts to reduce contributions to climate change.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	Alternative 1 and the preferred approach would have a neutral effect in terms of promoting resource efficiency.
14. Maximise protection and enhancement of natural resources including water, land and air	+	0	 The preferred approach aims to secure social and community uses in appropriate locations, which are accessible for the people who need them, so that the need to travel and impacts on air quality are minimised. A minor positive effect has therefore been identified. Alternative 1 has the potential to encourage increasing amounts of servicing and freight to service the flexible uses permitted under Class E, which could have a negative impact on air quality. People may also have to travel further to access social and community infrastructure facilities if existing premises change use under Class E, which may also affect emission levels and air quality. However, it is considered that the effect of Class E is uncertain with regards to efforts to protect natural resources including air quality and is considered neutral.

Summary

The assessments makes clear the uncertainty of the alternative on social and community facilities, which could both help to reduce health inequalities by increasing opportunities for healthcare facilities, as well as leisure and indoor recreation uses such as gyms but could also increase health inequalities by not protecting these facilities against change of use to higher value uses. This uncertainty around the wider retention of social and community infrastructure is considered to increase with time over the medium to long term. The wider positives are noted in particular the creation of a wider range of employment opportunities which could potentially help remove some barriers to employment. But the assessment, despite the uncertainty ultimately identifies the preferred approach as preferable as it seeks to secure social and community uses in appropriate locations, which are accessible for the people who need them.

Inclusive Economy: Assessment of Class E Policy and policy alternative for Policies B1 to B5 and SP3

The new UCO changes introduced on 1 September 2020 identify office uses as part of class E. This means that an office can now be changed to other uses considered within class E without planning permission. This puts existing office floorspace in the borough at risk of being converted to other non-business uses. The introduction of class E poses some new challenges for the future of business floorspace, particularly for lower grade and smaller office stock, which is generally more affordable and located outside the CAZ. The additional flexibility introduced by class E could have significant impacts on the way that Islington's business floorspace is distributed, affecting the borough's well-established employment clusters.

Table 2.19 Description of preferred and alternative approach to Policy B1, B2 and B4

The following two alternatives described below; the preferred approach for Policy B1 and Policy B2 and Policy B4 and the alternative.

Reference	Description
Preferred approach	Taking a targeted approach to class E, recognising flexibility whilst restricting class E in some instances through conditions. The assessment is principally considering the effect of a Class E proposal that comes through the planning system rather than take advantage of the flexibility presented by Class E.
Alternative	Considering the possible effects of allowing Class E without any policy intervention. This assessment considers the full range of uses that Class E could introduce, aside from business floorspace (e.g. office) and the effects that this alternative will have against the sustainability framework objectives, with a particular focus on the potential range of effects of Class E on existing business clusters.

Table 2.20 Description of preferred and alternative approach to Policy B3, marketing and vacancy

Marketing assessments are a standard approach for considering whether there is continued demand for an existing use and are judged against a set of criteria. The criteria used are set out in appendix 1 of the draft Local Plan. The possible effects of reducing the marketing requirement on applications to change the use of business floorspace to other uses are considered by the assessment of the following choices.

Reference	Description
Preferred approach	Restricting class E through conditions and proposed policy approach (including 24 months of marketing evidence for offices whilst the unit is vacant).
Alternative	Reducing the marketing/vacancy evidence for offices to 12 months and allowing 12 months marketing vacancy of class E.

The criteria would apply to both uses which could take advantage of Class E (offices and light industrial) and uses which couldn't such as warehousing and industrial or sui generis uses. The assessment is principally considering the effect of an alternative Class E proposal that comes through the planning system rather than take advantage of the flexibility presented by Class E.

Table 2.21 Description of preferred and alternative approach to Policy SP3 Vale Royal Brewery Road LSIS

Class E removes the ability to differentiate between light industrial office and research and development, and a broader range of uses such as restaurant/cafés, shops, gyms and medical facilities. The options for Policy SP3 (and parts of B1 and B2) are as follows:

Reference	Description
Preferred approach	Industrial consolidation and intensification as part of a plan-led or masterplanning process in the Vale Royal and Brewery Road LSIS, taking a targeted approach to class E, recognising flexibility whilst restricting class E in some instances through conditions. The assessment is principally considering the effect of an alternative Class E proposal to come through the planning system rather than take advantage of the flexibility presented by Class E.
Alternative 1	Class E co-location in the LSIS: the co-location of industrial and class E office uses as part of a plan-
	led or masterplanning process in the Vale Royal and Brewery Road LSIS

The alternative to SP3 reflects allowing the co-location of full class E with industrial uses, and it is in part interrelated with alternative set out in Part 1: Updated policy assessments, that considers office as co-locating alongside industrial intensification. Offices have traditionally attracted higher values and are highly sought in the borough due to its position within the CAZ. However, Islington's economic success relies on the diversity of its business clusters and the Vale Royal/Brewery Road LSIS is an example of a successful agglomeration of industrial businesses which benefit from their close proximity to the CAZ. The introduction of class E will inevitably lead to some loss of light industrial floorspace to other class E uses in the LSIS. Considering the recent pressures from office development proposals, it is likely that this activity will be the

preferred one from class E accompanied by some restaurant/cafés and retail depending on future market trends. Therefore, the assessment of the alternative considers the broad range of class E uses but with the potential for more office Class E use.

 Table 2.22 Pre hearing assessment of the preferred and alternative approach to Policy B1 and Policy B2 and Policy B4

IIA Objective	Preferred approach policy response for B1/B2 and B4	Alternative SP3 and parts of B1 and B2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	0	0	No effect for alternative or proposed policy response. In the longer term there may be a detrimental effect on the existing economic function of an area if significant quantum of floorspace changes via flexible uses which over time could have an effect on the character of an area with incremental applications to change building facades and fascias which could erode positive aspects of an areas architecture coherence. However, overall the effect is considered to be neutral.
2. Ensure efficient use of land, buildings and infrastructure	+	-	The Preferred approach policy response for B1/B2 and B4 will seek a Class E use conditioned for office or light industrial Class E for either the Priority Employment Locations, town centres or LSIS to prioritise the delivery of employment floorspace needs. This will have a positive effect by encouraging development which primarily supports the existing economic function of an area which will reinforce the economic sustainability of an area, and may see design which compliments existing character of an area. For example, Grade A offices in the Central Activities Zone; co-working space in Priority Employment Locations. The policies require incorporation of inclusive design features and ensure safety and inclusivity as part of the design process. The conditioning of specific business uses will assist in making the most efficient use of land by encouraging maximisation of business floorspace space in locations which have already well-established employment hubs and suitable business clusters.

IIA Objective	Preferred approach policy response for B1/B2 and B4	Alternative SP3 and parts of B1 and B2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	No effect for alternative or preferred approach policy response.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	+	The preferred approach policy response for B1/B2 and B4 would seek in the CAZ, Priority Employment Locations and Town Centre locations, a range of units in terms of size and type expected which will help support diversity in town centres and should benefit existing services in these locations. This is likely to have a minor positive effect. The alternative allows a range of uses that could support the creation of liveable neighbourhoods. However, the lack of strategic control over the supply and location of this broad range of uses (including offices and light industrial space), could cause significant harm on prominent office floorspace locations such as the CAZ or more likely on more affordable peripheral locations. This would affect the mix and balance of uses. Alternative 1 could also lead to the overconcentration of uses that could have a negative impact on the vitality of town centre locations and amenity of residents. Whilst individually it may be positive and provide or maintain a wide range of services, facilities and amenities for residents close to home, at a cumulative level, Class E could have significant effects on the function of town centres, PELs and the CAZ. On balance, due to the potential harm identified on town centre locations and amenity, the benefits are considered minor positive effects.

IIA Objective	Preferred approach policy response for B1/B2 and B4	Alternative SP3 and parts of B1 and B2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	There are no effects for both approaches. There is potential for a minor negative effect as both alternatives could stifle the supply of housing in certain locations across the borough, through prioritising commercial floorspace. However, on balance, because other policies will help to ensure housing targets are met both approaches are considered to have a neutral impact.
6. Promote social inclusion, equality, diversity and community cohesion	+	0	Preferred approach policy response for B1/B2 and B4 in seeking to reduce the potential consequences of Class E through securing new business floorspace in adequate employment locations will strengthen the local economy and provide new jobs by encouraging development of office space which will meet demand and unlock potential economic growth. This approach will also have a positive effect on Policy B4 with regards to the provision of affordable workspace, creating more certainty around its implementation which could remove barriers to employment by increasing opportunities for residents. Alternative would lead to potentially different types of employment and commercial activity in various locations across the borough which will potentially broaden the access to different employment opportunities. However Class E may also result in a reduction in office floorspace for example in the CAZ at ground floor level which could result in lower levels of employment and constrain employment supply in
			this prominent business floorspace location. This could lead to a reduction of employment opportunities for residents and have negative effects on the borough and Central London economy. Therefore on balance the effect is considered neutral. In addition class E does not enable jobs and training and opportunities to be sought reducing the opportunity for social inclusion, equality, diversity and community cohesion as well as removing the opportunity to secure affordable workspace. The effect from the alternative on Policy B4 would be uncertain in terms of the Council's ability to secure affordable workspace. An increase of class E development and implementation of other commercial uses over office-led proposals could lead to a reduction in the supply of affordable workspace. This could have an impact on removing barriers to employment for people.

IIA Objective	Preferred approach policy response for B1/B2 and B4	Alternative SP3 and parts of B1 and B2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	0	No effect for alternative or proposed policy response

8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	 The Preferred approach policy response for B1/B2 and B4 will seek to reduce the consequences of Class E through conditions to secure office and other business floorspace and will have a positive effect. The development and maximisation of new office floorspace sustains and improves Islington's economy and helps to meet defined needs. It will be required to provide a range of units, in terms of size and type, which can support a range of businesses. Space will be directed to certain areas including the Central Activities Zone and existing business clusters, this will allow agglomeration benefits to be felt and will allow guglomeration benefits to be felt and will allow guglomeration benefits to be felt and will allow guglomeration which will constrain supply and economic growth in the short term and maybe longer. Protecting the industrial function of LSIS in particular has wider benefits serving other economic functions in both the local and wider London conomy. Protecting the industrial function of alfordable workspace creating more certainty around its implementation which will constrain supply and economic growth in pollution. These areas also offer a range of jobs providing greater employment opportunity. The preferred approach will allo have a positive effect on Policy B4 and the provision of alfordable workspace creating more certainty around its implementation which could increase employment opportunities. The alternative allows a broad range of uses under class E. The borough has an important role in supporting Central London's economy due to its strategic location within the CAZ. Considering the marked losses of office to residential in past years and the constrained supply, it is important that office floorspace is protected and maximised to ensure that there is a balanced supply to meet demand. Class E is a market-led approach and may only address short term need. This option could support conomic growth to provide a range of diverse employment opportunities although there ma
9. Minimise the need to travel and create accessible,	++	 Preferred approach policy response for B1/B2 and B4 would seek to support growth and direct business development to the most appropriate and accessible locations in the borough, encouraging the provision of appropriate and accessible infrastructure, therefore promoting economic centres such as the CAZ. This

IIA Objective	Preferred approach policy response for B1/B2 and B4	Alternative SP3 and parts of B1 and B2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
safe and sustainable connections and networks by road, public transport, cycling and walking			 will help reducing the complexity of journey patterns from uneven growth encourage more sustainable transport choices. The alternative would allow a broad range of commercial uses but it would not ensure that these are strategically distributed to support efficient use of road connections, existing public transport and promote sustainable transport growth. Class E could result in dispersed growth depending on landowners which could over time increase the need to travel if office and light industrial uses disperse from existing specific locations and town centres. This could reduce the competitiveness of London's traditional economic centres like the CAZ which supports existing transport infrastructure and. In addition, the over concentration of activities of certain types outside designated areas could have impacts on air quality linked to traffic congestion and safety of pedestrians.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	There are no effects for alternatives
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	There are no effects for policies B1 to B5

IIA Objective	Preferred approach policy response for B1/B2 and B4	Alternative SP3 and parts of B1 and B2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	-	Preferred approach policy response for B1/B2 and B4 would direct business development to the most appropriate and accessible locations in the borough, therefore reducing the need to travel by car and encouraging more sustainable transport choices thereby reducing effect on climate change. Alternative 1 would allow a broad range of commercial uses but would not ensure that these are strategically distributed and could increase the need to travel depending on landowners which as identified in objective 9. In addition the locations, being less accessible could increase the need to travel by car increasing emissions. The over concentration of activities of certain types such as retail, which is a high trip generating use, outside designated areas could have impacts on air quality.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	There are no effects for alternatives.

IIA Objective	Preferred approach policy response for B1/B2 and B4	Alternative SP3 and parts of B1 and B2	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	There are no effects for alternatives.

Summary

The assessment recognises the detrimental longer term effect on the existing economic function of parts of the borough if a significant quantum of floorspace changes via Class E to flexible uses over time. The detrimental effect is recognised in particular on the role of the CAZ in supporting Central London's economy. But harm through take up of Class E is also recognised as likely in more affordable peripheral locations. Uncertainty is recognised across both locations and it is too early to determine the take up of floorspace changes via Class E. The benefits of not attempting to manage the effect of Class E are recognised with Class E potentially supporting the opportunity for a range of economic growth opportunities across the borough. However despite this positive effect and the uncertainty surrounding take up of Class E, there are several negative effects as well. Therefore, the preferred approach is considered overall beneficial.

 Table 2.23: Pre hearing assessment of preferred and alternative approach to Policy B3

IIA Objective	Preferred approach class E /proposed policy	Alternative : allowing class E marketing vacancy after 12 months	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	0	0	No effect for the preferred approach and the alternative.

IIA Objective	Preferred approach class E /proposed policy	Alternative : allowing class E marketing vacancy after 12 months	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
2. Ensure efficient use of land, buildings and infrastructure	-	-	The Preferred approach will have a minor negative effect in the short term. It protects new business floorspace secured as offices (or former B1 range of uses) through conditions from future changes through the flexibility of Class E, which will help maintain a balance of employment land across the borough meeting a range of business needs. However for the vast majority of existing floorspace the longer marketing period may discourage landowners from seeking alternative uses through the planning system in the short term and instead they may likely consider changing use within Class E and not intensifying the existing office use of a building which would represent a lost opportunity. Once a landowner has invested in a building they will expect to see a return on their investment before further investment is made in that building. However given that most commercial property is leased on a medium to long term basis may mean that this negative effect on the efficient use of land is not realised as much as it could be. In addition depending on the location and concentration of alternative Class E uses would affect landowners choices. Eg the quantum of potential class E space in locations such as the CAZ and a town centre is a very different opportunity compared to an isolated office in the north of the borough. The Alternative would encourage landowners to consider an approach through the planning system and result in intensification of use. However, this could also lead to the long term effects mentioned in the assessment of alternative uses through the planning system and result in intensification of use. However, this could also lead to the long term effects mentioned in the assessment of alternative damaging to the borough's future economic growth. But in terms of this objective which is seeking to optimise the use of previously developed land the approach could be beneficial outside employment designations, where there is less specific demand of business floorspace. On balance because of the long term implicati

IIA Objective	Preferred approach class E /proposed policy	Alternative : allowing class E marketing vacancy after 12 months	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	There are no effects for alternative or preferred policy approach.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	-	+	The Preferred Approach will have a minor negative effect through seeking to protect new business floorspace with longer marketing requirements. A positive aspect of this approach is that it may help maintain diversity outside the CAZ and town centres and counter predominantly residential neighbourhoods, promoting economic activity in these locations. However, as identified in response to objective 2 this would depend on landowners and it could discourage them from seeking alternative uses through the planning system in the short term, and instead they may likely consider changing use within Class E. Therefore, on balance, this approach is considered to be neutral against the objective. The alternative would encourage landowners to engage with the planning system by reducing the length of time that offices need to be vacant and could encourage redevelopment by introducing a degree of flexibility that would diversify the range of services available in an area which may improve access to services, facilities and amenities near residents homes. The impacts of this will vary depending on location and on the quantum of existing floorspace that is considered class E. In the longer- term the effect of the changes maybe more uncertain and have a negative impact on vibrant and thriving town centres. The extent of flexibility and access is more limited in many parts of the borough given it already has a mixed-use nature and high levels of accessibility. However, on balance, it is considered that the alternative approach has minor positive effects on this objective as it could lead to increased access to services.

IIA Objective	Preferred approach class E /proposed policy	Alternative : allowing class E marketing vacancy after 12 months	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	There are no effects for alternative or preferred policy approach.
6. Promote social inclusion, equality, diversity and community cohesion	-	0	The preferred approach is considered to have a minor negative effect as set out against objective 2. The alternative would encourage landowners to consider an approach through the planning system by reducing the length of time that offices need to be vacant and could encourage redevelopment by introducing a degree of flexibility that would diversify the economy and remove barriers to employment. Conversely this may also affect existing office jobs by reducing the protection of business floorspace lead to the displacement of businesses that are essential to the borough's economic growth and affect wider employment opportunities for residents. Overall these effects are considered to cancel each other out.
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	0	There are no effects for alternative or preferred policy approach.

IIA Objective	Preferred approach class E /proposed policy	Alternative : allowing class E marketing vacancy after 12 months	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0		The Preferred approach will have a minor negative effect in the short term. It protects new business floorspace secured as offices (or former B1 range of uses) through conditions from future changes through the flexibility of Class E, which will help maintain a balance of employment land across the borough meeting a range of business needs. However for the vast majority of existing floorspace the longer marketing period may discourage landowners from seeking alternative uses through the planning system in the short term and instead they may likely consider changing use within Class E and not intensifying the existing office use of a building which would represent a lost opportunity. However given that most commercial property is leased on a medium to long term basis may mean that this negative effect on economic growth is not realised as much as it could be. In addition depending on the location and concentration of alternative Class E uses would affect landowners choices. Eg the quantum of potential class E space in locations such as the CAZ and a town centre is a very different opportunity compared to an isolated office in the north of the borough. Therefore, considering both of the above negative and positive effects, it is considered that on balance the effects of this approach is neutral on this objective.

IIA Objective	Preferred approach class E /proposed policy	Alternative : allowing class E marketing vacancy after 12 months	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport,	-	+	The preferred approach could have similar long term impacts identified against objective 2 which could encourage more Class E development because of the longer marketing period which results in less control over where new uses are located which could lead to traffic congestion. Although any predictions of where uses will be located are uncertain, this approach could have a minor negative impact in road networks and sustainable transport modes when there is an accumulation of uses that have loading and parking requirements or high numbers of journeys such as offices in industrial areas which do not have the public transport access.
cycling and walking			The alternative would have a similar effect to objective 2 and could encourage more flexible use of sites in the longer term rather than landowners seeking to use full class E flexibility which could lead to changes of use which don't best reflect the intensity of their transport impact. This may lead to development decisions which better reflect existing patterns of development and which relate to existing public transport infrastructure.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	There are no effects for alternative or preferred policy approach.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	There are no effects for alternative or preferred policy approach.

IIA Objective	Preferred approach class E /proposed policy	Alternative : allowing class E marketing vacancy after 12 months	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	0	There are no effects for alternative or preferred policy approach.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	There are no effects for alternative or preferred policy approach.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	There are no effects for alternative or preferred policy approach.

Summary

Overall the assessment has to make assumptions about what land owners might do and teasing out the potential overall impact of the options is difficult and uncertain in respect to Class E. The Preferred approach has some minor negative effects, in particular in the short term as a longer marketing period may discourage landowners from seeking alternative uses through the planning system and instead they may likely consider changing use within Class E and not intensifying their sites and that would represent a lost opportunity. Conversely the alternative reduced marketing could encourage more efficient use of sites where they seek alternative uses through the planning system and result in intensification of use. But there is uncertainty recognised depending on the location and concentration of alternative Class E uses which could affect landowners choices. Eg it is recognised that the quantum of potential class E space in locations such as the CAZ and a town centre is a very different opportunity compared to an isolated office in the north of the borough. Overall though the preferred approach is considered positive, and it's noted it applies to changes of use without Class E affecting a wider range of land uses.

 Table 2.24 Pre hearing assessment of preferred and alternative approach to Policy SP3 (and parts of B1 and B2)

 protecting and promoting industrial uses in the LSIS

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative to Policy SP3 (and parts of B1 and B2): class E co- location in the LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+		Policy SP3 would have a minor positive effect because the proposed policy aims to protect the primary economic function of the industrial cluster. The strategic policy protection assigned to this area will nurture the future sustainability of the industrial cluster and will ensure that new development supports the economic activity of the area. There is a minor positive effect for policy SP3. The policy provides specific guidance on building heights within the area, informed by evidence. Height restrictions will ensure that future development will enhance the local character and distinctiveness of the industrial area. The alternative would have significant negative effects on the economic function of the Vale royal and Brewery Road LSIS. The introduction of full class E, which involves a mix of light industrial, offices, restaurants, retail, medical and leisure uses, will attract a large volume of visitors. The area has very narrow street profiles and its roads are essential for industrial businesses to continue their operations and distributions activities. The additional volume of pedestrians and traffic that class E could generate would compromise both safety of the visitors and industrial operations of the LSIS.
2. Ensure efficient use of land, buildings and infrastructure	+		There is a minor positive effect for Policy SP3 as it focuses development in the most appropriate areas by making specific reference to retaining and strengthening industrial floorspace to protect the economic activity in the Vale Royal and Brewery Road LSIS. Policy SP3 will have a minor positive effect in the LSIS as it supports the economic activity in this area. The proposed policy protects existing industrial activity and promotes the intensification of industrial activity in the area akin to B8, B2 and light industrial uses. It is noted that the rise of e-commerce and distribution activities has been significant in recent years. This has been more notable during the pandemic. Recent anecdotal evidence observed in Town Centres showed that a great portion of businesses have switched to online trading. Some retail businesses have recently expressed the need for larger facilities that can accommodate large storage and distribution operations. A recent analysis of premises and use classes carried on February 2020, in the Vale Royal and Brewery Road LSIS, showed that there are almost 10,000sqm of light industrial floorspace (former B1c), most of which is located along Brewery Road, Brandon Road and Blundell Street. There is a smaller cluster of light industrial

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative to Policy SP3 (and parts of B1 and B2): class E co- location in the LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
			premises located between Tileyard Road and Vale Royal. In addition, there are approximately 7,300sqm of storage (B8) floorspace that includes light industrial floorspace, located between Brandon Road and Tileyard Road. However, it is difficult to determine the proportion of light industrial floorspace combined with storage.
			The introduction of the new class E means that over 10,000sqm of light industrial floorspace in the LSIS is potentially at risk of being lost to other non-industrial use classes that attract higher values. The northern fringe along Brewery Road is the main transport route in the LSIS and many of the industrial businesses in the borough depend on this route to carry out their essential delivery and distribution activities. Most of the light industrial floorspace is concentrated along this road.
			Offices are also included within class E along the other uses permitted. In February 2020 we estimated that there are almost 11,000sqm of office floorspace in the LSIS, and a further 6,000sqm of general B1 floorspace which can include offices, research and development and light industrial activities. Based on this analysis, it is estimated that the Vale Royal and Brewery Road LSIS has a total of 107,409 sqm of business floorspace uses in the area (including industrial B2, B8, Sui Generis akin to industrial, offices and light industrial). If both existing office and light industrial floorspace are considered as part of this, the total floorspace that could potentially be lost to the other uses within class E is 27,000sqm or a 25% which is a significant amount considering the constrained supply of industrial land to meet demand in the borough and in Central London. Any expansion of class E could exacerbate this loss.
			The rise of e-commerce and distribution activities has been significant in recent years. This has been more notable during the pandemic. Recent anecdotal evidence observed in Town Centres showed that a great portion of businesses have switched to online trading. Some retail businesses have recently expressed the need for larger facilities that can accommodate large storage and distribution operations.
3. Conserve and enhance the significance of	0	0	New effects have been identified for Policy SP3 following review of the IIA as part of the examination and changed the effects from minor positive to neutral. Whilst the policy sets out height restrictions, part of the rationale for which is due to specific heritage considerations in the area the updated assessment considers that

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative to Policy SP3 (and parts of B1 and B2): class E co- location in the LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
heritage assets and their settings, and the wider historic and cultural environment.			some of the maximisation of employment space and intensification supported by policy B1 and B2 might have a minor negative impact on the significance of heritage assets and their settings. This would depend on the wider historic environment and on implementation. This could happen if development has negative impacts in terms of massing, scale, visual impacts. However this is counterbalanced by other local plan policies such as PLAN1 and DH1, DH2 and DH3 and to an extent SP3 which favours refurbishment projects. The impact is therefore considered to be neutral. The alternative is assumed to have a similar effect to the assessment for policy SP3. Depending on the extent to which intensification of full class E uses with industrial floorspace happens, it might have negative effects on the significant heritage assets and their settings, in terms of massing, scale and design as the mix of uses considered within class E. In addition, the range of uses considered within class E serve very different purposes and could introduce different design patterns which could divert significantly from the industrial function of the LSIS. However, the impact is considered to be neutral because it can be counterbalanced with general policies such as PLAN1 and design heritage DH1, DH2 and DH3.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	+	New effects have been identified for Policy SP3 following review of the IIA as part of the examination and changed the effects from neutral to minor positive. The Policy seeks to improve pedestrian connections throughout the LSIS. This could improve connections for residents with the primary school which is located in the LSIS. The alternative would have a minor positive impact and lead to the creation of a more liveable neighbourhood, with the increase in accessible services for the community that class E could bring. However, the area is currently a functional industrial location. Therefore, an increase in pedestrians and vehicle congestion brought by the intensification of new class E activities could disrupt the economic activity of the industrial cluster and bring in conflicts between pedestrians and vehicles, which could compromise safety. The alternative is also assumed to have a similar effect to the assessment for policy SP3.

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative to Policy SP3 (and parts of B1 and B2): class E co- location in the LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	No effective identified for the alternative or the preferred approach. It could be considered that there could be a minor negative impact on the supply of affordable housing. However, the LSIS is a functional industrial cluster, which includes some more traditional industrial uses that cannot coexist with housing. In addition other policies in the plan will help to meet housing needs in other more suitable locations.
6. Promote social inclusion, equality, diversity and community cohesion	0	0	No effect for alternatives to policies SP3, B1 and B2.identified for alternative and preferred approach
7. Improve the health and wellbeing of the population and reduce health inequalities	+	0	The preferred approach would protect the principal function of the LSIS. The strategic location of the LSIS enables shorter journeys and supply chains, which has a more positive effect on air quality, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy and meeting the needs of its growing population and the aspect of its role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area. Overall the preferred approach is considered to have a minor positive effect.

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative to Policy SP3 (and parts of B1 and B2): class E co- location in the LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	-	The preferred approach would continue to protect existing businesses in the LSIS and would promote the intensification and renovation of old industrial sites. This would attract a wider range of different sized occupiers in need of industrial premises. The Vale Royal/Brewery Road LSIS accommodates many of the type of uses suggested in the Mayor's evidence for the London Plan, including 'clean' activities that provide for the expanding Central London business market. As identified in Islington's Employment Land Study (2016), this area comprises a mix of traditional industrial activities and storage facilities that coexist with emerging industrial uses, including a significant concentration of creative production businesses which are based primarily in industrial units and support Islington's wider creative sector. Proposed policy reflects the Council's commitment to support creative production industries where it is more needed in the borough. The alternative would have a minor to significant negative effect on the economic function of the LSIS. Whilst this approach introduces flexibility to the commercial market, it undermines the ability to protect light industrial floorspace from other non-industrial class E uses. This means that there will be further encroachment of class E uses in the LSIS. The advancement of class E in the LSIS could undermine the cluster's ability to grow and to continue delivering its primary industrial function. This makes a stronger argument to protect remaining general industrial, storage and distribution uses, as well as introducing conditions on new light industrial floorspace that is secured to limit class E. Any policy that could diminish this function could undermine economic growth. While office uses and other class E use could themselves have some economic benefit, further significant expansion of offices in the LSIS would be likely to undermine the overarching function and on balance would cause a negative effect.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road,	+	-	There is a minor positive effect for policy SP3 which will help encourage a shift to more sustainable forms of travel with reference to improving pedestrian connections. Policy SP3 would protect the principal function of the LSIS. The strategic location of the LSIS enables shorter journeys and supply chains, which has a more positive effect on air quality, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy and meeting the needs of its growing population and the aspect of its role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative to Policy SP3 (and parts of B1 and B2): class E co- location in the LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
public transport, cycling and walking			residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area. The alternative could lead to industrial uses being forced to locate outside of Islington, while still needing to
			travel to central London to access their markets. This could increase vehicle mileage through Islington, which risks increased congestion and emissions, which would have climate change and air quality impacts. The alternative would therefore have a minor to significant negative effect, dependent on the level of industrial activities lost, displaced and /or prevented from expanded in this location.
			Office uses are likely to create more journeys to work than many industrial uses, and for this reason are usually supported in locations which are more accessible than the LSIS (which has low PTAL ratings along the western edge along York Way), such as town centres and CAZ where transport infrastructure better supports the intensity of journeys created. Various other uses considered within class E could have a negative impact in the operation of industrial businesses, which could lead to traffic congestion and safety concerns due to the lack of loading and parking facilities for industrial uses.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for alternative or preferred approach
11. Create, protect and enhance suitable wildlife habitats wherever	0	0	No effect for alternative or preferred approach

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative to Policy SP3 (and parts of B1 and B2): class E co- location in the LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
possible and protect species and diversity.			
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	-	As noted in objective 9 the preferred approach will support the strategic location of the LSIS which enables shorter journeys and supply chains, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy, and meeting the needs of its growing population and the aspect of its role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area. On balance the preferred approach is considered to have a minor positive impact. As noted in objective 9, the alternative could lead to the displacement of industrial activities of the LSIS. This could increase vehicle mileage through Islington, which risks increased congestion and emissions, which would have climate change and air quality impacts. The alternative would therefore have a minor to significant negative effect, dependent on the level of industrial activities lost, displaced and /or prevented from expanded in this location.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that	0	0	No effect for alternative or preferred approach

IIA Objective	Policy SP3 (and parts of B1 and B2): protecting and promoting industrial uses in the LSIS	Alternative to Policy SP3 (and parts of B1 and B2): class E co- location in the LSIS	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
optimises resource use and minimises waste			
14. Maximise protection and enhancement of natural resources including water, land and air	+	-	As noted in objective 12 the preferred approach will support the strategic location of the LSIS which enables shorter journeys and supply chains, while providing industrial, storage, distribution and other uses that are increasingly essential to the functioning of London's economy, and meeting the needs of its growing population and the aspect of its role in servicing the Central London Economy. Without the policy protection, industrial businesses are likely to be displaced to Outer London locations and this will have significant impacts on transport routes into London, leading to increased traffic congestion and emissions from traffic which will impact on the health of residents. In addition, the proposed policy for the area integrates requirements to improve pedestrian and vehicle connections in the area, where possible, having regard to routes identified to improve connections in the area. On balance the preferred approach is considered to have a minor positive impact. As noted in objective 12, the alternative could lead to the displacement of industrial activities of the LSIS. This could increase vehicle mileage through Islington, which risks increased congestion and emissions, which would have climate change and air quality impacts. The alternative would therefore have a minor to significant negative effect, dependent on the level of industrial activities lost, displaced and /or prevented from expanded in this location.

Summary

The assessment identifies the key risk from class E in the LSIS; undermining the industrial cluster's ability to grow and to continue delivering its primary industrial function. An estimate is made which quantifies the floorspace at risk from Class E. The impacts from a wider mix of offices, restaurants, retail, medical and leisure uses attracting more visitors to the area are made clear as well as the potential negative environmental impacts. The only positive identified of the alternative is the potential economic benefit that office uses and other class E use could have.

Overall the preferred approach which seeks to manage Class E development in Vale Royal where this is possible is seen as overwhelmingly positive.

Inclusive Economy: Assessment of preferred approach and policy alternative for Policies R1 to R9

Evidence demonstrates that there is strong demand for retail in the borough. This is evidenced through low vacancy rates compared to the national average as well as identified need for additional retail space over the plan period. The Regulation 19 draft Local Plan responds to the competing pressures for retail floorspace from some commercial and residential land uses resulting in a specific approach that seeks to protect retail space in the Primary Shopping Area and offer a more relaxed approach across the rest of town centre. This was intended to ensure a diverse range of uses across the borough. Outside town centres in LSAs a more relaxed approach was set out in the Regulation 19 draft Local Plan compared to the adopted Local Plan. Class E is likely to affect this, with retail premises moving to non-retail class E uses without planning permission. This is going to have impacts on the borough's Town Centres and Local Shopping Areas, potentially most significantly in the Primary Shopping Area.

Whilst the flexibility in some parts of a town centre may be desirable, in other parts that are particularly suitable for comparison retail floorspace this flexibility to change to other leisure or business uses has the potential to be damaging, not only in terms of its local impacts but to the wider coherence of the town centre. Angel town centre for instance may for see a hollowing out effect which impacts comparison good floorspace predominantly responding to wider sectoral factors – Angel town centre has the highest amount of comparison expenditure of all the borough's town centres. Any dilution of retail floorspace could have a knock-on effect on provision of other goods and services. Different town centres have differing retail floor space capacity forecasts over the plan period. Scenario testing explored adjusting the levels of protection and attempts to secure retail in different town centres, however, given the ability for Class E flexibility to significantly change the quanta of retail floorspace, there is uncertainty as to the full impact of Class E on retail floorspace. The policies set a framework that seeks to continue to provide for retail needs and function in an appropriately cautionary approach where impacts of policies on individual town centres will be monitored.

Preferred approach Policies R1 to R9

Policy R1: Retail, leisure and services, culture and visitor accommodation

Policy R1 sets a tiered approach to securing retail floorspace which utilises the existing retail hierarchy. In order to support Town Centres, the Council is seeking a proportionate tiered approach to development involving Class E proposals where alongside recognising the flexibility provided by Class E, impacts are appropriately considered using assessments in relation to the scale and location of a proposal. Current development within the E use class seeking to change to another E use is beyond the scope of planning control and could result in a distortion of the retail hierarchy, at least in the short term. The tiered approach evolves the existing policies in the spirit of Class E and seeks to secure retail uses in some specific existing retail concentrations to retain their retail functions. Policies R2, R3 and R4 would see an impact

assessment required for Class E based on the locations ability to absorb the impacts of development and the scale of the proposal. The sequential test, although now diminished because of the changes that can occur within class E can still be applied to non-E use main town centre use development.

Policy R2: Primary Shopping Areas

In particular Policy R2: for the Primary Shopping Area – retail use at ground floor will be conditioned where possible to remain in retail use. Maintaining the maximum possible protection is desirable because of the PSA agglomeration benefits for retail in order to continue to meet residents and other's needs. Percentage thresholds for the retail mix in each town centre have remained the same from the Reg19 submission, however, these have changed to be strategic targets as opposed to original development management criteria. Where retail uses are conditioned to maintain a Class E retail use and seek to change to another E use, a period of marketing will be required with 6 months identified.

Where specifically an E use proposed to change to a non-E main town centre use(s), the premises must be marketed for 12 months and vacant for at least 12 months. This helps to maintain and promote the retail core of town centres and recognising the flexibility that Class E brings through the introduction of other appropriate town centre uses such as professional/financial services and cafes/restaurants. Furthermore, the retention of an E use makes the ability for a premises to return to a retail use easy and efficient which is key to the PSAs role and function. A period of 12 months is considered to be appropriate to reflect the importance of publicly accessible E uses that contribute most significantly to town centres vibrancy, vitality and viability, whilst not making the change of use to other main town centre uses that can also contribute positively to town centres unduly onerous. This is demonstrated through a reduction in the marketing period from the Reg19 submission of 24 months to 12 months.

An impact assessment is especially necessary given the wide range of uses within the E use class and therefore the wide range of impacts. An impact assessment will be required for any development seeking flexible E use, to explore the different impacts of the individual E uses and the cumulative impacts these could have on the retail function of the PSA and, depending on the scale of change, on the wider town centre. Regarding other main town centre use development, the Council may request an impact assessment depending on whether the scale and use is considered to have potential for significant adverse impacts.

Policy R3: Islington's Town Centres

Rest of Town Centres (outside PSA) - in line with Reg 19 submission plan policy R3 introduces a more flexible approach outside the PSA. Applications for E uses would have to demonstrate a full Class E use impact assessment for development above 350sqm gross. A threshold of 350sqm reflect development that is around double the size of the average town centre unit across Islington's four town centres. 350sqm is therefore considered the threshold at which a town centre location could reasonably be expected to absorb the impacts of Class E development effectively.

Policy R4: Local Shopping Areas

Within LSAs, the flexibility of Class E uses is recognised with development creating over 200sqm required to provide an impact assessment. The 200sqm threshold has been determined through analysis of the average size of a small supermarket above which it is considered there could be an impact on retail viability of the LSA itself and neighbouring town centres. An impact assessment is also necessary given the wide range of uses within the E use class and therefore the wide range of impacts, an impact assessment will be required for any development seeking flexible E use over 200sqm to explore the different impacts of the individual E uses and the cumulative impacts these could have on neighbouring LSA/town centres viability and amenity. In regard to other commercial development the Council may request an impact assessment depending on whether the scale and use is considered to have potential significant adverse impacts.

Policy R5: Dispersed retail and leisure uses

The preferred approach for dispersed locations is to allow flexible class E development in line with the tiered approach and retail hierarchy. However, where a new retail development comes forward in some circumstances where there is a particular local need, the council will seek to condition the unit in retail use to provide essential daily goods. Dispersed retail units can assist with work to mitigate the prevalence of food deserts in the borough, in line with the overarching plan objective on healthy environments. Food deserts are where local access to affordable and healthy food is lacking, which can contribute to ill health including cancer, heart disease, diabetes and mental health problems. Accessible provision of essential goods has multiple benefits including a balanced diet, active travel, reduced transport congestion, and increased social contact.

Policy R7: Markets and Specialist Shopping Areas

The preferred approach for SSAs seeks to retain the specialist shopping function of Camden Passage and Fonthill Road. Like Policy R2, the retail percentage mix threshold assumes a strategic aim as opposed to a development management criterion in light of the reduction in control of uses due to Class E. It was considered whether Policy R7 should be omitted but due to Islington's town centres still retaining retail viability and SSAs still contributing to the unique selling proposition of Angel and Finsbury Park, the efficacy of retaining the policy was considered to be beneficial.

Consideration of alternatives to Class E

The IIA involves considering a preferred approach and an approach which does not react to the context of Class E; essentially the alternative would stay silent, removing redundant policy references, remove policy targets for shopping frontages where appropriate, remove references to sequential tests and not consider impacts. In summary the following alternative are considered:

Table 2.25 Description of the preferred and alternative approach to Class E

Reference	Description
Preferred approach	Where possible restricting class E through conditions, impact assessment and variable marketing assessments with the aim to maintain the town centre. Relevant policies: R1, R2, R3, R4, R5 and R7
Alternative	Removing redundant policy references to former use class and related redundant content. Relevant policies: R1, R2, R3, R4, R5 and R7

The preferred approach could have various permutations of the following policy issues:

- % retail mix threshold
- floorspace threshold for impact assessment
- Marketing period for change of use
- Impact assessment

Permutations of floorspace thresholds to trigger an impact assessment were explored. The floorspace thresholds need to allow flexible change of E uses whilst acknowledging the reasonable capacity different designations have to host a range of E uses. This provides a basis for impacts to be assessed and conditions applied to limit harmful uses. This approach however does see a slight change in the tiered approach in that the PSA and dispersed locations require an impact assessment because of the potential for certain uses in these locations to either diminish the retail core (PSA) or provide unsuitable uses to non-commercial settings or where a distinct need for retail access is identified.

The other alternatives considered but discounted looked at considering the effects of various different percentage levels of retail use protected in the PSA across each of the town centres which were different to the retail percentage thresholds set out in the Regulation 19 version of Policy R2; differences in marketing periods; and different applications of the requirement for impact assessments. Applying such varying permutations across the different town centres was considered to have too many variants to be able to define the effects and also to be a potentially inconsistent approach with little justification in evidence for the variations.

The potential alternatives to Policy R6; would be variations in the period for which the temporary use is considered. Variations were not considered possible to assess as the assessment would not be able to provide a meaningful comparison of the various effects and the

significance that different periods of time that a vacant unit could be used for flexible uses. There could be an alternative to the range of uses. It was not considered realistic to expand the range of uses further as the approach adopted was already permissive. A more limited range of uses was a possible alternative however this was considered unreasonable given the flexibility the policy is seeking to promote.

IIA Objective	R1: Retail, preferred approach	R1: alternativ e	R2: PSA, preferred approach	R2: PSA, alternativ e	R7: Markets and SSAs, preferred approach	R7: Markets and SSAs, alternative	Commentary on assessment of likely significant effects of policies
1. Promote a high quality, inclusive, safe and sustainable built environment	-	_	_		-		The Policy alternative to Policy R1 could see the potential for adverse impacts on the public realm felt from changes in footfall if large amounts of floorspace were to change use creating minor negative effects. It is considered that these adverse impacts on public realm would be felt the most where existing high footfall areas, such as the PSA and SSA, creating a significant negative effect from Policy alternatives for Policy R2 and Policy R7. This could be experienced through a change to office, creating demands on the public realm from commuters, or from retail increasing demands on the public realm from increased numbers of shoppers beyond areas which currently experience this demand. This could affect the local character and distinctiveness would be eroded. Additionally, negative effects could be experienced from COU to café/restaurants which although would increase natural surveillance could increase anti-social behaviour if there is a new concentration of such uses in areas not always close to public transport, particularly some LSAs. High trip generating uses locating away high public transport access locations also does not make best use of existing public transport. There could be a demand for expansion of pavement seating. A minor positive effect could be in terms of adaptable buildings due to Class E, encouraging buildings to be configured to support the wide range of commercial uses found in Class E but this would be outweighed by the inability of the alternative to provide specific uses in certain locations in order to protect and enhance the character.

Table 2.26 Pre hearing assessment of preferred and alternative approaches to Policies R1, R2 and R7

IIA Objective	R1: Retail, preferred approach	R1: alternativ e	R2: PSA, preferred approach	R2: PSA, alternativ e	R7: Markets and SSAs, preferred approach	R7: Markets and SSAs, alternative	Commentary on assessment of likely significant effects of policies
							Policy R1 would introduce the principle of the requirement for impact assessments for Policies R2-R5 which will include consideration of the impact on the public realm and the relationship with the retail designation based on scale of development.
							Both Policy R1 and the alternative will not be able to ensure that appropriate retail development is directed to the core of the town centres so both would result in a minor negative effect although the alternative is considered to have a stronger, yet not significant negative effect given the possibility that impacts cannot be addressed.
							Policy R2 alternative would result in Class E impeding the approach to protecting retail in highly concentrated, accessible cores of town centres. Although significant negative effects may be seen in the short term, it is unknown whether the market would adjust to provide for retailing needs in the longer term.
							The preferred approach for Policy R2 seeks to secure retail development at ground floor through conditions, promoting location sensitive design, justified on the basis of impact that would lessen the effect to a minor negative effect. The preferred approach for Policy R7 seeks to protect and preserve the role of SSA as far as possible which could also reduce the significance of the negative effect.
2. Ensure efficient use of land, buildings and infrastructure	-		-		-		The alternative approach would have an overall significant negative impact on the efficient use of land and infrastructure. The alternative approach to policies R1, R2 and R7 will have a significant negative effect on optimising the use of developed land

IIA Objective	R1: Retail, preferred approach	R1: alternativ e	R2: PSA, preferred approach	R2: PSA, alternativ e	R7: Markets and SSAs, preferred approach	R7: Markets and SSAs, alternative	Commentary on assessment of likely significant effects of policies
							which focuses commercial, cultural and civic activity in town centres. Over time there is likely to be a dilution of retail development in the most appropriate locations in primary shopping areas. This would erode the function of the town centre and accelerate the shift to more leisure and experience based activities, which would be ineffective in balancing competing demands between land uses and affect the ability of the Local Plan to meet the development needs of the area through ensuring comparison and convenience retailing needs are provided for example. Town Centres have the necessary transport infrastructure and public realm to accommodate high footfall and accessibility from different parts of the borough and from elsewhere too. In addition, there will be a significant negative impact on the specialist shopping areas in the town centres of Angel and Finsbury Park in any case given Class E flexibility, although this would be amplified under the alternative approach because no new retail development would be secured and the SSAs would be more likely to diminish at a faster rate.
							positive effect in terms of directing appropriate new build E use retail development and other Sui Generis and F.2 main town centre uses to the core of the town centres - the primary shopping areas. However, COU of existing retail uses away from retail diminishes the efficacy of this strategic approach with the ability to secure retail floorspace through conditions not likely to be seen until cumulatively significant quanta of new development has come through the planning system. The sequential test can be applied where relevant to Class E and to non-class E development, however Class E means that the focusing of specific uses in appropriate locations will be made harder to ensure. The increased use of impact assessments where possible

IIA Objective	R1: Retail, preferred approach	R1: alternativ e	R2: PSA, preferred approach	R2: PSA, alternativ e	R7: Markets and SSAs, preferred approach	R7: Markets and SSAs, alternative	Commentary on assessment of likely significant effects of policies
							(from new build development or increases in E use floorspace) will however highlight the inappropriateness of some E uses in certain areas, allowing mitigation. The approach for R1 and R2 will go some way to encouraging development to focus in the most appropriate locations in town centres and their primary shopping areas, although it will not be able to fully mitigate the negative impact of Class E so will still have a minor negative effect. Similarly the preferred approach for Policy R7 which seeks to protect and preserve the role of SSA as far as possible may also go some way to encouraging development which supports the SSA which could help mitigate the significance of the negative effect.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	-	-	-	-	-	-	There could be a minor negative impact from policies R1, R2 and R7 and alternatives on the setting of the historic and cultural environment. The negative effects are likely to be stronger for the alternative approach where impacts are not considered through an impact assessment. The preferred approach in Policy R3 also requires development in town centres to provide a frontage which engages positively with local character and the street scene, as well as protecting historical shopfronts. This helps to mitigate the erosion of character in town centres albeit unlikely significantly enough to counter the potential changes to character brought about through Class E. The establishment of E uses that are not publicly accessible such as previously B1a, B1b, B1c uses at ground floor would cumulatively erode the character of Town Centres and LSAs and make these designations less appealing to visit by tourists. In particular, harmful impacts could occur in Camden Passage, covered by the Angel conservation area, Chapel market part of the Chapel market/Penton Street conservation area within Angel town centre and St John's Grove

IIA Objective	R1: Retail, preferred approach	R1: alternativ e	R2: PSA, preferred approach	R2: PSA, alternativ e	R7: Markets and SSAs, preferred approach	R7: Markets and SSAs, alternative	Commentary on assessment of likely significant effects of policies
							conservation area in Archway town centre. Impacts may also be felt in conservation areas outside these locations.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	-	+	-	-		The policy alternative for policies R1, R2 and R7 could have a negative impact on access for residents to essential services. The ability for retail premises to change to other E uses without planning permission combined with an approach that did not seek to secure retail development could see a cumulative change of use away from retail that could over the longer term severely impede access to a wide range of goods in town centres. This could see a negative impact especially on comparison retailing in PSAs and convenience retailing in other town centres. The preferred approach for policies R1, R2 and R7 are likely to have positive effects on enabling town centres PSAs to continue to serve the needs and wellbeing of the local residents across different retail catchment areas by seeking to maintain a balance of retail, leisure and business uses. Albeit this approach is unavoidably diminished by the introduction of Class E. However, Policy R7 will likely see negative effects in the specialist shopping areas through the preferred and alternative approach, although the preferred approach would seek to mitigate this decline. The potential for E uses which do not form active frontages, such as offices at ground floor would cumulatively and in specific locations individually, have a significant negative impact on the diversity, vibrancy and economic prosperity of town centres, PSAs and to a lesser extent LSAs. With potential reduction in ground floor retail uses and an increase in previously B1a, B1b, B1c uses, centres may become less attractive for multi-use visitation, resulting in diminished vibrancy. Change within Use Class E may have positive impacts on upper floors in town centres, and

IIA Objective	R1: Retail, preferred approach	R1: alternativ e	R2: PSA, preferred approach	R2: PSA, alternativ e	R7: Markets and SSAs, preferred approach	R7: Markets and SSAs, alternative	Commentary on assessment of likely significant effects of policies
							especially in less well performing LSAs that would benefit from an influx of workers on the upper floors.
5. Ensure that all residents have access to good quality, well-located, affordable housing	0	0	0	0	0	0	No effect for the policy alternatives for R1, R2 and R7 or the preferred approach. There is potential for a minor negative effect as the policies affect the supply of housing in certain locations across the borough and either approach would maintain the restriction on residential at ground floors within town centres and LSAs. The assessment considers this to have no effect overall as other policies within the plan provide for housing outside the locations identified to meet targets. Further detail is set out in the Reg 19 IIA assessment tables.
6. Promote social inclusion, equality, diversity and community cohesion	0	0	0	0	0	0	No effect for policy alternatives to R1, R2 and R7 and preferred approach. There may be minor effects which may see increased employment opportunities from a wider range of uses in some parts of the borough however this can be balanced against decreased employment opportunities for other areas depending on the viability of the various Class E uses.
7. Improve the health and wellbeing of the population and reduce heath inequalities	-	-	0	0	0	0	No effect for policy alternatives to R1, R2 and R7 and preferred approach. The preferred approach would go some way to maintaining retail and café uses. Access to shops in particular is vital in bettering health and wellbeing. This is especially important for people with reduced mobility. Overall whilst potentially negative it is not clear that this would bear out as an effect.

IIA Objective	R1: Retail, preferred approach	R1: alternativ e	R2: PSA, preferred approach	R2: PSA, alternativ e	R7: Markets and SSAs, preferred approach	R7: Markets and SSAs, alternative	Commentary on assessment of likely significant effects of policies
							Class E represents potential for increased noise, odour, ingress/egress, anti-social behaviour and moped delivery impacts on residents in particular from cafes using former retail units and opening later than previous units would have which can affect nearby residents' amenity. Impacts from extended opening times will not be managed through the planning system but through the licensing system where there is less scope and flexibility to mitigate such effects. This negative effect would apply to both preferred approach and to the alternative approach and is considered to apply at a strategic level to Policy R1. Conversely the impact would be less in PSA and SSA where there is generally less residential accommodation so in that respect the alternative would have less negative amenity impact if more cafes were to establish in the PSA therefore is considered neutral. For Class E, health facilities are unlikely to be able to compete from a viability point of view with other retail/leisure/office use in a town centre, so this is unlikely to create a positive effect on people's ability to access health facilities. Theoretically, Class E has the potential to provide a greater opportunity for some health facilities, especially in secondary space on upper floors but could also lead to their loss and therefore impacts within town centres are uncertain. Please see Social Infrastructure IIA assessment for Class E effects.
8. Foster sustainable economic growth and increase employment opportunities across a range of	+	-	+	-	+	-	The effect of the alternative to R1, R2 and R7 could see a proliferation of non-publicly accessible uses – in particular offices in town centres at ground floor that cumulatively could have a negative effect by diluting the other commercial, cultural and civic activity in town centres. It could reduce the commercial offer for residents and tourists; with stretches of frontages that do not engage well or provide use to visitors, creating inactive frontages that creates the perception of decreasing quality of town centres

IIA Objective	R1: Retail, preferred approach	R1: alternativ e	R2: PSA, preferred approach	R2: PSA, alternativ e	R7: Markets and SSAs, preferred approach	R7: Markets and SSAs, alternative	Commentary on assessment of likely significant effects of policies
sectors and business sizes							resulting in less visitors and thus reduced viability of shops. This could lead to a reduction in economic growth within the retail sector and other related service and leisure sectors that are all interdependent on multi-purpose visitation to maintain a healthy town centre. Town centre locations for retail should achieve the highest commercial value however with a distortion of retail and office uses caused by Class E this harmony could change in the short term and accelerate any longer-term changes in commercial floorspace market. There will be a significant negative impact on economic growth and the town centres of Angel and Finsbury park if the specialist shopping areas change via Class E under the alternative approach with their function attracting people from further afield. Once a critical mass of antique shops for instance in Camden Passage SSA change away from retail use, the appeal of the designation to provide comparison needs is lost. However, there could also be positive effects from the alternative policy R2 which could enable a range of uses that were previously prevented to locate in the PSA and are able to take advantage of the PSA location which could help to maintain and support the town centre depending on the centre.

IIA Objective	R1: Retail, preferred approach	R1: alternativ e	R2: PSA, preferred approach	R2: PSA, alternativ e	R7: Markets and SSAs, preferred approach	R7: Markets and SSAs, alternative	Commentary on assessment of likely significant effects of policies
							consideration of impact which will be assessed depending on the scale of the proposal and will enable more flexible Class E uses on other floors which will help manage this whilst also providing wider opportunity in line with the flexibility introduced by Class E. There is uncertainty over how landowners will utilise Class E which affects how positive the effects from the preferred approach might be. The preferred approach for R7 seeks to protect as far as possible the retail use of the specialist shopping areas which will support the wider economic function of the town centre and economic growth more generally.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	-	0	-	0	-	The effect of the alternative to R1, R2 and R7 could see a negative impact on efficient, sustainable travel with potential distortion of the retail hierarchy across all policies which could increase the need to travel. High trip generating E uses located outside of town centres could see these uses not located in the most well served locations for public transport infrastructure specifically bus, tube and rail connections. The preferred approach set out in policy R1, R2 and R7 may help mitigate some of the unintended consequences of Class E in town centres by seeking to maintain the retail function, active frontages and consider impacts which could support maintaining uses in accessible locations. Policy R1 that sets out the strategic framework would therefore have the most likely overall positive effect.
10. Protect and enhance open spaces that are high quality, networked,	0	0	0	0	0	0	No effect for alternative to R1, R2 and R7 or the preferred approach.

IIA Objective	R1: Retail, preferred approach	R1: alternativ e	R2: PSA, preferred approach	R2: PSA, alternativ e	R7: Markets and SSAs, preferred approach	R7: Markets and SSAs, alternative	Commentary on assessment of likely significant effects of policies
accessible and multi-functional							
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	0	0	No effect for alternative to R1, R2 and R7 or the preferred approach.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	-	0	-	0	0	The effect of the alternative to R1, R2 and R7 could see a negative impact on efficient, sustainable travel with potential distortion of the retail hierarchy across all policies which could increase the need to travel and therefore carbon emissions associated with transport. High trip generating E uses located outside of town centres could see these uses not located in the most well served locations for public transport infrastructure specifically bus, tube and rail connections. The preferred approach set out in policy R1, R2 and R7 may help mitigate some of the unintended consequences of Class E in town centres by seeking to maintain the retail function, active frontages and consider impacts which could support maintaining uses in accessible locations. The effects of the alternative policies are less pronounced from policy R1 and R2 to policy R7 because of the smaller area R7 covers and is considered neutral.
13. Promote resource efficiency by decoupling waste generation from economic	0	0	0	0	0	0	No effect for alternative to R1, R2 and R7 or the preferred approach.

IIA Objective	R1: Retail, preferred approach	R1: alternativ e	R2: PSA, preferred approach	R2: PSA, alternativ e	R7: Markets and SSAs, preferred approach	R7: Markets and SSAs, alternative	Commentary on assessment of likely significant effects of policies
growth and enabling a circular economy that optimises resource use and minimises waste							
14. Maximise protection and enhancement of natural resources including water, land and air	0	-	0	-	0	0	The effect of the alternative to R1, R2 and R7 could see a minor negative impact on efficient, sustainable travel with potential distortion of the retail hierarchy across all policies which could increase the need to travel and therefore carbon emissions associated with transport. This in turn contributes to the high levels of air pollution in London. High trip generating E uses located outside of town centres could see these uses not located in the most well served locations for public transport infrastructure specifically bus, tube and rail connections. The preferred approach set out in policy R1, R2 and R7 may help mitigate some of the unintended consequences of Class E in town centres by seeking to maintain the retail function, active frontages and consider impacts which could support maintaining uses in accessible locations. The effects of the alternative policies are less pronounced from policy R1 and R2 to policy R7 because of the smaller area R7 covers and is considered neutral

Overall the assessment has to make assumptions about what land owners might do, although there is more certainty given the wider weakness in the retail sector so considering the impact in respect to Class E is more robust for retail compared to office floorspace. The assessment

suggest impacts including a potential distortion of the retail hierarchy which could have a range of effects including ability to meet retail needs, wider provision of services, increasing the need to travel and associated carbon emissions. In particular the potential dilution of retail development in the most appropriate locations is considered to be ineffective in balancing competing demands between land uses and ultimately an inefficient use of land. The impacts on economic growth, in particular for town centres are considered to be overall negative with no overall positive effects identified for the alternative 'do nothing'. However there could be positive effects from the alternative which could enable a range of uses that were previously prevented to locate in the PSA/town centres and are able to take advantage in particular of the PSA location which could help to maintain and support the town centre depending on the centre. However this is not enough to outweigh the overall negative impacts and despite the uncertainty over how landowners will utilise Class E the preferred approach is considered positive.

Table 2.27 Pre hearing assessment of preferred approach a	and policy alternatives for policies R3, R4 and R5
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IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
1. Promote a high quality, inclusive, safe and sustainable built environment	+	-	+		+	-	The alternative approach to Policy R3, R4 and R5 could see the potential for adverse effects on the public realm depending on the location of the place in the retail hierarchy and the scale of the Class E use proposal. This may lead to a change in footfall if large amounts of floorspace were to change use. This could be experienced through a change to office, creating demands on the public realm from commuters, or from retail increasing demands on the public realm from increased numbers of shoppers. This would affect the design response and local character and distinctiveness would be eroded. Additionally negative impacts could be experienced from COU to café/restaurants which although would increase natural surveillance could increase anti-social behaviour if there is a new concentration of such uses in areas not always close to public transport, particularly some LSAs. This impact could be more keenly felt in LSAs and dispersed retail areas which don't have the scale of existing use to consider impacts. The sequential test - that seeks to promote 'main town centre uses' in the four town centres that are commercial hubs, benefiting from high PTAL ratings, agglomeration of retail and leisure uses, and commercial characters that can absorb negative impacts on amenity more so than other locations, would not be applied through alternative to policy R3. A minor positive could be in terms of adaptable buildings, due to Class E encouraging buildings to be configured to support the wide range of commercial uses found in Class E. However, the inability of the alternative to provide specific uses in certain locations in order to protect and enhance the character would have detrimental effects on sense of place.

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
							seeks to put people at the heart of the process by ensuring amenity and economic growth needs are met although the loss of control with class E may not see this materialise as intended at least in the short term due to trends of perceived viable E uses.
							The preferred approach to Policy R3, R4 and R5 will also have a positive effect focusing appropriately scaled development in line with the retail hierarchy but also ensuring high quality development of uses that benefit a wide demographic of people that includes residents and workers, ensuring accessibility, amenity and sustainability are considered.
2. Ensure efficient use of land, buildings and infrastructure	+	_	+	-	+	-	The preferred approach for Policies R3, R4 and R5 will have a minor positive effect in terms of directing appropriate new build E use retail development and other Sui Generis and F.2 main town centre uses to town centres and LSAs. However, COU of existing retail uses away from retail diminishes the efficacy of this strategic approach with the ability to secure retail floorspace through conditions not likely to be seen until cumulatively significant quanta of new development has come through the planning system. The sequential test can be applied where relevant to Class E and to non-class E development however Class E means that the focusing of specific uses in appropriate locations will be made harder to ensure. The heightened use of impact assessments where possible (from new build development or increases in E use floorspace) will however help to highlight the inappropriateness of some E uses in certain areas as well as specific mitigation measures. The approach for R3, R4, R5 and R6 will go some way to encouraging development to focus in the most appropriate locations in town centres with greater flexibility outside PSAs, which allows town centres to accommodate evolving social and economic needs as shopping behaviours and functions of town centres shift to more leisure and experience based activities. The requirement for impact assessments will help to focus appropriately scaled development in line with the retail hierarchy with Policy R3 having a higher threshold of 350sqm to reflect development that is around double the size of the average town centre unit and in Policy R4 LSA having a slightly lower threshold of 200sqm which will help to guide development to the most appropriate locations. The tiered approach aims to encourage development to maintain the existing retail

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
							hierarchy as far as possible in order to help meet retail needs in the most sustainable locations. The alternative approach would have an overall minor negative effect on the efficient use of land and infrastructure. This is in light of acknowledgement that Class E has theoretical benefits in terms of efficient use of buildings in the short term as a flexible approach to Class E could help ensure land is brought
							Class E has theoretical benefits in terms of efficient use of buildings in the
							 the area through ensuring comparison and convenience retailing needs are provided for example. Evidence demonstrates that there is strong demand for retail in the borough. This is evidenced through low vacancy rates compared to the national average as well as identified need for additional retail space over the plan period. Cumulatively increases in ground floor E uses (previously B1a, B1b, B1c uses) would reduce the retail and leisure uses that contribute to the spaces in which 'community' can prosper. There will inevitably be some dilution of retail
							floorspace due to the change of use allowed within developed Class E uses under the preferred and alternative approach. However, the preferred approach seeks to mitigate this negative effect of cumulative dilution of retail floor space so that sustainable use of buildings is realised. Any dilution of retail floorspace could have a knock on effect on the provision of other goods and services due to multi-trip visitation. Policy R4 could see a minor positive effect in LSAs by allowing a more flexible approach to Class E that may be beneficial in certain circumstances in LSAs

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
							that will experience further decline as shopping destinations more so than town centres. However, across the majority of LSAs it is important to manage impacts of Class E proposals so that LSAs core functions as centres for essential daily goods and services is not damagingly eroded in favour of higher land value uses. LSAs often provide for localised needs of residents. With no attempt to assess impacts of Class E development above 200sqm this could distort the retail hierarchy and see retail development in LSAs shift footfall away from neighbouring town centres, further diminishing the character and functions of town centres. There may be a minor positive effect of E class development in that less well performing LSAs could evolve to offer a wider range of uses.
							Policy R5 alternative would see a minor negative impact in relation to dispersed shops especially those that provide essential daily goods for people with mobility issues. The COU from dispersed shops to 'office, research/development, light industrial' uses would see these spaces no longer serving a local community but rather workers from further afield. Although dispersed shops are still vulnerable to change of use within Class E in the preferred approach, there are opportunities to monitor these changes and in certain locations where it is appropriate to condition development to retail use to help meet local essential needs, the policy can help achieve this.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	-	0	-	0	-	There could be a minor negative impact on Policies R3, R4, R5 and R6 on the setting of the historic and cultural environment. The negative effects are likely to be stronger for the alternative approach where impacts are not considered. The establishment of E uses that are not publicly accessible such as previously B1a, B1b, B1c uses at ground floor would cumulatively erode the character of Town Centres and LSAs and make these designations less appealing to visit by tourists. The preferred approach would enable assessment of the individual and cumulative impacts of development in relation to scale, waste and refuse, delivery and servicing, operating hours and access which all influence the setting of the historical and cultural environment, albeit this is considered to have a minimal effect on the historic and cultural environment in light of the

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
							COU allowed of existing buildings and is therefore identified as neutral for the purposes of this assessment.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	-	+	-	+	-	 Policies R3, R4 and R5 will have positive effects on enabling town centres and LSAs to continue to serve the needs and wellbeing of the local residents across different retail catchment areas by seeking to maintain balance of retail, leisure and business uses. Albeit this approach is unavoidably diminished by the introduction of Class E. The potential for E uses which do not form active or publicly accessible frontages, such as offices at ground floor could cumulatively and in specific locations individually, have a negative impact on the diversity, vibrancy and economic prosperity of town centres and LSAs. With potential reduction in ground floor retail uses and an increase in B1a, B1b, B1c uses, centres may become less attractive for multi-use visitation, resulting in diminished vibrancy.
							The alternative to Policies R3, R4, R5 and R6 would strengthen this negative effect.
							However, the increased ability for COU within the E use class may have positive impacts on upper floors in town centres, and especially in less well performing LSAs that would benefit from an influx of workers.
							Policy R4 will have a positive effect, through seeking to enable LSAs to continue to serve the needs of local residents across local retail catchment areas. The approach allows a flexibility in LSAs that responds to the decline of traditional retail whilst seeking to manage these changes whereby there is not a deficiency of access to essential goods because of short term market preference and/or a proliferation of E uses that could harm the primary function of LSAs as places to serve local retail and service needs.
							Policy R5 will have a positive effect through seeking to ensure that essential dispersed convenience and café services are protected. These facilities are

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
							often the closest facilities to where people live so enabling their protection as a local neighbourhood service is particularly beneficial. The policy alternative for Policies R3, R4 and R5 would have a negative impact on access for residents to essential services. Although Class E allows for the potential increase in access to some services from change of use to these services, the ability for retail premises to change to other E uses without planning permission and an approach that did not seek to secure retail development could over the longer term severely impede access to a wide range of goods in town centres. This could see a negative impact on convenience retailing in LSAs and dispersed shops. Ground floor retail and leisure uses across town centres, LSAs and dispersed locations encourage social environments and can often act as informal spaces for civic engagement, supporting cultural provision. The diminishment and complete lack of control over such uses could have a negative impact on the informal social and cultural provision.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	0	0	0	0	No effect for Policies R3, R4, R5 and R6 or the alternatives. There is potential for a minor negative effect as the policies affect the supply of housing in certain locations across the borough and either approach would maintain the restriction against conversion to residential. However, the assessment considers this to have no effect overall as other policies within the plan provide for housing to be delivered to meet housing targets. The policies set out circumstances where residential would be suitable in town centres and LSAs.
6. Promote social inclusion, equality, diversity and community cohesion	0	0	0	0	0	0	No effect for Policies R3, R4 and R5 or the alternatives. There may be minor effects which may see increased employment opportunities from a wider range of uses in some parts of the borough however this can be balanced against decreased employment opportunities for other areas depending on the viability

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
							of the various Class E uses. Please see Social Infrastructure IIA assessment for Class E effects.
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	-	0	-	0	-	No effect for policies R3 and R4. The preferred approach would go some way to maintaining retail. Access to shops in particular is vital in bettering health and wellbeing. This is especially important for people with reduced mobility. Smaller LSAs would likely experience more pronounced effects of a reduction in retail which takes fewer changes of use to impact on overall viability or retail, resulting in the cessation of these LSAs to provide for localised need. Overall whilst there could potentially be negative effects due to the loss of retail to other class E uses, it is not clear that this would bear out as an effect. Policy R5 seeks to maintain local shops and cafes. These facilities are often the closest facilities to where people live so enabling their protection against change to non E class use and seeking to condition new retail as retail to maintain a local neighbourhood service will especially benefits access to goods and services by people with mobility issues and is considered to have a positive effect however it is uncertain how effective this approach will be therefore is considered neutral.
							A negative effect is created by the alternatives if access to shops is reduced through a lack of impact assessment or conditions are not used where possible to maintain shops which would affect health and wellbeing. Class E also represents potential for increased amenity impacts such as noise, odour, ingress/egress, anti-social behaviour and moped delivery impacts on residents in particular from cafes using former retail units and opening later than previous units would have, which can affect nearby residents amenity. These impacts will not be managed through the planning system but through the licensing system where there is less scope and flexibility to mitigate such effects. This negative effect would apply to both preferred approach and to the alternative approach. However, the preferred approach seeks to mitigate the negative impacts of Class E on town centres and LSAs where development of

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
							a significant scale could impact on the function and viability of these designations to provide for goods and services, which in turn benefits health through comprehensive access to these uses across the borough.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	++	-	+	-	+	0	The preferred approach Policy R3 will have a significant positive effect as the approach aims to strike a balance between retail, leisure and businesses uses to enable response to changing retail patterns. Town centre uses are key drivers in the local and London economy and also provide important local services. Town centres, LSAs and edge of centre locations are all promoted for varying degrees of flexibility of use based on their function and appropriateness for certain types of development with the sequential test which can be applied where relevant to Class E and to non-class E development. However, Class E means that the focusing of specific types of development in appropriate locations will be made harder to ensure. The heightened use of impact assessments where possible (from new build development or increases in E use floorspace) will however highlight the inappropriateness of some E uses in certain areas and identify mitigation measures. The approach for R3, R4 and R5 will go some way to encouraging development to focus in the most appropriate locations in town centres with flexibility introduced outside PSAs which allows town centres to accommodate evolving social and economic needs as shopping behaviours and functions of town centres shift to more leisure and experience based activities. The requirement for impact assessments will help to focus appropriate locations. The tiered approach aims to encourage development to maintain the existing retail hierarchy as far as possible in order to help meet retail needs in the most sustainable locations. Town Centres provide the employment opportunities outside the CAZ and help provide job opportunities for local residents.

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
							negative effect by diluting the commercial, cultural and civic activity in town centres. This could reduce the commercial offer for residents and tourists; with stretches of frontages that do not engage well or provide use to visitors, creating inactive frontages that creates the perception of decreasing quality of town centres resulting in less visitors and thus reduced viability of shops. This will lead to a reduction in economic growth within the retail sector and other related service and leisure sectors that are all interdependent on multi-purpose visitation to maintain a healthy town centre. Town centre locations for retail should achieve highest commercial value, however, with a distortion of retail and office uses caused by Class E this harmony could change in the short term and accelerate any longer-term changes in the commercial floorspace market. Negative economic effects on the retail sector are likely to be experienced by both the alternative and preferred policy approach in the short term at least from a number of impacts: market forces pushing a decline in some retail uses from retail within Class E, reducing viable retail floorspace; and change of uses away from retail to other non-publicly accessible E uses such as business uses could cumulatively diminish the vibrancy of town centres, impacting upon their appeal as leisure and retail destinations.
							Policy R4 and policy R5 will both have a minor positive impact as they are both aiming to strike the right balance between retail, leisure and business uses to enable response to changing retail patterns. Local centres are drivers in the local economy and ensuring space is protected will help meet the needs of small businesses.
							The alternative to Policy R4 would see a negative impact due to LSAs core functions as centres for essential daily goods and services eroded in favour of higher land value uses. LSAs often provide local employment for residents. With no attempt to assess impacts of Class E development above 200sqm this could distort the retail hierarchy and see retail development in LSAs shift footfall away from neighbouring town centres, further diminishing the character and functions of town centres. There may be a minor positive effect of E class

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
							development in certain locations, in that less well performing LSAs could evolve to offer a wider range of viable uses. This could aid the economic growth and viability of these centres, albeit in a move away from the core function of providing essential goods and services to surrounding residents. However, this positive effect is likely to only be of notable benefit in particular LSAs where retail has already diminished, whereas borough wide LSAs are considered to be viable, reflecting the review of LSAs in this Local Plan review.
							Policy R5 could theoretically see land be used for more viable uses, more efficiently through Class E. The change from dispersed retail uses to other E uses of business activity may be a larger employer thus increasing overall economic growth, however, the alternative to Policy R5 will more likely see a negative impact in relation to dispersed shops especially those that provide essential daily goods for people with mobility issues. The COU from dispersed shops to 'office, research/development, light industrial' uses would see these spaces no longer serving a local community but rather workers from further afield, impacting on residents and workers easy access to goods made all the more pertinent through home working, who in themselves are contributors to the economy.
							The alternative to R4 could have a minor positive effect in the long term which may occur from the flexible E uses sustaining LSAs vitality. Over the plan period GLA projections show in 'other locations' which include LSA, -614sqm of convenience retail will be needed and -2160sqm of comparison retail will be demanded over the plan period. Flexibility in the LSA could enable a reduced amount of retail to remain viable from multiple other supporting uses able to establish quickly. However, contrasting with this scenario is a reduction of key retail units through loss via Class E uses that could see a premature deficiency in retail floorspace. There may be a negative impact on LSAs in the short term that may see the reduction in retail due to Class E changes stifle short term viability and local employment. This negative impact on retail viability could also be exacerbated when combined with the cumulative damaging impacts of the proliferation of uses such as cafes/restaurants.

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	-	+	-	+	-	The effect of the alternative to R3, R4 and R5 could see a negative impact on efficient, sustainable travel with potential distortion of the retail hierarchy across all policies which could increase the need to travel. High trip generating E uses located outside of town centres could see these uses not located in the most well served locations for public transport infrastructure specifically bus, tube and rail connections. The preferred approach set out in policy R3 may help mitigate some of the unintended consequences of Class E in town centres by seeking to maintain the retail function and thus the draw to town centres, active frontages and consider impacts which could support maintaining uses in accessible locations. Policies R4 and R5 concentrate on managing impacts so that uses that previously would unlikely be located in LSAs and dispersed locations of a significant scale are not putting unnecessary pressure on transport systems.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	0	0	0	0	No effect for the alternative to R3, R4 and R5 or the preferred Policies R3, R4 and R5
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	0	0	No effect for the alternative to R3, R4 and R5 or the preferred Policies R3, R4 and R5

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	R4: alternative Local Shopping Areas	R5: Dispersed retail and leisure uses	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	0	-	0	-	0	0	The effect of the alternative to R3, R4 and R5 could see a negative impact on efficient, sustainable travel with potential distortion of the retail hierarchy across all policies which could increase the need to travel and therefore emissions associated with transport. High trip generating E uses located outside of town centres could see these uses not located in the most well served locations for public transport infrastructure specifically bus, tube and rail connections. The preferred approach set out in policy R3 and R4 may help mitigate some of the unintended consequences of Class E in town centres and LSAs by seeking to maintain the retail function, active frontages and consider impacts which could support maintaining uses in accessible locations. This is less certain in dispersed locations due to their accessibility varying greatly, however to a hyper localised catchment this reduces the need for travel. This is considered to have a neutral effect overall.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	0	0	0	0	No effect for the alternative to R3, R4 and R5 or the preferred Policies R3, R4 and R5
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	0	0	0	0	No effect for the alternative to R3, R4 and R5 or the preferred Policies R3, R4 and R5 The preferred approach to Policy R3 and R4 would contribute to better air quality than the alternative approach, from a reduced need to travel to access goods and services by retaining established functions of areas dispersed

IIA Objective	R3: Islington's Town Centres	R3: alternative Islington's Town Centres	R4: Local Shoppin g Areas	_	R5: alternative Dispersed retail and leisure uses	Commentary on assessment of likely significant effects of policies
						across the borough. However, this is considered to be of minimal impact to bettering air quality and has been classed as a neutral effect.

Overall, the assessment has to make assumptions about what landowners might do and given the wider weakness in the retail sector some of the changes envisaged in the assessment maybe more certain than others such as office floorspace. As with the assessment of policies R1, R2 and R7 the assessment of the alternative 'do nothing' approach suggests similar negative effects including other non-main town centre uses diluting the core function of town centres as locations for culture, civic and commercial activity alongside negative effects on local centres role in provision of essential daily goods and services. The negative effect of offices on retail frontages is noted and the creation of inactive frontages which creates a perception of decreasing town centre quality. This could have a wide range of effects including ability to meet retail needs, wider provision of services, increasing the need to travel and associated carbon emissions. Associated amenity impacts from different uses in unsuitable locations are also clearly identified in terms of noise and odours and anti-social behaviour. The impacts on economic growth, in particular for town centres are considered to be clearly negative with no positive effects identified for the alternative 'do nothing' alternative. The exception to this is Policy R4 Local Centres where a minor positive effect of E class development in certain locations could help less well performing LSAs evolve to offer a wider range of viable uses. This could aid the economic growth and viability of these centres. The positive impact of the alternative on provision of local services is noted. However, this is not enough to outweigh the overall negative impacts and considering the uncertainty over how landowners will utilise Class E the preferred approach is considered positive.

Assessment of Bunhill and Clerkenwell AAP: Alternative to Policies BC1 and BC2

The new UCO changes introduced on 1 September 2020 identify office uses as part of class E. This means that an office can now be changed to other uses considered within class E without planning permission. This puts existing office floorspace in the borough at risk of being converted to other non-business uses. The introduction of class E poses some new challenges for the future of business floorspace. The additional flexibility introduced by class E could have significant impacts on the way that Islington's business floorspace is distributed, affecting the borough's well-established employment clusters such as the CAZ. In addition the possibility is raised around

Policies BC1 and BC2

The following alternatives described below; the preferred approach for Policies BC1 and BC2 the alternative.

Reference	Description
Preferred approach BC1	Taking a targeted approach to class E, recognising flexibility whilst restricting class E through conditions. The assessment is principally considering the effect of an alternative Class E proposal to come through the planning system rather than take advantage of the flexibility presented by Class E.
Alternative BC1	Considering the possible effects of allowing Class E without any policy intervention. This assessment considers the full range of uses that Class E could introduce, aside from business floorspace (e.g. office) and the effects that this alternative will have against the sustainability framework objectives, with a particular focus on the potential range of effects of Class E on existing business clusters.
Preferred approach BC2	Taking a targeted approach to class E, recognising flexibility whilst restricting class E through conditions. The assessment is principally considering the effect of an alternative Class E proposal to come through the planning system rather than take advantage of the flexibility presented by Class E.
Alternative BC2	Considering the possible effects of allowing Class E without any policy intervention. This assessment considers the full range of uses that Class E could introduce, aside from business floorspace (e.g. office) and the effects that this alternative will have against the sustainability framework objectives, with a particular focus on the potential range of effects of Class E on existing business clusters.

Table 2.28 Description of preferred and alternative approaches to Policies BC1 and BC2
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IIA Objective	Preferred approach to Policy BC1:Prioritis ing office use	Alternative to Policy BC1:Prioritis ing office use (full Class E)	Policy BC2: Culture, retail and leisure uses	Alternative to Policy BC2: Culture, retail and leisure uses (full Class E)	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	-	0	0	The preferred approach to Policy BC1 will likely have a minor positive effect on promoting a high quality, inclusive, safe, and sustainable built environment. The area has a mixed-use character with specific concentrations of employment uses, particularly large floorplate and SME offices. The policy will promote business-led development consistent with this character. BC1 alternative: The alternative will likely have a minor negative effect on promoting a high quality, inclusive, safe, and sustainable built environment. The alternative will remove the ability for the Council to control the type and distribution of commercial, business and service uses on many sites in the Bunhill and Clerkenwell area, potentially harming the mix and balance of uses with impacts on their function and offer and also potentially creating conflict between commercial and residential uses, with impacts on amenity. BC2: No effect for the preferred approach or the alternative.
2. Ensure efficient use of land, buildings and infrastructure	++		+	-	The preferred approach to Policy BC1 will likely have a significant positive effect on the efficient use of land. The policy will focus development of employment uses (which generate a large number of trips) in an area highly accessible by sustainable means of transport. Development will be located in areas with excellent public transport accessibility including to the underground and the Elizabeth Line as well as walking and cycling. The Islington Employment Study states that the Central Activities Zone is the location with the most demand for Grade A office space and this will be the priority. Maximisation of business floorspace will be required in the CAZ, given this is the area which will see the most demand for business floorspace. Local evidence currently indicates that there is a significant

Table 2.29 Pre hearing assessment of preferred and alternative approaches to Policy BC1 and BC2

IIA Objective	Preferred approach to Policy BC1:Prioritis ing office use	Alternative to Policy BC1:Prioritis ing office use (full Class E)	Policy BC2: Culture, retail and leisure uses	Alternative to Policy BC2: Culture, retail and leisure uses (full Class E)	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					shortfall in supply of employment land. This policy will maximise development of floorspace in this most appropriate location ensuring the efficient use of the land. BC1 alternative: The alternative to BC1 will have significant negative impacts on efficient use of land buildings and infrastructure, by allowing office uses to change to other commercial, business, and service uses within Class E without permission. It can be expected that alternative uses including shops, professional services, restaurants and cafes, and gyms will be developed taking the place of office floorspace. While these other uses are valued and play a role in the CAZ they would be developed at the cost of office floorspace. Consideration of what the most efficient use of land is for area should include agreed planning objectives and priorities, rather than deferring to the market alone which cannot meet all needs for all individuals. Office floorspace is the priority land use across the Bunhill and Clerkenwell AAP area. Local Plan evidence sets out that the Council has significant evidenced need to provide office floorspace to cater for projected jobs increases and secure inclusive economic growth, and the BCAAP area is the best location for these uses, with good access and agglomeration benefits with the other central London office markets and supporting service uses. The preferred approach to Policy BC2 will have a minor positive effect on the efficient use of land, buildings, and infrastructure by ensuring that cultural, retail, and leisure uses are developed in the most appropriate locations, improving positive agglomeration effects and the cultural, retail, and leisure offer of the area, while reducing harmful impacts between uses in particular the effects of noise, litter, and anti-social behaviour on residential uses.

IIA Objective	Preferred approach to Policy BC1:Prioritis ing office use	Alternative to Policy BC1:Prioritis ing office use (full Class E)	Policy BC2: Culture, retail and leisure uses	Alternative to Policy BC2: Culture, retail and leisure uses (full Class E)	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					BC2 alternative: without any policy intervention Class E would have a negative effect on the efficient use of land, buildings, and infrastructure by preventing the Council from ensuring that cultural, retail, and leisure uses are developed in the most appropriate locations, improving positive agglomeration effects and the cultural, retail, and leisure offer of the area, while reducing harmful impacts between uses in particular the effects of noise, litter, and anti-social behaviour on residential uses.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	0	0	BC1: No effect for the preferred approach or the alternative. BC2: No effect for the preferred approach or the alternative.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	0	-	+	-	The preferred approach to Policy BC1 will have a neutral effect. While this policy requires that the majority proportion of new development is office, it does allow smaller proportions of other uses on site. In addition, there are a number of sites allocated for other (non-office) uses. These factors combined with the existing mixed use character of the area means the mix of uses which support liveable neighbourhoods will not be affected. BC1 alternative: The alternative will have a likely minor negative effect on liveable neighbourhoods as the lack of planning control for many uses, including food and drink uses like cafes and restaurants, may result in some of these uses being developed in inappropriate locations due to their effect

IIA Objective	Preferred approach to Policy BC1:Prioritis ing office use	Alternative to Policy BC1:Prioritis ing office use (full Class E)	Policy BC2: Culture, retail and leisure uses	Alternative to Policy BC2: Culture, retail and leisure uses (full Class E)	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					on residential amenity such as noise, odours, and servicing impacts. It will also may have an impact on the vitality and viability of the Local Shopping Areas as the Council will have less control to direct and retain high street uses in these locations, potentially reducing the offer of these centres.
					The preferred approach to Policy BC2 will have a minor positive effect on liveable neighbourhoods. It ensures that retail, cultural, entertainment and food and drink uses are located in predominately commercial areas and that they do not harm the amenity of the area. The policy also sets out that development cannot create harmful concentrations of night time economy uses, which would include impacts from noise, litter, and anti-social behaviour. The policy also directs cultural uses to the Clerkenwell / Farringdon Cultural Quarter helping expand the cultural role of this area and of London as a whole.
					negative effect on liveable neighbourhoods as the lack of planning control for many uses, including food and drink uses like cafes and restaurants, may result in some of these uses being developed in inappropriate locations due to their effect on residential amenity such as noise, odours, and servicing impacts.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	0	0	0	The preferred approach to BC1 and the BC1 alternative will not effect the provision of affordable housing.

IIA Objective	Preferred approach to Policy BC1:Prioritis ing office use	Alternative to Policy BC1:Prioritis ing office use (full Class E)	Policy BC2: Culture, retail and leisure uses	Alternative to Policy BC2: Culture, retail and leisure uses (full Class E)	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
6. Promote social inclusion, equality, diversity and community cohesion	+	-	0	0	The preferred approach to Policy BC1 will have minor positive effects, in terms of social inclusion, equality, diversity, and community cohesion. The policy will strengthen the local economy and provide new jobs by encouraging development of employment floorspace which will meet demand and unlock potential economic growth. These policies will work alongside other policies in the plan whereby new office developments must provide a proportion of affordable workspace. These policies will result in more office development and therefore more affordable workspace. The increase in businesses and employment in the area will also lead to a greater number of training and apprenticeships opportunities for local residents.
					 BC1 alternative: The alternative will lead to minor negative effects in terms of social inclusion, equality, diversity, and community cohesion in comparison to policy BC1 by reducing the amount of employment uses and associated employment and training opportunities. The alternative does not maximise the development of employment uses where it is in most demand and most suitable as set out in the Islington Employment Study. BC2: No effect for the preferred approach or the alternative.
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	0	+	-	For Policy BC1 both the preferred approach and the policy alternative will not have significant effects on the health and wellbeing of the population. The preferred approach to Policy BC2 will have a minor positive effect on the health and wellbeing of the population by directing uses with potential for negative effects on amenity to the most appropriate locations to minimise harmful effects. In particular, the policy ensures that retail, cultural, entertainment, and food and drink uses are located in predominately commercial areas and that they do not harm the amenity of the area. The policy also sets out that development cannot create harmful

IIA Objective	Preferred approach to Policy BC1:Prioritis ing office use	Alternative to Policy BC1:Prioritis ing office use (full Class E)	Policy BC2: Culture, retail and leisure uses	Alternative to Policy BC2: Culture, retail and leisure uses (full Class E)	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					concentrations of night time economy uses, which would include impacts from noise, litter, and anti-social behaviour. BC2 alternative: This will have a minor negative effect as it will reduce the Council's ability to stop developments locating in areas where they may harm residential amenity which can impact on health outcomes.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and	++		+	-	The preferred approach to Policy BC1 will have significant positive effects on economic growth and providing employment opportunities. The Council recognises that there is uncertainty around growth projections for the London office market due to Covid 19 and Brexit. The home working necessitated during the pandemic will have lasting effects on the office market, however evidence indicates that these effects should not be overstated, with the need for fewer desks often balanced against a need for higher quality spaces, and with population growth driving demand in the long term.
business sizes					The policy will provide much needed floorspace for employment uses, in particular office uses. There is high demand in Islington for office floorspace, which is projected to exceed supply, restricting economic growth and employment in the borough. The biggest threat to the supply of employment land is likely to be from restricted supply caused by a lack of sites as they are outbid by residential developments. In addition, the loss of office stock within the CAZ to residential development has the potential to undermine the strategic functions of the CAZ and East London Tech City. As part of office development, other Local Plan policies will ensure that these developments also provide affordable workspace and space suitable for small and medium enterprises, helping to diversify the employment opportunities in the borough.
					BC1 alternative: This alternative will have significant negative effects as office accommodation may change under Class E to other uses, reducing the supply of office floorspace needed for businesses and economic growth

IIA Objective	Preferred approach to Policy BC1:Prioritis ing office use	Alternative to Policy BC1:Prioritis ing office use (full Class E)	Policy BC2: Culture, retail and leisure uses	Alternative to Policy BC2: Culture, retail and leisure uses (full Class E)	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					in the borough. The existing permitted development rights will further reduce the supply of employment floorspace meaning that control of new build office floorspace over the longer term is important. The Council recognises Class E will allow the operators of commercial, business, and service uses a greater range of potential sites for use. The Council does not consider that this flexibility delivers on Local Plan objectives when compared to the proposed policy approach where uses are planned in a proactive way. In Islington's circumstances, there is high demand for office floorspace to take advantage of the central London office markets, but also high values for other uses which may outcompete office uses while not providing the same number and type of employment opportunities. These offices would provide the space for establishment and expansion of businesses in the tech and creative sectors and their supporting services, spaces for SMEs, affordable workspace for enterprises with social value, and training opportunities.
					retail, and leisure uses to the most appropriate locations, improving the offer of these locations and supporting the important economic role these uses play in Bunhill and Clerkenwell, and London as a whole. We recognise that Class E rights will lead to less defined Local Shopping Areas however the policy will reduce this effect.
					BC2 alternative: Full Class E is likely to have a minor negative effect on the economy. While some businesses including shops, cafes and restaurants will gain the advantage of being able to locate in a larger range of sites throughout the BCAAP area without planning permission, potentially leading to some economic activity, this will be outweighed by the disadvantages in

IIA Objective	Preferred approach to Policy BC1:Prioritis ing office use	Alternative to Policy BC1:Prioritis ing office use (full Class E)	Policy BC2: Culture, retail and leisure uses	Alternative to Policy BC2: Culture, retail and leisure uses (full Class E)	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
					not being able to maintain areas as clusters of uses to maintain an attractive and walkable offer, with a distinct character, which will sustain local businesses and support the wider economy.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	-	+	-	 The preferred approach to policy BC1 will have a minor positive effect as it will promote development in areas with excellent public transport accessibility, including to the underground and the Elizabeth Line. BC1 alternative: Allowing change to Class E uses will have a minor negative effect as may replace offices which are a high trip generating use to other uses which are less trip generating, leading to a more dispersed and less sustainable trip generation pattern, and not maximising the relative accessibility of the AAP area compared to other parts of the borough. The preferred approach to policy BC2 will have minor positive effects as it will promote clustering of uses in the Local Shopping Areas to combine trips in accessible areas. BC2 alternative: This may have minor negative effects as it will likely result in a less coherent distribution of retail and high street uses in the BCAAP area, increasing trip generation.
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	0	0	BC1: No effect for the preferred approach or the alternative. BC2: No effect for the preferred approach or the alternative.

IIA Objective	Preferred approach to Policy BC1:Prioritis ing office use	Alternative to Policy BC1:Prioritis ing office use (full Class E)	Policy BC2: Culture, retail and leisure uses	Alternative to Policy BC2: Culture, retail and leisure uses (full Class E)	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	0	0	BC1 alternative: No effect for alternative. Both residential and commercial uses will be required to integrate green infrastructure where possible.BC2: No effect for the preferred approach or the alternative.
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	-	+	-	 BC1: The preferred approach to policy BC1 will have a minor positive effect as it will promote development with high trip generation (offices) in areas with excellent public transport accessibility, including to the underground and the Elizabeth Line, maximising use of low carbon transport. BC1 alternative: Allowing change to Class E uses will have a minor negative effect as may replace offices which are a high trip generating use to other uses which are less trip generating, leading to a more dispersed and less sustainable trip generation pattern, and not maximising the relative accessibility of the AAP area compared to other parts of the borough. The preferred approach to policy BC2 will have minor positive effects on reducing climate change as it will promote clustering of uses in the Local Shopping Areas to combine trips in accessible areas. BC2 alternative: This may have minor negative effects on climate change as it will likely result in a less coherent distribution of retail and high street uses in the BCAAP area, increasing trip generation for more carbon intensive forms of transport.

IIA Objective	Preferred approach to Policy BC1:Prioritis ing office use	Alternative to Policy BC1:Prioritis ing office use (full Class E)	Policy BC2: Culture, retail and leisure uses	Alternative to Policy BC2: Culture, retail and leisure uses (full Class E)	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	0	0	BC1: No effect for the preferred approach or the alternative. BC2: No effect for the preferred approach or the alternative.
14. Maximise protection and enhancement of natural resources including water, land and air	0	0	0	0	BC1: No effect for the preferred approach or the alternative. BC2: No effect for the preferred approach or the alternative.

The assessment recognises the potential harmful effect on the mix and balance of uses and efficient use of land in the CAZ which is considered to impact the wider economic function of the area. The potential for conflict between commercial and residential uses, with impacts on amenity is also recognised. Allowing office uses to change to other commercial, business, and service uses within Class E such as shops, professional services, restaurants and cafes, and gyms is recognised by the assessment as having a value and a role to play in the CAZ but the assessment makes clear that this will be at the cost of office floorspace. Therefore overall the assessment recognises the significant harm in economic terms of not securing floorspace by conditions where new office floorspace requires planning consent but there is also uncertainty

over how effective the overall approach to BC1 will be in terms of maximising office floorspace where changes to office floorspace can occur without requiring planning consent.

Whilst the preferred approach to BC2 will prevent some development of cultural, retail, and entertainment uses in locations that are deemed inappropriate it is considered to have an overall positive effect on economic growth by directing growth of cultural, retail, and leisure uses to the most appropriate locations, improving the offer of these locations and supporting the important economic role these uses play in Bunhill and Clerkenwell, and London as a whole. The alternative more flexible approach is considered to lead to a more dispersed pattern of leisure and culture uses which given the CAZ location in principle is not unwelcome however this may be to the economic disadvantage of maintaining areas as clusters of uses, with a distinct character, which as an approach is considered will sustain more local businesses and support the wider economy so is the preferred choice.

Low Carbon heating / ASHP change: Policy S1: Delivering Sustainable Design, supporting text, Paragraph 6.9, 6.10, 6.11 Policy S5: Energy Infrastructure:

Policy S1: Delivering Sustainable Design, supporting text, Paragraph 6.9, 6.10, 6.11, contains a proposed change to clarify that the use of low-emission CHP systems will only be acceptable to support the expansion of area-wide heat networks as part of the planned transition to the use of secondary sources to power heat networks.

Policy S5: Energy Infrastructure, Part D (formerly Part C), contains a proposed change (SDM-MO116) to clarify that minor newbuild developments with an individual heating system are required to prioritise low carbon heating systems over gas boilers, with the new **Part C** clarifying the larger minor new-build developments should select the heat source in accordance with the heating hierarchy in part A of the policy.

Policy S5: Energy Infrastructure, supporting text, new Paragraph 6.67 contains a proposed change to clarify that ultra-low NOx gas boilers as the heat source for the communal heating system of major and larger minor developments will only be acceptable as part of a hybrid system involving heat pumps, and where it can be demonstrated that heat network connection and zero-emission or local secondary heat sources are not feasible.

Policy S5: Energy Infrastructure, supporting text, new Paragraphs 6.69 and 6.70 contain proposed changes to clarify that the most appropriate low carbon heating systems for use in minor new-build developments with an individual heating system will be Air Source Heat Pumps (ASHPs), in preference to ultra-low NOx gas boilers, due to the decarbonisation of the electricity grid. These paragraphs also contain proposed changes to clarify that minor development using ASHPs or direct electric heating as the heat source for an individual heating system will only be acceptable where the development will achieve minimal heat demands through building design with a very high standard of fabric energy efficiency (Passivhaus standards or similar).

IIA Objective	Proposed change to S1 and S5 low carbon heat ASHP	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	The proposed changes to policies S1 and S5 will have a minor positive effect. These changes will help to minimise carbon emissions from heating systems and promote sustainable energy infrastructure, which will contribute towards a more sustainable built environment.
2. Ensure efficient use of land, buildings and infrastructure	0	No effect has been identified.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	The proposed changes to policy S5 have the potential to impact upon heritage assets by prioritising the use of ASHPs over gas boilers for minor development with individual heating systems and requiring high standards of fabric energy efficiency. The effect of these requirements on building design will be considered and balanced alongside other policies in the plan, so the effect on the conservation and enhancement of heritage assets is considered to be neutral overall.

Table 2.30 Pre hearing assessment of proposed change to Policies S1 and S5

IIA Objective	Proposed change to S1 and S5 low carbon heat ASHP	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	0	The proposed change to Policy S1 will ensure that gas CHP will only be allowed in exceptional cases where CHP is essential for the creation of a strategic heat network. The proposed change to Policy S5 will limit the use of gas boilers in minor developments resulting in fewer instances where gas boilers will be acceptable. The proposed change to Paragraph 6.67 of S5 will also prevent the use of ultra-low NOx gas boilers as the sole heat source for the communal heating system of major and larger minor developments. The policy changes to both S1 and S5 take a step further towards eliminating air pollution from heat and energy sources. There will, however, continue to be a limited number of situations where gas powered CHP and ultra-low NOx gas boilers may be acceptable and therefore will still contribute to existing poor air quality. A result, these policy changes will have a neutral effect on the promotion of liveable neighbourhoods.
5. Ensure that all residents have access to good quality, well- located, affordable housing	+	The proposed change to Policy S5 requires minor developments using an ASHP or direct electric heating as the heat source for their individual heating system to achieve high standards of fabric energy efficiency in order to ensure they will achieve minimal heat demands to keep energy bills down.
6. Promote social inclusion, equality, diversity and community cohesion	+	The proposed change to Policy S5 in relation to requiring high standards of fabric energy efficiency will contribute to reducing fuel poverty in the borough, which has economic and health benefits for Islington residents.

IIA Objective	Proposed	Commentary on assessment of likely significant effects of policies
	change to S1 and S5 low carbon heat ASHP	(including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
7. Improve the health and wellbeing of the population and reduce heath inequalities	0	The proposed changes to Policy S1 and S5 will limit the use of gas powered heating systems. The policy changes to both S1 and S5 take a step further towards eliminating air pollution from heat and energy sources. There will, however, continue to be a limited number of situations where gas powered CHP and ultra-low NOx gas boilers may be acceptable and therefore will still contribute to existing poor air quality. A result, these policy changes will have a neutral effect on improving health and wellbeing.
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	+	The proposed change to policy S5 to prioritise ASHPs in minor developments with individual heating systems will help to support the development of green industries and a low-carbon economy.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	0	No effect.

IIA Objective	Proposed change to S1 and S5 low carbon heat ASHP	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	No effect.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	No effect.

IIA Objective	Proposed change to S1 and S5 low carbon heat ASHP	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	++	The proposed change to policy S1 will have a significant positive effect on reducing the borough's contribution to climate change because it will reduce carbon emissions by ensuring that that gas CHP will only be allowed in exceptional cases where CHP is essential for the creation of a strategic heat network as part of the transition to the use of secondary sources to power heat networks. The proposed change to policy S5 will have a significant positive effect on reducing the borough's contribution to climate change because it will reduce carbon emissions by prioritising low carbon heating systems, in particular ASHPs, over gas boilers as the power source for minor developments with an individual heating system. The policy change to require a high standard of fabric energy efficiency for such developments will also contribute to reducing carbon emissions by reducing energy demand.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	+	The changes to policies S1 and S5 will help to minimise the use of non-renewable energy sources by limiting the use of gas CHP and gas boilers. The change to policy S5 will also promote the use of ASHPs which are a renewable sustainable energy source.

IIA Objective	Proposed change to S1 and S5 low carbon heat ASHP	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
14. Maximise protection and enhancement of natural resources including water, land and air	0	The proposed changes to Policy S1 and S5 will limit the use of gas powered heating systems. The policy changes to both S1 and S5 take a step further towards eliminating air pollution from heat and energy sources. There will, however, continue to be a limited number of situations where gas powered CHP and ultra-low NOx gas boilers may be acceptable and therefore will still contribute to existing poor air quality. A result, these policy changes will have a neutral effect on the protection and enhancement of air quality.

These changes respond to technological evolution and will help to minimise carbon emissions from heating systems and promote sustainable energy infrastructure, which will contribute towards a more sustainable built environment improving air quality through reduced NOx and a reduction in carbon emissions. In addition to the health and environmental benefits these changes also have economic benefits and help in particular with residents in fuel poverty.

Transport and Public Realm: Assessment of Policy alternative to Policy T1 & T2

The preferred approach proposes changes to Appendix 3, which relate to Policy T1 which sets out the requirements for cycle parking and Transport Assessments or Travel Plans. The changes proposed for Appendix 3 reflect the nominal changes made to use class orders; replacing the previous use class with the updated use class. To ensure that thresholds for Transport Assessments and Full Travel Plans reflect the size, transport needs and impacts of General Class E developments, a spatial threshold of 750sqm is proposed. This is the lowest threshold for a Class E development; Use Class E(b) Sui Generis Hot Food Takeaway. The purpose of this is to ensure that developers assess transport impacts and explore mitigation for all activities included in Class E. The preferred approach to T2 aligns the cycle parking standards to take into account the changes to the use class order, including the different uses that now fall within class E to ensure that appropriate cycle parking, is provided as well as the importance of designing flexibility to cater for different activities within the same use class. In addition a requirement is introduced for class E where a particular use is unspecified to ensure that a suitable minimum level of cycle parking is provided which can adapt to short stay/long stay requirements of different uses. In summary the option for assessment is:

Reference	Description
Preferred approach T1 and T2	To set a minimum threshold for Transport Assessments and Full Travel Plans to ensure the size, transport needs and impacts of General Class E developments, are considered and to set a suitable minimum general level of cycle parking provision for an unspecified Class E use
Alternative BC1	Considering the possible effects of allowing Class E without any policy intervention on transport impact and cycle parking

Table 2.31 Description of preferred and alternative approach to Policies T1 & T2

It is noted that the policy assessment is of a specific aspect of policies T1 and T2 and therefore the policies are assessed together in the same assessment table.

Table 2.32 Pre hearing assessment of preferred and alternative approach to Policies T1 and T2

IIA Objective	Preferred approach to policies T1 and T2	Alternative to policies T1 and T2 – no change to specifically address class E and changes to the use class order.	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	++	-	The assessment of the preferred approach identifies positive effects in terms of transport assessments because it will help to address safety and sustainability concerns over quantity of traffic for a proposal and with regards cycle parking because it proposes to provide sufficient cycle parking for visitors or residents/staff as part of development with a general Class E requirement. The alternative by not specifying Class E activity could result in minor loss of cycle parking, harming the promotion of sustainable built environment and potentially cause negative transport impacts if adequate transport assessment was not undertaken.
2. Ensure efficient use of land, buildings and infrastructure	0	-	Preferred approach to Policies T1 and T2 will have a minor positive effect as they encourage more sustainable modes of transport and will tailor the requirement to the use unless its general Class E. This will help to support a more optimal land use in relation to transport and the movement of people and goods. It could also lead to an inefficient use of land with additional cycle parking provided it was not required taking away land from other development needs so is considered overall neutral. The alternative, not specifying Class E activity in Appendix 4 could result in excess or lack of land attributed to cycle parking, an inefficient use of land. A minor negative impact has therefore been identified.

IIA Objective	Preferred approach to policies T1 and T2	Alternative to policies T1 and T2 – no change to specifically address class E and changes to the use class order.	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	0	No effect for alternative or Policy T2.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	++	-	The preferred approach will have a significant positive effect through helping to ensure that transport impacts can be appropriately assessed and mitigated which will help to reduce the impacts of pollution on the public realm, it will also help to ensure appropriate provision of cycle parking is provided on proposals and that this is sufficiently flexible to adapt - this will help to promote connections and ensure services are accessible via sustainable transport options. The alternative, not specifying cycle parking minimum requirements by activities in Appendix 4 could lead to inappropriate cycle parking provision. The flexibility of Class E means that the needs for long stay and short stay can change depending on the activity. Not having standards which take this into account could lead to inappropriate and insufficient provision which could negatively impact on sustainable transport and accessing services via sustainable means. In addition, not being able to appropriately assess transport impacts could lead to increased transport impacts which can in turn result in additional pollution on the public realm. A minor negative has therefore been identified.

IIA Objective	Preferred approach to policies T1 and T2	Alternative to policies T1 and T2 – no change to specifically address class E and changes to the use class order.	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
5. Ensure that all residents have access to good quality, well-located, affordable housing	0	0	No effect for alternative or Policy T2.
6. Promote social inclusion, equality, diversity and community cohesion	0	0	No effect for alternative or Policy T2.
7. Improve the health and wellbeing of the population and reduce heath inequalities	++	-	The preferred approach will have a significant positive effect through helping to ensure that transport impacts can be appropriately assessed and mitigated which can help to reduce the impacts of pollution on the public realm which can help to tackle pollution and air quality which can impact on health. Ensuring adequate cycle parking is provided will also help to promote active travel which can improve physical health and wellbeing. For the alternative a minor negative effect has been identified. Unrestricted class E in Appendix 3 and 4 could lead to adverse transport impacts and inadequate cycle parking provision, which would affect communities by increasing congestion, air pollution, road danger, as well as creating barriers to cycling.

IIA Objective	Preferred approach to policies T1 and T2	Alternative to policies T1 and T2 – no change to specifically address class E and changes to the use class order.	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	-	For the preferred approach no effect has been identified. For the alternative a minor negative effect has been identified. Not addressing the different impacts of class E could lead to adverse transport impacts and inadequate cycle parking provision, which could affect access to employment spaces by increasing congestion or lack of cycle parking.
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	-	The preferred approach will have a minor positive effect through helping to ensure that transport impacts can be appropriately assessed and mitigated which can help to promote safe and sustainable connections by public transport, walking and cycling. Ensuring adequate cycle parking which takes into account the different potential impacts of Class E and provides flexibility for cycle parking to adapt will also help to achieve this objective. For the alternative a minor negative effect has been identified. Not addressing the different impacts of class E could lead to adverse transport impacts and inadequate cycle parking provision.

IIA Objective	Preferred approach to policies T1 and T2	Alternative to policies T1 and T2 – no change to specifically address class E and changes to the use class order.	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	0	No effect for alternative or Policy T2.
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	0	No effect for alternative or Policy T2.

IIA Objective	Preferred approach to policies T1 and T2	Alternative to policies T1 and T2 – no change to specifically address class E and changes to the use class order.	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	-	The preferred approach will have a minor positive effect through helping to ensure that transport impacts can be appropriately assessed and mitigated which can help to reduce the impacts of pollution and emissions. Ensuring adequate cycle parking is provided will also help to promote sustainable travel which can be beneficial in reducing vehicle trips and associated emissions.
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	0	0	No effect for alternative or Policy T2.

IIA Objective	Preferred approach to policies T1 and T2	Alternative to policies T1 and T2 – no change to specifically address class E and changes to the use class order.	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
14. Maximise protection and enhancement of natural resources including water, land and air	+	-	The preferred approach will have a minor positive effect through helping to ensure that transport impacts can be appropriately assessed and mitigated which can help with tackling air quality. Ensuring adequate cycle parking is provided will also help to promote sustainable travel which can be beneficial in reducing vehicle trips and associated emissions. For the alternative a minor negative effect has been identified Transport amounts for around 50% of emissions in Islington which contribute to air pollution. Not addressing the different impacts of class E could lead to adverse transport impacts and inadequate cycle parking provision. These negative impacts could lead to increased use of motor vehicles, which can in turn impact air quality.

Summary

The assessment identifies that the flexibility of Class E means that the needs for cycle parking could potentially not be met which could negatively impact on sustainable transport and accessing services via sustainable means. In addition, not being able to appropriately assess transport impacts could lead to increased transport impacts which can in turn result in additional pollution on the public realm, having an effect on health. The preferred approach ensures that transport impacts can be appropriately assessed and mitigated which helps tackling air quality and promoting sustainable travel which can be beneficial in reducing vehicle trips although it could also lead to an inefficient use of land with additional cycle parking provided if developers sought a flexible Class E use which could take away land from other development needs. No positive benefits of the alternative were identified.

Policy T5: Delivery, Servicing and construction

The policy contains proposed changes (SDM-MO134, 135, 136, 137) that seeks to promote more sustainable freight movements including the use of non-motorised modes of transport for safe, clean and efficient deliveries and servicing, including for uses which generate deliveries to end customers as part of their operation. The changes to Policy B2: New Business Floorspace, part D contains a proposed change (SDM-MO50) which clarifies the councils approach to air quality and sustainable transport that adds cross reference to policies S7, T2 and T5. The change identifies that proposals for industrial uses which would lead to a significant increase in vehicle movements may potentially have particular impacts on air quality, and will be required to put in place robust, specific mitigation measures to minimise the impacts. The changes to T5 clarify the need for development to demonstrate how it is maximising use of more sustainable modes of transport. The clarification and update is also linked to the recently adopted Islington Transport Strategy.

IIA Objective	Proposed change to T5 delivery, servicing and construction	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
1. Promote a high quality, inclusive, safe and sustainable built environment	+	The modifications require developments to explore more efficient and sustainable freight, delivery and servicing movements, by using sustainable and 'clean' modes for servicing and delivery, including uses generating delivery trips to end customers such as restaurants or shops. This has the potential to reduce the safety and sustainability impacts that deliveries have on the built environment, in particular the public realm. A minor positive effect has therefore been identified.

Table 2.33 Pre hearing assessment of proposed change to Policy T5

IIA Objective	Proposed change to T5 delivery, servicing and construction	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
2. Ensure efficient use of land, buildings and infrastructure	+	A minor positive effect has been identified as developments must investigate more efficient, sustainable and non- motorised freight, serving and delivery movements, which could reduce the amount of space required on-site and off-site to accommodate these vehicular movements. The new provision relating to delivery to end customers (for instance for restaurants and shops) also contributes towards that positive effect. Optimised and efficient vehicular movements for freight, delivery, servicing can together lead to positive impacts in terms of improvement congestion on the road network.
3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	0	No effect has been identified.
4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	+	A minor positive effect as developments must investigate more efficient, sustainable and non-motorised freight, serving and delivery movements, which supports a reduction in vehicular movements, promotes non-motorised modes, which can support better access to services and sustainable lifestyles.
5. Ensure that all residents have access to good quality, well- located, affordable housing	0	No effect has been identified.

IIA Objective	Proposed change to T5 delivery,	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and							
	servicing and construction	permanent / temporary effects)							
6. Promote social inclusion, equality, diversity and community cohesion	0	No effect has been identified.							
7. Improve the health and wellbeing of the population and reduce heath inequalities	+	A minor positive effect has been identified as relevant developments must investigate more efficient, sustainable and non-motorised freight, serving and delivery movements, which supports a reduction in vehicular movements, promotes non-motorised modes, which can support better access to services and sustainable lifestyles, and by extension reduce health inequalities. The policy can have a positive impact in improving air quality, reduce congestion and other negative consequences relating to traffic, improving health and wellbeing.							
8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	0	No effect has been identified.							
9. Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	+	A minor positive effect has been identified. The requirement to demonstrate how safe, clean and efficient delivery and servicing, which can lead to consolidating and reducing the number of operational vehicle trips. The promotion of non-motorised transport modes can also reduce the volume of motorised trips.							

IIA Objective	Proposed change to T5 delivery, servicing and construction	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	0	No effect
11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	0	No effect
12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	+	A minor positive effect has been identified. The modifications require delivery and Servicing Plans to demonstrate how clean and efficient deliveries and servicing has been facilitated which will assess the ongoing freight impact of the development and minimise and mitigate the impacts of this. Requiring that industrial developments should facilitate sustainable freight movement, and investigate the use of non-motorised transport and 'clean' vehicles which minimise motorised vehicle trips, which could have a positive effect on reducing carbon emissions.

IIA Objective	Proposed change to T5 delivery, servicing and construction	Commentary on assessment of likely significant effects of policies (including consideration of short/medium/long term effects, cumulative effects, secondary effects and permanent / temporary effects)
13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	+	A minor positive effect has been identified. The modifications can help promote resource efficiency through reducing motor vehicle use and promote sustainable transport options, minimising the use of non-renewable resources such as petroleum-based fuels.
14. Maximise protection and enhancement of natural resources including water, land and air	+	A minor positive effect has been identified. The modifications requirement for Delivery and Servicing Plans to demonstrate how clean and efficient deliveries and servicing has been facilitated which will assess the ongoing freight impact of the development and minimise and mitigate the impacts of this on the transport system. In addition, the use of low-emission vehicles and efficient and sustainable delivery systems which minimise motorised vehicle trips is encouraged, could have a positive effect on air quality.

Summary

The assessment identifies the positive benefits of making the changes which will have a help to improve air quality, reduce congestion and other negative consequences relating to traffic, thereby improving health and wellbeing for those living, working or visiting Islington.

Part 2: New and amended Site Assessments

Introduction

This section sets out the assessment of the new site allocations and amended existing site allocations proposed for pre-hearings consultation.

IIA Objective / Site	1. HIGH QUALITY ENVIRONM	2. EFFICIENT USE OF	3. HERITAGE	4. LIVEABLE NEIGHBOU	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEIN	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVER SITY	12I. CLIMATE CHANGE	13. RESOURCE EFFICIENC	14. NATURAL RESOURCE
KC8: Bemerton Estate	+	+	0	+	++	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	commun landsca The allo appropr Islingtor improve re-provi	nity spac ping, ligh ocation a iate loca n's housi ements w sion of c	e and pr nting, sea ims to op tion. Affo ng need /hich will ommunit	ovision o ating, play otimise th ordable ho as well a benefit th y and con	f new ret y spaces e use of ousing w s addres ne quality mmercia	ail/comme and secu land in a r yould be pr ssing object y of the bu I space tha	rity measu esidential ovided as tives relat ilt environi at will pron	es along C res across area, offer part of the ing to socia nent, crea note more	aledonian the estat ing the op developn al inclusio ting a safe liveable n	n Road is re portunity to nent of the n. The allo er and mor eighbourho	equired, al o deliver q site, contr cation req e inclusive pods.	ole housing ongside im uality hous ibuting tow uires publi e environm	iproved sing in an vards mee c realm ent as wel	ting I as the
Reasonable alternative summary	of Isling	ton (LBI)) identifie	d as hav	ing poter		ommodate	e additiona	I housing	developme	ent. The C	ned by the ouncil will tate.		

 Table 2.34 Pre hearing assessment of site KC8 Bemerton Estate

Table 2.35 Pre hearing assessment of site OIS27: York Way Estate 11. BIODOIVER SITY IIA Objective / ONISNO 0 CONOMIC ESOURCE CLUSION ELLBEIN ERITAGE EIGHBOU . HEALTH FICIENT EABLE CLIMATE CHANGE Site SOCIAL 10. OPEN SPACE ENVIRON EED HIGH **USE OF TRAVEI** ECON GROW ND 12 <u>.</u> 6. a I ш ш C ∢ с, " m **OIS27: York Way** 0 0 0 0 + 0 0 0 0 0 + + ++ + Estate The allocation suggests that additional genuinely affordable housing can be accommodated on new blocks within the estate, Commentary on assessment of alongside improved play space provision, improvements to communal facilities and enhanced landscaping. likely significant The allocation aims to optimise the use of land in a residential area, offering the opportunity to deliver quality housing in an appropriate location. Affordable housing would be provided as part of the development of the site, contributing towards meeting

effects of site allocations	Islington's housing need as well as addressing objectives relating to social inclusion. The allocation requires improvements to play space and communal facilities which will benefit the quality of the built environment, creating a safer and more inclusive environment and promoting a more liveable neighbourhood.	
Reasonable alternative summary	In terms of assessing potential reasonable alternatives to residential use of the site, it is appropriate to note that the site is a non-LBI owned housing estate. The draft allocation reflects the landowners' plans for the site and it is considered unlikely that the site would be made available for non-residential development.	

 Table 2.36 Pre hearing assessment of site OIS28: Barnsbury Estate

IIA Objective / Site	1. HIGH QUALITY ENVIRONM	2. Efficient Use of	3. HERITAGE	4. LIVEABLE NFIGHROU	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEIN	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVER SITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENC	14. NATURAL RESOURCE
OIS28: Barnsbury Estate	+	+	0	+	++	+	0	0	0	+	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	includin includin and exe and bin The allo appropr Islingtor improve benefit	g the pro g the cre ercise eq and cyc ocation a riate loca n's housi ements to the quali ourhood.	ovision of eation of a uipment le storage ims to op tion. Affo ng need o commu ty of the	addition a park or and ball e across timise th rdable h as well a nal facilit built envi	al new h n Pultney court. Im the esta e use of ousing w as addres ies, inclu ironment	omes and v Street, ar provemen te. land in a r vould be pr ssing object iding play , create a	genuinely ad the prov ts to lands esidential ovided as ctives relat spaces, a safer and	affordable rision of a caping, pla area, offer part of the ing to soci new comm more inclu	housing. new park (anting, ligh ing the op developm al inclusio nunity cen sive enviro	of New Ba Improvem- on Carneg nting and s portunity to hent of the n. The allo tre and imp onment an iting toward	ents to exi ie Street w ecurity me o deliver q site, contr cation req proved rou d promote	sting estat vith a comr asures, pla uality hous ibuting tov uires exter tes throug a more liv	e open spa nunity cen ay spaces sing in an vards mee nsive h estate, v eable	aces tre, play , seating ting vhich will
Reasonable alternative summary	housing	estate.		allocatio	on reflect	s the land				oriate to no t is conside				

Table 2.37 Pre hearing assessment of site OIS29 Highbury Quadrant Congregational Church

The draft Highbury Quadrant Congregational Church allocation reflects the landowner's plans for the site, which involve the co-location of housing with a new church and community space. The reasonable alternative to the allocation assessed below is retention of the existing quantum of social and community floorspace.

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
OIS29	+	++	0	++	+	+	+	0	0	0	0	0	0	0
Highbury Quadrant Congregational Church														
Commentary on assessment of likely significant effects of site allocations	housing importa The co- The exi environ commu encoura	J. Landsont given location sting buil ment. Th nity infra aging soo	aping ar its 'island of social dings on is option structure cial intera ipports th	d public d' location and com site are would su back into action and	realm im n. munity ir currently upport the o more p d providir	Church ar provemen rin a state e delivery roductive u ng commu ourhoods,	ts should b re uses wir of disrepa of much no use. This v nity and fa	th housing ir and dev eeded affo vould have ith facilitie	d. Improve at the site elopment ordable hou e significar s, alongsio	ements to period is consid should hav using on the the positive de the ben	pedestrian ered to be ve a positiv ne site, and effects for	access to an efficier ve effect of d bring und local resid	o the site a nt use of th n the built derused so lents by	re also ne site. ocial and
IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES

Reasonable Alternative 1: Retention of social and community infrastructure	-	-	0	+	0	+	+	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	policy, environ of the s to help commu	in this cas ment and site back i with impr	se alloca d the effic into comr ovement structure	ting the s cient use munity us s to the v	site solely of land. se. This a worship a	/ for social The site ha alternative and comm	l and comi as suffered could see unity meet	munity infra d fire dama the site fa ing spaces	astructure age and th Il into furth s. Neverth	uses coul ere are ch ner disrepa eless if so	d have a n allenges a air, without le use of th	egative im ssociated some forr ne site for	ngly suppo apact on th with bringi n of develo social and ial inclusio	e built ng parts opment
Conclusion	alterna built en residen	tive consi vironmer itial-led d	dered the nt and the evelopme	e retentic e efficient ent. On b	on of soci t use of la alance re	al and cor and and w	nmunity in ould not h n of the Ch	frastructur elp meet th	e but that ne borougl	was consi hs develop	dered neg ment need	ative agaiı ds given th	oment. The hst objectiv he potentia evelopmer	/es for I for

IIA Objective / Site	1. HIGH QUALITY ENVIRONM	2. Efficient Use of	3. HERITAGE	4. LIVEABLE NEIGHBOU	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEIN	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVER SITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENC	14. NATURAL RESOURCE
OIS30: Cluse Court	+	+	0	+	++	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	play spa The allo appropr Islingtor improve	ace, ame ocation a iate loca n's housi ements th	nity spac ims to op tion. Affo ng need	ce and la otimise th ordable h as well a enefit the	ndscapir e use of ousing w is addres	ng across f land in a r vould be pr ssing objec	the estate residential rovided as ptives relat	are require area, offer part of the ing to soci	ed. ing the op developn al inclusio	al genuine portunity t nent of the n. The allo and more	o deliver q site, contr cation req	uality hous ibuting tov uires publi	sing in an vards mee c realm	ting
Reasonable alternative summary	of Isling	ton (LBI)	identifie	d as hav	ing pote	ntial to acc	commodate	additiona	al housing	a housing developm objectives	ent. The C	ouncil will		<u> </u>

Table 2.39 Pre hearing assessment of site OIS31: Hillside Estate

IIA Objective / Site	1. HIGH QUALITY ENVIRONM	2. Efficient Use of	3. HERITAGE	4. LIVEABLE NEIGHBOU	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEIN	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVER SITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENC	14. NATURAL RESOURCE
OIS31: Hillside	+	+	0	-/0	++	0/-	0	0	0	0	0	0	0	0
Estate														
Commentary on	Subject	to justify	ring any l	oss of so	ocial infra	structure,	residential	developm	nent includ	ling the pro	ovision of a	additional g	genuinely	
assessment of	afforda	ole housi	ng. Impro	ovement	s to play	space, am	enity spac	e and land	dscaping a	cross the	estate.			
likely significant						-								

effects of site allocations	The allocation aims to optimise the use of land in a residential area, offering the opportunity to deliver quality housing in an appropriate location. Affordable housing would be provided as part of the development of the site, contributing towards meeting Islington's housing need as well as addressing objectives relating to social inclusion. The allocation requires public realm improvements which will benefit the quality of the built environment, creating a safer and more inclusive environment. There is the potential for existing community facilities to be lost as a result of development of this site. Unless this can be robustly justified in accordance with policy SC1, it could have a negative effect on liveable neighbourhoods and social inclusion by reducing residents' access to essential services and opportunities for people to connect with their community.
Reasonable alternative summary	In terms of possible reasonable alternatives to residential use of the site, the site is a housing estate owned by the London Borough of Islington (LBI) identified as having potential to accommodate additional housing development. The Council will not make the site available for non-residential development as this would not align with the Council's objectives for the estate.

Table 2.40 Pre hearing assessment of site OIS32: New Orleans Estate

IIA Objective / Site	1. HIGH QUALITY ENVIRONM	2. EFFICIENT USE OF	3. HERITAGE	4. LIVEABLE NEIGHBOU	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEIN	8. Economic Growth	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVER SITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENC	14. NATURAL RESOURCE
OIS32: New	+	+	0	+	++	+	0	0	0	0	0	0	0	0
Orleans Estate														
Commentary on										al genuinel				
assessment of				•	•		d commun	ity building	g is propos	sed, along	side impro	vements to	o play spa	ce,
likely significant	amenity	' space a	and lands	caping a	cross the	e estate.								
effects of site	The allo	ocation a	ims to op	timise th	e use of	land in a r	esidential	area, offer	ing the op	portunity t	o deliver q	uality hous	sing in an	
allocations	Islingtor improve	n's housi ements th	ng need	as well a enefit the	s addres	sing objec	tives relat	ing to soci	al inclusio	nent of the n. The allo and more	cation req	uires publi	c realm	Ũ
Reasonable alternative summary	(LBI) ide	entified a	as having	potentia	l to acco	mmodate	additional	housing de	evelopmei	estate own nt. The Co or the estat	uncil will n			

IIA Objective / Site	1. HIGH QUALITY ENVIRONM	2. EFFICIENT USE OF	3. HERITAGE	4. LIVEABLE NEIGHBOU	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEIN	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVER SITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENC	14. NATURAL RESOURCE
OIS33: Drakeley Court and Aubert Court	+	+	0	+	++	+	0	0	0	+	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	Aubert of creation The allo appropr Islington improve	Court co of a ne ocation a iate loca n's housi ements tl	mmunity w green ims to op ation. Affo ing need hat will b	centre to square - a otimise th ordable he as well a enefit the	improve and impr e use of ousing w s addres quality o	e visibility a oved lighti land in a r ould be pr ssing object of the built	uding the p and access ng, seating esidential ovided as ctives relati environme re will cont	ibility is pr g, play spa area, offer part of the ng to soci- ent, creatir	roposed, a ace and se ing the op e developn al inclusio ng a safer	alongside in ecurity mea portunity to nent of the n. The allo and more	mproved la asures acro o deliver q site, contr ocation req inclusive e	andscaping oss the est uality hous ibuting tov uires publi nvironmer	g - includir ate. sing in an vards mee c realm at and pror	ng the ting moting
Reasonable alternative summary	(LBI) ide	entified a	as having) potentia	l to acco	mmodate	the site, th additional l with the Co	housing de	evelopmer	nt. The Co	uncil will n			

Table 2.41 Pre hearing assessment of site OIS33: Drakeley Court and Aubert Court

Table 2.42 Pre hearing assessment of site OIS34: Kerridge Court

IIA Objective / Site	HIGH JALITY IVIRONM	FFICIENT SE OF ERITAGE	VEABLE EIGHBOU HOUSING JALITY	SOCIAL	HEALTH VD ELLBEIN	CONOMIC ROWTH NEED TO RAVEL	. OPEN PACE	odoiver TY	LIMATE JANGE	ESOURCE	ATURAL SOURCE
	2. ENU	EFF USE 3. HEF	0. H NEV	0.0 IN 0.0	A N A	ТР В В В В В В В В В В В В В В В В В В В	10. SP	BIG.	CL 12.	13. EF	14. REV

OIS34: Kerridge	+	+	0	+	++	+	0	0	0	+	0	0	0	0
Court														
Commentary on										al genuinel				
assessment of	the exis	sting mult	ti-use gai	mes area	within a	new, cent	rally locate	ed public s	pace and	improvem	ents to pla	y space, a	menity spa	ace and
likely significant	landsca	aping acr	oss the e	state are	expecte	ed.								
effects of site	The allo	ocation a	ims to op	timise th	e use of	land in a r	esidential	area, offer	ing the op	portunity to	o deliver q	uality hous	sing in an	
allocations	Islingto improve more liv	The allocation aims to optimise the use of land in a residential area, offering the opportunity to deliver quality housing in an opropriate location. Affordable housing would be provided as part of the development of the site, contributing towards meeting ington's housing need as well as addressing objectives relating to social inclusion. The allocation requires public realm approvements that will benefit the quality of the built environment, creating a safer and more inclusive environment and promoting ore liveable neighbourhoods. The new public space will contribute towards the increasing need for open space in the borough.												
Reasonable alternative summary	of Isling	In terms of possible reasonable alternatives to residential use of the site, the site is a housing estate owned by the London Borough of Islington (LBI) identified as having potential to accommodate additional housing development. The Council will not make the site available for non-residential development as this would not align with the Council's objectives for the estate.												

Modified allocations:

The following assessments reflect main modifications made to the allocations for sites AUS8: 161-169 Essex Road, N1 2SN; FP5: 1 Prah Road, N4 2RA; NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG; ARCH1: Vorley Road/Archway Bus Station, N19; OIS10: Hornsey Road and Grenville Works, 2A Grenville Road ; ARCH5: Archway Campus, Highgate Hill, N19

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND Wellbeing	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
AUS8: 161-169 Essex Road, N1 2SN	+	+	++	++	+	+	0	+	0	0	0	+	0	+
Commentary on assessment of likely significant effects of site allocations	consider The mos will attra the alloc contribut additiona objective council's	ed reside at significa ct people ation; brir tes to crea al housing to encou	ntial use of ant positiv to the are aging the ating a hig in the are arage actives to reduce	could be a e effect of a and hel building b gh quality ea includii ve modes ce contrib	appropriat i the alloc p sustain ack into a environm ng afforda of transp utions to	te on this pa ation will be a vibrant a appropriate ent and opt able housing ort and red climate cha	art of the sit e on liveable nd viable to use could h imising the g. Redevelo uce depend	e. e neighbour wn centre i ave a signif use of land opment of th lency on ca	hoods. The n Angel. The ficant positi by suppor ne car park rs, which s	velop the ca e allocation he building i ive heritage ting the dev also contrik hould have provision o	protects the s Grade II* impact. Th elopment o outes contri a minor pos	e existing c listed and t e allocation f the car pa butes to the sitive effect	ultural uses his is protect also positiv rk to meet i council's s in relation t	which cted in vely need for strategic to the
Conclucsion	use coul park to t still prov in the pre	d be appr he rear of ide releva ovision of	opriate. It the site. int town c housing.	is though Whilst the entre use	nt that an change f s which w	element of from busine	residential ss use to re ue to provid	use could be	e incorpora ould have a	iness uses ated onto the in effect in r ic growth ef	e site through elation to e	gh the rede conomic gr	velopment over the si	of the car te would

Table 2.43 Pre hearing assessment of modifications made to site AUS8: 161-169 Essex Road, N1 2SN

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
FP5: 1 Prah Road	++	+	0	+	++	+	0	0	0	0	0	0	0	0	
Commentary on assessment of likely significant effects of site allocations	The alloo surveilla amenitie	cation pro nce in an	vides an o area with dance wi	opportunit high crim th the livea	y to bring e levels. able neigl	an unused The site is w hbourhoods	within the to s objective.	nto use, ma wn centre,	providing f	efficient use uture reside e affordable	ents with go	od access t	to facilities a	and	
Conclusion	use (as a residenti growth.	a former C ial use of t	Conservat his site w	ive club in ould be a	Sui Gen ppropriate	menities in accordance with the liveable neighbourhoods objective. The site would provide affordable housing as part of any residential element. his could also have positive effects in relation to social inclusion. Ithough business use was previously identified on the site, the benefits of housing were recognised. As the site was not previously in business se (as a former Conservative club in Sui Generis use) and is located in a primarily residential area, albeit still within Finsbury Park Town Centre, esidential use of this site would be appropriate, although it is recognised that this would not result in a positive contribution towards economic									

Table 2.44 Pre hearing assessment of modifications made to site FP5: 1 Prah Road

Table 2.45 Pre hearing assessment of modifications made to site NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road,	++	++	0	++	+	+	+	++	+	+	0	0	0	0

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
and 8-32 Seven Sisters Road, N7 6AG														
Commentary on assessment of likely significant effects of site allocations	and a sig Retentio developr	gnificant a n and enl nent of a	amount of nancemer local lanc	new office at of the co Imark build	e floorspa overed m ding up to	with a large ace. Existing arket will be o 15 storeys e retail provi	site perme supported	eability throu . The alloca	ugh to Sev tion also io	en Sisters F lentifies tha	Road and th t the site off	e market sl fers the opp	hould be ma portunity for	aintained. the
	This sho for emplo housing consider to facilitio particula wider he	uld help r byment a as part of ation in th es and ar r along H alth bene	meet resid s well as i f any resid nis locatio nenities. N ertslett Ro fits. Impro	lent's need ncrease th lential eled n. Permea New devel bad. The p	ds and in ne supply ment. De ability imp opment p potential o to the pu	nprove acce of resident livery of qua- provements presents the delivery of r blic realm a	ess to town ial floorspa- ality housing at the site opportunit iew public o	centre uses ce all of whi g which add vould promo y for new hi open space	s, foster eco ich result ir lresses the ote liveable gh quality a would impl	nomic grou positive ef challengin neighbour architecture rove access	vth through fects. The s g environme hoods by in that can er ibility to pul	providing a site would p ent would b aproving res ahance the blic open sp	additional op rovide affor e an import sidents' cor town centre pace as we	pportunity rdable tant nection e in Il as have
Conclusion	consider allocation does not	ed to be n now su affect the	sufficient to oports a n e scoring	to meet de hore fully r overall – t	emand fo nixed-us he site w	rebalance th r retail floors e scheme w rill still contri in Part 1: Ta	space in thi /ith a signifi bute toward	s location. T cant amoun	Therefore, It of reside	rather than ntial and off	requiring ac ice floorspa	dditional ret	ail floorspa	ce, the

 Table 2.46 Pre hearing assessment of modifications made to site ARCH1: Vorley Road/Archway Bus Station, N19

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH1: Vorley Road/Archway Bus Station, N19	++	++	0	+	++	+	+	+/0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	business presents The allo location assist w opportur housing social in	ARCH1 is allocated for residential-led development with social and community infrastructure uses. There may be potential for an element of business floorspace including affordable workspace and space suitable for SMEs. The allocation identifies that the northern part of the site boresents an opportunity for the development of a local landmark building of up to 15 storeys, forming part of an Archway cluster of tall buildings. The allocation in the town centre, optimising the use of previously developed land and buildings. The development of a landmark tall building will and assist with wayfinding and permeability and help to enhance local character The allocation will foster economic growth by providing additional opportunities for employment and increase the supply of residential floorspace, resulting in positive effects. The site would provide affordable building as part of any residential element, which will help people to move out of poor quality and/or inappropriate housing with positive effects for social inclusion and health and wellbeing. Permeability improvements at the site would promote liveable neighbourhoods by improving residents' connection to facilities and amenities.												
Conclusion	in relatic emphas benefits housing	on to livea ise that th of social the modif	ble neight ere may t and comn ication to	oourhoods be an elen hunity infra the alloca	s and pote nent of bu astructure ition is co	ential social Isiness floo e uses in a t nsidered ap	inclusion h rspace is le own centre	owever doe ss certain a location an nd has a nu	es not chan and this has d the conti	ige the scor s been refle	ing already cted in the tunity to pro	identified. scoring, ho	have positiv The change wever giver nificant amo	e in n the

Table 2.47 Pre hearing assessment of modifications made to site OIS10: Hornsey Road and Grenville Works, 2A Grenville Road

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
OIS10:	+	+	0	+	+	+	0	-/0	0	0	0	0	0	0	

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Hornsey Road and Grenville Works, 2A Grenville Road														
Commentary on assessment of likely significant effects of site allocations	The alloc Location have a n objective overall. T well as a promotin between	cation opt and the egative ir es helping The site w addressing ig liveable residents	imises the current en pact on to mitiga vould prov g objective e neighbo s and corr	e use of p nploymen economic te the imp ride afford es relating urhoods b	reviously t use of th growth, h acts of th able hous to social y improvi ccupiers,	developed ne site a mi nowever the nis to some sing as part inclusion.	land. Giver xed use develop provision of extent lead t of any resi The co-location for resident	dential deve the site is velopment of some offici ing to a neu dential elem tion of com s to essentia se, waste an	within the H could lead t ce develop tral/minor n nent, contri mercial and al services	to the loss of ment would negative eff buting towa d residentia such as sh	of existing b I still contrib ect in relation rds meeting I uses could ops. There	usiness floc ute towards on to econo g Islington's d have a po is some po	orpace which s employment mic develop housing ne sitive effect tential for co	ch could ent pment eed as t on onflict
Conclusion	negative contribut effects o needs as	effect in te towards n the pro- s well as i	relation to s employr vision of h retaining s	economi nent objectoring nousing. Cosome emp	c growth ctives hel n balanc loyment	given the p ping to mition e it is consi use on the	revious emp gate the imp dered that t	ts the extan bloyment us bacts of this he modified ibute toward	se on the si to some e allocation	ite, the prov xtent. The r will help to	ision of son nodified allo contribute t	ne office de ocation wou owards the	velopment Ild also hav boroughs l	would still e positive housing

Table 2.48 Pre hearing assessment of modifications made to site ARCH5: Archway Campus, Highgate Hill, N19

IIA Objective / Site	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
ARCH5: Archway Campus, Highgate Hill, N19	+	++	0	+	++	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of site allocations	also allo The allo meet ne seek to i local cha effect in neighbo The intro allocatio	ws for an cation of t ed. It also improve li aracter of relation to urhoods b oduction c	element of his site w makes en nkages to the area a beconom by providir of an elem lear that s	of student ill substan fficient use Archway and promo ic growth, ng accessi ent of student ac	housing p tially cont of land l Town Ce ote a high with both ble servic dent hous	provided thi tribute to he ocated in a ntre, prome quality buil commercia ces. sing, has the	s does not busing provi highly acce ting a more t environme al uses and e potential t	weigh agair sion in the essible area liveable ne ent. The int community o make less	nst the prov borough, ir a which has eighbourho roduction o and social s efficient u	and social i vision of prio ncluding the s been vaca od. Develop of some cor l infrastructu use of the la d to impact r	provision of provision of nt for some oment of the nmercial us ure use cou nd for prior	ntional hous of affordable e time, and e site can h e can have Id also con ity land use	sing on the s e housing, to developmer lelp to enha e a minor po tribute to liv	site. o help nt should nce the sitive eable the
Conclusion	in relatic basis tha unaffect econom	on to hous at this doe ed. The o ic growth.	ing and o es not neg nly chang On balan	ther objec atively im e in relation ce the mo	tives has pact on c on to the s odified allo	not change onventional scoring is th	d. As noted housing ar at an elemonsidered a	l above, the nd affordabl ent of comm ppropriate a	e provision e housing nercial use	oositive ben of an eleme and so the could have number of p	ent of stude scoring in re a new pos	nt housing elation to th itive impact	is provided	on the /es is

Table 2.49 Pre hearing assessment of modifications made to site BC13 Car park at 11 Shire House, Whitbread Centre, Lamb's Passage

IIA Objective / Site	HIGH JALITY MUDON	FICIENT	EABLE COUSING ALITY	CCIAL	IEALTH D LIBEIN	ONOMIC OWTH VEED TO AVEL	OPEN ACE	MA.		5 õ
	A.H.	2. EFF 3. HER	4. 5. H(QUA	6. S(7. HI AND WEL	8. GRO 9. NI TRA	10. (SPA	11. SITY CLIN	13. 13. 14. 14.	S S S S S S S S S S S S S S

BC13 Car park at 11 Shire House, Whitbread Centre, Lamb's Passage	+	++	0	0	+	+	0	+	+	0	0	+	0	+
Commentary on assessment of likely significant effects of site allocations	afforda The alle provision to econ effect in The site this into aims to and na	ble works ocation w on of sign omic gro n relation e is curre o use anco encoura tural resc	space and iflicant of wth and to object ntly a gro removin ge more purces. Th	d small s ninor pos fice spac on social ive 5 whi bund leve g the car sustainal ne schem	cale busin itive effect e, alongs inclusion ch could I car park parking. ole forms ne will als	ness uses ets on hou ide affords through p also have and the a The remo for transp o create a	with addit using and e able works provision o positive e allocation v oval of car port, resulti	ional resid conomic o pace and f a range o ffects on s vill have si parking wi ng in mino more incl	ential use growth thro small scal of job oppo ocial inclu gnificant p Il have sus or positive usive envi	may be a bugh the c e busines ortunities. sion. positive effects on ronment b	cceptable. levelopme s uses wo The additi fects on the benefits a the object by introduc	nt of emplo uld have a on of hous e efficient and contrib tives for cli ing active	byment flo positive e ing will ha use of land ute to wid mate char	bace including orspace. The ffect in relation ve a positive d by bringing er strategic nge, transport, and activity to
Conclusion	addition positive	hal reside e effect in	ential use relation	may be to the pro	acceptab ovision of	le. This is housing.	that there will have r t 1: Table	nostly the						cognising is an additional

IIA Examination Conclusions

This section seeks to pull together part 1 and part 2 assessments using as a base the overall cumulative effects of the plan when considered against the sustainability framework objectives set out in part 1: cumulative effects. This has been presented below in table form with a column added which updates and adds any relevant effects identified in part 2. The section seeks to bring together the overall cumulative effects of the plan against the sustainability framework objectives, drawing out positive effects between policy areas but also potential tensions. It is intended to make clear that the effects identified in part 2 either add to the those identified in Part 1 or they replace effects identified in part 1 of the examination IIA.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
Objective 1 - Promote a high quality, inclusive, safe and sustainable built environment	The effect of the Local Plan on the Built Environment objective is positive with housing policies supporting development at optimal densities which combines with other policies – PLAN1 and DH1 to fully optimise density levels. and combine well with other policies in the plan such as policies PLAN1 and G4 which will help a proposal fully integrate within, and relate positively to, their immediate locality. The policy in DH1 supports innovative approaches to design as a means to increasing development capacity whilst recognising that the scale of development is dependent on design and character. PLAN1, T1, T4 and G4 also help a proposal fully integrate within, and relate positively to, their immediate locality which combined with the Area Spatial Strategies, which promote public realm improvements helps to create buildings and places that are both high quality and safer and more inclusive.	The assessment of modifications recognises the potential harmful effect on social and community uses but also the wider mix and balance of uses across the CAZ and town centres from Class E which the modifications can only partly mitigate. There is a change in effects from the submission IIA in response to introduction of Class E and whilst the modifications across various policy areas are considered positive these effects are now minor where previously they were considered significant positive. Effects are considered limited as there an element of uncertainty over how effective the approach will be in securing an inclusive, safe and sustainable built environment that places people at the heart of the design process and creates robust and adaptable buildings that respond to people's changing needs over the long term.

Table 2.51 IIA Examination Conclusions

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
Objective 2 - Ensure efficient use of land, buildings and infrastructure	The Local Plan makes the best use of the scarce land resource in the borough and balances the competing demands for land use across the borough. There is an overall positive effect against the built environment objective with housing policies supporting housing development at optimal densities which combines with other policies – PLAN1 and DH1 which also seeks to fully optimise density levels. This efficient use of land and infrastructure can also have wider environmental benefits in terms of helping protect green spaces from development and reducing carbon emissions. There is a tension between optimising density and the historic environment with the potential impacts on heritage value potentially increased by higher density. Policy DH1 recognises this potential impact and seeks innovative approaches to address the risk. The Inclusive Economy policies B1/B2 and R1 work in concert with the Area Spatial Strategy policies to focus development in the right locations in the borough which combines with the approach in Policy T1 which recognises that land use should take account of accessibility and ensure proposals promote connectivity. The Thriving Communities section also sets a principle of restricting inefficient forms of development; student accommodation, large HMO and purpose built private rented sector on the basis of land supply. The development of visitor accommodation is also restricted by Policy R12 for the same reason. Infrastructure needs are addressed both through policy and Site Allocations where relevant.	The assessment of modifications recognises the potential harmful effect on the mix and balance of uses and efficient use of land in the CAZ from Class E which is considered to impact the wider economic function of the area. There is a change in effects from the submission IIA in response to introduction of Class E and whilst the modifications across various policy areas are considered positive these effects are now minor where previously they were considered significant positive but uncertainty is identified over how effective the approach in policy BC1 will be in maximising office floorspace. The effect of Class E and the potential dilution of retail development in the most appropriate locations in town centres is a risk and an inefficient use of land which could be ineffective in balancing competing demands between land uses and will result in retail needs not being met. Whilst the preferred approach goes some way to mitigating this the advent of Class E is recognised as working against the policies assessed in the submission IIA which sought to balance the tensions between land uses and focus development in the right locations. Ultimately the introduction of Class E affects the ability of the Local Plan to meet the development needs of the area.
Objective 3 - Conserve and enhance the significance of heritage assets	The approach to heritage ensures that heritage assets will be strongly protected while recognising the need to accommodate new development. Where relevant Area Spatial Strategies in the Local Plan reference heritage assets highlighting their importance, alongside local views and landmarks. Site allocations also make reference where there are relevant	None of the modifications have significantly changed the assessments outcomes against this objective.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
and their settings, and the wider historic and cultural environment	heritage development considerations. Growth could impact heritage value but it is considered that this is mitigated by the relevant policies and will help new development to add to the borough's character and distinctiveness - Policy DH1 recognises this potential impact and seeks innovative approaches to address the risk of adverse heritage impacts. Policy also considers cultural value in the borough recognising the inherent sensitivity these uses can have to the introduction of new uses. Area Spatial Strategies identify where culture is a priority and the identification of cultural quarters will help support and enhance the uses in these locations.	
Objective 4 - Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	The Local Plan policies seek to ensure that the appropriate level of infrastructure is available for the local population with policies in the Thriving Communities section protecting social and community facilities and policy ST1 supporting new strategic infrastructure where needed. In addition policy seeks to respond to where facilities already exist with a link in Policy H2 to supporting existing facilities. This is supported by Policy H1, which seeks new housing development that is fully integrated within, and relates positively to, the immediate locality and policies SC1 and SC2 which contribute to improving access to health and social care services/facilities by protecting existing facilities and providing a robust approach to considering changes in service provision are managed appropriately. The Area Spatial strategies identify relevant social and community infrastructure which helps maintain residents access to facilities. The retail policies seek to strike the right balance of retail, leisure, culture and business uses which will help maintain the access to these services close to people's homes. Policy recognise the need to protect residential amenity e.g. through suitable noise assessment and application of the agent of change principle which is covered by housing, retail and design policies. PLAN1 draws this all together with the connected and inclusive principles which helps development to	The uncertainty around Class E is identified for social and community facilities, which could both help to reduce health inequalities by increasing opportunities for healthcare facilities, as well as leisure and indoor recreation uses such as gyms but could also increase health inequalities by not protecting these facilities against change of use to higher value uses. The effect of Class E will also likely have minor negative effect on liveable neighbourhoods as the lack of planning control for many uses, including food and drink uses like cafes and restaurants, may result in some of these uses being developed in inappropriate locations and have negative impact due to their effect on residential amenity such as noise, odours, and servicing impacts. The wider impact on town centre vibrancy from the potential for Class E uses which do not form active frontages, such as offices at ground floor could cumulatively and in specific locations individually, have a negative impact on the diversity, vibrancy and economic prosperity of town centres and LSAs. Overall there is a change

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
	encourage permeability and movement and maintain and support access to services and facilities.	in effects from the submission IIA in response to introduction of Class E and whilst the modifications across various policy areas are considered positive these effects are now minor where previously they were considered significant positive.
		However, the increased ability for COU within the E use class may have positive impacts on upper floors in town centres, and especially in less well performing LSAs that would benefit from an influx of workers.
		The additional site allocations specifically to address housing supply will deliver wider improvements beyond improvements in housing quality and supply that will help create a safer and more inclusive environment and promote more liveable neighbourhoods through landscaping, safety measures, improved play spaces and community facilities.
Objective 5 - Ensure that all residents have access to good quality, well- located, affordable housing	The objective has clear positive effects resulting from policy which seeks delivery of affordable housing from all development and responds to the number one objective of the Local Plan to maximise the delivery of genuinely affordable housing. This improves fairness and integration, addressing inequality and tackling social exclusion with the delivery of mixed and balanced communities. As identified in Thriving Communities section above the policies in the Sustainability Appraisal section have significant positive cumulative effects by helping ensure all residents have access to good quality housing through ensuring all housing meets high standards of energy efficiency and relevant sustainable design	The additional site allocations specifically to address housing supply will make a significant contribution to affordable housing which will help to meet need in the borough as well as contribute to wider improvements on housing estates.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
	standards; which helps to reduce fuel poverty and contributes to reducing inequality. This also contributes health benefits with residents benefiting from warmer homes and more affordable homes to heat. There is a significant tension between balancing housing with other needs in the plan, primarily employment needs. The tension with other forms of housing has already been identified – large scale HMO accommodation and student accommodation. Ensuring that employment needs are met is a key consideration of the Local Plan. Striking the right balance with a focus on employment uses in the right locations has been taken, with employment growth focused in the CAZ and priority employment locations and LSIS where residential uses are restricted. The restriction on residential uses in town centre Primary Shopping Areas is also an example of the tension. Site Allocations play a key role in the borough in demonstrating that both employment and housing needs will be met with significant levels of growth identified.	
Objective 6 - Promote social inclusion, equality, diversity and community cohesion	The same positive effect from the Local Plan approach to maximise the delivery of genuinely affordable housing results on this objective too. Other policies in the Thriving Communities section also aim to improve fairness and integration and tackle social exclusion, through the delivery of mixed and balanced communities which are economically, environmentally and socially resilient. Policy PLAN1 and the inclusive principle supports policies across the plan both in terms of the mix of uses but also the design of development and the broader built environment. The Inclusive Economy section supports the economy through supporting creation of a variety of new business floorspace, protecting existing floorspace and securing affordable workspace and jobs/training opportunities from development which helps promote equity, provide opportunity and remove barriers to employment.	There is a change in effects from the submission IIA in response to introduction of Class E and whilst the modifications across various policy areas are considered positive these effects are now minor where previously they were considered significant positive.
Objective 7 - Improve the	Policies throughout the plan help address the health and wellbeing objective, in particular housing policies which determine housing quality	Policy R5 seeks to maintain local shops and cafes. These facilities are often the closest facilities to

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
health and wellbeing of the population and reduce heath inequalities	which combine with other policies in the plan to help a proposal fully integrate within, and relate positively to, their immediate locality. The Area Spatial Strategy policies promote specific public realm improvements which combined with high quality housing helps encourage people into more active travel through a healthier public and built environment supported by car free transport policies and adequate cycle parking. The Social and Community policies contribute to improving access to health and social care services/facilities by protecting existing facilities and providing a robust approach to considering changes in service provision are managed appropriately. Public Realm and Transport policies will have significant positive cumulative effects against objectives relating to health and climate change as they seek to reduce pollutants and improve air quality. This works with policy for Green Infrastructure which preserve open spaces and increases the amount of green open space, plants, trees, green walls and roofs in the urban environment which will also contribute to improving air quality and encouraging people to participate in more active travel, sport and recreation in the borough. The sustainable design policies that highlight the importance of designing the home as a place of retreat which can contribute to wellbeing, improving both physical and mental health.	 where people live so enabling their protection as a local neighbourhood service that especially benefits access to goods and services by people with mobility issues is particularly relevant and considered to have a positive effect against this objective. Policy T1 and T2 changes in response to Class E will have a significant positive effect through helping to ensure that transport impacts of Class E can be appropriately assessed and mitigated which can help to reduce the impacts of pollution on the public realm which can help to tackle pollution and air quality which can impact on health. Ensuring adequate cycle parking is provided will also help to promote active travel which can improve physical health and wellbeing. In addition the changes to Policy T5 are similarly positive in this respect. The new site allocations which specifically address housing supply and affordable housing delivery could potentially lead to impacts, for example in terms of the overall quantum of amenity space on estates potentially affecting access to that space. The effect of this is uncertain as it will depend on the circumstances of each site and the details of the final proposals at planning application stage. The effects of development on each site will be mitigated through other policies in the plan, for example on housing estates there is policy G2 which seeks to protect open space on estates and which sets criteria the for re-provision and

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
		enhancement of open space in the circumstance where development is proposed.
Objective 8: Foster sustainable economic growth and increase employment opportunities	Policies B1 to B4 recognise the importance of supporting the economy through the creation of a variety of new business floorspace, protecting existing floorspace - in particular industrial land through new LSIS designations. Meeting employment needs is a clear priority for the Local Plan with other uses restricted to ensure that these needs are adequately met – the Site Allocations which prioritise employment space help to contribute to this meeting this need as will the Area Spatial Strategies which provides further policy support for employment growth in key areas such as the knowledge economy in Kings Cross and Tech City in the Bunhill and Clerkenwell AAP. As mentioned under the affordable housing objective striking the right balance between meeting housing and employment needs is a tension that the Local Plan has to deal with. The focus on employment uses in the right locations has been taken, with employment growth focused in the CAZ and priority employment locations and LSIS where residential uses are restricted. The restriction on residential uses in town centre Primary Shopping Areas is also an example of the tension. Retail policies also contribute to economic growth and London's wider economy by seeking the right balance of retail, leisure, culture and business uses to meet residents, business and visitor needs through seeking to protect and enhance provision of services in town centres, local centres and dispersed shops. The requirement to secure affordable workspace and jobs/training opportunities from development helps to widen opportunities for residents and tackle barriers to employment. The Sustainable Design policies support the delivery of an inclusive economy by helping to contribute to a green economy with commercial buildings that have high environmental standards and can be designed to be flexible and adaptable.	The wider positives of Class E are noted in particular the creation of a wider range of employment opportunities which could potentially help remove some barriers to employment across the borough with the increased flexibility around where uses can locate. However the assessment recognises the detrimental longer term effect on the existing economic function of parts of the borough if a significant quantum of floorspace changes via Class E to flexible uses over time. The detrimental effect is recognised in particular on the role of the CAZ in supporting Central London's economy but uncertainty is recognised in terms of all locations – including town centres and more peripheral locations. There will also be a detrimental effect on LSIS, in particular Vale Royal, Islington's most significant LSIS. Protecting the industrial function of LSIS has wider benefits serving other economic functions in both the local and wider London economy, so there would be a detrimental effect in neighbouring boroughs depending on their dependency on the activities usually found in LSIS which support businesses in other boroughs. The tension Class E has introduced is particularly apparent with the assessment of marketing periods for the protection of existing uses with the assessment finely balanced over considering the options and the response of landowners with long term impacts considered to be overall negative.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
		More generally in the longer term Class E is considered to have a negative effect on the overall supply of office space.
Objective 9: Minimise the need to travel and create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking	The locational benefits of the Local Plan are also considered with cumulative benefits from reduced transport emissions from focusing office development in the most accessible locations in the borough through policy in the Thriving Economy section; the AAP area, CAZ, town centres and CAZ fringe. These locational benefits are reinforced by policy in the Area Spatial Strategies, site allocations alongside strategic policies on specific land uses and policies for public realm and design/ PLAN 1 which support improvements in the built environment. The policy approach in the Bunhill and Clerkenwell AAP in particular aims to maximise floorspace with a percentage requirement which will help achieve most floorspace in the most accessible location in the borough. This combined with Transport, Public Realm policies and PLAN1 encourages more sustainable and accessible transport and cycle parking requirements will all help people transition to more sustainable modes of travel. The cumulative benefit of protecting the industrial function also helps to reduce the need for goods and services to travel too which also reduces congestion and air pollution. The Area Spatial Strategies through promoting public realm improvements also help to create places that are both high quality and safer and therefore more inclusive.	The transport impacts of class E are considered in Policy T1, T2 and T5 changes and will have a significant positive effect that builds on the submission policy through helping to ensure that transport impacts of Class E can be appropriately assessed and mitigated which can help encourage a shift to more sustainable forms of travel. The uncertainty over predictions of where uses will be located from Class E could now have a minor negative impact on road networks and sustainable transport modes when there is an accumulation of uses that have loading and parking requirements or high numbers of journeys such as offices in industrial areas for example which do not have appropriate public transport access.
Objective 10: Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	The approach ensures that open spaces are preserved and seeks to increase the amount of green open space. Area Spatial Strategies will help to create a high quality built environment with public realm improvements and also identify improvements to access existing green open spaces or add additional open space. This will have wider health benefits when combined with Urban Greening policies and enhancement of green infrastructure. Combined with other policies in the Local Plan this helps to promote physical and mental health, health benefits	The changes to Policy G2 that provide clarification on how proposals for moorings and facilities to support moorings should be approached in the context of the canal as public open space identify no effects as the policy states that development can only take place where it there is no detrimental impact on nature conservation and biodiversity value, and the character and amenity of the

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
	associated with access to nature, responds to impacts of climate change (flood risk and urban heat island) as well as improving air quality.	waterway corridor and its function as public open space.
Objective 11: Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity	Cumulative positive benefits for biodiversity are created through a strategic approach to green infrastructure, biodiversity and wildlife habitat with requirement for developers to maximise green infrastructure and biodiversity provision consistent with G1. Several Site Allocations identify landscape and green infrastructure improvements as do Area Spatial Strategies which respond to the context of nearby open spaces/SINCs and the Regent's Canal. Delivery of development on these sites can also help with the achievement of objectives in the Council's Biodiversity Action Plan. Policy approach to biodiverse green roofs, green walls and soft landscaping through PLAN1 will also contribute to enhancing biodiversity. The Green Infrastructure policies will also combine with the Sustainable Design policies and the integrated approach to flood risk management and sustainable drainage to have cumulative benefits together which reduce the risk of flooding and helping to manage water sustainably and ensure wider benefits such as biodiversity and a drainage hierarchy that promotes green features over grey.	None of the modifications have significantly changed the assessments outcomes against this objective.
Objective 12: Reduce contribution to climate change and enhance community resilience to climate change impacts	Cumulatively the Sustainable Design policies set out the council's strategic approach to delivering sustainable design with the aim of minimising the contribution of development to climate change and ensure that developments are designed to mitigate the effects of climate change. There is a fundamental tension between any development, which contributes to climate change through emissions and resource use and meeting social needs through development, in particular housing and employment but also other infrastructure needs. The Sustainable Design policies go some way to addressing this tension through energy efficiency measures for example and also introduces new policy approach – Policy S10 circular economy and adaptive design which will help mitigate the effect of resource use of development. The locational	The policy changes add to the submission policies Sustainable Design policies by responding to technological evolution and will help to minimise carbon emissions from heating systems and promote sustainable energy infrastructure, which will contribute towards a more sustainable built environment improving air quality through reduced NOx and a reduction in carbon emissions. The displacement of industrial activities of the LSIS through Class E could see an increase in vehicle mileage through Islington, which risks increased

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
	benefits of the Local Plan are also considered to have cumulative benefits from reduced transport emissions from focusing office development in the most accessible locations in the borough. There is also a benefit of protecting the industrial function in LSIS and Area Spatial Strategies which also helps to reduce the need for goods and services to travel too which also reduces emissions from this source. Islington's car-free policy in Policy T3 and Policy T5 which seeks to minimise air pollution from the construction process as well as reducing deliveries will also help reduce transport emissions. The Sustainable Design policies in setting out the approach to flood risk management and sustainable drainage have cumulative benefits together to reduce the risk of flooding and help to manage water sustainably. These policies working alongside green infrastructure policies which also play a role in helping to reduce surface water run-off and reduce flood risk. Sustainability is identified in PLAN1 as one of the four key design principles for development in the borough.	congestion and emissions, which would have climate change and air quality impacts. The transport impacts of class E are considered in the Policy T1 and T2 changes and will have a significant positive effect that builds on the submission policy through helping to ensure that transport impacts of Class E can be appropriately assessed and mitigated which can help reduce the carbon emissions associated with transport. In addition the changes to Policy T5 are similarly positive in this respect.
Objective 13: Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	The policies in the Sustainable Design section set out requirements for development proposals to promote resource efficiency through application of an approach to the Circular Economy. Policy in the Thriving Economy section supports the intensification, renewal and modernisation of business floorspace. The approach to circular economy and adaptive design has cumulative benefits when considered alongside other policies in the plan, this include PLAN 1 which required development to be durable and adaptable, policies ST2, H4 and B2 which seek to maximise re-use and recycling as well as Sustainable Design policies by reducing the environmental impacts, including embodied carbon emissions, that new development can have. Policy for high quality housing provides seeks well designed facilities for the management of recycling for residents and Strategic Infrastructure ensures that the waste management facility in the borough is protected. The borough is also	None of the modifications have significantly changed the assessments outcomes against this objective.

Objectives	Cumulative effects Part 1 submission IIA	Updated consideration of cumulative effects following modifications assessment in Part 2
	working jointly with neighbouring boroughs on the North London Waste Plan, that will plan for waste management needs for the borough.	
Objective 14: Maximise protection and enhancement of natural resources including water, land and air	Air quality is a cross cutting issue addressed by a number of policies that cumulatively will help to tackle air quality issues in the borough, this includes design policies, locational policies set out in the Area Spatial Strategies, site allocations alongside strategic policies on specific land uses which seek to locate uses in the most appropriate locations, green infrastructure and public realm and transport policies which all have a role in helping to improve air quality and minimise exposure. The policies in the Sustainable Design section set out requirements for conserving water resources and managing flood risk and dealing with contaminated land.	The potential negative impact on efficient, sustainable travel with potential distortion of the retail hierarchy across all policies through Class E could increase the need to travel and therefore carbon emissions associated with transport. Similarly, the displacement of industrial activities of the LSIS through Class E could see an increase in vehicle mileage through Islington, which risks increased congestion and emissions, which would have climate change and air quality impacts. This in turn contributes to the high levels of air pollution in London. High trip generating E uses located outside of town centres could see these uses not located in the most well served locations for public transport infrastructure specifically bus, tube and rail connections.

IIA: Mitigation

In line with guidance potential mitigation measures should be considered where the assessments identify negative effects in order to reduce the negative effects. The assessment should also consider ways that policies can be improved. The updated assessments in part 1 and the consideration of modifications in part 2 have not identified any significant negative effects which require mitigation. However minor negative effects have been identified by the updated policy assessments in Part 1, the updated assessment of Site Allocations and the assessments in Part 2. These are considered below.

There were two main minor negative effects identified for the housing policies. For policy H6: Purpose built student accommodation the assessment identifies the negative impact on the use of land and adaptability. The assessment considers there is no evidence to suggest that student accommodation can provide the same level of flexibility and adaptability as conventional housing in meeting housing need over the short, medium and long term as conventional housing development can. It is also considered that the policy would reduce the ability of development to meet wider development needs including through likelihood of delivering less affordable housing and therefore not optimise the use of land. There is an overwhelming need to provide housing and affordable housing with limited amount of developable land in the borough, and conventional housing meets the broadest spectrum of need, so any form of housing that detracts from meeting this overwhelming need is going to have a negative impact on use of land. The restriction on student accommodation to specific sites is mitigation in itself. However the negative affect on use of land and housing adaptability is also considered to be mitigated in part by the approach in Policy H6 which allows the intensification of existing student accommodation on sites which are already in use as purpose-built existing student accommodation. The principle that the extension, alteration and refurbishment of existing student accommodation for additional student accommodation should be considered in practical terms. It less likely that existing student accommodation presents opportunities to create either more housing or more employment space given the separate management needs, amenity needs which would complicate the design and efficient use of the building if it were to be intensified as mixed use residential or employment. Therefore allowing flexibility for intensification of existing sites provides additional mitigation to the negative adaptability and land use effects by reducing pressure for further student accommodation to be developed in the borough. Other housing policies with similar negative effects; policies H10: Large HMO and H11: PRS development do not benefit from this mitigation likewise nor does policy R10: Visitor accommodation. They rely on the restriction in policy on the development of these uses to mitigate the negative effect of these uses.

In respect to R12: Visitor accommodation the assessment has similarly identified the issue around land supply and delivery of visitor accommodation as the only negative effect for this policy. Permitting more visitor accommodation reduces the availability of land to meet other more pressing development needs, therefore it would not effectively balance competing demands for land use. There are many identified needs that take priority above visitor accommodation in Islington, principally housing and offices – it would also create additional pressure on land

supply for other town centre uses. However the assessment considers that this effect is already partially mitigated by the restrictive approach taken in R12 which limits hotel development to specific sites or the intensification of existing visitor accommodation in town centres and the CAZ. This restrictive approach is considered to balance the need to consider competing land use as it also allows other priorities to take precedent on existing hotel sites and optimise the use of previously developed land. Visitor accommodation also has a negative effect on the environment through energy demand and water use which is mitigated through policy requirements to adhere to environmental standards. The assessment of the alternatives identified the increased negative impact which is why they were discounted.

The appraisal for Policy H7: Meeting the Needs of Vulnerable Older People identifies the same negative effects as for other housing policies ie that older persons accommodation cannot provide the same level of flexibility and adaptability as conventional housing in meeting housing need over the short, medium and long term. The assessment of the alternative notes that a more permissive alternative approach would contribute to meeting wider London needs in addition to local older people's specialist housing needs, which would be a positive effect. As mitigation for the approach and the less adaptive provision of this accommodation there could be a proactive engagement exercise to identify sites where existing accommodation is provided and the opportunity for intensification may be possible – both for existing care homes and existing supported housing where it is unlikely mixing conventional housing with housing for older people will be practical. This may also have the benefit of facilitating improvements to the existing stock.

The introduction of Class E could see landowners take advantage of the flexibility to change use to a more economically valuable use whilst not seeking extensions to a building or redevelopment as that would require planning permission. If proposals were considered development then, depending on the nature of the proposal, there could be policy restrictions through the planning system, however where proposed changes don't come through the planning system then they cannot be mitigated. The tension is identified in the assessment of the pre-hearing modification for policy B3 around changes to marketing periods. The Preferred approach has some minor negative effects, in particular in the short term as a longer marketing period may discourage landowners from seeking alternative uses through the planning system and instead they may likely consider changing use within Class E and not intensifying their sites and that would represent a lost opportunity. Conversely the alternative reducing marketing could encourage more efficient use of sites where they seek alternative uses through the planning system and result in intensification of use. The uncertainty of how the market will respond to Class E and more importantly the more limited role of the planning system to manage this response means this cannot be mitigated. This uncertainty is greater for the retail policies where the assessment suggest impacts include a potential distortion of the retail hierarchy which could have a range of effects including ability to meet retail needs, wider provision of services, increasing the need to travel and associated carbon emissions. In particular the potential dilution of retail development in the most appropriate locations is considered to be ineffective in balancing competing demands between land uses and ultimately an inefficient use of land. Again the uncertainty of how the market will respond and more importantly the more limited role of the planning system to manage this response means this cannot be mitigated.

The industrial area of Vale Royal presents an opportunity in respect of Class E where commercial uses such as offices or town centre uses maybe introduced into the industrial area of Vale Royal via use of Class E. Where it is development it would require some form of mitigation to

enable the continued operation of existing industrial users. Class E could have impacts on the operation of industrial businesses, which could lead to issues such as lack of space for loading facilities and negative effects on air quality and amenity. Issues of residential amenity would also be a concern if reforms to the planning system introduce this as a permitted development right for landowners. The need for mitigation could only be considered through site specific negotiations with applicants were they to seek subsequent applications once they had taken advantage of the Class E opportunity. Additionally if neighbouring industrial sites intensify for additional industrial use this may provide the opportunity for design mitigation. The assessment highlights the benefits of securing new uses through the planning system where impacts of Class E can be considered and mitigated where necessary via use of conditions.

For policy R1 there is a potential for a minor negative effect as the policies affect the supply of housing in the primary shopping areas across the borough. However, the assessment considers this to have no effect overall as other policy ensures housing is delivered outside the locations identified which will ensure housing targets are met. The policies set out circumstances where residential would be suitable in town centres and LSAs. The alternative, a more flexible approach to housing in the PSA, which would mitigate this effect on housing supply; the assessment identified the potential benefits but considered that overall these would not outweigh the benefits of the policy approach. The assessment also noted that Class E represents a commercial opportunity on all floors in the PSA, which if the policy were to permit residential use would inhibit this Class E led growth in the long term. The other policy which has a similar effect on housing supply and judges the balancing with meeting employment needs is BC1. For this policy the assessment notes that the market housing developed in this area is unaffordable to the vast majority of Islington residents and notes that residential use is the biggest threat to provision of land for commercial floorspace. No mitigation is therefore considered possible for these policy effects as the alternatives have demonstrated.

For DH3 there maybe minor negative effects on economic development as the development of tall buildings will be directed to key locations where they are most appropriate, which may result in a lower overall quantum of floorspace delivery than an approach where tall buildings could be developed in more locations across the borough. These effects are minor as lower rise buildings will meet the vast majority of this need, and on many sites lower rise buildings can rival tall buildings for floorspace delivery. Possible mitigation to this constraint on growth could include a relaxation on the height limit for tall buildings and increased number of potential locations. The increased number of potential locations was considered as part of the alternatives and on balance was found to be less positive and create uncertainty in respect to negative impact on local character and distinctiveness and contribute only minor additional floorspace.

Site Allocations

Development on site allocations will be subject to other plan policies which will help to assess and mitigate potential impacts, for example on Green Infrastructure and heritage policies. Specific negative impacts have been identified on the following sites.

KC1: King's Cross Triangle Site and KC2: 176-178 York Way, KC5: Belle Isle Frontage and OIS21: Former railway sidings adjacent to Caledonian Road Station have potential impacts on biodiversity. The assessments all recognise the potential for development to a have a negative impact on biodiversity/green infrastructure as the sites are partially within a SINC or adjacent to one. The assessments all note that

the effects should be carefully considered and managed. For these sites the question of whether the 'Development Considerations' could be expanded is not considered necessary given the borough-wide policies but this could be a matter for further discussion.

The development of site allocation OIS21: Former railway sidings adjacent to Caledonian Road Station may have a negative impact on the Caledonian Road Station which is a grade II listed building. The assessment notes that the design of any proposal would be sensitive to the specific location, reflecting the need to preserve the heritage asset and ensure amenity impacts from the railway line are mitigated. In response to representations at Regulation 19 consultation from Historic England further work will be done to consider this potential impact.

OIS31: Hillside Estate is a new site allocated to meet housing need and identified as part of the pre-hearing consultation. The proposal consists of residential development where there is the potential for existing community facilities to be lost as a result of development of this site. Unless this can be robustly justified in accordance with policy SC1, it could have a negative effect on liveable neighbourhoods and social inclusion by reducing residents' access to essential services and opportunities for people to connect with their community. The mitigation would be provided by application of policy SC1 which would require development to consider local social infrastructure needs through a Community Needs Assessment.

OIS10: Hornsey Road and Grenville Works, 2A Grenville Road, this a pre-hearing assessment made following modification of the allocation which introduces residential development into the allocation. Given the site is within the Hornsey Road/Marlborough Road Priority Employment Location and the current employment use of the site, a mixed use development could lead to the loss of existing business floorpace which could have a negative impact on economic growth, however the provision of some office development would still contribute towards employment objectives helping to mitigate the impacts of this to some extent leading to a neutral/minor negative effect in relation to economic development overall.

IIA: Monitoring

The SEA regulations set out that local planning authorities should monitor the significant environmental effects of implementing the Local Plan. The purpose of this is to identify any unforeseen adverse effects at an early stage so appropriate remedial actions can be taken. Monitoring of Islington's Local Plan will be set out in the Authorities Monitoring Report and details of Islington's monitoring indicators are set out in the modifications. These have been included below where they are a relevant alternative or complimentary to the proposed IIA indicator.

TOPIC	IIA Objective	Prompt Questions	Proposed IIA Indicator	Proposed Local Plan indicator
BUILT ENV	1. Promote a high quality, inclusive, safe and sustainable built environment	 Will the policy Secure high quality architecture and urban design that enhances local character and distinctiveness? Promote location sensitive density and design? Ensure consideration of the spaces between buildings to provide an attractive, functional and sustainable public realm? Create robust and adaptable buildings that can respond to change over their life? Make the built environment safer and more inclusive? Promote an approach to design that places people at the heart of the design process? Encourage measures to reduce crime and fear of crime including anti-social behaviour? 	 Rate of crime (per 1000 residents) Perceptions of anti-social behaviour 	 Visitor accommodation change (completions) in schemes and bed spaces in identified locations and outside of identified locations
USE OF LAND	2. Ensure efficient use of land, buildings and infrastructure	 Will the policy Optimise use of previously developed land, buildings and existing infrastructure? Optimise the use of previously developed sites and new builds to implement Green Infrastructure in unused areas such as footpath sides, blank walls and roof space? Focus development in the most appropriate locations? Balance competing demands between land uses to provide for the full range of development needs of the area? 	• Proportion of floorspace consented in class E use vs proportion in conditioned class E use for office, shops, community infrastructure and light industrial.	 Number of homes and amount of business floorspace completed in spatial strategy areas (cumulative totals) Business floorspace completed (and net change) in major developments within (i) CAZ and Bunhill and Clerkenwell AAP (ii) CAZ fringe Spatial Strategy areas – Angel and Upper

TOPIC	IIA Objective	Prompt Questions	Proposed IIA Indicator	Proposed Local Plan indicator
		 Provide the necessary infrastructure in the right locations to support development e.g. water, sewerage, energy transport etc? Ensure that development is sufficiently flexible and adaptable to accommodate evolving social and economic needs 		Street; and King's Cross and Pentonville Road (iii) Priority Employment Locations (PELs)
HERITAGE	3. Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment.	 Will the policy Protect sites, features and areas of historical, archaeological and cultural value and their setting in and around Islington? Enable the borough's heritage and culture to be understood, explored and appreciated as much as possible and by as wide a range of people as possible? Protect views of historically important landmarks and buildings and valued local views? Ensure Islington's historic environment contributes to social and cultural life in the borough? Successfully balance access and energy efficiency requirements with the conservation and enhancement of heritage assets? Encourage management plans to be actively prepared and implemented? 	 Changes in the number of Heritage assets; listed Buildings, Conservation Areas Change in number of heritage assets held on heritage at risk register 	 Additions and removals from the Historic England Buildings at Risk Register Tall buildings completed in identified locations and outside of identified locations
LIVEABLE	4. Promote liveable neighbourhoods which support good quality accessible services and sustainable lifestyles	 Will the policy Improve access for all residents to all essential services, facilities and amenities near their home? Such as health facilities, schools, early years provision, council services, advice services, libraries, community and faith facilities, leisure centres, open space and play areas, food growing space, and neighbourhood shops. Promote diverse, vibrant and economically thriving town and local centres that serve the needs and wellbeing of the population? Improve connections of neighbourhoods with facilities/amenities? Encourage a vibrant social environment that attracts visitors to the borough while respecting the needs of residents? Reduce the impacts of noise, vibration and pollution on the public realm? 	 Access to dispersed convenience store / supermarket Level of vacancies in major and local centres Access to services and facilities and amenities Noise complaints registered with the council Cultural provision outside cultural quarters 	 Proportion of units within each Town Centre that are vacant Proportion of units within each Local Shopping Area that: (i) are in class E use; (ii) are vacant; (iii) have changed to C3 use within the monitoring year. Proportion of completed new hotel rooms that are wheelchair accessible \$106 contributions for accessible parking bays

TOPIC	IIA Objective	Prompt Questions	Proposed IIA Indicator	Proposed Local Plan indicator
		 Support the expansion and enhancement of cultural provision and maximise opportunities for the cultural life of the borough to flourish? 		
AFFORDA	5. Ensure that all	Will the policy		
BLE HOUSING	residents have access to good quality, well-	 Ensure all housing is of a good standard, including for energy efficiency? 	Income to average house price ratio	Housing completions and net change
	located, affordable	 Increase the supply of affordable housing to meet identified need as far as possible? 		 Mix of dwelling sizes in completed developments
	housing	 Improve the diversity of housing sizes, types, prices and tenures? 		
		 Ensure tenures are fully integrated? 		 Gross and net affordable housing completions for major developments
		 Encourage development at an appropriate density, standard, size and mix? 		
		 Provide for housing that meets the diverse and changing needs of the population? 		Affordable housing contributions secured for minor schemes (permitted)
INCLUSIO	6. Promote	Will the policy		
N	social inclusion, equality, diversity and	 Reduce inequality and the negative consequences of relative poverty? 	Resident satisfaction with local services	 Progress in meeting identified needs for Gypsy and Traveller Accommodation
	community	 Reduce social exclusion and ensure that everyone has access to the same opportunities? 	 % of people who believe people from different backgrounds get on well 	
		Promote fairness, social cohesion and integration?	together in their local area	
		Promote equity between population groups and those with protected characteristics?	-	
		• Support active engagement of the wider community in decisions that affect their area?	 Proportion of resident pupils attending Islington schools achieving 5+ A-Cs 	
		 Encourage active and connected, strong and cohesive community? 	including English and Maths	
		 Support the delivery of integrated and accessible early years services necessary to ensure that vulnerable children have the best start in life? 		
		 Remove barriers to employment and increase the skills of residents? 		
		 Improve opportunities and facilities for formal, informal and vocational learning for all ages? 		
HEALTH 7. Improve the	Will the policy			
	health and wellbeing of the	Improve mental and physical health and wellbeing?	Health deprivation (IND)	 Public houses gained and lost (completions)
	population and reduce heath	 Increase use and ease of access to green spaces for all residents, particularly those with mental and physical 	Life expectancy	Annual mean air pollution levels for
	inequalities	health concerns?		nitrogen dioxide and PM10

TOPIC	IIA Objective	Prompt Questions	Proposed IIA Indicator	Proposed Local Plan indicator
ECONOMI C GROWTH	8. Foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes	 Reduce health inequalities? Reduce the proliferation of activities with negative health externalities? Improve access to a full range of coordinated health and social care services/facilities in all sectors for all residents? Ensure that the built and natural environments promote health and wellbeing, including by facilitating physical activity and active travel and encouraging social interaction? Increase food growing opportunities? Support fully inclusive health, recreation, leisure and sport facilities that meet the needs of the whole community? Reduce fuel poverty? Manage noise issues and their effect on individual health? Improve air quality? Will the policy Sustain and increase the borough's contribution to the London and national economy? Support a range of local businesses of different types and sizes? Provide sufficient space in the right locations for different types of businesses to develop, grow and thrive? Support the development of green industries and a low carbon economy? Widen the opportunities for local residents to access employment, particularly those groups experiencing above average worklessness? Provide a range of employment opportunities? 	 Rate of obesity in children All-age all cause mortality rate All-age in cause mortality rate Net gain in employment floorspace (by type and size) Proportion of Islington residents with no qualifications Income deprivation (IND) 	 Number of homes and amount of business floorspace completed in spatial strategy areas (cumulative totals) Business floorspace completed (and net change) in major developments within (i) CAZ and Bunhill and Clerkenwell AAP (ii) CAZ fringe Spatial Strategy areas – Angel and Upper Street; and King's Cross and Pentonville Road (iii) Priority Employment Locations (PELs)
		 Tackle barriers to employment, such as affordable childcare and skill levels? Provide training and job opportunities for local residents? 		,
NEED TO TRAVEL	9. Minimise the need to travel and create accessible, safe and sustainable connections and	 Will the policy Improve connectivity both within the borough and to neighbouring boroughs and wider London? Encourage a shift to more sustainable forms of travel and away from private vehicle use? 	 Proportion of residents using sustainable modes of transport Volume of transport in Islington 	Change in mode share
	networks by road, public	• Reduce the need to travel, especially by car?		

TOPIC	IIA Objective	Prompt Questions	Proposed IIA Indicator	Proposed Local Plan indicator
	transport, cycling and walking	 Improve road safety for all, particularly pedestrians and cyclists? Improve accessibility of the borough's transport network? Provide facilities that will support sustainable transport options? Enhance capacity of the transport network? Reduce harmful emissions from transport? Reduce the negative impacts of servicing and freight? 	 Number of people killed or seriously injured on Islington roads 	
OPEN SPACE / ACCESSIB LE	10. Protect and enhance open spaces that are high quality, networked, accessible and multi-functional	 Will the policy Protect existing public and private open spaces? Contribute to meeting the increasing need for open space? Link existing open spaces? Prioritise open space in areas of deficiency? Improve the quality of open space? Promote or improve public accessibility of open space now and in the future? Ensure that open space is considered within the wider context of green infrastructure and delivering multiple benefits? Improve inclusive access to a range of open space types to meet local needs? 	 Quantity of open space (ha) Resident satisfaction with open space 	Designated public open space gains and losses (sqm) (completions)
BIODIVER SITY	11. Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity.	 Will the policy Increase protection and improve opportunities for biodiversity? Ensure that development has no harmful effects on biodiversity and that development resulting in biodiversity net gain is given priority? Encourage development that implements strategic and connected green infrastructure? Ensure development does not increase flood risk ? Protect existing trees and increase tree planting? Increase biodiverse green roofs, green walls and soft landscaping? Protect the populations of priority species identified in Islington's BAP? Maximise opportunities to enhance biodiversity? 	 Change in areas designated for conservation significance Additional area of green roofs installed in new developments 	

TOPIC	IIA Objective	Prompt Questions	Proposed IIA Indicator	Proposed Local Plan indicator
CLIMATE CHANGE	12. Reduce contribution to climate change and enhance community resilience to climate change impacts.	 Increase green infrastructure and improve connectivity? Maximise opportunities for engagement with wildlife, including environmental education? Support positive management of green infrastructure (green roofs, walls, soft landscaping etc) for biodiversity? Support biodiversity enhancement of The Regents Canal? Will the policy Improve energy efficiency and carbon emissions associated with buildings and transport? Promote the use of low and zero carbon technologies including decentralised energy networks? Improve energy security? Encourage buildings and places designed to respond to changing conditions? Reduce the impact of climate change, including flooding and urban heat island effect? Improve the microclimate? Reduce greenhouse gas emissions? Reduce fuel poverty? Steer development to the areas at lowest risk of flooding in the borough? 	 Overall greenhouse gas emissions for Islington Per capita reduction in CO2 emissions in the LA Area EPC certificates 	 On-site carbon reduction achieved for major development Offsetting contributions from completed new developments Major developments (completions) that have: 1. Connected to a heat network. 2. Where there is a Commitment to connect to a future network
RESOURC E EFFICIEN CY	13. Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	 Will the policy Use local, sustainable materials and resources? Promote the use of renewable sustainable energy sources? Minimise the use of non-renewable resources? Ensure design is appropriate for lifetime of development? Support the circular economy? Provide opportunities for businesses to benefit from the circular economy? Minimise the volume of waste produced in Islington, including construction and deconstruction waste, food and household waste? Support the 'Waste Hierarchy'? Increase the proportion of waste recycled or composted? 	 Water consumption per capita Residual household waste per household Percentage of household waste sent for reuse, recycling and composting 	Circular Economy Statements for referable applications (permissions)

TOPIC	IIA Objective	Prompt Questions	Proposed IIA Indicator	Proposed Local Plan indicator
		 Provide the right type of infrastructure to deal with residual waste in the most sustainable way? 		
NATURAL RESOURC ES	14. Maximise protection and enhancement of natural resources including water, land and air	 Will the policy Minimise air, water, and soil pollution and their negative impacts on human health? Improve air quality in line with national and international standards? Protect surface and groundwater quality? Promote the sustainable use of water resources? Prevent soil pollution and restore contaminated land? Ensure sustainable use and protection of natural resources, including water? Ensure the necessary water and sewerage infrastructure to service development? 		 Annual mean air pollution levels for nitrogen dioxide and PM10

Appendix 1: EqIA Local Plan Modifications

Islington Local Plan modifications – Equalities Impact Assessment update

A full equalities impact assessment was undertaken as part of the Regulation 19 IIA. The following provides an update to this specifically looking at the equalities implications of proposed modifications to the plan.

Table 1: Area Spatial Strategies, set out in Strategic and Development Management Policies, policies SP1 to SP8; and Bunhill and Clerkenwell Area Action Plan policies BC3 to BC8

Do the modifications have a positive or negative impact on groups with protected characteristics?	How will the modifications in this section impact and which groups with protected characteristics will it effect?
Modifications likely to positively impact on groups with protected characteristics.	SP2 (SDM-MO4- SDM-MO5) and BC4 (BC-M09) provide clarification on how proposals for moorings and facilities to support moorings should be approached in the context of identified needs and the canal as an open space. The modifications have the potential to improve boat dwellers' safety, convenience and quality of life by improving their access to water, electricity and waste collection. Boat dwellers may possess one or more protected characteristics; a 2016 survey of London boat dwellers conducted by the Canal and River Trust found 10% of respondents reported a disability and 11% were from non-white backgrounds. ¹ Better boater facilities also contribute to creating a cleaner and better-quality environment for pedestrians and cyclists, therefore benefitting many protected groups who walk or cycle beside the canal. The policy does not require improvements however and so the extent of positive impacts will depend on implementation. This modification is cross-referenced by a modification in G2. The impacts of modification below.

In SP3 A (SDM-MO09), the approach to securing new light industrial floorspace through planning conditions, responding to the introduction of class E, will help retain a range of employment opportunities which can help to benefit local people.

Islington's 2016 Employment Study² highlights that land prices in the LSIS are much more affordable than in other parts of the borough, which provides a lower price threshold for enterprise space needed for new and emerging businesses. This can favour small to medium size businesses. The location of the LSIS in Inner London make it an accessible employment area for local people, who can also access it by public transport. This is likely to have a positive impact on those protected groups who may be on lower incomes; in particular BAME, disabled and pregnant women are less likely to have access to private motorised transport. It is worth noting that car ownership increases with household income, types of household and homes. People on lower incomes, lone parents and people who rent their properties are less likely to own a car³.

In spite of these identified positive impacts, existing light industrial floorspace can be converted into other uses within Class E, which could lead to a reduction of in the range of employment opportunities which could have negative impacts for local people, including those with protected characteristics identified above, albeit this is beyond the scope of the policy.

The proposed change to SP5 (SDM-MO18) and Site Allocation NH1 (SA-MO57) seeks to balance the retention and enhancement of retail and employment floorspace and emphasises the need to provide a significant amount of residential space on the upper floors. This will help to provide additional housing including affordable housing to support meet identified housing needs. All BAME groups (with the exception of Indian/Pakistani and White Other households) as well as young and older people and those with disabilities are more likely to be on lower incomes and to be housed in social

rented housing. Providing increased and improved housing opportunities for those on low incomes is likely to have a positive effect on these protected groups. The provision of accessible accommodation which will also have a positive effect on disabled and others with mobility needs.
Other modifications were identified to have no specific impacts.

Table 2: Thriving Communities, set out in Strategic and Development Management Policies, policies H1 to H12 and SC1 to	
SC4	

Do the modifications have a positive or negativ impact on groups with protected characteristics?	veHow will the modifications in this section impact and which groups with protected characteristics will it effect?
Modifications likely to positively impact on groups with protected characteristics.	H7- Meeting the needs of vulnerable older people, part F (SDM-MO36) is a clarification in relation to how the policy structured. It does not impact on the overall outcomes.
	(SDM-MO39 - SDM-MO41)The changes to policy H12 and the supporting text responds to the deletion of the London Plan definition of Gypsies and Travellers. Islington has given consideration to how differing definitions of this protected ethnic group influence the identified accommodation need (Council's Gypsy and Traveller Accommodation Assessment (2019)). The proposed modifications retain the commitment to meeting identified need, and the Local Plan continues to recognise the different levels of need that applying the removed draft London Plan definition and government definition result in. Islington's evidence suggests the need is currently entirely from members of the Gypsy and Traveller community who live in permanent 'bricks and mortar' accommodation, including social housing in Islington. Depending on the preferences of Gypsies and Travellers living in 'bricks and mortar' this need may not translate into a need for pitches.

The planning and delivery of new pitches may result in a reduction in social exclusion, and promote equality, fairness and respect for some Gypsies and Travellers. However, the positive benefits of this would be reduced the less the need is met. As the Local Plan recognises that the theoretical need identified may not translate into real need in practice, whilst the changes could be seen to reduce the pitch target the reality of the Islington context has not changed and whilst the change made at the London Plan level may have a negative effect from a strategic point of view the effect of the modifications at a local level remains positive. However, depending on the extent of need and if pitches are provided based on the government's definition, this could lead to the delivery of a lower number of pitches, thereby having the potential to reduce the overall positive impact. The Local Plan, whilst recognising the challenges in meeting identified need due to the circumstances of the borough, also highlights mitigations in place to meet identified need. Depending on the scale of accommodation that can be met through council sites(s), if there is a need for further sites to meet need, this could be met through a focused review of the Site Allocations document, and/or by working subregionally with other boroughs and the GLA.

(SMD-MO42) H12 Gypsy and Traveller Accommodation relating to windfall sites that come forward during the plan period, add additional clarification that proposed sites must provide a high quality of housing consistent with relevant aspects of policy H4 is added. The addition of this wording reiterates the requirement of high-quality housing for the protected group. Additions to paragraph 3.150 emphasise that amenity blocks must meet accessibility standards and a good level of privacy to be maintained. This detail will promote high accessibility standards for members of the Gypsy and Traveller community, especially for those who possess a disability.

SC1 new criterion C (SMD-MOD43) proposes to secure necessary social and community infrastructure at planning stage. Securing social and community infrastructure services and facilities is generally considered to have

h ti p a a a e p c c c c f i i t f i i f i f i	a positive impact on all groups in terms of supporting physical and mental health and wellbeing and helping encourage community cohesion. As stated in he Regulation 19 Equality Impact Assessment for SC1, this infrastructure is ikely to have a positive impact on disabled people and older people, particularly older women, who live longer but spend more later years living with a disability, as these groups rely more on health services. Positive impacts are also especially likely to be felt by certain BAME groups who are more likely to experience poor health. Community infrastructure also supports children, older beople, and families and often offers support to people who possess protected characteristics relating to religion, race, gender reassignment, sex and sexual prientation. In spite of this positive impact, it is worth noting that class E has botential impacts in terms of loss of social infrastructure which the policy can no longer affect. The effect of Class E has curtailed the ability of the policy to safeguard existing social and community infrastructure facilities that fall within Class E, such as nurseries, day centres, medical and health services and ndoor sports facilities. Whilst this could both help to reduce access to facilities by increasing opportunities for healthcare facilities, as well as leisure and ndoor recreation uses such as gyms but could also increase access to acilities by not protecting these facilities against change of use to higher value uses. Therefore the impacts are considered uncertain at the moment.	
C	Other modifications were identified as have no specific impacts.	

Table 3: Inclusive Economy, set out in Strategic and Development Management Policies, policies B1 to B5 and R1 to R12;and Bunhill and Clerkenwell Area Action Plan policies BC1 and BC2

Do the modifications have a positive or negativ impact on groups with protected characteristics?	eHow will the modifications in this section impact and which groups with protected characteristics will it effect?
There are likely to be various positive impacts on groups with protected characteristics.	The amendment to B1, part E (SDM-MOD45), clarifies the approach to Locally Significant Industrial Sites within the context of the changes to the use class order, their continued protection and encouragement for their renewal, modernisation and intensification. All of this will help to ensure a range of employment provision for Islington residents, including for groups with protected characteristics.
	B2 Part A (SDM-MOD50) and supporting text modifications relating to the use of planning conditions to secure employment activities in the right locations could have a positive impact on lower income communities who might suffer from unemployment or job insecurity. The change to part C (SDM- MOD50) and supporting text will help with securing a range of employment provision for Islington residents, including for groups with protected characteristics as BAME groups, for example, have greater proportion of people who have no qualifications and face barriers to employment ⁴ . Child poverty is closely linked to unemployment. Providing a range of employment in the borough can help to reduce unemployment and increase opportunities for all protected groups including disabled people who traditionally face greater barriers to employment.
	It should however be recognised that beyond the new policies, Class E, whilst providing flexibility, also limits the Council's ability to protect employment space in the right locations. Existing business floorspace can be converted into other uses within Class E, which could lead to a reduction of business floorspace in the borough's employment locations which could impact on employment opportunities and on protected groups.
	B2 Part D (SDM-MOD50) and associated supporting text require developments to mitigate air quality impacts in the LSIS. As stated in

the Islington Air Quality Strategy (2019)⁵ disabled people, children, older people and those on lower incomes are more likely to suffer from air pollution, the policy, alongside other policies in the plan which address air quality can therefore help to have a positive impact on these groups.

SDM-M064 – A new paragraph is proposed that clarifies that on mixed use proposals, where there are exceptional circumstances where the provision of affordable workspace will undermine the ability to secure affordable housing, affordable housing would take a precedent. This both has the potential to have negative and positive impacts where the situations arise, as affordable workspace provides opportunities for people in lower income groups – however the acute need for affordable housing is evidenced. The paragraph ensures that in limited cases affordable workspace would not prevent schemes that deliver policy compliant affordable housing from coming forward.

The modifications to R1 (SDM-MOD72) recognises the flexibility benefits of Class E whilst maintaining a retail and access to services that help meet the needs of residents to ensure shops and services are located in accessible places, most capable of accommodates those uses. Impact assessments aim at mitigating some of the negative impacts of uses which have the potential to have some equalities implications, for example in relation to the function and amenity of areas (which could impact on access to services).

The changes to policy R2 (SDM-MOD76) aim to maintain a retail core in Town Centres, ensuring shops and services are accessible and manage the impacts of uses. This has beneficial impacts on protected groups as having accessible shops helps to cater for the needs of older people, children and young people, disabled residents, pregnant women and parents with young children. Town Centres are a focal point for socialising and support social interaction, they also support employment and training offering flexible entry level jobs for young and old people. Older people will also generally place value on retail which is convenient as they generally make fewer journeys. The proximity and accessibility to Town Centre also incentivises walking trip generation. This increases the amount of physical exercise people take with its accompanying health and social benefits of all groups of residents.

It should however be recognised that beyond the new policies, Class E, whilst providing flexibility, also limits the Council's ability to protect retail spaces in the right locations. Existing retail floorspace can be converted into other uses within Class E, which can lead to a reduction of retail floorspace in the borough's shopping areas.

R3 Footnote 30- states that some class E uses like clinics and nurseries will not be required to adhere to the Sequential Test in certain circumstances but may be conditioned to operate in that use. The clarification of not requiring the sequential test for planning application purposes is unlikely to have an impact on the provision of social infrastructure. The consideration of social infrastructure and how this will be secured is assessed above.

(SDM-MO82) The amendments to policy R4 in relation to Local Shopping Areas and supporting text whilst providing flexibility in relation to Class E also seek to manage potential impacts of this and in some circumstances secure through planning conditions retail for everyday essential goods where there is no such provision within 300m of a site. This modification has scope to benefit people with families, children, older people and people with physical, sensory and cognitive disabilities and related limited mobility. Access to very local services incentivises walking trip generation. This increases the amount of physical exercise people take with its accompanying health and social benefits of all groups of residents.

R4 (SDM-MO83) - The addition of an impact assessment for developments over 200sqm proposing class E use will result in the identification of potential individual and cumulative impacts of uses, including amenity impacts. The

potential for a loss of future amenity is likely to affect disabled and older people with limited mobility more acutely as they may struggle to travel further to access shops. This modification aims to assess and monitor for such risks so that any negative impacts can be managed.

R5 B (SDM-MO84). This modification enables the council to secure a retail unit outside of a designated Town Centre for the provision of essential daily goods where a need is identified. As with R4D- this policy will benefit those older people and disabled people who may have limited mobility. It will also improve convenience shopping for the wider population. However, it is recognised that there will be impacts associated with the introduction of class E which could result in the loss of existing retail which provide essential daily goods to other class E uses which do not, albeit this is not something that policy can affect.

BC1 and supporting text (BC-MO2 and BC-MO3) were amended to clarify the policy in the context of use classes order changes, this includes clarifying the use of conditions for new developments in Bunhill and Clerkenwell consistent with the modifications for policies B1 and B2. Ensuring that new development can provide for business space can help to secure positive benefits for people in lower incomes, BAME communities and disabled people who face employment barriers. This in part mitigates against the other impact of Class E which removes the Council's ability to prevent existing office stock from changing to other Class E uses.

BC2 (BC-MO5) was amended to clarify the locations where retail, leisure and cultural uses might be appropriate. This will help to ensure that these uses do not harm the amenity of the area, which can have a positive impact on the wellbeing and safety of residents. The policy also sets out that development cannot create harmful concentrations of night time economy uses, which would include impacts from noise, litter, and anti-social behaviour. The policy also directs cultural uses to the Clerkenwell / Farringdon Cultural Quarter helping

expand the cultural role of this area and of London as a whole. This policy has potential positive impacts for protected groups – as people who suffer from poor health might be more exposed and suffer more from noise pollution. Deprived communities can also disproportionally be exposed and vulnerable to anti-social behaviour and crime. However it is recognised that there will be impacts associated with the introduction of class E which could result in the negative amenity impacts due to the location and concentration of specific uses, albeit this is not something that policy can affect.
Other modifications were identified as have no specific impacts.

Do the modifications have a positive or negative	How will the modifications in this section impact and which groups with
impact on groups with protected	protected characteristics will it effect?
characteristics?	
This modification is likely to see mainly positive impact on groups with protected characteristics. Some minor negative impacts may also be felt by people with protected characteristics- mitigation of this is suggested.	 G2- A (SDM-MOD109), alongside amendments to SP2 and BC4 provide clarification on how proposals for moorings should be approached in relation to the canal as an open space. As with SP2, this policy has potential to positively impact boat dwellers' access to amenities and quality of life plus also improve the environment for pedestrian and cyclist users of the canals. There is potential for a minor negative impact on the amenity of open space enjoyed by pedestrians and cyclists with protected characteristics who use the canal depending on implementation. To mitigate this, any boater facilities must be designed to have no detrimental impact on the character and amenity of the waterway and its function as an open space. Other modifications were identified as have no specific impacts.

Table 4: Green Infrastructure, set out in Strategic and Development Management Policies, policies G1 to G5

Table 5: Sustainable Design, set out in Strategic and Development Management Policies, policies S1 to S10

Do the modifications have a positive or negative mpact on groups with protected characteristics?	How will the modifications in this section impact and which groups with protected characteristics will it effect?
No major additional impacts on protected groups have been identified as a result of the modifications	The modifications for policy S5 (SDM-MOD115 – 125) and supporting text aim to reduce carbon consumption through low / zero carbon heating sources which will make homes more energy efficient. These energy efficiencies can lead to cheaper energy bills, which can reduce fuel poverty and improve long term energy security, supporting those of lower incomes as well as groups more likely to live in poor housing accommodation such as children. The modifications to policy S5 and supporting text also include requirements for developments using air source heat pumps and direct electric heating to achieve a high specification of fabric energy efficiency. This will ensure that developments using these heating systems achieve minimal heat demands, and as a result, not lead to increased energy bills. Low and zero carbon heating sources, including low-carbon heat networks and secondary heat sources will have a positive impact on air quality. The modifications to policy S5 and supporting text seek to ensure that minor newbuild developments with an individual heating system prioritise low carbon heating systems, such as air source heat pumps, and that ultra-low NOx gas boilers will only be acceptable in exceptional circumstances where other heating options are not feasible. This will ensure that the impact on air quality of heating systems used by minor developments is minimised and has benefits for all groups, and in particular for children, older and disabled people, as identified in the Islington 2020 Zero Carbon Strategy.

 Table 6: Public Realm and Transport, set out in Strategic and Development Management Policies, policies T1 to T5

Do the modifications have a positive or negative impact on groups with protected characteristics?	How will the modifications in this section impact and which groups with protected characteristics will it effect?
Positive impacts have been identified for people with protected characteristics.	Policy T1 supporting text (SDM-MO131) - modifications relating to Low Traffic Neighbourhoods, Vision Zero and People Friendly Streets relate to the new Islington 2020 Transport Strategy – and they aim at improving the environment for walking and cycling through minimising through traffic and reducing speeds, therefore reducing road danger and air pollution. These benefits will be particularly felt by children and older adults who are disproportionately likely to be involved in collisions, killed or seriously injured by motor vehicles. Reducing through traffic also improves air quality which will especially people with disabilities relating to respiratory health. Whilst the policies referred above are not directly linked to the Local Plan, policy T1-T5 are complementary of its objectives and will help deliver the Transport Strategy.
	The new Part C of T5 (SDM-MO135) includes a requirement for uses which generate deliveries to end customers such as restaurants, retail and restaurants to prioritise non-motorised sustainable modes of transport. Given the rise of e-commerce and take-away activities, this requirement has the potential to reduce motorised vehicular movements linked to deliveries.
	Further to new part C, the new part E for policy T5 (SDM-MO136) requires developments in the LSIS to explore reducing freight movement through consolidation and increase the proportion of trips made by non-motorised modes.
	Together, Part C and Part E have the potential to reduce the number of motorised trips, which can improve air quality by reducing emissions, reduce road danger and community severance, which all have positive effects on people who disproportionally suffer from the negative impacts related to traffic, namely children, older people, disabled people and those on lower incomes.

Appendix 3 and 4 modifications translate the former use class order into the new use class order, and create a general Class E requirement which aims at mitigating transport impacts via Transport assessments or provide appropriate cycle parking for Class E. The mitigation of transport impacts via Transport Assessments will have positive impacts on people on low incomes, disabled people, children and older people who all suffer disproportionally from traffic externalities. The provision of cycle parking at an appropriate level for general Class E will also support those who do not have access to a private car in providing more sustainable transport choice.
Other modifications were identified as have no specific impacts.

Table 7: Design and Heritage, set out in Strategic and Development Management Policies, policies D1 to D8

	How will the modifications in this section impact and which groups with protected characteristics will it effect?
No major additional impacts on protected groups have been identified as a result of the modifications	Modifications were identified as having no impacts.

Table 8: Strategic infrastructure, set out in Strategic and Development Management Policies, policies ST1 to ST4

	How will the modifications in this section impact and which groups with protected characteristics will it effect?
characteristics?	
	The supporting text for paragraph 9.4 sets out that developer contributions may be secured retrospectively to forward fund infrastructure projects, which can benefit all Islington residents and particularly those with protected

Modifications likely to have minor positive impacts on groups with protected characteristics.	characteristics who might benefit from a more inclusive and sustainable environment delivered through infrastructure.
	The supporting text for paragraph 9.6 establishes that the Council might secure infrastructure costs for additional education infrastructure via CIL. The supply of that infrastructure has benefits for children and parents and more generally for the wider community.

Do the modifications have a positive or neg impact on groups with protected characteristics?	gativeHow will the modifications in this section impact and which groups with protected characteristics will it effect?
Various positive impacts are identified.	The modifications include additional site allocations for residential development, all of which will provide affordable housing. Low income groups are more likely to benefit from the provision of affordable housing and are likely to include groups with protected characteristics. Provision of residential schemes providing more than 10 units will benefit disabled and older people, as suitable accessible housing will be required for these schemes.
	Notwithstanding these positive impacts, it should be noted that increasing housing on a site might lead to a loss of amenity space for residents. This risk could impact all residents benefitting from playspace, outdoor or community space, particularly older residents, families and children. This risk is partly mitigated by the fact that the details of each proposal will be set out at planning stage, with site specific issues and local amenity need identified and addressed in line with other relevant policies. Allocations do not specify exactly where different uses need to be on site, and the Council would expect a design-led approach to respond to different strategic needs.

Table 9: Site Allocations, including sites within the Bunhill and Clerkenwell Area Action Plan

 The following allocations include reprovision, refurbishment and/or addition of community facilities which are considered to have a positive impact on all groups in terms of supporting physical and mental health and wellbeing and helping encourage community cohesion: KC8: Bemerton Estate South- includes the replacement of community space, OIS27: York Way Estate- enhancement of communal facilities, playspace and landscaping, OIS28: Barnsbury Estate provision of two new parks, a community centre, a play space and public realm improvements OIS29: Highbury Quadrant Congregational Church- reprovision of church and community space. OIS31: Hillside Estate- is added but on condition that the development does not result in loss of social infrastructure which would disproportionately affect groups who possess protected characteristics.
These facilities generally are considered to have a positive impact on all groups in terms of wellbeing and help encourage community cohesion. They have the more specific potential benefit older people and disabled people through improved access to services as well as children and young people, pregnant women/mothers of very young children as they can sometimes provide nursery or children activities.
 The following allocations will see improvements in landscaping, community amenity areas, play space or games areas: OIS30: Cluse Court- playspace, amenity space and landscaping OIS32: New Orleans Estate- play space, landscaping and reprovision of multi-use games area, OIS33: Drakeley Court and Aubert Court-relocation of Aubert Court community centre to improve visibility and accessibility. Improved landscaping, including the creation of a new green square.

• OIS34: Kerridge Court- re-provision of the existing multi-use games area within a new, centrally located public space. Improvements to play space, amenity space and landscaping across the estate.
Other modifications were identified as have no specific impacts.

Conclusion

Generally the modifications present either positive or no additional impacts. A potential minor negative impact is identified in respect of the amendment for boater facilities but this is considered mitigated by policy. The assessments notes the potential impact of Use Class E. Overall it is considered that the impacts where they can be managed through the policy modifications are managed as far as they can be and in that respect can be considered to have a positive effect on protected characteristic groups. The benefits identified deriving from the Social and Community, Retail and Employment policy modifications maybe affected by the wider effects of Class E. These wider effects cannot be mitigated by the Council because they cannot be managed by the planning system and these effects could have positive or negative effects on groups with protected characteristics.

Appendix 2: HRA screening update

The effects of Islington's Local Plan policies and allocations on the identified European sites were assessed through a Screening Assessment, as part of the regulation 19 IIA and were not considered to be significant. The effect 'in combination' with other plans when combined with the Local Plan was also not considered to be significant. Therefore, it is concluded it was not necessary to carry out a full appropriate assessment (Stage 2 of the HRA process) as the Local Plan policies and allocations have been 'screened out'. The modifications to the Local Plan are not considered to effect the conclusions of the original screening.

An update to the Sustainability Appraisal has been carried out for the proposed modifications. As part of this, possible negative environmental impacts of the Local Plan have been assessed. In order to effectively manage any less than significant impacts attributed to the Local Plan policies and allocations, the Sustainability Appraisal of the Local Plan will continue to evaluate the impacts of any further changes to the document.

Appendix 3: Flood Risk

Site name/address	Reference number	Site located in a SWMP Critical Drainage Area (CDA)	Site located in a SWMP Local Flood Risk Zone (LFRZ)	Site includes EA RoFSW High Risk Area - 1 in 30 year (3.3% annual probability)	Site includes EA RoFSW Medium Risk Area- 1 in 100 year (1% annual probability)	Site includes EA RoFSW Low Risk Area- 1 in 1000 year (0.1% annual probability)	Additional Notes	Opportunities for flood risk management/ mitigation where site includes EA RoFSW High Risk Areas	Is the level of flood risk acceptable?
Bemerton Estate South	KC8						Small area of the site includes EA RoFSW Medium Risk Area, with the majority of the site having no EA RoFSW flood risk. Eastern boundary adjacent to RoFSW High Risk Area and LFRZ.	N/A	Yes
York Way Estate	OIS27							N/A	Yes
Barnsbury Estate	OIS28						Some EA RoFSW High and Medium Risk Areas concentrated	Development to include open space and landscape improvements,	Yes

Site name/address	Reference number	Site located in a SWMP Critical Drainage Area (CDA)	Site located in a SWMP Local Flood Risk Zone (LFRZ)	Site includes EA RoFSW High Risk Area - 1 in 30 year (3.3% annual probability)	Site includes EA RoFSW Medium Risk Area- 1 in 100 year (1% annual probability)	Site includes EA RoFSW Low Risk Area- 1 in 1000 year (0.1% annual probability)	Additional Notes	Opportunities for flood risk management/ mitigation where site includes EA RoFSW High Risk Areas	Is the level of flood risk acceptable?
							in western quarter of site. Majority of site has no EA RoFSW flood risk. Western part of site is located in a LFRZ.	and to maximise urban greening.	
Highbury Quadrant Congregational Church	OIS29							N/A	Yes
Cluse Court	OIS30						Small area in the eastern part of the site includes EA RoFSW High Risk Area, with the majority of the site having no EA RoFSW flood risk.	Development to include landscape improvements and maximise urban greening.	Yes
Hillside Estate	OIS31						Small areas of the site include EA RoFSW High Risk Areas, with the majority of the site having no	Development to include landscape improvements and maximise urban greening.	Yes

Site name/address	Reference number	Site located in a SWMP Critical Drainage Area (CDA)	Site located in a SWMP Local Flood Risk Zone (LFRZ)	Site includes EA RoFSW High Risk Area - 1 in 30 year (3.3% annual probability)	Site includes EA RoFSW Medium Risk Area- 1 in 100 year (1% annual probability)	Site includes EA RoFSW Low Risk Area- 1 in 1000 year (0.1% annual probability)	Additional Notes	Opportunities for flood risk management/ mitigation where site includes EA RoFSW High Risk Areas	Is the level of flood risk acceptable?
							EA RoFSW flood risk.		
New Orleans Estate	OIS32						Small areas of the site include EA RoFSW High Risk Areas, with the majority of the site having no EA RoFSW flood risk.	Development to include landscape improvements and maximise urban greening.	Yes
Drakeley Court and Aubert Court	OIS33						Small area of the site include EA RoFSW High Risk Areas, with the majority of the site having no EA RoFSW flood risk.	Development to include landscape improvements and maximise urban greening, including creation of a new green square.	Yes
Kerridge Court	OIS34						Very small EA RoFSW Medium Risk Area on south eastern boundary of site, with the	N/A	Yes

Site name/address	Reference number	Site located in a SWMP Critical Drainage Area (CDA)	Site located in a SWMP Local Flood Risk Zone (LFRZ)	Site includes EA RoFSW High Risk Area - 1 in 30 year (3.3% annual probability)	Site includes EA RoFSW Medium Risk Area- 1 in 100 year (1% annual probability)	Site includes EA RoFSW Low Risk Area- 1 in 1000 year (0.1% annual probability)	Additional Notes	Opportunities for flood risk management/ mitigation where site includes EA RoFSW High Risk Areas	Is the level of flood risk acceptable?
							majority of the site having no EA RoFSW flood risk.		

The above matrix demonstrates that the level of flood risk for each of the 9 new allocated sites is deemed to be acceptable following the application of the sequential test. 6 of the allocated sites are located within a CDA, but only 1 is located in a LFRZ. The location of a development within a CDA does not necessarily mean it is at higher risk from surface water flooding, but that it is within a catchment area which contributes to a flooding in a LFRZ. The assessment demonstrates that the majority of the 9 new sites include a EA RoFSW Low Risk Area, with 1 site including Low Risk Areas only (no Medium or High Risk Areas) and 1 site including no EA RoFSW identified risk of surface water flooding at all. 2 sites include a Medium Risk Area with no High Risk Areas and 5 sites include a High Risk Area. Where the new sites include areas of EA RoFSW, there are only some areas of flood risk with the majority of each of these sites having no EA RoFSW flood risk at all. For 4 of the 5 sites that include EA RoFSW High Risk Areas, the high risk area only covers a small area of the site. Barnsbury Estate is the only new site that includes a larger EA RoFSW High Risk Area when compared to the other sites and is also located in a LFRZ. The high risk area is, however, concentrated in one part of the site with the majority of the site having no EA RoFSW flood risk.

It is concluded that following the application of the sequential test to Islington's new site allocations, the council is satisfied that there are no alternative locations where the allocated sites can be located due to wider sustainable development objectives and constraints on development in the borough. The above matrix demonstrates that for all of the 9 new sites the flood risk to the majority of each site is low, and that where sites that do coincide with higher surface water flood risk, this risk only covers a small area and can be successfully managed using appropriate flood risk management and mitigation measures in accordance with the requirements set out in the Appendix 8 of the Draft Reg 19 IIA Interim Report, alongside the sequential approach to site layout. Further details explaining how the sequential test has been applied, and the use of appropriate flood risk management and mitigation measures, is set out in Appendix 8 of the Draft Reg 19 IIA Interim Report.

ⁱ Transport for London (awaiting publication in 2016) ⁱⁱ Public Health Outcomes Framework indicator 3.01 <u>http://www.phoutcomes.info/</u>