IIA examination addendum

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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 |
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| 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 |
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| | 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 |
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| 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 |
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| | | 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 |
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| | 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 |
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| | 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 |
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| | 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 |
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| 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 |
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| 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 |
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| | 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 |
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| | | 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? |

| | 44. 0 | MPD de la sectore |
|----------|---|---|
| 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.

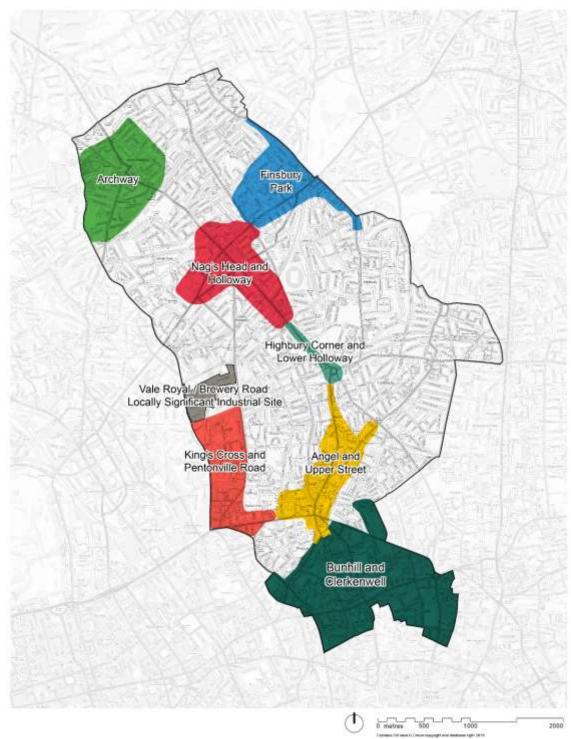


Figure 4.1: Map showing Area Spatial Strategies

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.

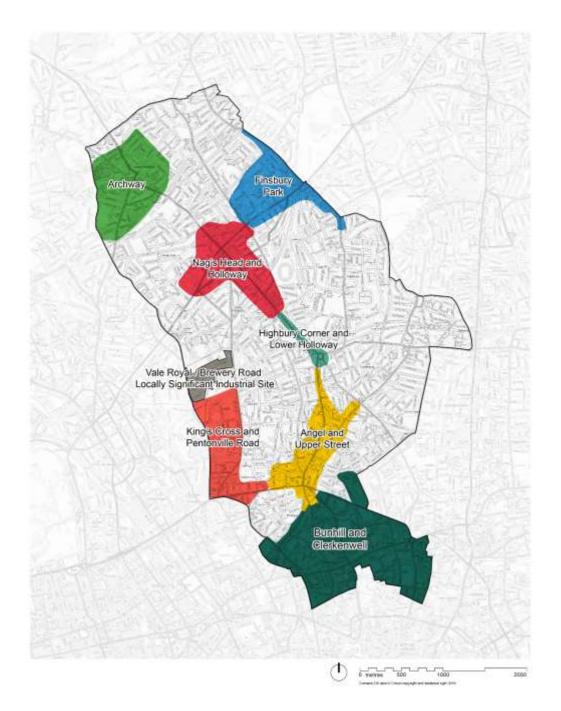


Figure 4.1: Map showing Area Spatial Strategies

- 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) |
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| 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) |
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| 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) |
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| | | | | | | 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 | | | |
|---------|---|--|--|--|
|---------|---|--|--|--|

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 |
|----------------------|---|---------|--|--------------------|-------------------------------|--|-------------------|---|--|
|----------------------|---|---------|--|--------------------|-------------------------------|--|-------------------|---|--|

| 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>