

# IIA examination addendum – Main Modifications

June 2022

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## 1. Introduction

- 1.1 The Local Plan was published for consultation in September 2019. The interim Integrated Impact Assessment (IIA) formed part of the Regulation 19 consultation (examination ref: PD4), and was subsequently submitted to the Secretary of State in February 2020. Following submission the Inspectors raised concerns about the IIA and the document was updated to present new information to respond to these concerns. This was set out in the 'IIA examination addendum' (examination library document reference: PD4a) and was published as part of a pre-hearing modifications consultation in March 2021.
- 1.2 This is a further addendum to the Integrated Impact Assessment (IIA). This document will be known as the 'IIA examination addendum May 2022'. The document is available for comment alongside the Local Plan modifications as part of the consultation on them. 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.
- 1.3 The aim of this report is to present an appraisal of the changes to the plan that are subject to modification following the Local Plan Examination Hearings which took place between September and October 2021. The report includes an update to Habitats Regulations Assessment Screening and Equalities Impact Assessment.
- 1.4 All the main 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 assessments commentary focus on the effects of the modifications only. The tables present both the results of the submission assessment and the effects of the modifications combined with the submission assessment. The submission assessment – the original assessment score – is provided for context to enable identification of changes in effects of the modifications.
- 1.5 Further considerations has been given in respect to the implications of the changes in relation to the Habitats Regulations Assessment, Flood Risk and the Equalities Impact Assessment, this is set out in appendices 1, 2 and 3 respectively.

## 2. Non-technical summary

This is the Non-Technical Summary of the Integrated Impact Assessment (IIA) examination addendum 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 2036. The Islington Local Plan is part of the Development Plan alongside the London Plan and is made up of four 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.
  - 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 2035 and will include policies and guidelines for determining planning applications for waste developments. The North London Waste Plan is being produced separately to the other Local Plan documents.
- o 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)
  - 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 follows on from the third stage in the process, which saw the preparation of the interim Sustainability Appraisal report, the first substantial reporting stage at Regulation 19 consultation in September 2019.
- 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 additional consultation and an update to the IIA were undertaken. The update to the IIA – the 'IIA examination addendum' (examination library reference PD4a) was published in March 2021.
- o The aim of the IIA from March 2021 was:
  - 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 The Local Plan Examination Hearings took place between September and October 2021. Following the discussion at the hearings changes to the Plan policies were proposed. These changes, known as modifications, are subject to assessment and this report presents the assessment of the main changes proposed to the plan.
- o This Non-Technical Summary updates the version set out in the IIA examination addendum March 2021 to consider the modifications .
- o The IIA examination addendum May 2022 presents an assessment of the main modifications the Inspectors have deemed necessary to make the Plan sound and that are subject to consultation.
- o Some of the changes to the plan that were previously published as part of a pre-hearing modifications consultation in March 2021 have now been superseded, some remain the same whilst others have been amended. This consolidated set of changes is now being consulted on.
- o The Sustainability Appraisal process is iterative and on-going process, which has been in train from the start of the Local Plan review.

#### Other assessments

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.

#### Summary of cumulative effects of the modifications

This section considers the overall cumulative effects of the modifications to the plan when considered against the sustainability framework objectives. This has been presented below in table form. A similar table was provided in the March 2021 IIA presenting the cumulative effects of the whole plan. It is noted that no further synergistic effects - the effects of other strategies, plans or programmes acting in combination with the draft Local Plan – are considered to exist in relation to the modifications. The table below seeks to bring together the overall cumulative effects of the modifications to the plan against the sustainability framework objectives, drawing out positive effects between policy areas but also potential tensions in a concise way to highlight the important issues identified in the addendum assessments.

#### Table 1.1 IIA Examination Modifications Summary

Objectives	Updated consideration of cumulative effects following modifications assessment
Objective 1 - Promote a high quality, inclusive, safe and sustainable built environment	There is some uncertainty of the effects from the policy changes to submission policies in response to introduction of Class E, particularly in relation to retail, however the modifications across various policy areas are considered to maintain positive effects and continue to focus development in the right areas that enhances local character.
Objective 2 - Ensure efficient use of land, buildings and infrastructure	The effect of Class E in particular in town centres but also in the LSIS is recognised as a risk in terms of the efficient use of land. Class E was introduced by the Government through legislation in September 2020 to amend and simplify the system of use classes in England and create one new broad 'Commercial, business and

Objectives	Updated consideration of cumulative effects following modifications assessment
	service' use class to allow for a mix of uses to reflect changing retail and business models. The risk is the potential for cumulative impacts and dilution of retail development in the most appropriate locations in town centres. Similarly light industrial floorspace in LSIS could change to other E Class Uses. However, through the use of conditions the modifications go some way to mitigating this change in national policy. It is also noted that there is some uncertainty in relation to the take up of Class E.
	There is policy relaxation in respect of residential uses in town centres, changes in requirements to protect against loss of business floorspace and also changes to marketing requirements. Whilst these changes have the potential to lead to an overall reduction in commercial floorspace the assessment recognises that there could be positive effects by encouraging landowners to optimise the use of buildings for alternate uses and intensify their land through the planning process. Also, the assessment recognises that in some cases the development of underutilised upper floors for residential development could aid in the efficient use of buildings and meet different development needs including those for housing. Whilst overall the modifications to retail and business policy may have cumulative effects which combine to reduce opportunities for commercial, social and cultural floorspace it is considered that the policies in the plan will ensure that retail and business needs can be met.
Objective 3 - Conserve and enhance the significance of heritage assets and their settings, and the wider historic and cultural environment	None of the modifications have significantly changed the assessments outcomes against this objective.
Objective 4 - Promote liveable neighbourhoods which support	The submission policy with modifications is more permissive of residential uses in town centres, which could increase local accessibility to services for the new residents living within town centres which is positive. Conversely this could reduce access to

Objectives	Updated consideration of cumulative effects following modifications assessment
good quality accessible services and sustainable lifestyles	services cumulatively by reducing the amount of commercial floorspace available in town centres albeit the policy enables residents and business needs to still be met The assessment considered 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), which could cumulatively and in specific locations individually, have a negative impact on the diversity, vibrancy and economic prosperity of town centres and LSAs. Overall these changes are beyond the scope of Local Plan policy and the overall effects remain positive.
	The additional site allocations specifically to address housing supply will deliver wider improvements beyond 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 policy change which sets out a more flexible and permissive approach to residential use in town centres alongside the additional policy clauses for relevant spatial policies could cumulatively help to increase land available for housing and therefore affordable housing, contributing to meeting housing need which combined with 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. The identification of sites to meet Gypsy and Traveller needs and increased clarity for meeting boat dwellers needs significantly increases cumulative positive effects in relation to meeting these specific housing needs.
Objective 6 - Promote social inclusion, equality, diversity and community cohesion	There is a reduction in percentage requirement for both wheelchair accessible Purpose Built Student Accommodation bedspaces in Policy H6 and Large-Scale HMOs in Policy H10 from 10% to 5% of the total bedspaces and a further change to make requirements adaptable on completion rather than accessible on completion. Overall these changes are still considered to have positive effects However, the modification to remove the requirement for bursary contributions towards students

Objectives	Updated consideration of cumulative effects following modifications assessment
	leaving council care and students facing hardship does not help in reducing inequality and therefore the overall effect of the policy changes are considered to be neutral. Policy H4 which applies to conventional housing and various Wheelchair Accessible Unit requirements has also been subject to modifications, although for these changes the screening notes that there is considerable uncertainty identified in part because the effect would depend on the demand for these units.
Objective 7 - Improve the health and wellbeing of the population and reduce heath inequalities	The modifications to the retail policies which clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E will provide a framework which goes someway to supporting the facilities which can meet the needs and wellbeing of communities. Whilst the protection afforded by individual policy is not considered to be significantly reduced there maybe effects at a borough level due in terms of cumulative total floorspace which meets community needs, although as the assessment makes clear these effects are considered uncertain at this stage.
Objective 8: Foster sustainable economic growth and increase employment opportunities	As noted above under objective 2 the changes to retail and business policy may have cumulative effects which combine to reduce opportunities for commercial, social and cultural floorspace albeit the policy is considered to still enable residents and business needs to be met. There is policy relaxation in respect of residential uses in town centres, changes in requirements to protect against loss of business floorspace and also changes to marketing requirements. In addition policy supporting office co-location in Locally Significant Industrial Sites (LSISs) is introduced. These changes when combined with the flexibility provided by UCO changes creates a potential cumulative effect on providing sufficient space in the right locations for different types of businesses to develop, grow and thrive. There are positive aspects to some of the changes to protecting existing business floorspace (for example retaining the 24 month marketing period but instead requiring vacancy to be demonstrated at the time of application rather than 24 months of vacancy) which reduces the negative impact of short term vacancy. This change may also encourage landowners to seek alternative

Objectives	Updated consideration of cumulative effects following modifications assessment
	uses through the planning system in the medium and long term rather than consider changing use within Class E. Using Class E could result in not intensifying an existing office use of a building but simply changing existing floorspace to another Class E use.
	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. The assessments recognise the uncertainty in the 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. Where new development is concerned this effect is mitigated against through use of conditions. There could also be a detrimental effect on LSISs, in particular Vale Royal, Islington's most significant LSIS where light industrial floorspace is potentially at risk of being lost to other non-industrial class E use that attract higher values. This effect is considered uncertain and the update to the policy will help to ensure that potential impacts can be mitigated through the planning system as far as possible. Protecting the industrial fluction of LSIS has wider benefits serving other economic functions in both the local and wider London economy, so there could be a detrimental effect in neighbouring boroughs depending on their dependency on the activities usually found in LSIS which support businesses in other boroughs. Overall the protection given by demonstrating the continued industrial function mitigates the risk of displacement of this important and unique cluster of industrial businesses. In addition the use of conditions for new light industrial floorspace also helps to mitigate the potential loss of light industrial class E uses.
Objective 9: Minimise the need to travel and create accessible, safe and sustainable connections and	The uncertainty over where uses will be located from Class E in particular could 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. Class E was introduced by the Government through legislation in September 2020 to amend

Objectives	Updated consideration of cumulative effects following modifications assessment
networks by road, public transport, cycling and walking	and simplify the system of use classes in England and create one new broad 'Commercial, business and service' use class to allow for a mix of uses to reflect changing retail and business models. Where new development is concerned this effect is mitigated against as far as possible through the use of conditions.
Objective 10: Protect and enhance open spaces that are high quality, networked, accessible and multi- functional	The changes to Policy G2, SP2 and BC4 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. No effects were identified as the policy states that development can only take place where there is no detrimental impact on nature conservation and biodiversity value, and the character and amenity of the waterway corridor including its function as public open space. The modifications clarify the approach in terms of future operation of the canal for different uses and the development of a Waterspace Strategy for Islington's canal network which will help balance the competing demands on use of the canal and its role as open space.
Objective 11: Create, protect and enhance suitable wildlife habitats wherever possible and protect species and diversity	The submission Policy G4 with modifications is revised in respect to SINCs being protected commensurate with their classification. The assessment considers that the mitigation measures alongside other measures in the policy mean that overall there is no change in the effects identified in respect to this modification with a strong emphasis on maintaining biodiversity and there is no cumulative effect.
Objective 12: Reduce contribution to climate change and enhance community resilience to climate change impacts	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.

Objectives	Updated consideration of cumulative effects following modifications assessment
Objective 13: Promote resource efficiency by decoupling waste generation from economic growth and enabling a circular economy that optimises resource use and minimises waste	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	There is a potential negative impact on efficient, sustainable travel from class E through impacting on the retail hierarchy. Class E was introduced by the Government through legislation in September 2020 to amend and simplify the system of use classes in England and create one new broad 'Commercial, business and service' use class to allow for a mix of uses to reflect changing retail and business models. High trip generating Class 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 take up of Class E is uncertain although it is recognised as working against some of the policies which sought to balance the tensions between land uses in a fine grain way. The modifications go some way to mitigating this by encouraging retail uses to locate according to the retail hierarchy e.g. at ground floor in the core of town centres, application of the sequential test and impact assessments but ultimately there is considerable uncertainty over the effectiveness of this given Class E changes do not require planning permission.

 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 in the IIA Examination addendum March 2021. No additional changes to the monitoring indicators are proposed.

## 3. Screening of modifications

The IIA examination addendum May 2022 considers and assesses, where necessary, changes made to the plan, known as main modifications which are considered necessary for soundness. The main modifications replace all of, and in some instances supersede, the earlier pre-hearing modifications that were consulted on previously during the examination process in March 2021. The main modifications are those that are considered to be necessary to make the Plan sound.

The modifications relate to the three Development Plan documents – Strategic and Development Management Policies, the Bunhill and Clerkenwell Area Action Plan and Site Allocations.

All the main modifications made to the draft Local Plan have been screened to consider which changes need to be assessed in the tables below. Minor modifications are automatically screened out because by their nature they cannot make a material change to the plan's policies and therefore would not change any effects identified in the assessment.

### Table 1.2: Strategic and Development Management Policies screening

Reference	Section	Paragraph/ Policy	Description	Screening Assessment
SD-MM-01	Introduction	Paragraph 1.2	The plan period is to be extended to complete in 2036/37 to allow a full 15 years of plan period. This is necessary as the plan is unlikely to be adopted before April 2022.	The amendment will change the end of the plan period and this has been reflected in relevant parts of the plan which will be screened separately however this modification is not considered to have an effect and no further assessment is needed.
SD-MM- 02	Introduction	Table 1.1	To be positively prepared and justified and clarify the strategic policies and non-strategic policies.	Further assessment is not considered necessary as the amendments do not change the policy requirements and would not change the effects previously assessed.
SD-MM- 03	Introduction	Paragraph 1.38	Modification made removing requirement for student bursaries for soundness.	Assessment of the removal of the requirement for student bursaries is set out under Policy H6.
SD-MM- 04	Area Spatial Strategies	Figure 2.1: Key Diagram	Boundary to LSIS updated for effectiveness taking into account residential sites as set out in Examination Library document reference LBI18.	Further assessment is not considered necessary as the amendments do not change the policy requirements and would not change the effects previously assessed. The effects of this are also considered under Policy SP3.
SD-MM- 05	Area Spatial Strategies	Policy SP1: Bunhill and Clerkenwell	Main modification to cross reference expected number of dwellings and office jobs from site allocations.	The factual cross reference is not considered to have an effect.
SD-MM- 06	Area Spatial Strategies	Policy SP2: King's Cross and Pentonville	<ul> <li>Main modifications include:</li> <li>Removing reference to the knowledge quarter from the policy and supporting text (clause B).</li> </ul>	Screened in. Assessment required.

SD-MM-07	Area Spatial Strategies	Road and supporting text Figure 2.3: King's Cross and Pentonville Road Spatial Strategy diagram	<ul> <li>Modifications to part H with regard to criteria for residential moorings and boater facilities.</li> <li>An additional clause Part I on how the council will work to meet boat dwellers needs.</li> <li>New Part L which clarifies where housing development will come forward in the spatial area.</li> <li>A factual cross reference in new Part M on the expected capacity as set out in the site allocations.</li> <li>Amended supporting text in paragraph 2.13, deletion of paragraph 2.15 and addition of paragraphs 2.23 and 2.24.</li> <li>Update to map to reflect changes to site allocations.</li> </ul>	Further assessment is not considered necessary as the amendments are factual and do not change the policy requirements for the site allocations. See Site Allocation screening for further details.
SD-MM- 08	Area Spatial Strategies	Policy SP3: Vale Royal/Brewery Road Locally Significant Industrial Site, parts A, B, C,	Modifications to Part A to be positively prepared and justified and to cross-reference to other relevant policies. Changes also clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Screened in. Assessment necessary.

		D, E, F, G and H, and supporting text paragraphs 2.31, 2.32, 2.35 and 2.36	Update to part C to add reference to research and development uses in the same context as office uses to ensure consistency with other modifications. Updated parts A to D to reflect the modifications regarding office co-location (examination library reference INS15). Deletion of former parts E, F and G (examination library reference INS15). Addition of new Part H which adds the office delivery figures for the spatial policy area from the Site Allocations document for effectiveness. Updates to paragraph 2.31 and 2.32 and new paragraph in relation to UCO changes and to provide relevant context to the function of the LSIS in light of changes to Parts A and C. Deletion of paragraph 2.36 for consistency with other policy changes (examination library reference INS15).	
SD-MM- 09	Area Spatial Strategies	Figure 2.4: Vale Royal/Brewery Road Locally Significant Industrial Site Spatial	Boundary to LSIS updated for effectiveness taking into account residential sites as set out in note LBI18.	Further assessment is not considered necessary as the amendments do not change the policy requirements and would not change the effects previously assessed.

		Strategy diagram		
SD-MM- 10	Area Spatial Strategies	Policy SP4: Angel and Upper Street, part E and I and new parts Q and R and supporting text paragraph 2.52	Amendments to policy in relation to housing in the town centre. Amendment to Part E to ensure clarity regarding the approach to residential in Specialist Shopping Areas (SSAs) and related changes to Part Q to be positively prepared and justified by providing additional text on role of residential in the spatial area. Clarification to part I in relation to changes to the Use Classes Order. Addition of Part R which adds the office and housing delivery figures for the spatial policy area from the Site Allocations document for effectiveness. Update to paragraph 2.52 to provide updated text in relation to Crossrail 2.	Screened in. Assessment necessary.
SD-MM- 11	Area Spatial Strategies	Figure 2.5: Angel and Upper Street Spatial Strategy diagram	To reflect the inclusion of new site allocations, KC8, OIS28, OIS30 and the amended boundary for site allocation OIS24. Please see Site Allocation modifications for further details.	Further assessment is not considered necessary as the amendments are factual and do not change the policy requirements for the site allocations. See Site Allocation screening for further details.
SD-MM-12	Area Spatial Strategies	Policy SP5: Nag's Head and Holloway, part E, part K and new Part	Amendment to Part E to provide clarification for consistency with modification to Site Allocation NH1. Amendment made to Part I for clarity.	Policy modifications to Part E to reflect the change in emphasis for residential development on site allocation NH1 from retail-led mixed use to mixed-use development with a greater proportion of

		O and supporting text at paragraph 2.58.	<ul> <li>Addition to Part K in response to Matter 2 to be positively prepared and justified by providing text which ensures impacts on existing businesses and residents are considered.</li> <li>Addition of Part N to be positively prepared and justified by providing additional text on role of residential in the spatial area, in response to Matter 2.</li> <li>Addition of Part O which adds the office and housing delivery figures for the spatial policy area from the Site Allocations document for effectiveness.</li> <li>Change to paragraph 2.58 related to amendment to Part E to provide clarification for consistency with modification to Site Allocation NH1.</li> </ul>	<ul> <li>housing. The amendments are assessed under Site Allocation NH1 - see screening in table 1.4 below. No further assessment on this needed.</li> <li>Changes to Part I to cross reference policy elsewhere in the plan and no assessment required.</li> <li>Change to Part K includes modification to consider effects on neighbours and businesses is not considered likely to affect the minor positive effects already identified in relation to objective 4.</li> <li>Change to Part N is not considered that adding reference to utilising upper floors for housing and windfall sites will change the minor positive effects already identified in relation to objective 5.</li> <li>The factual cross reference in part O to delivery figures does not have an effect.</li> </ul>
SD-MM- 13	Area Spatial Strategies	Figure 2.6: Nag's Head and Holloway Spatial Strategy diagram	Updated map for effectiveness to reflect changes to site allocations.	Further assessment is not considered necessary as the amendments are factual and do not change the policy requirements for the site allocations. See Site Allocation screening for further details.

SD-MM- 14	Area Spatial Strategies	Policy SP6: Finsbury Park and supporting text at paragraph 2.70.	<ul> <li>Addition to Part C to ensure clarity regarding the approach to residential in Specialist Shopping Areas.</li> <li>Reference to 'CAZ satellite' removed from part D to ensure policy is justified. Update to Part D to reflect changes to Use Classes Order.</li> <li>Amendment to part E to be positively prepared and justified in relation to residential use in the spatial area.</li> <li>Amendment made to Part M to ensure the policy is effective in protecting heritage assets in neighbouring boroughs.</li> <li>Addition of Part P which adds the office and housing delivery figures for the spatial policy area from the Site Allocations document for effectiveness.</li> <li>Updates to supporting text to ensure consistency with changes to FP6 and reflect changes to Use Classes Order.</li> </ul>	Change to Part C in relation to SSA will have no effect on assessment Update to Part D which removes the reference to Finsbury Park as a CAZ 'satellite' is considered to have no effect on the assessment, as reference to the town centre as a potential business location remains. The updates to references following changes to the Use Classes Order do not change the policy approach, no further assessment is necessary. The change to Part E is not considered to change the minor positive effect already identified in relation to objective 5. The screening has identified the addition to criteria M of the policy does not need assessment as it is not considered to change the assessment and minor positive effects identified in relation to objective 3. The factual cross reference in Part P to delivery figures does not have an effect. No additional effects identified from supporting text changes.
SD-MM- 15	Area Spatial Strategies	Figure 2.7: Finsbury Park Spatial	Updated for effectiveness to reflect changes to site allocation.	Further assessment is not considered necessary as the amendments are factual and do not change the policy requirements

		Strategy diagram		for the site allocations. See Site Allocation screening for further details.
SD-MM- 16	Area Spatial Strategies	Policy SP7: Archway and supporting text at paragraph 2.83 and 2.84	<ul> <li>Modification to Part B to delete references within Policy SP7 to Archway cultural quarter.</li> <li>Update to Part F to reflect changes to Use Class Order.</li> <li>Additional Part N added to be positively prepared and justified by providing additional text on role of residential in the spatial area.</li> <li>Addition of Part O which adds the office and housing delivery figures for the spatial policy area from the Site Allocations document for effectiveness.</li> <li>Changes made to supporting text for consistency with changes to policy and following changes to Use Classes Order.</li> </ul>	The removal of the reference to the cultural quarter is not considered to change the effects identified in the assessment overall with other aspects of Policy SP7 contributing positive effects. The town centre will remain the focus of development for commercial and cultural uses despite removal of the cultural quarter designation. The change and other changes relating to cultural policy are considered under the assessment of policy R10. The change to part F is a factual change to reflect changes to the Use Classes Order and does not have an effect. Change to Part N adding reference to windfall sites is not considered to change the minor positive effects already identified in relation to objective 5. The factual cross reference in Part O to delivery figures does not have an effect. No additional effects identified from supporting text changes.

SD-MM- 17	Area Spatial Strategies	Figure 2.8: Archway Spatial Strategy diagram	Map updated for effectiveness to reflect changes to site allocations.	Further assessment is not considered necessary as the amendments are factual and do not change the policy requirements for the site allocations. See Site Allocation screening for further details.
SD-MM- 18	Area Spatial Strategies	Policy SP8: Highbury Corner and Lower Holloway	<ul><li>Additional Part H added to be positively prepared and justified by providing additional text on role of residential in the spatial area.</li><li>Addition of Part I which adds the office and housing delivery figures for the spatial policy area from the Site Allocations document for effectiveness.</li></ul>	Screened in. Assessment required.
SD-MM- 19	Area Spatial Strategies	Figure 2.9: Highbury Corner and Lower Holloway Spatial Strategy diagram	Updated map for effectiveness to reflect amendments to site allocations.	Further assessment is not considered necessary as the amendments are factual and do not change the policy requirements for the site allocations. See Site Allocation screening for further details.
SD-MM- 20	Thriving communities	Policy H1: Thriving Communities	Updates and cross references added for effectiveness. Modifications to Part M to ensure consistency with changes to Policy H6 and delete requirement for student bursaries. Modifications to parts N and Q to ensure policy is positively prepared.	Further assessment is not considered necessary for the factual changes and changes to provide cross references. Changes to policies in H1 as the strategic housing policy, reflect changes to other detailed housing policies. The removal of policy for student bursaries and approach to purpose built student are

			Change to part R reflects changes to policy H12.	considered under Policy H6 so no further assessment required.
SD-MM- 21	Thriving communities	Policy H2: New and existing conventional housing, Parts A, C, F, G and H and supporting text paragraphs 3.29, 3.34 and 3.35	Modification made to Part A to be positively prepared and set out the overall housing requirement for the Plan period. Modification made to Part C to include supporting text from paragraph 3.29 for soundness and consistency with the London Plan. Policy restructured for clarity. Supporting text restructured for clarity. Modification made to part (i) make policy positive worded. Modification made to part F make policy positively prepared. Amendments to part G necessary for effectiveness. Modification for soundness to delete entire Part H (examination library ref: INS14). Modification to make supporting text positively worded in line with modification to part F. Modification for soundness to delete entire paragraph 3.35 in relation to removal of Part H.	Screened in. Assessment required.
SD-MM- 22	Thriving communities	Policy H3: Genuinely affordable housing	Modifications to Part B, C, D, E, F, G, J and new part I and supporting text to ensure the plan is justified and for effectiveness.	Further assessment is not considered necessary as the modifications to the policy would not change the significant positive effects previously identified. The changes add a degree of flexibility, but are not

		And supporting text at paragraphs 3.44, 3.45, 3.46, 3.47, 3.48, 3.49, 3.51, 3.60, 3.61, 3.62 and 3.63.	This includes modifications to make clear the level of affordable housing requirements required for private and public sector ownership sites, setting out the exceptional circumstances when viability evidence maybe accepted, additions to clarify the portfolio approach and off site contributions and revisions to the policy for the application of vacant building credit.	considered to change the effects already identified in the assessment.
SD-MM- 23	Thriving communities	Policy H4: Delivering high quality housing and supporting text at paragraphs 3.71, 3.73-3.76 and 3.89	<ul> <li>Modification made to Part A for soundness as not all parts of Policy H4 are relevant to Policy H6 and H10.</li> <li>Modification to Part B to reflect London Plan. Also modification required to move paragraph 3.74 into policy.</li> <li>Modification made to part J to make policy positively prepared.</li> <li>Modification of paragraph 3.71 for effectiveness to differentiate Approved Document M Category M4(3)(2)(a) and M4(3)(2)(b)</li> </ul>	The changes to Part B regarding tenure have removed the ability to clearly apply the requirement for 10% Wheelchair Accessible Units (WAU) to be made accessible (M4(3)(2)(b) for all tenures from the outset. Whilst there is potential for short term effects, as some homes would be adaptable on completion rather than accessible, should the need arise Part B maintains the ability to deliver the same overall percentage of units. Therefore long term effects and overall effects remain the same

			Modification for soundness to delete paragraphs 3.73- 3.76. Modifications to paragraph 3.89 made for soundness and to justify policy approach with the additional supporting text added which provides an example of where dual aspect may be considered impossible.	Regarding paragraph 3.89 further assessment is not considered necessary as the amendments do not change the policy requirements and would not change the effects previously assessed.
SD-MM- 24	Thriving communities	Policy H6: Purpose-built student accommodatio n and supporting text paragraphs 3.99, 3.100 and 3.101, 3.105, 3.106 and 3.107	<ul> <li>Amendment proposed to Part A to clarify approach to student accommodation provision on university campus' as part of master planned approach.</li> <li>Three modifications made for soundness to Part B: <ul> <li>The first, to reduce the amount of bedspaces to be made accessible for wheelchairs from 10% to 5% and to change the requirement to easily adaptable for occupation from accessible from the outset.</li> <li>The second change to Part B to completely remove the policy requirement for financial contributions for bursaries to be made for students.</li> <li>The third to bring the temporary use of student accommodation for ancillary uses in line with London Plan policy.</li> </ul> </li> </ul>	Screened in. Assessment required.
SD-MM- 25	Thriving communities	Policy H7: Meeting the needs of	Amendments to Part A and Part C made to be positively prepared and justified and consistent with	The amendments add reference to a strategic element of need (the London Plan benchmark) to be considered which could

SD-MM- 26	Thriving communities	vulnerable older people, Parts A, C and F Supporting text, paragraphs 3.108 to 3.109 Policy H10: Houses in Multiple	<ul> <li>the London Plan, providing reference to relevant benchmark figure for Islington.</li> <li>Amendments made to supporting text to be positively prepared, justified and consistent with the London Plan.</li> <li>Amendments made to Part A to be consistent with other policies in the Plan.</li> </ul>	lead to more older peoples housing proposals coming forward. The policy emphasis on meeting local needs for affordable older persons accommodation remains. There is no change in positive effects considered to occur for the changes made to policy and no further assessment is necessary. No further assessment necessary. The changes made to policy are not considered to change the effects identified previously.
		Occupation (HMOs), Parts A and C Supporting text paragraphs 3.129 and 3.130	Amendments made to Part C which ensure it is positively prepared, justified and consistent with the London Plan in respect to application of the affordable housing policy. Amendments made to supporting text to be positively prepared, justified and consistent with the London Plan.	
SD-MM- 27	Thriving communities	Policy H11: Purpose Built Private Rented Sector development, Part A Supporting text, paragraphs	Various amendments to be positively prepared and justified and consistent with the London Plan including reduction in covenant period from 50 years to 15 years, reference to partnership management arrangements, amendment of tenancy notice period and more positive policy approach.	The effects of the additional flexibility added through amendments are uncertain and are not considered to change the effects already identified. No further assessment necessary.

		3.139, 3.141- 3.142		
SD-MM- 28	Thriving communities	Policy H12: Gypsy and Traveller Accommodatio n, part A Supporting text, paragraphs 3.146-3.150	Amendment made to Part A to revise the identified need figure down from 10 pitches to 6 gypsy and traveller pitches to reflect London Plan paragraph 3.148 and the need figure which reflects Government's Planning Policy for Travellers definition. Amendment also made to remove references to exploring sites through use of own land/sub-regional working and replaced with reference to allocation of suitable sites as set out in Site Allocations DPD. Amendment made to Part B for effectiveness and consistency. Clarifications and updates to the supporting text.	Screened in. Assessment required.
SD-MM- 29	Thriving communities	Policy SC1: Social and Community Infrastructure, Part A, new Criterion C Supporting text, paragraphs 3.154 and 3.165	Amendment made to Part A to clarify the Council will support proposals for new or extended community infrastructure subject to an assessment of need. Addition of Criterion C and supporting text to clarify the Council's approach following amendments to the Use Classes Order and introduction of Class E Amendment made to Criterion I (formerly E) and update to supporting text to reflect updated	No further assessment necessary. The amendment to part A is not considered to change the effects identified in the original assessment. The addition of Criterion C and amendment to Criterion E are not considered to change the positive effects already identified through the protection of social and community infrastructure. No further assessment necessary regarding

			Approved Document M requirements for provision of Changing Places toilets.	the amendment to Part I, this change is not considered to change the previous assessment of effects overall.
SD-MM- 30	Thriving communities	Policy SC2: Play space, part A, part C	Modification made to Part A for effectiveness to reflect requirements for maintenance set out within paragraph 3.169 in the policy. Modification made to Part C for effectiveness, to explain how unrestricted access to replacement play space under part A is to be secured.	The screening has identified that further assessment of modifications to Parts A and C are not considered necessary as the amendments to policy would not change the effects previously identified.
SD-MM- 31	Thriving communities	Policy SC3: Health Impact Assessment, part B and part D Supporting text, paragraphs 3.178	For effectiveness, modification made to require Health Impact Assessments to be submitted at the planning stage. For effectiveness addition of Part D made adding a clause to secure any measures identified within the HIA. Clarification made to reference to guidance in supporting text.	The screening has identified that further assessment of modifications to Parts B and D are not considered necessary as the amendments to policy would not change the effects previously identified.
SD-MM- 32	Thriving communities	Policy SC4 Promoting Social Value as well as deleting paragraphs 3.179-3.184 inclusive	Policy removed, not justified.	Further assessment of removal of Policy SC4 is not considered necessary as the removal of the policy would not change the effects previously identified. Policy SC4 has no effect against delivery of any 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

SD-MM- 33	Inclusive economy	Policy B1 (modifications added to Parts B, C, D and E) Supporting text paragraphs 4.6, 4.8 and 4.9 and 4.14	Updated business floorspace need referenced and addition of appropriate references to relevant policies. Change to Part B and reference to efficient use of land introduced replacing reference to maximisation made for effectiveness/clarity. Update to Part E to clarify the Council's approach following amendments to the Use Classes Order. Updates to supporting text for effectiveness and to clarify approach following changes to Use Classes Order.	are no explicit requirements attached to the policy. The updated business floorspace need figure has been added to part C for clarity and to provide context to the policy. No assessment necessary. The amendments to Parts B provide updated wording in relation to making an efficient use of land. This is not considered to change the effects of assessment already undertaken. The amendment to Part E introduces cross references to the relevant policy approaches to new industrial uses. These changes are considered in further assessments for policies B2, B3 and SP3. Updates to support not considered to change effects previously identified.
SD-MM- 34	Inclusive economy	Policy B2 part A, C, D, E, F and G and supporting text new paragraphs and amendments to paragraphs 4.23, 4.24, 4.31	Modifications to Part A in relation to Use Classes Order changes. Other changes to Part A to be positively prepared and to cross-refer to other relevant policies related to business floorspace provision and the relevant spatial areas. Modifications to Part C updated to be positively prepared and justified, to cross-reference to other relevant policies as well as allow for co-location of offices and research and development uses. Reference added to research and development uses	Screened in. Assessment required.

			<ul> <li>in the same context as office uses to ensure consistency with other modifications.</li> <li>New clause Part D provides a cross reference to other relevant policies to clarify approach to proposals for industrial uses with significant vehicle movements and air quality in LSIS. Additional paragraph added to supporting text.</li> <li>Updates to part E to reflect changes to the Use Classes Order and provide cross references to other relevant policies.</li> <li>New paragraphs after paragraph 4.17 and after paragraph 4.23 and amendments to supporting text to clarify the Council's approach following the 2020 amendments to the Use Classes Order and use of conditions to secure new light industrial floorspace.</li> <li>To clarify the policy approach to business floorspace design with the addition of words 'wherever possible' in paragraph 4.31 in relation to the list of design features.</li> </ul>	
SD-MM- 35	Inclusive economy	Figure 4.1: Local Plan Business Designations	Update to reflect amended LSIS boundary	Further assessment is not considered necessary as the amendments do not change the policy requirements and would not change the effects previously assessed.
SD-MM- 36	Inclusive economy	Policy B3 Part B, C and D	Update to part B (i) to add clarification on vacancy requirements. Addition of new criteria B (iii) to	Screened in. Assessment required.

		Supporting text, paragraphs 4.33 and 4.36	<ul> <li>provide an alternate route to redeveloping land to non-business floorspace.</li> <li>New Part C for effectiveness and for clarification.</li> <li>Amendment to Part D which splits the clause into two parts in relation to marketing for industrial uses inside and outside of LSISs. Modifications also made as a result of UCO changes.</li> <li>Updated office need figure added to paragraph 4.33 in line with modification to Policy B1, part C and updates to reflect changes in policy in paragraph 4.33 and 4.40.</li> <li>Change to paragraph 4.36 to reflect updates to Policy E4 in line with the London Plan.</li> </ul>	
SD-MM- 37	Inclusive economy	Policy B4 Parts A, B, C, G and H Supporting text, paragraphs 4.44 - 4.51	Further modifications made to Policy B4 for effectiveness and to be justified to introduce higher policy thresholds for the affordable workspace requirements to be triggered in town centres outside Angel, LSIS and PELS in response to updated viability evidence. The thresholds and requirements remain the same for proposals within the CAZ, Bunhill and Clerkenwell AAP area, CAZ fringe Spatial Strategy areas (Angel and Upper Street; and Kings Cross and Pentonville Road). Clarity introduced for proposals over 10,000sqm where space will be sought in perpetuity.	Whilst some of the thresholds have been amended which could affect the number of circumstances in which affordable workspace is secured, it is not considered to change the effects already identified and further assessment is not considered necessary. It is noted that the threshold has not changed in the CAZ which is where significant levels of new office floorspace are expected to be delivered.

			<ul> <li>Further modification made to Policy B4 Part A changing the application of the policy from gross uplift in floorspace to net uplift in floorspace in response to refurbishment. Reference to 'at least 20 years' also removed.</li> <li>New part G added in relation to provide clarification in relation to viability assessments.</li> <li>New Part H added to clarify approach to financial contributions.</li> <li>Addition of new Part I which moves supporting text paragraph 4.48 into policy for effectiveness.</li> <li>Update in relation to UCO changes in Part A.</li> <li>Various amendments to the supporting to reflect the policy changes and changes to the use classes order as well as other clarifications.</li> </ul>	The addition of Part I from the supporting text para 4.48 does not change the effects already identified and does not require an assessment. The addition of Part G and Part H do not change the effects already identified.
SD-MM- 38-39	Inclusive economy	Footnotes 25- 26	Footnotes updates a clarification and to reflect changes to use classes order.	No further assessment required – modifications are not considered to change effects previously identified in relation to policy B4.
SD-MM- 40	Inclusive economy	Affordable workspace contributions formula	Updates to reflect changes to Use Classes Order.	Factual update. No change in effects and no further assessment required.
SD-MM- 41	Inclusive economy	Policy B5 Part A, B and C.	Modification made to Part A of policy to change threshold from 500sqm to 1,000sqm for non- residential uses only. Other uses threshold remain	The changes to are not considered to change the effects previously identified. No further assessment necessary.

			same. Policy Parts A and B combined to avoid repetition. Update to Part B to be justified and effective, and consistency with Planning Obligations SPD. Clarification that Part B applies to all major developments.	
SD-MM- 42	Inclusive economy	Policy R1: Retail, leisure and services, culture and visitor accommodatio n and supporting text	Changes made to Parts C, E and G clarifies the Council's approach following the 2020 amendments to the Use Classes Order. Modification to Part G for effectiveness and consistency with changes to other retail policies. Part G now includes reference to 'commercial units' as well as shops. Amendment made to Policy R1 part F for soundness which reflects a more positive approach to residential uses in town centres in respect to NPPF para 86. Wording has been changed to not discourage residential uses on upper floors in town centres and that this applies to the whole of town centres including the Primary Shopping Area. Update to Part H for effectiveness and consistency with policy R7 which clarifies the SSAs and adds reference to protecting retail use on upper floors in SSAs.	No further assessment necessary for Part C or E. No further IIA assessment is necessary for Policy R1 Part F. This policy change is considered in full against policy R3. No further assessment necessary for the modification to part G which does not change the approach and adds reference to 'commercial units' as well as 'retail units' in order to ensure small commercial units are promoted in light of the ability for retail units to change to other E uses. Related changes to supporting text are same. Part G's removal of reference to ancillary space is considered below against the same change made in Policy R3 and Policy R4. No further assessment necessary for Part H. The modification does not change the approach to protecting retail across all floors in the SSAs.

			Updates to part N for effectiveness to refer to policies map and for consistency to delete references to Archway as cultural quarter. Updates to supporting text for effectiveness, for consistency with other policy changes and to reflect changes to the Use Classes Order	No further assessment necessary for change to Part N because the amendment makes reference to the Policies Map for the boundaries of the Cultural Quarters but does not alter the approach. Further assessment for the removal of Archway cultural quarter is considered as part of assessment set out against Policy R10. No further assessment necessary for amendment to paragraph 4.64 which adds factual reference to figures for retail need figure and does not change the policy approach. Other changes to supporting text respond to the amendments to the Use Classes Order and updating referencing.
SD-MM- 43	Inclusive economy	Policy R2: Primary Shopping Areas and supporting text, paragraphs 4.86 – 4.91	<ul> <li>Modifications to clarify the Council's approach following the amendments to the Use Classes Order and for effectiveness.</li> <li>Clarification at Part B of approach to new retail development in the PSA and how this will be secured.</li> <li>Modifications to parts D and E for soundness to clarify approach to for applications for change of use from conditioned E uses to other E uses and from E</li> </ul>	Screened in. Assessment required.

			uses to other main town centre uses at ground floor in PSAs. Update to part F clarifies approach to change of use to residential. Updates to supporting text to clarify approach following changes to the Use Classes Order, for effectiveness and consistency with other policy changes.	
SD-MM- 44	Inclusive economy	Policy R3: Islington's Town Centres and supporting text	<ul> <li>Policy title updated for effectiveness. Related retail hierarchy headings also added through policy.</li> <li>Other updates to respond to changes to the Use Classes Order, for effectiveness, to be justified and positively prepared.</li> <li>Modification to Part B adds reference to Part F which focuses on edge of centre/out of centre locations for clarity and effectiveness so that Part B refers to the whole retail hierarchy in different parts of Policy R3.</li> <li>Modification removes reference to 'Class E uses' in Part C (ii). Part C criteria updated, in particular part i, vi and use of ancillary floorspace for effectiveness.</li> <li>Part D has been updated for effectiveness to make clear the priority development type in the CAZ and to reflect changes to the Use Classes Order.</li> </ul>	Screened in. Assessment required.

			<ul> <li>Modifications to Part F to reflect changes to the Use Classes Order and remove the word 'detailed' in for consistency.</li> <li>Update to part G to be positively prepared and effective in relation to residential development in town centres including criteria in relation to ancillary use and removal of vacancy criteria.</li> <li>Modification to Part H to more positively address housing not involving change of use of main town centre uses.</li> <li>Updates to paragraphs 4.92-4.96 and 4.100 to reflect changes to the 2020 amendments to the Use Classes Order</li> <li>New text at paragraph 4.97 in relation to impact assessments added for clarity and effectiveness.</li> <li>Updates to paragraphs 4.98 and 4.99 to be effective and positively prepared.</li> </ul>	
SD-MM- 45	Inclusive economy	Policy R4: Local Shopping Areas and supporting text	<ul> <li>Modifications to clarify the Council's approach following the 2020 amendments to the Use Classes Order.</li> <li>Modification to add reference to policies map in Part A for clarity and effectiveness.</li> <li>Modification to add reference to Appendix 1 in Part B for clarity and effectiveness.</li> </ul>	Screened in. Assessment required.

			<ul> <li>Modification to Part C to reference relevant part of Policy R3 for clarity and brevity. Modification clarifies the approach in respect to use of impact assessments.</li> <li>Modification to Part D to be positively prepared in relation to residential uses. This includes removal of text relating to 'ancillary space' Part E(v).</li> <li>Update to part E to reflect changes to Use Classes Order.</li> <li>Updates to supporting text for effectiveness and to clarify the Council's approach following the 2020 amendments to the Use Classes Order.</li> </ul>	
SD-MM- 46	Inclusive economy	Policy R5: Dispersed retail and leisure uses and supporting text	Modifications to clarify the Council's approach following the 2020 amendments to the Use Classes Order Modifications amend reference to 'operational and ancillary space' and revises marketing criteria (Part A and B) for effectiveness. New part B added to clarify approach to conditioning new retail development to provide essential daily goods following changes to the Use Classes Order. Modification to part C revised to reflect a more positive approach to residential in dispersed locations in respect to NPPF paragraph 86.	No further assessment necessary. The changes clarify the Council's approach following amendments to the Use Classes Order and the introduction of Class E but are not considered to change the effects previously assessed.

			Updates to supporting text to reflect changes to Use Classes Order.	
SD-MM- 47	Inclusive economy	Policy R6 and supporting text	Modifications to clarify the Council's approach following the 2020 amendments to the Use Classes Order	No further assessment necessary. The changes clarify the Council's approach following amendments to the Use Classes Order and the introduction of Class E but are not considered to change the effects previously assessed.
SD-MM- 48	Inclusive economy	Policy R7 and supporting text	<ul> <li>Modifications to clarify the Council's approach following the 2020 amendments to the Use Classes Order</li> <li>Modification adding a cross reference to marketing requirements set out in Appendix 1.</li> <li>Modification inserts new Part D to clarify approach to residential in each SSA.</li> <li>Updates to supporting text in response to changes to the Use Classes Order and to define the Specialist Shopping Areas for clarity and effectiveness.</li> <li>Modification to supporting text at paragraph 4.125 to reflect changes to the Use Classes Order include Camden Walk and Charlton Place into the Camden Passage SSA for clarity.</li> </ul>	No further assessment necessary in respect to amendments as a result of changes to the Use Classes Order and cross references. For Policy R7 the modification at Part D differs from the approach to residential use in the rest of the town centre because the requirements in SSAs also relate to all floors and ancillary space so the approach has not changed in SSAs therefore no further assessment is necessary. No further assessment needed in relation to the supporting text changes as the modification just corrects the names of the streets included in the SSAs. No further assessment needed as modification clarifies extent of the SSAs through addresses but does not change the approach.
			Modification to supporting text which adds paragraph 4.126 to specifically define the extent of the SSAs for clarity and effectiveness.	

SD-MM- 49	Inclusive economy	Policy R8	Modification to remove reference to estate agents in Part A and reworded to make the policy positively prepared. Modifications to clarify the Council's approach following the 2020 amendments to the Use Classes Order	No assessment necessary as the removal of reference to estate agents does not have an effect. The proposed change that introduces reference to overconcentration of Class E uses is not considered to have sufficient
SD-MM- 50	Inclusive economy	Policy R9 and supporting text	Modifications to clarify the Council's approach following the 2020 amendments to the Use Classes Order and to cross reference relevant glossary definition.	effects to require an assessment No assessment necessary. The modifications provide updates as a result of the Use Classes Order 2020 amendments and cross references to relevant definitions in the glossary – they are not considered to change the previous assessment.
SD-MM- 51	Inclusive economy	Policy R10 and supporting text	<ul> <li>Modifications to part A and B for effectiveness in relation to new cultural uses and for proposals outside of the CAZ and Town Centres.</li> <li>Update to part C to clarify expectations for marketing of cultural uses.</li> <li>Update to part D to reflect that fact that other policies consider amenity impacts.</li> <li>Modifications made to supporting text to reflect changes to the Use Classes Order, for effectiveness and consistency with other modifications. This includes a modification to delete reference in paragraph 4.144 to cultural quarter designation of Archway.</li> </ul>	Screened in. Assessment required.

SD-MM- 52	Inclusive economy	Policy R11	Modification to Part A for effectiveness. Modification clarifies marketing requirements for effectiveness.	No further assessment necessary as the modifications clarify approach for effectiveness and are not considered to change the effects previously assessed.
SD-MM- 53	Green infrastructure	Policy G1 and supporting text	Modification for effectiveness and consistency with the London Plan to exclude B2 general industry and B8 storage and distribution uses from the urban greening factor assessment requirement.	Overall the modification is not considered to affect the significant positive effect previously identified. No further assessment necessary.
SD-MM- 54	Green infrastructure	Policy G2: Protecting Open Space and supporting text	<ul> <li>Modifications to Part A, first sentence, and Part D: to be positively prepared.</li> <li>The modification to Part A spans three policies in the Local Plan (SP2, BC4 and G2) and provides clarification on how proposals for moorings and facilities to support moorings should be approached.</li> <li>Updates to supporting text for consistency and effectiveness with changes to the policy.</li> </ul>	The rephrasing to make positively prepared these are not considered to change the effects previously assessed. For the modifications in relation to moorings and associated facilities the effects of this have been assessed in related policies SP2 and BC4. The modification stating open space is both investigated and secured this is not considered to change the effects identified in the previous assessment of the policy. The modification ensures the supporting text reflects the Policy and ensures internal consistency – this does not affect the results of the previous assessment of the policy
SD-MM- 55	Green infrastructure	Policy G4, parts B and H	Modification for effectiveness and to reflect London Plan and SINC hierarchy setting out the level of	Screened in. Assessment required

		and supporting text	<ul> <li>protection commensurate to the different SINC values and mitigation hierarchy.</li> <li>Update to part H For effectiveness to clarify when a financial contribution is required.</li> <li>Update to supporting text for effectiveness to provide clarity when a landscape design strategy will be required.</li> <li>Modification to remove the reference in paragraph 5.34 that larger extensions may be defined as less than 100sqm in relation to landscape design strategies.</li> </ul>	
SD-MM- 56	Green infrastructure	Figure 5.2: Sites of Importance to Nature Conservation (SINC) designation	Revision to correct an error and to improve accuracy of mapping. See Policies Map Changes for full explanation. To correct an inaccuracy and show Skinner Street Open Space as a Site In Nature Conservation (SINC) for effectiveness.	The site boundary has been amended to reflect improved mapping that has been made available following completion of the development. This is a factual update and is does not require an assessment.
SD-MM- 57	Green infrastructure	Policy G5: Green Infrastructure, supporting text, paragraphs 5.51 and 5.52	Modifications to clarify that intensive and semi- intensive green roofs are not always accessible as amenity space, and may be acceptable if they prioritise biodiversity.	No further assessment necessary, the screening does not consider the modification will change the effects to require an assessment, the policy and supporting text continue to prioritise biodiversity-based extensive green roofs.
SD-MM- 58	Sustainable design	Policy S1: Delivering Sustainable	Modifications for effectiveness to clarify that gas CHP is no longer considered to be 'low carbon' and that the use of low-emission CHP systems will only	Screened in. Further assessment required.

SD-MM- 59	Sustainable design	Design, supporting text, Paragraphs 6.9, 6.10, 6.11 S2 Part D (iii) and insert supporting text after paragraph 6.19	be acceptable in exceptional circumstances to support the expansion of area-wide heat networks. Amendment to add reference to legal agreement in line with policy S4 part G to clarify how the fee will be collected and ensure effectiveness. Numbering of bullet points also amended to correct error. Modification to add additional text to explain the application of the monitoring fee to ensure the policy	Further assessment is not considered necessary as the amendments do not change the policy requirements and would not change the effects previously assessed.
SD-MM- 60	Sustainable design	Policy S5: Energy Infrastructure, part A, C and D and supporting text	<ul> <li>is justified and effective.</li> <li>Modification for effectiveness to Part A and reference to the BEIS dataset instead of DUKES to ensure a development's future carbon emissions are captured.</li> <li>Modification for effectiveness to clarify the policy approach to larger minor new-build developments following amendments to Part D (formally Part C).</li> <li>Amendment to Part D for effectiveness to clarify that low carbon heating systems, including ASHPs, are prioritised over gas boilers for minor new-build developments with an individual heating system.</li> <li>Modifications to paragraphs 6.60 to 6.67 for effectiveness</li> </ul>	Screened in. Assessment required.

New paragraph 6.69 to clarify the requirements for minor new-build developments with an individual heating system following the amendments to Part D (formerly part C).	
New paragraph 6.70 to clarify when direct electric heating and ultra-low NOx gas boilers may be considered for individual heating systems.	
Amended wording to paragraph 6.73 (formerly 6.71) in line with change to S5 Part A which replaced reference to DUKES with BEIS energy projections for effectiveness.	
Update to paragraphs 6.77 and 6.78 (formerly 6.75) to ensure effectiveness in terms of whole life-cycle assessment to allow this to be effective prior to further guidance being published.	
Amended wording to paragraph 6.79 (formerly 6.76) to clarify that the 'cut-off point' referred to in this paragraph is in line with S5, Part G to ensure the policy is effective. This paragraph also amended to take account of lettering change due to addition of new Part C.	
Paragraph 6.80 (formerly 6.77) and the references to CIL updated to ensure effectiveness and to clarify the distinction between costs of connecting to a heat network and costs of heat network development.	

SD-MM- 61	Sustainable design	S7 Part D and F and supporting text paragraphs 6.92 and 6.101	Size thresholds for Air Quality Positive applications amended for consistency with London Plan. Modification adds reference to Part F regarding financial contributions to ensure the effectiveness of the policy. Further detail provided on financial contributions in paragraph 6.92 to ensure the effectiveness of the policy. Modification adds a cross reference in new paragraph 6.101 to Policy PLAN1 and the impacts of overshadowing of solar panels, particularly in terms of canal boats etc. to ensure the effectiveness of the policy.	The modifications do not change the results of the original assessment and no further assessment is necessary.
SD-MM- 62	Sustainable design	S8 Part D and paragraph 6.118	Modification to add reference to the Exception Test in Policy S8 Part D to ensure effectiveness and consistency with national policy.	This modification is a clarification and will not change the effects already identified. No further assessment necessary.
SD-MM- 63	Sustainable design	S8 (including footnote 39) and supporting text paragraph 6.116	Modification to update Table 6.4 Flood Risk Vulnerability Classification to ensure consistency with national policy following updates to the NPPF. Table 6.4 has been amended to reflect Annex 3 of the updated NPPF, pages 74-75. References in supporting text paragraph 6.116 updated to reflect updates to NPPF paragraphs 161 and 162 to take account of 'all sources of flood risk'.	Modifications to policy and supporting text are clarification, do not change the effects already identified and do not require an assessment.

SD-MM- 64	Sustainable design	Policy S9, Parts, C, G, O and supporting text paragraph 6.147	Update to part C to clarify that direct and cumulative risk should be considered. Clarification to Part G for effectiveness to ensure major developments utilise opportunities to reduce run-off rates. Update to part O for effectiveness. Update to paragraph 6.147	Modifications to policy and supporting text are clarification, do not change the effects already identified and do not require an assessment.
SD-MM- 65	Public realm and transport	Policy T1, Parts B and D and supporting text	To ensure policy is effective amendment of Criterion B requires design of development to include accessible parking provision, stating that private vehicle use relating to Blue Badge Holders will not be restricted. Reference to taxis removed from description of private motor vehicles to help the policy to be justified. Addition of paragraph to supporting text which provides details of the Islington Transport Strategy, including Low Traffic Neighbourhoods	The amendments to criterion do not change the effects already identified and do not require an assessment. The update to the supporting text in relation to the Islington Transport Strategy is factual and does not require an assessment.
SD-MM- 66	Public realm and transport	Policy T2, part A and supporting text former 7.11 (now 7.12),7.15 (now 7.16) and 7.17 (now 7.18)	Amendment made to Part A amended for effectiveness, to include future planned sustainable transport infrastructure.	Modifications to policy and supporting text do not change the effects already identified and do not require an assessment. (Note: the modification to Policy B2 Part D in relation to air quality and industrial uses provides a cross reference to this policy and is assessed against Policy B2).

SD-MM- 67	Public realm and transport	Policy T3, Parts B, C, F and G and supporting text at paragraph 7.27 (now 7.28)	Amendment to part B to be positively prepared and effective, ensuring essential drop-off and accessible parking is provided for new homes. Amendment to Part C wording to be positively prepared, to describe when parking will be allowed for non-residential development. Amendment to Part F to be positively prepared and effective. Amendment to Part G to clarify the use of financial contributions in accessible or sustainable transport initiatives where accessible parking spaces cannot be provided (formerly in supporting text). Clarifications made to paragraph 7.28.	No further assessment necessary. The overall policy approach remains unchanged from and would not change the effects previously assessed
SD-MM- 68	Public realm and transport	Policy T5, part A	Clarification made for soundness and consistency with the London Plan to require delivery and servicing plans to specify how safe, clean and efficient deliveries and servicing have been facilitated.	Modifications are clarification, do not change the effects already identified and do not require an assessment. (Note: the modification to Policy B2 Part D in relation to air quality and industrial uses provides a cross reference to this policy and is assessed against Policy B2.)
SD-MM- 69	Design and heritage	Policy DH1, part C and removal of paragraph 8.5	Change to Part C to clarify that protection or enhancement of a view will meet the policy objective. Separating clause C into two parts so that new Part D refers to protection of or enhancement of the settings of Local Landmarks.	The change resulting from the modification to Part C is not considered to be significant to change the overall effects in the assessment. No further assessment necessary. The separation of Part C into two parts reflects a change in approach to local

			Removal of supporting text for effectiveness as this content is covered by PLAN1	landmarks to reflect the fact they are not defined in the same way as protected views. The change resulting from the modification is not considered to be significant to change the overall effects in the assessment. This is related to the new Part K in Policy DH2 below. The removal of the supporting text at paragraph 8.5 will not change the policy requirements as the content is covered under PLAN1 therefore further assessment is not considered necessary as the amendments do not change the effects previously assessed.
SD-MM- 70	Design and heritage	Policy DH2 Heritage Assets Conservation Areas, Parts B and J and supporting text	<ul> <li>Changes for effectiveness to Part B ensure Policy DH2 is consistent with the duty in the Planning (Listed Buildings and Conservation Areas) Act 1990.</li> <li>Part J updated for effectiveness as views to Local Landmarks are not formally defined.</li> <li>New part K added for effectiveness, to clarify that development in proximity to Local Landmarks should protect or enhance their settings.</li> <li>Update to paragraph 8.34 for effectiveness as St John's Gate has been de-scheduled (as a historic monument). It remains a grade I listed building.</li> <li>Update to paragraph 8.35 for effectiveness.</li> </ul>	The changes in relation to parts B and J are not considered to be significant to change the overall effects in the assessment. No further assessment necessary. For the policy change in relation to Local Landmarks, the modification is not considered to be significant to change the overall effects previously identified in the assessment. No further assessment necessary. The changes to paragraphs 8.34 and 8.35 are factual and do not require an assessment.

SD-MM- 71	Design and heritage	Policy DH3, Building Heights	Changes to multiple parts of the policy for effectiveness and consistency with the London Plan which updates definition of tall buildings and changes related policy for buildings under 30m. Update to criteria to reflect that views to Local Landmarks have different level of protection to protected views. Updates to Part E for effectiveness with regard to protecting heritage in neighbouring boroughs and to reflect changes to policy in relation to protected views and local landmarks. Updates to supporting text for effectiveness.	The most significant modification to DH3 is excluding buildings which are considered prominent in their context from application of the tall buildings criteria set out in part E however this is not considered to change the overall principle of a plan led approach to tall building locations and the modifications are not considered to change the overall effects in the assessment. No further assessment necessary.
SD-MM- 72	Design and heritage	Policy DH5, Part D	Modifications to make the policy positively worded.	Further assessment is not considered necessary as the amendments do not change the policy requirements and would not change the effects previously assessed.
SD-MM- 73	Strategic infrastructure	Paragraph 9.6	Two changes made in paragraph 9.6 for effectiveness. Amendment to remove reference to CIL 123 list to be effective and reference to infrastructure costs for school places to be sought through CIL added.	The first modification is a factual update and does not require assessment. The second modification does not require an assessment as it will not change the effects already identified.

SD-MM- 74	Strategic infrastructure	Paragraph 9.11	A clarification for effectiveness in relation to identifying the safeguarded Hornsey Street Re-use and recycling centre on the Policies Map.	The clarification will not change the effects already identified so no further assessment is necessary.
SD-MM- 75	Strategic infrastructure	Policy ST3: Telecommunic ations, communication s and utilities equipment, Part C and supporting text	Updates for effectiveness.	The screening has identified that the modifications do not require an assessment and will not change the effects already identified.
SD-MM- 76	Monitoring	Monitoring	Amendments which provides further clarification to monitoring and updates some of the monitoring indicators.	The screening has identified that the changes are clarification and do not change the effects already identified and does not require an assessment.
SD-MM- 77	Monitoring	Monitoring	Amendment to provide further clarification about how the plan will be monitored.	The screening has identified that the changes are clarification and do not change the effects already identified and does not require an assessment.
SD-MM- 78	Appendices	Appendix 1	For effectiveness a table summarising the marketing and vacancy requirements for the Local plan policies is introduced. Amendments are to add further clarity on when the marketing without vacancy is applied within Class E in the retail hierarchy.	No further assessment required for the table as it repeats the requirements set out in policy. Where necessary these have been assessed (Policies B2, B3, R2, R3 and R4).
SD-MM- 79	Appendices	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	The screening has identified that this clarification does not change the effects

			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 (below or above). This helps to provide further clarification in relation to policy DH5.	already identified and does not require an assessment.
SD-MM- 80		Appendix 3 – Table A3.1	Updated in response to changes to the Use Class Order	No further assessment required. The modification is not considered to change the positive effects previously identified.
SD-MM- 81-83	Appendices	Appendix 3 Appendix 4 Table A4.1	<ul> <li>New supporting paragraph to clarify the requirement for transport assessment in premises larger than 750 sqm where Class E Use is unspecified.</li> <li>New supporting paragraphs to clarify application of minimum cycle parking standards to reflect changes to the Use Classes Order.</li> <li>Proposed changes to standards to clarify the application of cycle parking responding to Use Classes Order changes, with the introduction of a standard for general Class E</li> </ul>	No further assessment required. The modification is not considered to change the positive effects previously identified
SD-MM- 84	Appendices	Appendix 5: Social Value self- assessment	Appendix 5 deleted for consistency with removal Policy SC4.	No further assessment necessary as set out under the related modification for policy SC4.
SD-MM- 85	Appendices	Appendix 7 Location of public open	Updated Figure A7.1: Location of public open spaces; SINCs, historic green spaces and adventure playgrounds with high resolution map which includes	The site boundary has been amended to reflect improved mapping that has been made available following completion of the

		spaces; SINCs, historic green spaces and adventure playgrounds	the amendment to the SINC for 351 Caledonian Road and showing Skinner Street Open Space as SINC. To ensure consistency with Policies Map changes and for legibility. Update to correct an inaccuracy and show Skinner Street Open Space as a Site In Nature Conservation (SINC) for effectiveness.	development. This is a factual update and is does not require an assessment.
SD-MM- 86 - 98	Appendices	Appendix 9: Glossary and abbreviations	<ul> <li>Updated definition of business space</li> <li>Updated definition of hybrid space</li> <li>Updated definition of industrial floorspace</li> <li>Updated definition of LSIS</li> <li>Updated definition of office led development</li> <li>Additional definition of peppercorn rent added for effectiveness and clarity.</li> <li>Updated definition Primary Shopping Area</li> <li>Definition of Private Open Space added effectiveness, consistent with modifications to G2.</li> <li>Updated definition of leisure uses</li> <li>Definition of low traffic neighbourhoods added.</li> <li>The Glossary includes a new definition for a shop for effectiveness, and clarifies the definition in relation to retail.</li> <li>The Glossary includes a new definition for non-motorised transport modes</li> </ul>	The screening has identified that the changes are clarification. The modifications to the glossary will assist with the implementation of policy that has been assessed for its effects and do not change the effects already identified and do not require an assessment.

SD-MM-	Appendices	Add new	New appendix which presents the housing	No assessment required as factual updates,
99		appendix 10	trajectory	updates to plan period taken into account in
				relevant modifications.

## Table 1.3: Bunhill and Clerkenwell Area Action Plan Modifications screening

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
BC-MM-01	Paragraph 1.7	Change of the plan period from 2020/21- 2035/36 to 2020/21-2036/37	The amendment will change the end of the plan period and this has been reflected in relevant parts of the plan which will be screened separately however this modification is not considered to have an effect and no further assessment is needed.
BC-MM-02	Figure 1.4 Open Space Map	To fix an inaccuracy and show Skinner Street Open Space as Site of Importance for Nature Conservation (SINC) for effectiveness.	No effects identified. Skinner Street SINC was never de-designated and this change corrects an inaccuracy in the map.
BC-MM-03	Policy BC1: Prioritising Office Use (including supporting text)	Modifications to policy and supporting text following the 2020 amendments to the Use Classes Order and the introduction of Class E. Modification to add 'non-residential institutions' to the examples of uses which could be publicly funded uses in B1 Part D (iii). The modification changes one of the exceptions to Policy BC1 from applying to 'wholly' residential areas, to 'predominantly' residential areas in BC1 Part D (iv). New paragraph at 2.13 added clarifying the meaning of majority to mean more than 50%.	No further assessment required. The modification is not considered to change the effects previously identified. The changes to Part D offer a degree of flexibility but this is not considered sufficient to affect the amount of either commercial floorspace that could be delivered or provide additional housing to change the effects previously identified.

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
BC-MM-04	Footnote 10:	Provides a definition of retail and leisure uses, so users will not have to refer to the Strategic and Development Management Policies document.	This is a clarification to include an existing definition from elsewhere in the Local Plan for ease of reference. It is not considered to effect the previous assessment of the policy.
BC-MM-05	BC2 Culture, retail and leisure uses and supporting text paragraphs 2.13, 2.18-2.19.	Modifications to policy and supporting text following the 2020 amendments to the Use Classes Order and the introduction of Class E. Modification to clarify that cultural, retail, and leisure uses are appropriate in Local Shopping Areas. There are changes made in Part B which clarify the application of the approach to location of cultural uses and removes the sequential test for cultural uses so as not to unnecessarily constrain development of cultural uses in the CAZ. Modifications to improve clarity and readability.	Screened in. Updated assessment required.
BC-MM-06	Policy BC3, part G and supporting text paragraphs 3.11 and 3.17-3.18 and 3.19.	Rewording of Part G to make it positively prepared. Update to paragraph 3.11 to clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	The modification to Part G is not considered to require a further assessment as the modification is not considered to change the effects previously identified. Further assessment is not considered necessary as the amendments to para 3.11 and 3.17 do not

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
		Modification to paragraph 3.17 to cross reference to the tall buildings study and to link to Policy DH3 in the Strategic and Development Management Policies. Modification to 3.19 which changes 'conserve and enhance' to 'conserve or enhance' to bring it in line with the statutory duty for protecting heritage assets.	<ul><li>change the policy requirements and would not change the effects previously assessed.</li><li>The modification to paragraph 3.19 is not considered to result in a change to effects previously identified and no further assessment necessary.</li></ul>
BC-MM-07	Figure 3.2 City Fringe Opportunity Area Spatial Strategy diagram	Replacement map to reflect the new boundary to BC10.	Further assessment is not considered necessary as the amendments are factual and do not change the policy requirements for the site allocations. See Site Allocation assessment for further details.
BC-MM-08	Policy BC4 and supporting text	Modifications provide clarity on approach to boater facilities and moorings and the development of a water space strategy to provide a framework for different uses on the canal. A change to allow that development may have some impact on leisure provision, provided the	Screened in. Updated assessment required.
BC-MM-09	Policy BC5: Farringdon and supporting text	impacts can be mitigated. Modifications to recognise the cultural quarter in the spatial strategy areas. Addition of missing text to aid readability of the policy.	The various modifications will not change the effects previously identified and no further assessment required.

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
		Change of policy references is to avoid confusion between BCAAP policies and site allocations.	
		A modification to reflect that heritage value of the railway cuttings has not been established.	
		The modification to paragraph 3.39 changes 'conserve and enhance' to 'conserve or enhance' to bring it in line with the statutory duty for protecting heritage assets, and to make consistent with policy DH2.	
BC-MM-10	Figure 3.4: Farringdon Spatial Strategy diagram	Correction to include spatial strategy boundary and also to include the Clerkenwell / Farringdon Cultural Quarter on the map necessary for effectiveness.	Further assessment is not considered necessary as the amendments are factual and do not change the policy requirements.
BC-MM-11	Policy BC6 part B, D and G and supporting text para 3.43	Modifications at part B and paragraph 3.43 removes element of policy duplicated in policy R3 and R4. Modifications at part D: changes 'conserve and enhance' to 'conserve or enhance' to bring it in line with the statutory duty for protecting heritage assets, and to make consistent with policy DH2.	<ul> <li>For part B no effects are created as the removed text is addressed by policy R3 and R4.</li> <li>Change to part D is not considered to result in a change to the effects previously identified.</li> <li>For part G the identification of the cultural quarter does not alter the policy approach.</li> <li>No further assessment necessary.</li> </ul>
		Modifications at part G recognises the cultural quarter in the spatial strategy area, for	

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
		consistency with other references within the Plan.	
BC-MM-12	Pleasant and Exmouth Market Spatial Strategy diagram	To add the boundary of the cultural quarter to the spatial strategy area map. To correct an inaccuracy and show Skinner Street Open Space as a Site In Nature Conservation (SINC) for effectiveness.	Further assessment is not considered necessary as the amendments are factual and do not change the policy requirements.
BC-MM-13	Policy BC7 Central Finsbury and supporting text	Amended policy references to avoid confusion between BCAAP policies and site allocations. Changes necessary for clarity and effectiveness in Part F to state that the sports and leisure function at the Finsbury Leisure Centre will be re-provided in accordance with Strategic and Development Management Policy SC1.	<ul> <li>Further assessment is not considered necessary as the amendments are factual and do not change the policy requirements.</li> <li>No effects for new policy references.</li> <li>Screening of the link to policy SC1 and Finsbury Leisure Centre sports and leisure function is addressed in the site allocation screening table.</li> </ul>
		Part of the modification states that part of the Farringdon / Smithfield Cultural Quarter is within this spatial strategy area and that the Cultural Quarter is the focus for cultural uses in the AAP area. Modifications to move policy from supporting text into the policy box for Parts J, K and L and design criteria.	For Part G the identification of the cultural quarter aids usability but does not alter the policy approach. The supporting text moved into the policy box relates to design, scale, definition of space, public realm, and pedestrian and cycle connections. Moving this into policy clarifies its status in the document. This policy also works alongside other policies within the plan, including in PLAN1 in the Strategic and Development Management Policies. It is not considered the modifications

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
			change the effects identified. Further assessment is not considered necessary.
BC-MM-15	Figure 3.6: Central Finsbury Spatial Strategy diagram	Central Finsbury Spatial Strategy diagram To add the boundary of the Cultural Quarter to the spatial strategy area map. Skinner Street SINC is also reinstated where previously omitted in error.	Further assessment is not considered necessary as the amendments are factual and do not change the policy requirements.
BC-MM-15	Policy BC8 Historic Clerkenwell including supporting text	<ul> <li>Changes to A, B, F, G, and H of policy text: necessary for consistency with legislation, to provide greater clarity to the policy.</li> <li>Modification to Part A removes the reference to 'limited' commercial development and moves supporting text to the policy in part B with associated deletion at paragraph 3.68.</li> <li>The modification to Part F and paragraph 3.71 changes 'conserve and enhance' to 'conserve or enhance' to bring it in line with the statutory duty for protecting heritage assets and Policy DH2.</li> <li>Addition of Part G which encourages conversion of carriageway and parking to pedestrian space.</li> <li>Addition of part H which states that the spatial strategy area includes part of the Clerkenwell/Farringdon Cultural Quarter and</li> </ul>	The modification to part B clarifies the approach to commercial development and removes the requirement for it to be limited in scale. This is not considered to change the effects previously identified. The modification to Parts A and F brings the policy in line with the Statutory Duty and is not considered to result in a change to the effects previously identified for the conservation of heritage assets. No further assessment necessary. The modification to Part G will not change the effects already identified. With regard to Part H, the identification of the cultural quarter does not alter the policy approach. For paragraph 3.66 no effects are identified as these are factual changes related to scheduled monuments.

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
		that this is the focus for cultural uses in the AAP area.	
		Supporting text changes: 3.66: factual update (removal of reference to a scheduled monument which has been de- designated).	
BC-MM-16	Figure 3.7 Historic Clerkenwell Spatial Strategy Diagram	Addition of the Clerkenwell / Farringdon Cultural Quarter.	The location of the Cultural Quarter is shown on Figure 2.2 of the Bunhill and Clerkenwell AAP. Addition of the Cultural Quarter boundary on the Farringdon Spatial Strategy diagram does not change the policy designation and has no effects
BC-MM-17	Policy AAP1: Delivering development priorities and supporting text	Modifications to clarify that AAP Plan 1 applies to site allocations within the Bunhill and Clerkenwell AAP area. Modifications to set out that when allocated uses which fall within a broader use class (i.e. office or retail uses which sit within use class E), they will be secured for the specific allocated use at planning stage.	This clarification is in response to changes to the Use Classes Order. There are related policies where the impacts of class E and the need to secure specific use through condition to meet identified development needs have been assessed. No further assessment is considered necessary.
BC-MM-18	Figure 4.1 Bunhill and Clerkenwell AAP site allocations (with Spatial Strategy areas identified for reference)	Replacement map to include modified BC10 boundary.	The update to the map is not considered to have any effects. The modification to Site Allocation BC10 has been assessed separately.

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
BC-MM-19	Table 4.2 Site Capacity Assumptions	The table of site capacity assumptions for the Bunhill and Clerkenwell AAP area has been updated to include up to date figures following changes to the plan.	No effects are identified. The amount of floorspace provided is comparable at a strategic level.
BC-MM-20	Site Allocation BC3 Islington Boat Club	Changes to the development considerations stating that the community and sporting uses should be re-provided consistent with Strategic and Development Management Policy SC1, and residential uses may be developed where they do not harm the Islington Boat Club in accordance with the agent of change principal in Policy DH5 in the Strategic and Development Management Policies.	No effects identified. Further assessment is not considered necessary.
BC-MM-21	Site Allocation BC4 Finsbury Leisure Centre	<ul> <li>Changes to the development considerations stating that:</li> <li>Development must be high quality contextual design in accordance with PLAN1 and protect the amenity of neighbouring residential properties, particularly those on Norman Street and at Burnhill House, Norman Street.</li> <li>Development should ensure re-provision the sports pitches and facilities in accordance with Policy SC1 part D in the Strategic and Development Management Policies.</li> </ul>	The cross references to other policies do not have additional effects and do alter the previous assessment of the policy. No further assessment necessary.
BC-MM-22	Site Allocation BC5: London College of	The modification states that an additional set back storey on the roof of the retained building may be appropriate.	The modifications would not change the previous effects identified and the assessment remains

Reference	Section/Paragraph/ Policy	Description	Screening Assessment	
	Fashion, Golden Lane		appropriate for this allocation. No further assessment necessary.	
BC-MM-23	Site Allocation BC6: Redbrick Estate	The allocation and justification has been expanded to reflect the planning permission on the site, which is currently under construction.	No effects identified. Further assessment is not considered necessary.	
BC-MM-24	Site Allocation BC7: 198-208 Old Street (petrol station)	A modification to clarify that the current use may continue.	No effects identified. Further assessment is not considered necessary.	
BC-MM-25			No effects identified. Further assessment is not considered necessary.	
BC-MM-26	Site Allocation BC10: 254-262 Old Street (east of roundabout)	Removal of a pub/bar from the site allocation.	Updated assessment required.	
BC-MM-27	Site Allocation BC11: Longbow House, 14-20 Chiswell Street	A modification to confirm that the existing building is over 30m. The modification changes 'preserve and enhance' to 'preserve or enhance' to bring it in line with the statutory duty for protecting heritage assets. The estimated timescale has been moved later in the plan period.	No effects identified. Further assessment is not considered necessary.	
BC-MM-28	Site Allocation BC12 Cass Business School, 106 Bunhill Row	A modification states that only a modest upwards extension is likely to be acceptable due to site and surrounding townscape constraints.	No effects identified. Further assessment is not considered necessary.	

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
BC-MM-29	Site Allocation BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage	A modification to state that residential use and hotel uses are acceptable. Additional information stating the details of the extant permission.	Updated assessment required
BC-MM-30	Site Allocation BC15: Richard Cloudesley School, 99 Golden Lane	Update to planning history.	No effects identified. Further assessment is not considered necessary.
BC-MM-31	Site Allocation BC16 36-43 Great Sutton Street (Berry Street)	Identification of protected views in site constraints.	No effects identified. Further assessment is not considered necessary.
BC-MM-32	Site Allocation BC17 Caxton House, 2 Farringdon Road	New planning history information setting out that construction has started on site and that the building is above 30m in height. Updates to list the view corridors which affect this site.	No effects identified. Further assessment is not considered necessary.
BC-MM-33	Site Allocation BC18 Cardinal Tower, 2A, 4-12 Farringdon Road and 48-50 Cowcross Street	New planning history information setting out that construction has started on site and that the building is above 30m in height. Updates to list the view corridors which affect this site.	No effects identified. Further assessment is not considered necessary.
BC-MM-34	Site Allocation BC19 Farringdon Place, 20 Farringdon Road	Modifications to change descriptions of use following the 2020 amendments to the Use Classes Order and identification of protected views in site constraints.	No effects identified. Further assessment is not considered necessary.
BC-MM-35	Site Allocation BC20 Lincoln Place, 50 Farringdon Road	Modification to descriptions of use following the 2020 amendments to the Use Classes Order	Factual update. No effects identified.

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
		and identification of protected views in site constraints.	
BC-MM-36	Site Allocation BC21: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road,& 1-4 Great Sutton Street	Modification to descriptions of use following the 2020 amendments to the Use Classes Order The allocation has been amended to reflect the permission which is currently under construction. Details of the permission have	Screened in. Refer to updated assessment.
BC-MM-37	<ul> <li>been added.</li> <li>Site Allocation BC22</li> <li>Vine Street Bridge</li> <li>Updates to policy references to avoid confusion between BCAAP policies and site allocations and identification of protected views in site constraints.</li> </ul>		No effects identified. Further assessment is not considered necessary.
BC-MM-38	Site Allocation BC24 Clerkenwell Fire Station, 42-44 Rosebery Avenue	The allocation has been amended to from requiring some social and infrastructure use to encouraging active frontages at the ground floor for commercial, social infrastructure, or community use.	Screened in. Refer to updated assessment.
		Development considerations amended from reference to 'conserve and enhance' heritage assets to 'conserve or enhance' heritage assets to make consistent with legislation.	
BC-MM-39	Site Allocation BC25 Mount Pleasant Post Office, 45 Rosebery Avenue	Updates to policy references to avoid confusion between BCAAP policies and site allocations and identification of protected views in site constraints.	No effects identified. Further assessment is not considered necessary.
BC-MM-40	Site Allocation BC26 68-86 Farringdon Road (NCP carpark)	Updates to policy references to avoid confusion between BCAAP policies and site	No effects identified. Further assessment is not considered necessary.

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
		allocations and identification of protected views in site constraints.	
BC-MM-41	Site Allocation BC27: Finsbury Health Centre and the Michael Palin Centre for Stammering	Modification to descriptions of use following the 2020 amendments to the Use Classes Order. Updates to policy references to avoid confusion between BCAAP policies and site allocations. Identification of protected views in site constraints.	No effects identified. Further assessment is not considered necessary.
BC-MM-42	Site Allocation BC28: Angel Gate, Goswell Road	Modification to ensure that a listed building on site must be retained.	Screened in. Refer to the updated assessment.
BC-MM-43	Site Allocation BC29: Taylor House, 88 Rosebery Avenue	Modification to descriptions of use following the 2020 amendments to the Use Classes Order. Updates to policy references to avoid confusion between BCAAP policies and site allocations. Identification of protected views in site constraints.	No effects identified. Further assessment is not considered necessary.
BC-MM-44	Site Allocation BC32: Monmouth House, 58-64 City Road	New planning history information setting out that construction has started on site and that the building is above 30m in height.	No effects identified. Further assessment is not considered necessary.
BC-MM-45	Site Allocation BC33: Oliver House, 51-53 City Road	A modification that states commercial uses are allowed on the ground floor to provide greater clarity.	The effects of this modification are limited in the amount of floorspace affected and are not of a

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
			scale to change the positive effects previously identified. No further assessment needed.
BC-MM-46	Site Allocation BC34: 20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street	Modifications to update planning history information setting out that site has permission for a building is above 30m in height.	No effects identified. Further assessment is not considered necessary.
BC-MM-47	Site Allocation BC35: Finsbury Tower, 103-105 Bunhill Row	A modification to state that the site has permission for a 28 storey tower to reflect that the permission being implemented on site is for a tall building.	No effects identified. Further assessment is not considered necessary.
BC-MM-48	Site Allocation BC36: London Metropolitan Archives and Finsbury Business Centre	A modification to clarify there are two sites and the relevant uses for each site: Office uses on the Finsbury Design Centre, Cultural use/visitor attraction on the Metropolitan Archive.	The clarification setting out where the office and cultural visitor attractor uses should be located does not change the assessment. No further assessment needed.
BC-MM-49	Site Allocation BC37: Triangle Estate, Goswell Road/Compton Street/Cyrus Street	New development considerations setting out that development must not lead to unacceptable impacts on residents, and should improve the security, function, accessibility, and appearance of public realm and open space on the estate.	Screened in. Refer to updated assessment.
BC-MM-50	Site Allocation BC38: Moorfields Eye Hospital	Removal of the reference to "legacy" eye clinic facility and change to clarify that social infrastructure is to be small scale.	The modifications do not change the positive effects previously identified. The change in relation to social infrastructure is not considered

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
		Removal of the requirement that the open space must be located on Cayton Street.	to change the positive effects previously identified. No further assessment needed.
BC-MM-51	Site Allocations BC40: The Pentagon, 48 Chiswell Street	The development considerations notes that the existing building is above 30m in height.	No effects identified. Further assessment is not considered necessary.
BC-MM-52	Site Allocation BC41: Central Foundation School, 15 Cowper Street, 63-67 Tabernacle Street and 19 & 21- 23 Leonard Street	Changes to descriptions of use following the 2020 amendments to the Use Classes Order. Amendment to the allocation to reflect quantum of floorspace agreed in permission P2017/1046/FUL.	Change in relation to Use Classes Order is a factual update, no further assessment. The modification related to the quantum of floorspace has not been identified as changing the effects. Further assessment is not considered necessary.
BC-MM-53	Site Allocation BC43: easyHotel, 80-86 Old Street	Amendment of estimated delivery period.	No effects identified. Further assessment is not considered necessary.
BC-MM-54	Site Allocation BC44: Crown House, 108 Aldersgate Street	Changing superseded use classes to descriptions of use following the 2020 amendments to the Use Classes Order.	No effects identified. Further assessment is not considered necessary.
BC-MM-55	Site Allocation BC45: 27 Goswell Road	The development considerations notes that the existing building is above 30m in height.	No effects identified. Further assessment is not considered necessary.
BC-MM-56	Site Allocation BC46: City, University of London, 10	A modification that identifies that permission has been granted for an extension above 30m in height.	No effects identified. Further assessment is not considered necessary. The change in relation to existing teaching facilities is not identified as having any change in

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
	Northampton Square	A modification that removes the statement that additional teaching facilities may be provided where in accordance with other planning polices as it is a redundant policy statement.	effects as this can be dealt with through other policies in the plan.
BC-MM-57	Site Allocation BC47: Braithwaite House and Quaker Court	The modification identifies a particular podium space on the estate as contributing to open space and that development which affects this space must be considered against Policy G2.	BC47 was assessed to have no effects against the protection and provision of open space objective. It is considered that the cross reference to policy G2 does not change this, providing clarification about the application of strategic policy rather than a significant change in the overall policy approach.
BC-MM-58	Site Allocation BC49 Building adjacent to railway lines and opposite	Changes to descriptions of use following the 2020 amendments to the Use Classes Order. Updates to policy references to avoid confusion between BCAAP policies and site allocations and identification of protected views in site constraints. An update to current use. An update to development considerations to state that redevelopment will be contingent on the electrical substation being integrated or relocated if still required.	Screened in. Refer to updated assessment.
BC-MM-59	Site Allocation BC50: Queen Mary University,	Changes to descriptions of use following the 2020 amendments to the Use Classes Order.	No effects identified for UCO change. Further assessment is not considered necessary.

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
	Charterhouse Square Campus	Modifications to clarify that student accommodation is acceptable on university campus sites.	The modification in relation to student housing makes a cross reference to policy H6 which is being assessed separately. No further assessment required.
		The development considerations have been amended with regard to the pedestrian connection through the site.	The allocation continues to encourage provision of the pedestrian link and there is no change in effects.
BC-MM-60	Site Allocation BC51: Italia Conti School, 23 Goswell Road	Deletion of the requirement to justify loss of D1 use as this has been established through the planning permission for the site.	Screened in. Refer to updated assessment.
BC-MM-61	Site Allocation Monitoring	Inclusion of monitoring indicators.	The inclusion of the monitoring indicators within the plan will improve the ability of policies within the plan to be effectively implemented however it is not considered to change the effects identified in relation to different policies.
BC-MM-62	Appendix 1, Scheduled Monuments	Removal of St John's gate as a scheduled monument to reflect current status.	No effects identified. The modification does not change the designation.
BC-MM-63	Appendix 1 Heritage Assets in Historic Clerkenwell, first paragraph.	The modification changes 'protect and enhance' to 'protect or enhance' to bring it in line with the statutory duty for protecting heritage assets.	This reflects a policy change in AAP8 which brings the policy in line with the Statutory Duty and is not considered to result in a change to the effects previously identified for the conservation of heritage assets. No further assessment necessary.
BC-MM-64 to	Glossary and Abbreviations	Updated definitions of these uses in the glossary to remove reference to superseded	The screening has identified that the changes are clarification. The modifications to the glossary will

Reference	Section/Paragraph/ Policy	Description	Screening Assessment
BC-MM-69	Business, Entertainment, Industrial, Retail, Social and Community Infrastructure.	use classes and to define which uses are included.	assist with the implementation of policy that has been assessed for its effects and do not change the effects already identified and do not require an assessment.

Table 1.4: Site Allocations Modifications Screening

Referen ce	Section	Paragraph/Policy	Description	Screening Assessment
SA-MM- 01	Introduction	Paragraph 1.2	Amendment to plan period reflected in text.	This clarification is not considered to require further assessment.
SA-MM- 02	Introduction	Figure 1.2: Islington Spatial Strategy areas and site allocations	Update to figure to reflect changes in site allocations and the boundary of the LSIS.	This is factual update of the map to reflect changes to site allocations and designations which have been separately screened for their impacts where relevant. No further assessment considered necessary.
SA-MM- 03 and SA-MM- 04	Introduction	Section 1, Policy SA1 New paragraph 1.17. Paragraph 1.18 (formerly 1.17).	This modification updates policy SA1 and the supporting text in light of changes to the Use Classes Order to clarify the approach to allocations.	This clarification is in response to changes to the Use Classes Order. There are related policies where the impacts of Class E and the need to secure specific uses through condition to meet identified development needs have been assessed. No further assessment is considered necessary.
SA-MM- 05	Introduction	Section 1, Table 1.1: List of strategic and non- strategic policies and allocations	List of strategic and non-strategic sites updated to reflect changes to site allocations and include the Barnsbury Estate as a strategic allocation due to the significant amount of housing growth it will provide. Gypsy and Traveller sites also added as the provision of Gypsy and Traveller Pitches is considered to be a strategic issue.	No further assessment considered necessary. The impacts of relevant site allocations, and strategic policies in relation to housing growth and meeting identified housing needs have been considered separately. The change in the categorisation of the allocations in Table 1.1 is in itself not considered to lead to any changes in effects.

	Introduction	Castion 1 Table	Table 1.2 amondod to reflect abonges made to	The approximent of offects of all site
SA-MM-	Introduction	Section 1, Table	Table 1.2 amended to reflect changes made to	The assessment of effects of all site
06		1.2: Site capacity	capacity assumptions following the grant of	allocations is considered as part of the
		assumptions	planning permission for certain sites, as well as	cumulative effects section. No further
			the addition of new site allocations and	assessment considered necessary.
			amendments to existing site allocations outlined	
			in this schedule of modifications.	
SA-MM-	Introduction	Paragraph 1.32	Paragraph updated to reflect amended plan	No further assessment is considered
07		(formerly	period, the housing requirement associated with	necessary to reflect clarification/factual
		paragraph 1.30)	that and the number of homes that need to be	update.
			identified on sites of one hectare or less.	
SA-MM-	King's Cross	Table 2.1	Table 2.1 allocations in the King's Cross and	No further assessment necessary. This is
08	and Pentonville		Pentonville Road Spatial Strategy Area updated	a factual update to reflect a new site
	Road		to include KC8: Bemerton Estate South	allocation the effects of which have been
	r touu			assessed separately.
				doocood opparatory.
SA-MM-	King's Cross	Figure 2.1	Figure 2.1 showing Location of King's Cross and	This is factual update of the map to reflect
09	and Pentonville		Pentonville Road Spatial Strategy area site	changes to site allocations which have
00	Road		allocations updated to reflect changes to site	been separately screened for their
	1 loud		allocations.	impacts where relevant. No further
				assessment considered necessary.
	King's Cross	Site KC1: King's	Allocation updated to reflect changes to the Use	The modifications are not considered to
SA-MM-	and Pentonville	Cross Triangle Site	Classes Order, specific protected view identified	affect the overall scoring of the original
10	Road	Cross manyle Sile		assessment. No further assessment
10	nuau		and reference to concrete batching plant added for effectiveness.	
				necessary.
SA-MM-	King's Cross	KC2: 176-178 York	Update to reflect planning permission, reflect	The modifications are not considered to
11	and Pentonville	Way & 57-65	changes to the Use Classes Order and add	change the existing assessment. No
	Road	Randell's Road	reference to concrete batching plant.	further assessment necessary.

SA-MM- 12	King's Cross and Pentonville Road	KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street	Updates to ownership details, to reflect changes to the Use Classes Order and planning permission, to identify specific neighbouring residential properties and remove reference to 'limited' in relation to intensification of business use.	The modification are not considered to change the existing assessment. The removal of the word 'limited' is not considered to change the overall effects identified. The previous wording already recognised that development should respect the amenity of neighbouring residential properties.
SA-MM- 13	King's Cross and Pentonville Road	KC6: 8 All Saints Street	Allocation updated to identify the specific viewing corridor the site sits partially within.	The modification is not considered to affect the original assessment. Further assessment is unnecessary.
SA-MM- 14	King's Cross and Pentonville Road	KC7: All Saints Triangle	Modification to add reference to development considerations to respect amenity of neighbouring residents.	Further assessment is not considered necessary as the addition to the development considerations, would not change the effects previously assessed.
SA-MM- 15	King's Cross and Pentonville Road	KC8, Bemerton Estate South, Section 2	Allocation for infill residential development, including re-provision of community space and provision of new retail/commercial spaces along Caledonian Road. An updated reference to the sites location within a Source Protection Zone has been added.	New site allocation. Further assessment necessary.
SA-MM- 16	Vale Royal/Brewery Road Locally Significant Industrial Site	Table 3.1	List of Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy area site allocations updated to reflect changes to site allocations.	No further assessment necessary. This is a factual update to reflect changes to site allocations which have been screened separately.
SA-MM- 17	Vale Royal/Brewery Road Locally Significant Industrial Site	Figure 3.1	Location of Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy area site allocations updated to take into account changes to sites and the boundary of the LSIS.	This is factual update of the map to reflect changes to site allocations and designations which have been separately assessed for their impacts where relevant. No further assessment considered necessary.

SA-MM- 18	Vale Royal/Brewery Road Locally Significant Industrial Site	VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, adjacent 196-200 York Way	Site Allocation updated to separate the site into two separate sites, with the allocation updated to reflect planning permissions on respective parts of the site. VR1 is now Fayers Site, 202-228 York Way, Former Venus Printers, 196-200 York Way N7 9AX, allocated for Intensification for a significant amount of B8 use alongside a small proportion of flexible office space, reflecting the extant permission.	For completeness it is considered that updated assessments are required for both of the new allocations
SA-MM- 19	Vale Royal/Brewery Road Locally Significant Industrial Site	VR2: 230-238 York Way, Allocation and justification	Allocation updated to provide for co-location of office and/or research and development use where there is an intensification of industrial use on the site and it can be demonstrated that its industrial function would remain. Cross references to other relevant policies added, as well as reference to the specific protected viewing corridor the site sits partially within. The development consideration specifying a maximum 5 storey building height has been removed. The uses have been updated to reflect changes to the Use Classes Order.	Screened in. Updated assessment required.

SA-MM- 20	Vale Royal/Brewery Road Locally Significant Industrial Site	Section 3, VR3: Tileyard Studios, Tileyard Road, N7 9AH	Allocation updated to provide for intensification of studios and offices on the site to support the music industry and related supporting sectors where it is demonstrated the flexibility of the existing spaces for studio and hybrid uses would remain, with the full functionality of the studios and any workshops/light industrial units secured and continued provision of a range of unit sites, including those for SMEs. Reference to the specific protected viewing corridor the site sits partially within added. The development consideration specifying a maximum 5 storey building height has been removed.	Screened in. Updated assessment required.
SA-MM- 21	Vale Royal/Brewery Road Locally Significant Industrial Site	VR4: 20 Tileyard Road,	Allocation updated to provide for co-location of office and/or research and development use where there is an intensification of industrial use on the site and it can be demonstrated that its industrial function would remain. Allocation updated to reflect changes to the Use Classes Order, provide a cross reference to other relevant policies, identify the specific protected viewing corridor the site sits within and remove reference to the development consideration specifying a maximum 5 storey building height.	Screened in. Updated assessment required.

SA- MM-22	Vale Royal/Brewery Road Locally Significant Industrial Site	VR5: 4 Brandon Road	New allocation for 22-23 Tileyard Road and part of 226-228 York Way to reflect amendment to VR1. This recognises the existing permission on the site and that should the site be subject to further amendments the co-location of office and/or research and development use should provide an intensification of industrial use on the site and it should be demonstrated that the continued industrial function of the LSIS would remain.	Screened in. Updated assessment required.
SA-MM- 23	Vale Royal/Brewery Road Locally Significant Industrial Site	VR6: The Fitzpatrick Building, 188 York Way, Allocation and justification	The Fitzpatrick Building, 188 York Way proposed to be deleted.	Allocation of Fitzpatrick building proposed to be deleted because the site has been subject to a development that has now been completed. No further assessment required.
SA-MM- 24	Vale Royal/Brewery Road Locally Significant Industrial Site	VR6: 4 Brandon Road (formerly site reference VR5)	Allocation updated to provide for co-location of office and/or research and development use where there is an intensification of industrial use on the site and it can be demonstrated that its industrial function would remain. Allocation updated to reflect changes to the Use Classes Order, provide a cross reference to other relevant policies and remove reference to the development consideration specifying a maximum 5 storey building height.	Screened in. Updated assessment required.

SA-MM-	Vale	VR7: 43-53	Allocation updated to reflect planning history,	Screened in. Updated assessment
25	Royal/Brewery	Brewery Road	changes to the Use Classes Order, provide a	required.
	Road Locally		cross reference to other relevant policies, identify	
	Significant		the specific protected viewing corridor the site sits	
	Industrial Site		partially within and remove reference to the	
			development consideration specifying a	
			maximum 5 storey building height.	
SA-MM-	Vale	VR8: 55-61	Allocation updated to reflect changes to the use	
26	Royal/Brewery	Brewery Road	classes order, provide a cross reference to other	Screened in. Updated assessment
	Road Locally	<b>,</b>	relevant policies, identify the specific protected	required.
	Significant		viewing corridor the site sits within and remove	'
	Industrial Site		reference to the development consideration	
			specifying a maximum 5 storey building height.	
SA-MM-	Vale	VR9: Rebond	Allocation updated to reflect changes to the Use	Screened in. Updated assessment
27	Royal/Brewery	House, 98-124	Classes Order, provide a cross reference to other	required.
	Road Locally	Brewery Road	relevant policies and remove reference to the	
	Significant	-	development consideration specifying a	
	Industrial Site		maximum 5 storey building height.	
SA-MM-	Vale	VR10: 34 Brandon	Allocation updated to provide for co-location of	
28	Royal/Brewery	Road	office and/or research and development use	Screened in. Updated assessment
	Road Locally		where there is an intensification of industrial use	required.
	Significant		on the site and it can be demonstrated that its	
	Industrial Site		industrial function would remain. Allocation	
			updated to reflect changes to the Use Classes	
			Order and to be specific to light industrial uses,	
			provide a cross reference to other relevant	
			policies, identify the specific protected viewing	
			corridor the site sits within and remove reference	
			to the development consideration specifying a	
			maximum 5 storey building height.	

SA-MM- 29	Angel and Upper Street	Figure 4.1: Location of Angel and Upper Street Spatial Strategy area site allocations	Updated map of spatial strategy areas to take into account updates to site allocations.	This is factual update of the map to reflect changes to site allocations and designations which have been separately assessed for their impacts where relevant. No further assessment considered necessary.
SA-MM- 30	Angel and Upper Street	AUS1 Royal Bank of Scotland	Allocation updated to reflect changes to the use classes order and identify the specific viewing corridor the site sits within.	The modifications are not considered to change the existing assessment. No further assessment necessary.
SA-MM- 31	Angel and Upper Street	AUS2: Pride Court, 80-82 White Lion Street	Allocation amended to reflect changes to the use classes order. The planning history and allocation and justification have also been updated following a grant of planning permission.	The modifications are not considered to change the existing assessment. No further assessment necessary.
SA-MM- 32	Angel and Upper Street	AUS5: 94 White Lion Street (BSG House)	Factual update to take into account changes to the Use Classes Order.	The modifications are not considered to change the existing assessment. No further assessment necessary.
SA-MM- 33	Angel and Upper Street	AUS6: Sainsbury's, 31-41 Liverpool Road,	Allocation updated to identify the specific viewing corridor the site sits partially within.	The modifications are not considered to change the existing assessment. No further assessment necessary.
SA-MM- 34	Angel and Upper Street	AUS7: 1-7 Torrens Street	Addition to the development considerations to recognise that future development should respect the amenity of adjacent residential properties, and an update to the site constraints to identify the specific viewing corridor the site sits within.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment considered necessary.

SA-MM- 35	Angel and Upper Street	AUS8: 161-169 Essex Road	Update to take into account changes to the Use Classes Order. Changes to the allocation to recognise the opportunity for an element of residential to the rear of the site as well as a change to the allocation to recognise the use as a place of worship, whilst retaining the primary use of building for culture or assembly and leisure uses. Clarification added to development considerations in relation to marketing/vacancy evidence required.	Screened in. Updated assessment required.
SA-MM- 36	Angel and Upper Street	AUS9: 10-14 White Lion Street	Update to reflect changes to the Use Classes Order. Update to planning history.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 37	Angel and Upper Street	AUS10: 1-9 White Lion Street	Allocation updated to reflect changes to the Use Classes Order and identify the specific protected viewing corridor the site sits within.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 38	Angel and Upper Street	AUS12: Public Carriage Office, 15 Penton Street	Allocation updated to reflect changes to the Use Classes Order and identify the specific protected viewing corridor the site sits within.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 39	Angel and Upper Street	AUS13: N1 Centre, Parkfield Street	Allocation amended to identify the specific protected viewing corridor the site sits within.	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.

SA-MM- 40	Angel and Upper Street	AUS14: 46-52 Pentonville Road	Updated to current/previous use to reflect changes to the Use Classes Order.	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 41	Angel and Upper Street	AUS16: Angel Square	Allocation updated to reflect changes to the Use Classes Order and identify the specific protected viewing corridor the site sits within.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 42	Nag's Head and Holloway Road	Figure 5.1: Location of Nag's Head and Holloway Spatial Strategy area site allocations	Update to spatial strategy areas map to take into account changes to site allocations.	This is factual update of the map to reflect changes to site allocations and designations which have been separately assessed for their impacts where relevant. No further assessment considered necessary.
SA-MM- 43	Nag's Head and Holloway Road	NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, Allocation and justification	Modifications to increase proportion of residential on the site and clarify the use of active frontages for the site, to ensure a social and community use is protected and to ensure residential amenity is addressed. Timescales also updated.	Screened in. Updated assessment required.
SA-MM- 44	Nag's Head and Holloway Road	NH2: 368-376 Holloway Road	Update to reflect changes to the Use Classes Order.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.

SA-MM- 45	Nag's Head and Holloway Road	NH3: 443-453 Holloway Road	Updates to reflect changes to the Use Classes Order. Update to planning history and estimated timescales.	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 46	Nag's Head and Holloway Road	NH4: Territorial Army Centre, 65- 69 Parkhurst Road	Update to planning history	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 47	Nag's Head and Holloway Road	NH6: 11-13 Benwell Road	Update to reflect changes to the Use Classes Order.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 48	Nag's Head and Holloway Road	NH7: Holloway Prison, Parkhurst Road	Allocation amended to updated planning history details and identify the specific protected viewing corridors the western portion of the site falls within.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 49	Nag's Head and Holloway Road	NH8: 457-463 Holloway Road	Update to reflect changes to the Use Classes Order.	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 50	Nag's Head and Holloway Road	NH9: Islington Arts Factory, 2 and 2a Parkhurst Road	Update to reflect changes to the Use Classes Order.	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 51	Nag's Head and Holloway Road	NH10: 45 Hornsey Road and 252 Holloway Road	Allocation amended to identify the specific protected viewing corridor the site partially falls within.	The modification is not considered to change the original assessment of the site. No further assessment required.

SA-MM- 52	Nag's Head and Holloway Road	NH11: Mamma Roma, 377 Holloway Road	Update to reflect changes to the Use Classes Order. Clarification in relation to the site's location in the Primary Shopping Area added. Update to recognise opportunity for site assembly with neighbouring site.	The modifications are not considered to change the original assessment of the site. No further assessment required.
SA-MM- 53	Nag's Head and Holloway Road	NH12: 379-391 Camden Road and 341-345 Holloway Road	Update to ensure residential amenity is addressed.	The modification is not considered to change the original assessment of the site allocation. No further assessment required.
SA-MM- 54	Nag's Head and Holloway Road	NH13: 166-220 Holloway Road, Current/previous use	Allocation amended to reflect changes to the Use Classes Order and proposed modifications to policy H6 on student accommodation, clarify the approach to active frontages and tall buildings, and identify the specific protected viewing corridor the site falls within.	Screened in. Updated assessment required.
SA-MM- 55	Nag's Head and Holloway Road	NH14 236-250 Holloway Road and 29 Hornsey Road, Allocation and justification	Allocation amended to reflect changes to the Use Classes Order and the proposed modifications to policy H6 on student accommodation. In addition the specific protected viewing corridor the site falls partially within is identified and clarification added in relation to active frontages.	Screened in. Updated assessment required.

SA-MM- 56	Finsbury Park	Figure 6.1: Location of Finsbury Park Spatial Strategy area site allocations	Update to spatial strategy map to reflect changes to site allocations.	This is factual update of the map to reflect changes to site allocations which have been separately assessed for their impacts where relevant. No further assessment considered necessary.
SA-MM- 57	Finsbury Park	FP1: City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street	Update to reflect changes to the Use Classes Order	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 58	Finsbury Park	FP2: Morris Place/Wells Terrace (including Clifton House)	Update to reflect changes to the Use Classes Order	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 59	Finsbury Park	FP3: Finsbury Park Station and Island, Seven Sisters Road,	Correction to error in site size and update to reflect changes to the Use Classes Order	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 60	Finsbury Park	FP4: 129-131 & 133 Fonthill Road & 13 Goodwin Street	Update to reflect changes to the Use Classes Order and update to planning history. Allocation modified to recognise the potential for an element of residential use.	Screened in. Updated assessment required.
SA-MM- 61	Finsbury Park	FP5: 1 Prah Road	Update to allocation to reflect residential use rather than business use, alongside removal of reference to public realm improvements.	Screened in. Updated assessment required.

SA-MM- 62	Finsbury Park	FP7: Holloway Police Station, 284 Hornsey Road	Updated to identify the specific protected viewing corridor the site falls within. Reference to justifying the loss of social infrastructure removed from allocation.	The modification in relation to the loss of social infrastructure is not considered to affect the original assessment of the allocation which was based on a residential-led mixed use development. The updated reference to a specific viewing corridor is not considered to change the original assessment. No further assessment necessary.
SA-MM- 63	Finsbury Park	FP8: 113-119 Fonthill Road	Update to reflect changes to the Use Classes Order	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 64	Finsbury Park	FP9: 221-233 Seven Sisters Road	Update to reflect changes to the Use Classes Order. Clarification in relation to how the comprehensive development of the site should be approached.	The modification to reflect changes to the Use Classes Order is not considered to affect the original assessment of the site allocation. The flexibility in relation to comprehensive development of the site is not considered to alter the original assessment of the allocation in relation to the objectives addressed and the effects identified. No further assessment is considered necessary.
SA-MM- 65	Finsbury Park	FP10: Former George Robey Public House, 240 Seven Sisters Road	Allocation proposed to be deleted.	Allocation proposed to be deleted because the site has been subject to a development that has now been completed. No further assessment required.

SA-MM- 66	Finsbury Park	FP10: 139-149 Fonthill Road (formerly referenced FP11)	Planning history updated.	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 67	Finsbury Park	FP11: 179-199 Hornsey Road, N7 9RA (formerly referenced FP12)	Allocation amended to reflect the site's planning permission and changes to the Use Classes Order, identify the specific protected view the site falls within.	The original assessment assessed the site for mixed use development including residential use alongside provision of some community use, this reflects the planning permission. No further assessment is considered necessary.
SA-MM- 68	Finsbury Park	FP12: Tesco, 103- 115 Stroud Green Road, N4 3PX (formerly referenced FP13)	Update to reflect changes to the Use Classes Order	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 69	Finsbury Park	FP13: Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7 (formerly referenced FP14)	Allocation amended to identify the specific protected view the site falls within.	The modification to the viewing corridor is not considered to affect the original assessment. No further assessment is necessary.

SA-MM- 70	Finsbury Park	FP14: 216-220 Seven Sisters Road (formerly referenced FP15)	Update to phasing of the site.	The change to phasing is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 71	Archway	Figure 7.1: Location of Archway Spatial Strategy area site allocations	Update to spatial strategy area map to reflect changes to site allocations.	This is a factual update of the map to reflect changes to site allocations which have been separately assessed for their impacts where relevant. No further assessment considered necessary.
SA-MM- 72	Archway	ARCH1: Vorley Road/Archway Bus Station	Update to allocation to include social infrastructure uses. Reference to cultural quarter removed.	Screened in. Updated assessment required.
SA-MM- 73	Archway	ARCH2: 4-10 Junction Road	Update to reflect changes to the Use Classes Order. Reference to cultural quarter removed.	The change to the current/previous use to reflect the changes to the Use Classes Order is not considered to affect the original assessment of the site allocation. The removal of reference to the Archway Cultural Quarter from the development considerations is not considered to affect the previous assessment of the site – the impacts of the removal of that designation have been considered in relation to other policies. No further assessment required.

SA-MM- 74	Archway	ARCH3: Archway Central Methodist Hall	Allocation amended to be for offices and retail and remove reference to the creation of a cultural hub. In addition updated site address, current/previous use updated, planning history details are provided and the specific viewing corridor the site falls within is identified. Reference to cultural quarter removed.	Screened in. Updated assessment required.
SA-MM- 75	Archway	ARCH4: Whittington Hospital Ancillary Buildings	Update to correct error in phasing.	This is not considered to affect the original assessment of the site allocation. No further assessment required.
SA-MM- 76	Archway	ARCH5: Archway Campus, Highgate Hill	Allocation updated to include increased flexibility and potential for an element of student accommodation alongside an additional clarification about the approach to active frontages. An update to the current/previous use is provided and the specific viewing corridor the site falls within is identified. Reference to policy SC1 removed. Reference to respecting amenity of neighbouring residential properties added.	Screened in. Updated assessment required.
SA-MM- 77	Archway	ARCH6: Job Centre, 1 Elthorne Road	Updates to ownership and use. Phasing updated to reflect information from the landowner. Amendment to allocation changes the uses specified from business led to mixed use. Reference to cultural quarter removed.	Screened in. Updated assessment required.
SA-MM- 78	Archway	ARCH7: 207A Junction Road	Allocation amended and identified as Site GT1.	An updated assessment of the amended site allocation GT1 has been carried out.

SA-MM- 79	Archway	ARCH7: Brookstone House, 4-6 Elthorne Road (formerly ARCH8)	Updated address. Updated use to reflect Use Classes Order. Reference to Cultural Quarter removed. Site reference updated.	The updates are not considered to affect the original assessment of the site allocation. The removal of reference to the Archway Cultural Quarter from the development considerations is not considered to affect the previous assessment of the site – the impacts of the removal of that designation have been considered in relation to other policies. No further assessment required.
SA-MM- 80	Archway	ARCH8: 724 Holloway Road (formerly ARCH9)	Update to reflect Use Classes Order. Planning history updated. Reference to cultural quarter removed. Site reference updated.	The updates are not considered to affect the original assessment of the site allocation. No further assessment required. The removal of reference to the Archway Cultural Quarter from the development considerations is not considered to affect the previous assessment of the site – the impacts of the removal of that designation have been considered in relation to other policies. No further assessment required.
SA-MM- 81	Archway	ARCH9: Elthorne Estate (formerly ARCH10)	Minor updates to reflect changes to Use Classes Order and planning history alongside updates to allocation and development considerations in relation to social infrastructure provision to reflect the extant permission on the site. Site reference updated.	The updates to the allocation reflect the social infrastructure provision associated with the extant permission on the site. Further assessment is not considered necessary as this addition would not change the effects previously identified. No further assessment considered necessary.

SA-MM- 82	Archway	ARCH10: Dwell House, 619-639 Holloway Road (formerly ARCH11)	Clarification that the site is partly within the town centre and that development should respect the amenity of neighbouring residential properties. Reference to cultural quarter removed. Site reference updated.	Further assessment is not considered necessary as the addition to the development considerations would not change the effects previously identified. The removal of reference to the Archway Cultural Quarter from the development considerations is not considered to affect the previous assessment of the site – the impacts of the removal of that designation have been considered in relation to other policies.
SA-MM- 83	Archway	ARCH11: 798-804 Holloway Road (formerly ARCH12)	Update to reflect Use Classes Order and planning history. Reference to cultural quarter removed. Site reference updated.	The updates are not considered to affect the original assessment of the site allocation. No further assessment required. The removal of reference to the Archway Cultural Quarter from the development considerations is not considered to affect the previous assessment of the site – the impacts of the removal of that designation have been considered in relation to other policies. No further assessment required.
SA-MM- 84	Highbury Corner and Lower Holloway	HC1: 10, 12, 16- 18, 20-22 and 24 Highbury Corner	Update to reflect Use Classes Order.	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 85	Highbury Corner and Lower Holloway	HC2: Spring House, 6-38 Holloway Road	Update to reflect Use Classes Order.	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.

SA-MM- 86	Highbury Corner and	HC3: Highbury and Islington Station,	Update to reflect Use Classes Order. Update to clarify that a future decking scheme should be	The modification is not considered to affect the original assessment of the site
	Lower Holloway	Holloway Road	sensitively designed in relation to amenity impacts on residents.	allocation. No further assessment necessary.
SA-MM- 87	Highbury Corner and Lower Holloway	HC4: Dixon Clark Court	Update to planning history.	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 88	Highbury Corner and Lower Holloway	HC5: 2 Holloway Road and 4 Highbury Crescent	Update to reflect Use Classes Order.	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 89	Other important sites	Figure 9.1: Location of site allocations outside Spatial Strategy areas	Update to spatial strategy map to reflect changes to site allocations.	This is a factual update of the map to reflect changes to site allocations which have been separately assessed for their impacts where relevant. No further assessment considered necessary.
SA-MM- 90	Other important sites	OIS1: Leroy House, 436 Essex Road	Updates to planning history and to reflect Use Classes Order.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 91	Other important sites	OIS2: The Ivories, 6-8 Northampton Street	Update to reflect Use Classes Order	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 92	Other important sites	OIS4: 1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green	Updates to the allocation to reflect the planning history to take into account that part of the site has planning permission and that the whole site is unlikely to come forward for comprehensive redevelopment. Site boundary, allocation text and development considerations amended to reflect this. Timescales updated.	No further assessment necessary. The modification does not impact on the uses proposed and is not considered to contribute to a change in the effects previously identified in the assessment.

SA-MM- 93	Other important sites	OIS5: Bush Industrial Estate, Station Road	Updates to reflect changes to the Use Classes Order, updates to the site designation and constraints for accuracy as well as updates to the development considerations in relation to nearby uses and mitigation of potential impacts. Allocation updated to provide for co-location of office and/or research and development use where there is an intensification of industrial use on the site and it can be demonstrated that its industrial function would remain.	Updated assessment required. Screened in.
SA-MM- 94	Other important sites	OIS6: Site of Harvist Under Fives, 100 Hornsey Road	Updates to allocation to reflect changes to the Use Classes Order alongside planning history. Allocation updated to remove the provision of a nursery.	The modification reflects the planning permission and reflects advice from the council's Early Years Service. The modification is not considered to affect the original assessment of the allocation. No further assessment is considered necessary.
SA-MM- 95	Other important sites	OIS7: Highbury Delivery Office, 2 Hamilton Lane	Update to use to reflect the fact the site is now vacant.	No further assessment necessary. This is not considered to affect the original assessment of the allocation as the uses and considerations remain the same.
SA-MM- 96	Other important sites	OIS8: Legard Works, 17a Legard Road	Update to reflect Use Classes Order	The modification is not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 97	Other important sites	OIS9: Ladbroke House, 62-66 Highbury Grove	Site to be deleted.	Allocation proposed to be deleted because the site has been subject to a development that has now been completed. No further assessment required.

SA-MM- 98	Other important sites	OIS9: Highbury Quadrant Congregational Church (formerly OIS 29).	New site allocation proposed to be included.	New site allocation. Assessment required.
SA-MM- 99	Other important sites	OIS10: 500-502 Hornsey Road and Grenville Works, 2A Grenville Road,	Site allocation updated to reflect changes to the Use Classes Order, with planning history and allocation updated to reflect permission	Screened in. Further assessment required.
SA-MM- 100	Other important sites	OIS12: 202-210 Fairbridge Road	Site allocation proposed to be deleted	Allocation proposed to be deleted because the site has been subject to a development that has now been completed. No further assessment required.
SA-MM- 101	Other important sites	OIS12: New Orleans Estate (formerly reference OIS32)	New site allocation proposed to be included.	New site allocation. Assessment required.
SA-MM- 102	Other important sites	OIS13: Highbury Roundhouse Community Centre, 71 Ronald's Road	Community centre to the rear of the site has been delivered and can be removed from the allocation. Part of the site has been included in site allocation GT3.	Site allocation GT3 has been assessed separately.

SA-MM- 103	Other important sites	OIS14: Athenaeum Court, 94 Highbury New Park, N5 2DN (formerly referenced OIS15)	Update to development considerations to reference the need to respect the amenity of neighbouring residential properties and how trees should be considered as part of landscaping plan. Update to site reference.	The reference to protecting amenity, is not considered to affect the original assessment. The reference to trees being carefully considered as part of a landscape plan is not considered to change the assessment as the effects of this are uncertain depending on what is proposed and this would be something that would be expected consistent with other Local Plan policies. No further assessment required.
SA-MM- 104	Other important sites	OIS15: Harvist Estate Car Park (formerly referenced OIS16)	Update to reflect planning permission. Update to site reference.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 105	Other important sites	OIS16: Hathersage and Besant Courts, Newington Green (formerly referenced OIS17)	Update to reflect planning history and update to site reference.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.
SA-MM- 106	Other important sites	OIS18: 25-27 Horsell Road (formerly referenced OIS19)	Update to reflect planning history. Update to site reference.	The modifications are not considered to affect the original assessment of the site allocation. No further assessment necessary.

SA-MM- 107	Other important sites	OIS19: Vernon Square, Penton Rise (formerly referenced OIS20)	Current use updated, viewing corridor specified and allocation updated to clarify that the loss of social infrastructure is subject to policy SC1. Updated site reference.	The previous assessment of the site assessed its potential for business-led development. The clarification in relation to the loss of social infrastructure use is not considered to affect the previous assessment. No further assessment required.
SA-MM- 108	Other important sites	OIS20: Former Railway Sidings Adjacent to Caledonian Road Station (formerly referenced OIS21)	Modifications to development considerations in relation to the heritage asset on the site. Updated site reference.	Updated assessment required. Screened in.
SA-MM- 109	Other important sites	OIS22 1 Lowther Road, N7 8US (formerly referenced OIS23)	Updated to reflect changes to the Use Classes Order, identify the specific protected viewing corridor the site falls within and amend the site reference (now OIS22).	The modifications are not considered to affect the original assessment. No further assessment is necessary.
SA-MM- 110	Other important sites	OIS23: Pentonville Prison, Caledonian Road (formerly referenced OIS24)	Site boundary and site size amended, viewing corridor specified and site reference updated (now OIS23).	The amendments to the site boundary are not considered to impact on the uses proposed or contribute to a change in the original assessment. No further assessment is required.

SA-MM- 111	Other important sites	OIS24: Charles Simmons House (formerly referenced OIS25)	Updated to identify the specific protected viewing corridor the site falls within and amend the site reference (now OIS24).	The modifications are not considered to affect the original assessment. No further assessment is necessary.
SA-MM- 112	Other important sites	OIS25: Amwell Street Pumping Station (formerly referenced OIS26)	Updated to identify the specific protected viewing corridors the site falls within and amend the site reference (now OIS25).	The modifications are not considered to affect the original assessment. No further assessment is necessary.
SA-MM- 113	Other important sites	OIS26: York Way Estate (formerly referenced OIS27)	New site allocation proposed to be included, site allocation updated to reflect planning permission.	New site allocation. Assessment required.
SA-MM- 114	Other important sites	OIS27: Barnsbury Estate (formerly referenced OIS28)	New site allocation proposed to be included.	New site allocation. Assessment required.
SA-MM- 115	Other important sites	OIS28: Cluse Court (previously OIS30)	New site allocation proposed to be included.	New site allocation. Assessment required.
SA-MM- 116	Other important sites	OIS29: Hillside Estate (formerly OIS31).	New site allocation proposed to be included.	New site allocation. Assessment required.

SA-MM- 117	Other important sites	OIS30: Kerridge Court (formerly referenced OIS34)	New site allocation proposed to be included.	New site allocation. Assessment required.
SA-MM- 118	Other important sites	OIS31: Drakeley Court and Aubert Court (formerly reference OIS33)	New site allocation proposed to be included.	New site allocation. Assessment required.
SA-MM- 119	Gypsy and Traveller Sites	New paragraphs 11.1-11.3	New text added in relation to identified of sites for Gypsy and Traveller pitches.	No further assessment necessary. This text provides background in relation to other policies which have been assessed for their effects.
SA-MM- 120	Gypsy and Traveller Sites	Figure 11.1: Location of Gypsy and Traveller site allocations	Map showing location of sites.	No further assessment necessary. This text provides background in relation to other policies which have been assessed for their effects.
SA-MM- 121	Gypsy and Traveller Sites	GT1: 207A Junction Road	Allocation proposed to meet the need for Gypsy and Traveller pitches	Change in allocation, further assessment required.
SA-MM- 122	Gypsy and Traveller Sites	GT2: 154 Junction Road	Allocation proposed to meet the need for Gypsy and Traveller pitches	New site allocation. Assessment required.
SA-MM- 123	Gypsy and Traveller Sites	GT3: 71 Ronalds Road	Allocation proposed to meet the need for Gypsy and Traveller pitches	New site allocation. Assessment required.
SA-MM- 124	Monitoring	Paragraph 10.4	Update to provide additional information on how the delivery of allocated sites will be monitored	The clarification of the approach to monitoring is not considered to require a further assessment.

SA-MM- 125 - 132	Appendices	Appendix 2: Glossary and Abbreviations	<ul> <li>Updated definitions:</li> <li>Business floorspace/buildings/development/uses</li> <li>Hybrid space</li> <li>Industrial floorspace/buildings/development/uses/ land</li> <li>Locally Significant Industrial Sites</li> <li>Office-led development</li> <li>Retail floorspace/buildings/development/uses</li> <li>Social and community infrastructure</li> </ul> New definition <ul> <li>Leisure uses</li> </ul>	The modifications will assist with the implementation of policy that has been assessed for its effects. The changes are clarification and do not change the effects already identified. No further assessment required.
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## 4. Updated policy assessments – Strategic and Development Management Policies modifications

## Policy SP2: King's Cross and Pentonville Road

Table 1.5 Assessment of modifications to Policy SP2: King's Cross and Pentonville Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	+	+	+	0	+	+	+	+	+	0	0	+
Submission policy with modifications	+	+	+	+	++	0	+	+	+	+	+	0	0	+
Commentary on assessment of likely significant effects	of emp alongs relevar approp same r	loyment ide polic nt to the priate are	develop y B2 an knowlec eas so n o effects	oment in d identif lge quar o effects s are co	this are ied Prio ter to co are co	ea reducir rity Emplo ome forwa nsidered f	ng the pro oyment Lo ard theref to occur a	motion of ocation de ore devel is a result	<sup>:</sup> the Knov esignation opment c t of this m	vledge Qu is enables ontinues t iodification	uarter. Ho s opportui to be focu n in relatio	wever, th nities for o used in the on to <b>obje</b>	d on this a le policy it developm e most ective 2. f emain pos	self ent For the

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	+	+	+	0	+	+	+	+	+	0	0	+
Submission policy with modifications	+	+	+	+	++	0	+	+	+	+	+	0	0	+

The modifications will, subject to mitigation, allow 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 and could therefore contribute towards the efficient use of space. The modifications clarify the approach in terms of future operation of the canal for different uses through the development of a Waterspace Strategy for Islington's canal network which will help balance the competing demands on use of the canal. In particular the policy identifies how and where the identified need for boat dwellers will be met. Whilst it is considered there is some uncertainty around implementation of improved boater facilities the modifications are considered to have a minor positive effect against this objective because of the Waterspace Strategy but this is not considered to change the minor positive effect already identified overall for **objective 2**.

The modifications, through clarifying the approach to the provision of boater facilities on the canal, have the potential to minor positive effects on **objective 4** 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. Overall the policy with modifications will continue to have minor positive effects.

The modifications, through clarifying the approach to the provision of boater facilities on the canal, have the potential to have a minor positive effect against **objective 5** by improving the standard of accommodation for boaters. In particular the policy identifies how and where the identified need for boat dwellers will be met with the potential conversion of leisure moorings. The approach to the provision of residential moorings has been clarified with a wider Waterspace Strategy and clear focus on this spatial area. Therefore given the clear requirements on how housing needs will be met the effect is considered to be significant positive. In addition a clause is proposed as part of the modifications to clarify the role of residential development in the spatial strategy area and that this will come forward not only through sites

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	+	+	+	0	+	+	+	+	+	0	0	+
Submission policy with modifications	+	+	+	+	++	0	+	+	+	+	+	0	0	+

allocated for housing, but also through smaller windfall developments. This could also contribute towards the supply of housing and affordable housing which will help to meet housing needs.

The modifications provide clarification in relation to the consideration of moorings and boater facilities on the canal where parts of the towpath are designated as open space. The submission policy with modifications provides further clarity and states that development of boater facilities can only take place where 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. Whilst this could have minor positive effects, this is not considered to change the minor positive effects already identified in relation to **objective 10**.

The modifications provide clarification in relation to the consideration of moorings and boater facilities on the canal which is a Site of Importance for Nature conservation. No additional effects on **objective 11** and 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.

The modifications, through clarifying the approach to the provision of boater facilities on the canal, have the potential to have a minor positive effect on **objective 12** reducing climate change by potentially introducing more electricity supply points shifting energy use of boats away from fossil fuels (diesel generators) on **objective 13** 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 and on both **objective 7** and **objective 14** by improving air quality through supply of

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	+	+	+	0	+	+	+	+	+	0	0	+
Submission policy with modifications	+	+	+	+	++	0	+	+	+	+	+	0	0	+
	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 overall the effect is considered neutral. No other effects have been identified for the modifications.													
Conclusions	consid resider resultir	ered to h ntial dev ng in an ered to d	nave a s elopmei increase	significar nt in the e to sign	nt positiv spatial s ificant p	ve effect in strategy a ositive eff	n relation rea will al ects for h	to objecti so have p ousing qເ	ve 5; the positive e uality. No	additiona ffects thro change i	l clause w bugh supp n the asse	/hich clar oorting ad essment o	l be met v ifies the ro ditional ho of effects i elated poli	ble of busing is

## Policy SP3: Vale Royal/Brewery Road Locally Significant Industrial Sites (LSIS)

Table 1.6: Assessment of Modifications to Policy SP3: Vale Royal/Brewery Road Locally Significant Industrial Sites (LSIS)

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	0	+	0	++	+	+	+	0	0	+	0	+
Submission policy with modifications	+	+	0	+	0	++	+	+	+	0	0	+	0	+
Commentary on assessment of likely significant effects	this app introduct office we and put non-ince the ove co-loca potentia relation As a hig intensif within p the land about th of the L SIS we	broach o ction of vith indu blic real lustrial u tion and al impace to <b>obje</b> gher de catts of d use bathe he need SIS will ere are o ill also o	can have building strial co m contri uses suc racter o to dem to to dem to to dem to to dem to to dem the LSIS alance to the LSIS alance to remain other mo	e minor r design f uld intro buting to ch as offi f the are nonstrate ntensific and if r o shift to shift to shift to which w ore appro-	negative features duce po o safer s ce could a howev the cor ation of nt use, c space. I new dev offices ustrial us fill help to opriate lo	effects of that coul sitive des paces. The d place fur ver the mo- offices cou- dimed in offices cou- set as pa offices cou- dimed in offices cou- dimed i	in the pres d limit fut sign featur he LSIS h rther limit odification dustrial fu buld have uld result there is a is likely to uld start to rt of co-lo e the pote promoted	servation ure indust res such a as a distin ations on s are clea nction of on charac in an optin lready a con charac o exclude cation and ntial impa for office evel for o	of the ind trial opera as improvenctive ind the capa ar about t the LSIS cter. Over misation of significan as a significan a significan	lustrial ch ations. De rements in ustrial ch city of inc he need t will rema erall there of existing t proportion icant qua l use. The onstrate the ntensifica ss the boo space. The	aracter of velopmer aracter. S lustrial sp o intensif in which v remains g employn on of offic ntum of of modifica nat the co tion of offic rough but nere are la	f the LSIS at includin nectivity b Significant ace in the y industria will help to a minor p nent floor to building office, ther tions are ontinued in ices could providing and use b	eds. Howe through the g co-loca etween b intensific e area and al uses as o mitigate ositive eff space and gs integrate clear thou ndustrial fill d have. It offices in enefits fro alance is	the tion of uildings ation of d affect s part of the fect in d ted ntial for ugh unction is noted n the

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	0	+	0	++	+	+	+	0	0	+	0	+
Submission policy with modifications	+	+	0	+	0	++	+	+	+	0	0	+	0	+

considered to have minor positive effects for the objective. The policy with modifications also removes the restriction on building heights which increases the contribution of the policy to optimising the use of land. There is some uncertainty over the introduction of the new class E which 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. Class E was introduced by the Government through legislation in September 2020 to amend and simplify the system of use classes in England and create one new broad 'Commercial, business and service' use class to allow for a mix of uses to reflect changing retail and business models. The modifications are not able to address this uncertainty. However the policy ensures that future light industrial Class E space is restricted to that use therefore creates a positive effect on focusing development in the right locations. Overall for the submission policy with modifications, whilst there are potential impacts in terms of opportunity for industrial intensification there are also positive effects and overall minor positive effects are considered on **objective 2** and the optimisation of land use and balancing the economic needs of the area.

The effects of the modification and removal of restriction of the building heights may have potential effects against **objective 3** for the conservation of heritage assets and potentially on **objective 1** in terms of character. However, these effects are not considered to be significant to change the overall effects identified in the assessment. The potential effects are counterbalanced by policies PLAN1 and DH1, DH2 and DH3 so overall effects are considered to remain as neutral.

The modifications to SP3 introduce an office co-location approach. As a higher density employment use, offices/research and development use could result in an optimisation of existing employment floorspace and some intensification of industrial floorspace albeit there is likely to be less opportunity to intensify industrial uses to the same extent. Opportunities within sectors which locate in the LSIS 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

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	0	+	0	++	+	+	+	0	0	+	0	+
Submission policy with modifications	+	+	0	+	0	++	+	+	+	0	0	+	0	+

access work, this means that an increase in offices uses may not have the same level of positive benefits as office space and associated jobs can demand a higher level of skills which potentially increase barriers to employment. However, the proposed approach to co-location under the modifications could bring forward more intensification of industrial uses than would have happened otherwise which could counteract this depending on the extent to which the intensification and availability of premises for industrial uses could be accommodated in the longer term. Overall it is considered that there will still be investment in industrial floorspace from modified SP3 which is considered to still have significant positive effects overall on **objective 6**.

For the modifications the principle remains that the primary economic function of the area will be protected however the modified policy could reduce the scope for intensification of industrial operations in the LSIS. It is also noted that there is no evidence to suggest that industrial uses have any more long term impacts on air quality compared to office uses or vice versa. Therefore allowing more office uses instead of industrial uses, would have no pronounced effect on health and wellbeing in the short and medium term however over time there is uncertainty that the evolving economic industrial needs of the area would be affected by office co-location and the extent to which this could limit the availability of premises suitable for industrial land uses. However there are positive effects from providing 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 can help provide for local job opportunities and can contribute to healthy, independent lifestyles which can improve health. Overall it is considered minor positive for the health effects on residents against **objective 7**.

Similarly there are minor positive effects for **objectives 9**, **12 and 14**. Co-location could potentially affect longer term scope for intensification of industrial operations in the LSIS. This could potentially increase vehicle mileage through Islington if industrial uses expand in Outer London, which risks increased congestion and emissions. Overall the protection given by demonstrating the continued industrial function mitigates the risk of displacement from office co-

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	0	+	0	++	+	+	+	0	0	+	0	+
Submission policy with modifications	+	+	0	+	0	++	+	+	+	0	0	+	0	+

location on the Vale Royal Brewery Road LSIS cluster of industrial businesses. The modifications also require intensification of industrial uses and co-location could also bring forward more intensification of industrial uses than would have happened otherwise which could also counteract this longer term effect. Introducing 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. However accessibility is still reasonable in the LSIS. Overall there are land use benefits from the co-location of offices with industrial so depending on the extent to which offices are intensified, the approach on balance is considered to have minor positive effects for these three objectives.

The modifications are considered a minor positive effect on **objective 8** economic growth. 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. 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. There is the potential for office uses to compete with industrial floorspace which could affect the extent to which industrial floorspace can be intensified. 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 expansion in this location. The modifications are clear though about the need to intensify industrial uses as part of co-location and co-location could also bring forward more intensification of industrial uses than would have happened otherwise which could counteract this. The protection given by demonstrating the continued industrial function of the LSIS will also help to mitigate potential impacts that intensification of offices could have. It is noted that there are other more appropriate locations promoted for office use across the borough but providing offices in the LSIS will also contribute to meeting the need at borough level for office

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	0	+	0	++	+	+	+	0	0	+	0	+
Submission policy with modifications	+	+	0	+	0	++	+	+	+	0	0	+	0	+
	floorspace. There are land use benefits from the co-location of offices with industrial, depending on the extent to which offices are intensified, which on balance is considered to have minor positive effects for the objective. There is some uncertainty over the introduction of the new class E which 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 modifications are not able to address this uncertainty although the policy modification that ensures future light industrial Class E space is restricted to that use creates a positive effect on focusing development in the right locations. Class E was introduced by the Government through legislation in September 2020 to amend and simplify the system of use classes in England and create one new broad 'Commercial, business and service' use class to allow for a mix of uses to reflect changing retail and business models. No other effects have been identified for the modifications.													
Conclusions	econor capacit and co balance the cor use thr remove effects	nic grow ty for ind -location e this mo tinued in ough co e the pol	th but o ustrial g could a odification ndustria ndition icy claus d in the	n the oth rowth. T also bring on is cor I function vill also se that s	her hand The mod g forwar Isidered In of the have po pecified	l, depend ifications d more in positive ( LSIS. The sitive effe maximur	ing on the are clear tensificati given the e modifica ects in rela n building	e extent to about the on of indu policy rec ation to se ation to th heights i	o which o e need to ustrial use quirement cure new e econon s not con	ffices are intensify i es than we is to inten is to inten ight indunic functionsidered to	intensifie industrial ould have sify indus ustrial floc on of the a o be signi	d, could r uses as p happene trial use a orspace fo area. The ficant to o		e location se. On nstrate ticular ticular ion to e overall

## Policy SP4 Angel and Upper Street Spatial Strategy Area

IIA Objective	1. HIGH QUA LITY ENVI RON MEN T	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S		
Submission policy	+	+	+	+	0	0	0	+	+	0	0	0	0	0		
Submission policy with modifications	+															
Commentary on assessment of likely effects	spatia strateg acces constr positiv	The assessment for <b>objective 4</b> is a minor positive for the modifications. The implementation of housing in the spatial strategy area could have benefits in improving connections between neighbourhoods within the spatial strategy area and facilities/amenities. For residential uses in the town centre there would be an increase in accessibility to services for some residents living within the town centre but this could limit the already constrained land supply to provide commercial, cultural and civic activity for all Islington residents. Overall this positive effect does not change the minor positive effect on <b>objective 4</b> already identified.														
	in part will he for pe	ts of the ople wa	e spatial eet hou nting to	l strateg sing ne locate	gy area eds. Th in or ne	is been c will contr ne develo ear Isling etworks.	ribute tov	vards the f housing	supply of in the st	of housin trategy a	g and af rea will p	fordable provide h	housing ousing of	which ptions		
	No oth	ner effe	cts have	e been	identifie	ed for the	modifica	ations.								

Table 1.7 Assessment of Policy SP4 Angel and Upper Street Spatial Strategy Area

IIA Objective	1. HIGH QUA LITY ENVI RON MEN T	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	+	+	+	+	0	0	0	+	+	0	0	0	0	0
Submission policy with modifications	+	+	+	+	+	0	0	+	+	0	0	0	0	0
Conclusions	•	spatial contrib Object	strateg ute tow ive 5 (h	y area ards the ousing	which w e suppl quality)	vill have   y of hous	positive e sing and dentified	effects th affordabl as a min	rough su e housin or positiv	pporting g which /e effect	addition will help rather th	al housin to meet l	nent in th ng which nousing r ntral beca	will needs.

# Policy SP8 Highbury Corner and Lower Holloway

IIA Objective	1. HIGH QUA LITY ENVI RON MEN T	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	++	+	+	+	0	0	0	+	++	+	+	0	0	0
Submission policy with modifications	++	+	+	+	+	0	0	+	++	+	+	0	0	0
Commentary on assessment of likely effects	sites v servic amen amen contri Nag's enhar <b>objec</b> to the	will prov e functi ities for bute to Head T ncing ar <b>tive 4</b> a ssessm <b>tive 5</b> .	ride add on thro resider not be j the vibr Town C Town C n inviting already ent for The pol of hous	litional ugh oth eopardi ancy of entre, in g public identifie the sub icy ackr ing anc	housing workers ised to f the are mprovin realm. ed missior nowledg I afforda	g whilst c s of the p s within t meet cha ea and en ng conne Overall t n policy w gement c	arefully to policy. Th he vicinit anging econ nhance to ctions, en this posit with modi of resider sing whic	balancing e approa ty is mair conomic he comm nsuring a ive effec fications tial uses th will he	ill be app the abili ach will en tained a and socia arcial co attractiven t does no has been on sites lp to mee	ity of the nsure ac nd allows al needs. orridor be ness for ot change n change in the sp	LSAs to cess to s for the Housing tween An visitors a the min ed to a m patial stra	provide a services, expansic g develop ngel Tow nd reside or positiv inor positiv	a retail a facilities on of sucl oment wil oment wil on Centre ents and ve effect tive for	nd and n l also e and on

# Table 1.8: Assessment of Policy SP8 Highbury Corner and Lower Holloway

IIA Objective	1. HIGH QUA LITY ENVI RON MEN T	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	++	+	+	+	0	0	0	+	++	+	+	0	0	0
Submission policy with modifications	++	+	+	+	+	0	0	+	++	+	+	0	0	0
Conclusions	•	spatial toward Object	strateg s the su ive 5 fo	y area upply of r housir	will hav f housin ng quali	e positiv ig and af ity is now	e effects fordable v identifie	through housing d as a m	fies the re supportir and help ninor posi nd the sp	ng additio to meet itive effeo	onal hous housing ct rather	sing whic needs. than a ne	h will coi	ntribute

# Policy H2: New and existing conventional housing

Table 1.9: Assessment of Modifications to Policy H2: New and existing conventional housing

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	++	++	0	+	++	+	+	+	0	0	0	0	0	0
Submission policy with modifications	++	++	0	+	++	+	+	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects	will be occupion to reduction the pol The mono- cohesion effects	occupie ed and i ice the c icy with odification on. This on <b>obje</b>	ed. There meet the overall s modific on remo modific ective 6	e is pote boroug ignifican ations w ves the ation is of the p	ntial for hs hous t positiv ill contin guarant conside olicy.	a negativ sing need e effects tue to hav ees on oc red to hav	e effect, a Whilst th that policy e signification cupancy,	as it would is reduce / has in te ant positiv so units o r negative	d mean th s the pos erms of op ve effect i could rem	nere is les itive effec ptimising n respect nain vacar	es certaint at it is not the use o of <b>objec</b> t nt which c	y that uni considere f buildings <b>tive 2</b> . loes not p	iring new l ts will be ed to be s s/land and promote so o change	ufficient d overall ocial
Conclusions	(	occupie against	d. This o the posi	reates r	negative cts of th	effects a e submis	gainst the	efficient	use of lar	nd and so	cial inclu	sion. Whe	ew homes en conside ce the ove	ered

# Policy H6: Purpose Built Student Accommodation

Table 1.10: Assessment of Policy H6: Purpose Built Student Accommodation

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	0	-	0	+	-	+	-	+	0	0	0	0	-	0
Submission policy with modifications	0	-	0	0	0	0	-	0	0	0	0	0	-	0
Commentary on assessment of likely significant effects	a temp to lead possibl positive The po positive help to accom identifie The mo facing l negativ people	orary ba to incre e to miti tential p e effect of meet an modatio ed overa odification nardship re effect to incre	asis to v ased no igate thr tral for <b>c</b> provision on impro n identif n would all for <b>ot</b> on to rer o does n is ident ase the	isitor acc bise impa rough a r bbjective n of Purp bving the ied need meet ac bjective nove the nove the iot help i ified aga	commoc acts fror manage <b>4</b> . ose Bui e diversi l for affo ccommo <b>5</b> . e require n reduc sinst <b>obj</b> yment o	ions to ma lation and n the mor ment plar It Student ty of hous ordable ho odation ne ement for ing inequa jective 8 pportuniti	l allowing e frequen n. The effe Accomm sing in the busing in t eeds of Isl bursary c ality. This as the rer	the temp t trips ger ect of the odation w borough he boroug ington stu ontributio will have noval of t	orary use nerated b modificat /ill contrib . Howeve gh. In add idents an ns toward a negativ he bursar	of existin y a hotel ion is to c oute to ho r addition dition it is d therefor ds studen ve effect c y reduces	ng student use which change the using sup al studen unclear w re a neutr ts leaving on <b>object</b> s some of	t accomm n may not e assessr ply which t accomm hether af al effect h council c ive <b>6</b> . In a the supp	odation is always b ment from will have nodation v fordable s nas been addition a ort for loc	s likely e minor a vill not student students similar al

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	0	-	0	+	-	+	-	+	0	0	0	0	-	0
Submission policy with modifications	0	-	0	0	0	0	-	0	0	0	0	0	-	0
	short te should has a p be neu	erm effe the nee positive tral.	cts from d arise t effect, w	the moo he optio hen taki	lificatior n to cor ng into a	as some wert rema account th	bedspac	es would udent we al of bursa	be adapt re to see	able on c k accessi	ompletior ble accon	n rather th nmodatior	is potenti ian acces n. Whilst t is conside	sible, his still
Conclusions	•	requiren develop educatio planning visitor a hotel us liveable The mod adaptab positive bursary	nent for ment by on. Ther obligat ccommo e which neighbo dificatior le on co . Overal contribu	bursary reducin e is no n ions. The odation is may not ourhoods n which r mpletior I the effe tions. T	contribu g some nitigation e additions likely to always is negated reduces n rather ect for o here is	tions creat of the sup of for this e onal flexib o lead to be possil ative. the perce than acce bjective 6 a positive	ates nega oport for l effect as t ility to allo increased ble to miti entage for essible on is consid	tive effect ocal peop he policy ow the ter noise im gate through accessib completion ered neur objective	ts in relat proposal mporary u pacts from ugh a ma ole accom on reduce tral becau e 5 and ho	ion to soc ease their did not m use of exis m the mod nagemen modation es the pos use of the	cial inclusion remployment the re- sting stud re frequent t plan so from 10% sitive effe- removal	ion and en nent oppo elevant C ent accor nt trips ge the effect % to 5% a cts but is of the rec	val of the conomic ortunities to IL tests for modatio nerated b on object and the ch still consi- juirement are othe	through or n as by a tive 4 aange to dered for

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	0	-	0	+	-	+	-	+	0	0	0	0	-	0
Submission policy with modifications	0	-	0	0	0	0	-	0	0	0	0	0	-	0
		to objec	tive 4 fo e 8 for e	r liveable conomic	e neight ; growth	ourhoods	s, objectiv	e 5 for ho	ousing qu	ality, obje	ctive 6 fo	r social in	the modificiusion an jective 5 c	nd

## Policy H12: Gypsy and Traveller Accommodation

# Table 1.11: Assessment of Policy H12: Gypsy and Traveller Accommodation

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	0	0	0	0	+	+	0	0	0	0	0	0	0	0
Submission policy with modifications	0	0	0	0	++	++	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects	housing amend conside modific defining meet n effect fe Likewis certaint inclusio	g needs ed the r ered to i ations a g gypsy eeds for or the p se a cha ty arour on and in	. The monechanis ncrease and these and traver gypsy a olicy with nge in e od how g mprove	odifications sm to ac the effe e have b veller new and trave h modifion ffects is sypsy and opportur	on to cha hieve m cts to si een ass ed reduc ellers wh cations i conside d travell hities for	ange Part leeting ne gnificant sessed se ces the po- nich will h s conside ered to oc er needs gypsies	A which eed which positive. T parately. otential pr elp to me red signif cur for <b>ot</b> will be me	replaces of provides There are The modi ovision of et the dive icant posi <b>jective 6</b> et through llers to ha	exploring more cer three site ification to verall but erse and itive for <b>o</b> to signifient the iden	sites with tainty above allocation o reflect the it is still of changing <b>bjective</b> cant positi tification of	the alloc out how nons (GT1, the London considered needs of 5. tive overa of sites he	ation of s eed will b GT2 and n Plan ap d positive Islington Il with the elping to p	) and mee ites has e met and GT3) ide proach fo as it see . Overall t increase oromote se n Islingtor	d this is ntified in r ks to he in ocial
Conclusions	I	needs o		s and tra			• •	•		•			how the d net throu	

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	0	0	0	0	+	+	0	0	0	0	0	0	0	0
Submission policy with modifications	0	0	0	0	++	++	0	0	0	0	0	0	0	0
			e 5 for h	•				•				•	the modif significar	

## Policy B2: New business floorspace

Table 1.12: Assessment of Policy B2: New business floorspace

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	0	+	0	+	+	++	++	0	0	+	0	+
Submission policy with modifications	+	++	0	+	0	+	+	++	++	0	0	+	0	+
assessment of likely significant effects	realm of and the continue The model develop encours econom of land hubs an in LSIS floorspa quantue industri otherwi	contribut contribut e continu- le to be odification oment, co aging de nic susta by enco nd suital s in Par ace and m of offi- ial use. I ise whic	ing to sa led indu- minor p ons intro or light in evelopm ainability ouraging ole busi t C whic some in ce, whic But co-le h could	afer spac ustrial fur ositive. oduce a c ndustrial nent whic y of an ai ness clus ch, as a h ntensifica ch has th ocation c countera	ces. How action of thange use for h prima rea. The sation of sters. T higher d ation of e poten could als act this t	wever the the area which see the variou rily suppo condition f busines he submis ensity em industrial tial for the so bring fo to some e	euch as im modificat , therefore eks new C us locatio orts the ex ning of sp s floorspac ssion poli- ployment floorspac e land use orward mo extent. The ionstrate t	class E de class E de ns identifi disting ecc ecific bus ice in loca cy with m t use, cou e. Howev balance ore intens e modifica	clear abo nce the e evelopme ied in the onomic fu siness us ations wh odification ild result ver, new o to shift to stification o ations are	ent to be c policy. Th unction of es will ass ich alread ns introdu in an optin developm o offices v of industri e clear tho	or industri objective onditioned nis will ha an area v sist in mal ly have we uses office misation c ent is like which coul al uses th ough abou	al uses to a <b>1</b> are stil d for office ve a positivhich will king the m ell-establi e co-location of existing ly to introdice ld start to an would at the need	e, researce tive effect reinforce shed emp ion with in employm duce a sig exclude have hap d to intens	sified red to th and by the ent use bloyment idustrial ient gnificant opened sify

help to mitigate some of the potential impacts that intensification of offices could have. It is noted that there are other

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	0	+	0	+	+	++	++	0	0	+	0	+
Submission policy with modifications	+	++	0	+	0	+	+	++	++	0	0	+	0	+

more appropriate locations promoted for office use across the borough but providing office in the LSIS will also contribute to meeting the need at borough level for office floorspace. There are land use benefits from the co-location of offices with industrial, whilst it will depend on the extent to which offices are intensified and there are some uncertainties over this, on balance is considered to remain overall significant positive for **objective 2** given the other positive aspects of the policy.

The modifications will secure new employment floorspace in the CAZ and town centres and PELs with use of conditions which will help support diversity in town centres and should benefit existing services in these locations. This will continue to have a minor positive effect on **objective 4**.

The modifications that introduce co-location of offices with industrial space in part C could have effects on **objective 8**. Whilst the policy protects the industrial function of LSISs and seeks to intensify industrial uses, there are other locations in the borough where offices are sought and 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 over time with the potential for office uses to compete with industrial floorspace affecting the extent to which industrial floorspace can be intensified. Also there is some uncertainty over the introduction of the new class E which means that light industrial floorspace in LSISs is potentially at risk of being lost to other non-industrial use classes that attract higher values. Class E was introduced by the Government through legislation in September 2020 to amend and simplify the system of use classes in England and create one new broad 'Commercial, business and service' use class to allow for a mix of uses to reflect changing retail and business models. The submission policy is not able to address this uncertainty. The policy restriction that ensures future light industrial Class E space is restricted to that use therefore creates a positive effect on focusing development in the right locations. Overall the modifications are clear about the need to intensify industrial uses as part of co-location and to demonstrate the continued industrial function of LSISs will remain which will help to mitigate some of the potential impacts that

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	0	+	0	+	+	++	++	0	0	+	0	+
Submission policy with modifications	+	++	0	+	0	+	+	++	++	0	0	+	0	+

intensification of offices could have. It is noted that there are other more appropriate locations promoted for office use across the borough but providing office in the LSIS will also contribute to meeting the need at borough level for office floorspace. Co-location could also bring forward more intensification of industrial uses than would have happened otherwise which could counteract this to some extent. On balance with the other positive aspects of the policy it is considered to have significant positive effects overall for the objective.

The modifications have introduced a new clause D which cross references to other policies where development proposed in LSIS would have a significant increase in vehicle movements and makes clear mitigation should be provided. This will also encourage sustainable transport choices. Co-location could affect the longer term sustainability of the LSIS as functional industrial areas because the capacity to which industrial floorspace can be intensified could be reduced. This could potentially increase vehicle mileage through Islington if existing industrial uses expand in Outer London, which risks increased congestion and emissions. Overall the protection given by demonstrating the continued industrial function mitigates the risk of displacement from office co-location on the Vale Royal Brewery Road LSIS cluster of industrial businesses. The modifications also require intensification of industrial uses and co-location could also bring forward more intensification of industrial uses than would have happened otherwise which could counteract this. Overall the policy as modified is still considered to have a sufficient positive effect to not change overall effects in relation to reducing harmful emissions for **objective 9** and climate change, **objective 12** and air quality, **objective 14** and natural resources through the positive effect of new clause dealing with industrial uses that create significant increases in vehicle movements.

No other effects have been identified for the modifications.

• The change which introduces office co-location is considered on balance to be positive because the modifications are clear about the need to intensify industrial uses as part of co-location and demonstrate that the continued

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	0	+	0	+	+	++	++	0	0	+	0	+
Submission policy with modifications	+	++	0	+	0	+	+	++	++	0	0	+	0	+
		uses tha intensific provide l	n would ation of mitigatio	l have ha f offices on agains	appeneo could ha st devel	d otherwis ave in the opment p	e. This w LSIS. Th	ill help to e second n LSIS wł	mitigate change r nich woul	some of t relates to d have sig	he potent air quality	ial impact / which in	troduces	

### **Policy B3: Existing Business Floorspace**

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	0	+	0	+	0	+	+	+	+	0	0	+	0	+
Submission policy with modifications	0	+	0	+	0	+	+	+	+	0	0	+	0	+
Commentary on	The mo	odificatio	ons have	e nositiv	e effects	with a ne	w clause	which de	als with e	existina h	uildings th	at are no	longer si	uitable

#### Table 1.13: Assessment of Policy B3: Existing business floorspace

Commentary on assessment of likely significant effects

The modifications have positive effects with a new clause which deals with existing buildings that are no longer suitable for their existing business use and cannot reasonably be redeveloped for continued business use. This provides an alternate route to redeveloping land compared to the marketing route which requires 24 months marketing. It is uncertain how often the approach will be applied by landowners but it potentially supports an expedient alternative to 24 months marketing and therefore a positive effect on the objective of optimising the use of previously developed land. Also the submission policy with modifications has removed the vacancy requirement for the 24 month marketing period which is considered positive and will lead to optimising the use of buildings for alternate uses and intensifying their use. Overall the effects do not change the minor positive effects on **objective 2**.

The modifications will have a positive effect on **objective 8**. The modifications have removed the 24 month vacancy test (retaining the 24 month marketing period but instead require vacancy to be demonstrated at the time of application) which reduces the potential short term negative impact the vacancy period could have on reduced footfall and impacts on neighbouring businesses and therefore potentially increases the short term positive effects in relation to objective 8. Removing the 24 month vacancy period may also encourage landowners to seek alternative uses through the planning system in the medium and long term rather than consider changing use within Class E. Using Class E could result in not intensifying an existing office use with floorspace to another Class E use. Maintaining the marketing test limits the negative effects of loss of business floorspace. The modifications introduces a new clause which deals with existing buildings that are no longer suitable for their existing business use and cannot reasonably be redeveloped for continued business use. This provides a new and alternate route to redeveloping land compared to the marketing route which requires 24 months marketing. It is uncertain how often the approach will be applied by landowners but potentially

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	0	+	0	+	0	+	+	+	+	0	0	+	0	+
Submission policy with modifications	0	+	0	+	0	+	+	+	+	0	0	+	0	+
Conclusions	object opport	<b>ive 8</b> as unities. er effect	the sub s have t	mission been ide	policy a	nd will fo	ster susta difications	inable ec	onomic g	ered to ha growth and are felt by	l increase	employn	nent	
Conclusions		policy aj of busin ultimate conside	oproach ess floo ly consid rs the fu	es to ma rspace a ders it to rther cha	inaging Ind the mainta ange wh	the release removal of in the posi- nich provid	se of busi of vacancy sitive effect	ness floor test. The ts of the s and alter	rspace to assessr submissi	o alternativ ment cons on policy a ite to rede	ve uses. Ii iders the approach	n particula pros and . The ass	ar the mai cons of e essment a	rketing ach but also

# R2: Primary Shopping Areas

Table 1.14: Assessment of Policy R2: Primary Shopping Areas

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	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
Submission policy	+	++	0	++	0	0	+	++	+	0	0	0	0	0
Submission policy with modifications	+	++	0	+	0	0	+	++	+	0	0	0	0	0
Commentary on assessment of likely effects	approp year varange Policy and ot scope the ret in the finely l encou areas, It is no potent	oriate P acancy of mair R2 is c her Sui of uses ail core most ap oalance raging c overall overall ted tha ial to re neration	rimary and ma town c onsider Generi availat that do opropria ed and t develop the ass t modifi duce th	Shoppir arketing entre us red to ha s and F ole throu o not ne ate locat he take ment to sessme cations in floors	ng Area period ses the ave a po .2 main ugh Cla cessaril tions. The up Clas focus i nt for the in othe pace in	s (PSAs) for chan refore the ositive efforts to town ce ass E weat ly need t his result ss E flex in the modifie r policies of the com	s continu ge of use e modific fect in te ntre uses akens the he high F ts in a mi ibility is u ost appro cations to accept r mercial o effects o	s. The in e away fr ations re rms of di s to the c e strengtl PTAL locator nor posit ncertain priate loc o <b>objecti</b> residentia core of to	flexibility om A1 (E ducing the irecting a core of the h of the I ation and tive effect and the cations ir <b>ve 2</b> is c al uses o own cent	v and rela E(a)) in the his period appropriate town c PSA and d would t approace to town ce considere on upper res for co	ated pote ne PSA h d is posit ite new b entres - f will resu herefore ective 2. h for R2 entres an d a signi floors in commercia	ntial vac nad poter ive. The uild Clas the PSA. It in uses not focu It is note will go so d their pi ficant po the PSA al uses w	ancy of a ntial to lir approacl s E retai Howeve s establis s develop ed that th ome way rimary sh sitive effor which ha /here	a two - nit a h for l use er the hing in pment is is to hopping ect as the

IIA Objective	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
Submission policy	+	++	0	++	0	0	+	++	+	0	0	0	0	0
Submission policy with modifications	+	++	0	+	0	0	+	++	+	0	0	0	0	0

The modifications will 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. The approach is diminished by the introduction of Class E which creates uncertain impacts with the potential for E uses to not form active frontages, such as offices at ground floor in the retail core. Class E was introduced by the Government through legislation in September 2020 to amend and simplify the system of use classes in England and create one new broad 'Commercial, business and service' use class to allow for a mix of uses to reflect changing retail and business models. The scope of uses available through Class E weakens the strength of the PSA and will potentially result in non-retail Class E uses establishing in the retail core which would cumulatively and in specific locations individually, have a negative impact on the diversity and vibrancy and economic prosperity of town centres and the PSAs as retail centres reducing their ability to meet retail needs of residents. The ability to use conditions for new E class uses would mitigate this to some extent however the overall effect to **objective 4** is considered to be minor positive.

The assessment of the submission policy with modifications for **objective 8** is considered a significant positive. Retaining the protection for retail on ground floors will continue to have a positive effect and enable space in the right locations for different types of businesses, maintaining support for local businesses and employment in retail. The scope of uses available through Class E weakens the strength of the PSA and will result in uses establishing in the retail core that do not necessarily need the high PTAL location and would therefore not focus development in the most appropriate locations. Whilst some Class E uses are potentially detrimental to the retail core the Class E uses that are not retail would still be likely to be commercial in focus and result in positive economic effects. It is noted that there is removal of the protection for upper floors which has the

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	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
Submission policy	+	++	0	++	0	0	+	++	+	0	0	0	0	0
Submission policy with modifications	+	++	0	+	0	0	+	++	+	0	0	0	0	0
	this ar to mai	e consio ntain a	dered ir significa	n more o ant posi	detail in itive for	the asso econom		of Policy					are cons	
Conclusions	•	flexibili remain Class E the sys class to effects relation Class E	ty introc s that n E was in tem of o allow of the n to obje E comm on eco	duced b new dev ntroduce use clas for a mi nodifica ective 4 nercial u nomic g	y Class elopme ed by th sses in ix of use ations th and se uses tha	E and went should be Gover England es to refle ne impact rving the at can tak	which created contribution nment the and created changed created changed by the section of the s	ates unc ute to the rough leg ate one n ging retains E flexib nd wellb tage of lo	ertain im e retail fu gislation new broa il and bu illity is co eing of ro ocating ir	pacts ho inction of in Septe d 'Comm siness m onsidered esidents; n the reta	wever th the PSA mber 202 nercial, bu nodels. D to reduc howeve nil core th	e policy at group 20 to am usiness a espite th ce the po r given the signific	se to the principle nd floor le end and and servi- ne positive ositive effe he range cant posit ations are	simplify ce' use e ects in of tive

## Policy R3: Islington's retail hierarchy

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	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
Submission policy	+	++	+	++	0	0	+	++	+	0	0	0	0	0
Submission policy with modifications	+	+	+	+	+	0	+	+	+	0	0	0	0	0
Commentary on assessment of likely significant effects	charac erode evolvin floor in the PS diminis centre cultura mitiga erodea advers comm prefera crime an inc	cter, par the com ng com n the PS A woul sh the c s can c al and le ting this d to son se impa ercial c able to l or fear rease ir	rticularly nmercial SA to m d also i commer reate al sisure u s negati ne degr cts. Mo haracte keep in of crime n safety	y the Pr al chara needs i aintain ntroduc cial fun- menity i ses to c ve impa ree, how dificatic r of Tov comme e throug	imary S cter in t n the fu the reta e poter ction. A mpacts operate vever P vn Cent ercial us h an in ially in r	Shopping the long f ature. Po all function tial for g llowing in which w effective ever. The olicy R3 Part C the tres if res se. There crease in	evoid of a Areas. T aerm and licy R2 se n in the F reater co ncreased fill need t ly and ex e local ch Part C co erefore lin sidential u e may be n natural so the nigh	The more limit the eeks to n PSA. More ncerns for resident pand. The aracter of onsiders nits but d uses star a minor p surveillar	permiss ability fo nitigate t re reside or ameni tial on up gated ar ne agent of town c impact c loes not t to cum positive nce from	sive appr or the bui o some e ential use ity consid oper floor nd in the t of chang entres of on charac avoid co ulatively effect in resident	oach to r It environ extent the in Town lerations s and mo long term ge princip utside the cter whils mpletely occupy s certain ci ial uses.	esidentia ment to e develop Centres which c ore gene n reduce ole will ge e PSA m t accepti changes ites that rcumsta This ma	al uses co adapt to oment of in partice ould furth rally in to the abilit o some w ay also b ng mitiga to the would be nces in re y contribu	ould ground ular in her own y of vay in be ation of e educing ute to

# Table 1.15: Assessment of Modifications to Policy R3: Islington's retail hierarchy

IIA Objective	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
Submission policy	+	++	+	++	0	0	+	++	+	0	0	0	0	0
Submission policy with modifications	+	+	+	+	+	0	+	+	+	0	0	0	0	0

The assessment for **objective 2** has been changed to a minor positive for the submission policy with modifications. The modifications relaxes the approach to permit residential uses more widely across town centres and in the PSA, which could reduce opportunities to meet commercial, cultural and civic activity needs and associated agglomeration benefits which may not balance competing land uses optimally. Too much housing in town centres could detract from the ability of other land uses to take advantage of the commercial location. The impacts on the efficient use of land outside the PSA may be more profound given the specific protection for ground retail use within PSAs. Balancing the competing demand of land uses will be more challenging with a more permissive approach to residential uses on upper floors in the PSA. This is mitigated in part by R3 Part C and G which ensures that residential development would not cause adverse impacts on viability, vibrancy, vitality, character, and amenity. However, there may be specific opportunities for residential development on upper floors which are not attractive opportunities for commercial development, providing an opportunity for a greater mix of uses and efficient use of land. For example it is recognised that in some cases such as in Nag's Head the development of underutilised upper floors for residential development could aid in the efficient use of buildings. The assessment considers a minor positive effect overall recognising there is a fine balance to be had between competing demands for land.

The assessment of the modifications for **objective 4** overall is considered a minor positive effect. For residential uses in the town centre there would be an increase in accessibility to services for some residents living within the town centre which is positive but this could limit the already constrained land supply to provide commercial, cultural and civic activity for all Islington residents albeit the policy is considered to still enable residents and business needs to be met. Part C seeks to ensure adverse impacts on vibrancy, vitality, viability and character are fully mitigated as well as requiring engaging frontages and a good level of amenity for

IIA Objective	1. HIGH QUALITY FNVIRON	2. EFFICIENT USE OF	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
Submission policy	+	++	+	++	0	0	+	++	+	0	0	0	0	0
Submission policy with modifications	+	+	+	+	+	0	+	+	+	0	0	0	0	0

residents and businesses. This will go some way to ensuring a vibrant environment is achieved that supports sufficient access to a range of uses whilst respecting the needs and amenity of residential uses within town centre. The relaxation of policy restricting residential uses could reduce the ability of town Centre's to continue to serve the needs and wellbeing of the local residents across different retail catchment areas potentially reducing the optimum mix of main town centre uses albeit the policy is considered to still enable residents and business needs to be met. This effect would be felt more in the PSA with the removal of upper floor floorspace from the commercial market reducing the spaces for access to multi floor retail, upper floor offices for employment and the unfettered expansion of cultural and NTE uses. Overall there is considered to be a minor positive effect for **objective 4**.

The assessment of the submission policy with modifications for **objective 5** is a minor positive effect because allowing residential uses across all of the town centre would increase land available for housing and therefore affordable housing, contributing to meeting housing need. Town centres are highly accessible locations with a wide range of services available for residents.

The assessment for **objective 7** is a minor positive. The submission policy with modifications would go some way to maintaining retail in the face of changes to the Use Class Order; access to shops in particular is vital for health and wellbeing. Class E was introduced by the Government through legislation in September 2020 to amend and simplify the system of use classes in England and create one new broad 'Commercial, business and service' use class to allow for a mix of uses to reflect changing retail and business models. 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

IIA Objective	1. HIGH QUALITY FNVIRON	2. EFFICIENT USE OF	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
Submission policy	+	++	+	++	0	0	+	++	+	0	0	0	0	0
Submission policy with modifications	+	+	+	+	+	0	+	+	+	0	0	0	0	0

would bear out as an effect. Access to health and other services may increase for town centre residents however, the land available for health and wellbeing services that can often occupy upper floor town centre locations could be decreased. Health facilities do however benefit from Class E flexibility, allowing a wider range of ground floor and upper floor sites to support health facilities across the town centre as a whole. The cumulative introduction of residential uses in town centres may limit the range of unit sizes for health however, the magnitude of this effect is unknown. A minor positive effect overall for the submission policy with modifications is therefore still considered to be appropriate.

The assessment for **objective 8** against the submission policy with modifications is considered a minor positive effect overall on the ability for town centres to foster sustainable economic growth and increase employment opportunities across a range of sectors and business sizes. The submission policy with modifications is more permissive to residential. Although residential uses 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 opportunities on all floors especially in the PSA but also across the wider town centre; residential use could inhibit this growth in the long term. The removal of specific consideration to the loss of ancillary space could have a negative effect of releasing parts of buildings that allow viable operation by a wide range of town centre uses, whether this be for store room functions, back office use or other ancillary needs. The removal of the two year marketing requirement may cause a negative impact because testing the

IIA Objective	1. HIGH QUALITY FNVIRON	2. EFFICIENT USE OF	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
Submission policy	+	++	+	++	0	0	+	++	+	0	0	0	0	0
Submission policy with modifications	+	+	+	+	+	0	+	+	+	0	0	0	0	0

viability of a main town centre use is one of the most effective indicators as to whether the market has demand for such a unit in a specific location. The removal of this requirement will likely result in the loss of commercially viable town centre units, where cumulatively this could have negative effects on the viability, vibrancy and vitality of the town centre as a whole. On the other hand the removal of the marketing requirement can be considered positive as it will lead to optimising the use of buildings for alternate uses and intensifying their use. Whilst the inclusion of additional housing across town centre sites could be considered to have a positive effect, in the context of Islington this aspect of the modified policy is considered to have a minor negative effect because it could stifle commercial growth opportunities and results in an overall minor positive effect for the policy with modifications.

The assessment for **objective 9** has remained a minor positive. Increased support of residential uses across town centres would have a positive effect on minimising the need to travel to town centres for the people living there, 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. However, the effects that would materialise in relation to residential uses impacting on the retail hierarchy is uncertain. The impact of Class E could see impacts on efficient, sustainable travel with potential distortion of the retail hierarchy across all policies which could increase the need to travel. Class E was introduced by the Government through legislation in September 2020 to amend and simplify the system of use classes in England and create one new broad 'Commercial, business and service' use class to allow for a mix of uses to reflect changing retail and business models. 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 scale of this impact may be mitigated in part by application of

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	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
Submission policy	+	++	+	++	0	0	+	++	+	0	0	0	0	0
Submission policy with modifications	+	+	+	+	+	0	+	+	+	0	0	0	0	0
	effect.	The as	sessme	ent has e been i	therefo dentifie	re remair d for the	ned as a modifica	minor po tions.	ositive ov	erall.			er this po	SSIDIE
Conclusions	•	flexibili approa have e charac floorsp resider but on There positive objective the app	ty introd ich to re ffects n ter of th ace for nt's nee the oth are a nu e effect ve 8 an proach ve 5 an	duced b esidentia otwithst ne centro comme ds albei er hand umber c s for obj d econc to reside	y Class al remo anding e are fu rcial us it the po the ap of chang jective 2 omic gro ential ir	E. The oving mar that polici illy mitigates in tow plicy is co proach p ges in ass 2 and eff pwth, white the town	other main keting, provided. On ated. On ated. On onsidered rovides a sessmen icient use ich all reconnector.	in change rotection ts advers the one h s and red t to still e dditional t of effect of land, duce fron Convers	e of the l at grour se impace hand this duces th enable re l land for ts of the objective n signific sely there	modificat nd floor a sts on vib s has the e ability o sidents a housing overall p re 4 and ant posit e will be a	nd ancilla rancy, via potentia of the tow and busin to meet policy. The liveable r sive to mi an increa	more pe ary spac tality, via I to reduce on centre ness nee housing housing here is a neighbou nor posit se in pos	ermissive e which o bility and ce the es to mee ds to be	does I met, n in and use of ects for

### **R4: Local Shopping Areas**

IIA Objective	1. HI QU ALI TY EN VIR ON ME NT	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	+	+	0	++	0	0	+	+	+	0	0	0	0	0
Submission policy with modifications	+	+	0	++	0	0	+	+	+	0	0	0	0	0
Commentary on assessment of likely effects	for de asses with th minor becau overal <b>objec</b>	velopme sing imp ne retail negativ se this l this is <b>tive 1</b> .	ent over pacts or hierarc e effect limits th not con	r 200sq n charac hy. The s, espe e adapt sidered	m, whic cter and modific cially re tability o signific	th will be d function cations re elated to of buildin cant enou	positive n. This al emoves s the conv gs to me ugh to ch	for prom so helps specific p ersion of et future ange the	oting a s focus ap protectior commen needs o e overall	sments a ustainab propriate for anci ccial anci f main to assessm	le built e ely scale llary spa llary spa wn centr ent of m	nvironme d develo ce which ce to res re uses ir inor posi	ent throug pment in may hav idential u n LSAs h tive for	gh line ve ise owever

Table 1.16: Assessment of Modifications to Policy R4: Local Shopping Areas

The modifications have seen the removal of specific protection for ancillary space which may have minor negative effects in terms of balancing competing demands between land uses and providing the full range of development needs of the area, because this could limit buildings ability to meet future needs of commercial uses in LSAs. On the other hand it is recognised that there may be circumstances where the re-use of ancillary

IIA Objective	1. HI GH QU ALI TY EN VIR ON ME NT	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	+	+	0	++	0	0	+	+	+	0	0	0	0	0
Submission policy with modifications	+	+	0	++	0	0	+	+	+	0	0	0	0	0
	not co The m and pu units a is not The su enable E may introdu classe of use in Poli	nsidere nodificat rotecting and add conside ubmissi e LSAs v have p uced by es in Eng s to refl icy R3 F	d signif ions thr g ancilla to house red cer on polic to conti otentia the Go gland a lect cha Part E w	icant ar rough re ary floor sing sup tain end tain end tain end tain end rue to s nue to s nu	nd the o emoving space r oply and ough to modifica support ve effect ent throu te one r etail and to focus	the refe may incre d afforda change ations had a range ts on acc ugh legis new broa d busines s approp	sessmer rence the ble hous the overa s been a of local k cess to th lation in ad 'Comn ss model riately sc	at reside ability fo ing contr all neutra mended ousiness ne right s Septemb nercial, b s. The re aled dev	relation idered m ntial use r residen ibutions, l effect o to reflect spaces in per 2020 ousiness equireme elopmen	ninor pos would be tial uses albeit to albeit to be object to abject to amend and serv nt for imp t in line v	itive for <b>c</b> e strongly to estab a minim <b>ive 5</b> . and alth es and s t location d and sin ice' use pact asse with the r	bjective y resisted lish at th al degree hough the izes, the is. Class nplify the class to essments retail hier	e 2. d at grou e rear of and the e policy s advent of E was system allow for s as refer archy wi	nd floor LSA effect eeks to of Class of use a mix renced th

Policy R4 having a threshold of 200sqm which will help to guide development to the most appropriate locations.

IIA Objective	1. HI GH QU ALI TY ENR ONE NT	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	+	+	0	++	0	0	+	+	+	0	0	0	0	0
Submission policy with modifications	+	+	0	++	0	0	+	+	+	0	0	0	0	0

The modifications which remove specific protection for ancillary space may have minor negative effects in terms of balancing competing demands between land uses and providing the full range of development needs of the area, especially where related to the conversion of commercial ancillary space to residential use because this could limit the ability of buildings to meet future needs of commercial uses in LSAs albeit the policy is considered to still enable residents and business needs to be met; however, this negative effect would not be significant enough to change the submission policy assessment. Also there may be different localised effects depending on the LSA, its size, location and function with some LSAs more susceptible to erosion of commercial space than others however this is hard to determine with certainty and whilst at a borough level there could be a cumulative effect on commercial ancillary space within LSA this is not considered certain enough to merit a significant enough effect to change the overall minor positive effect on **objective 8**.

The submission policy with modifications requirement for impact assessments as cross referenced to in Policy R3 Part E will help to focus appropriately scaled development in line with the retail hierarchy so that developments of a significant scale are not putting unnecessary pressure on transport systems. The introduction of Class E may create the potential for an uncontrolled decrease in retail units to provide essential daily goods, and this could increase the need for people to travel further for these goods. However, with a

IIA Objective	1. HI GH QU ALI TY EN VIR ON ME NT	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	+	+	0	++	0	0	+	+	+	0	0	0	0	0
Submission policy with modifications	+	+	0	++	0	0	+	+	+	0	0	0	0	0
	be sig modifi	nificant cations	and wil are mir	l not aff nor posi	ect the tive aga	positive ainst <b>obje</b>	effect. O	verall the		impact i for the su				ely to
Conclusions	•	policy a through create changi Many o positive referen compe albeit t	approad h legisla one ne ng reta of the U e. The d nce to g ting dei he polid	ch for LS ation in w broac I and bu CO cha other sig round fl mands I cy is cor	SAs. Th Septern I 'Comn usiness inges ai gnifican oor resi petweer nsidered	e UCO o ber 2020 nercial, b models. re beyon t modifica dential. n land us t to still e	changes ) to ame ousiness d the sco ation is the This may es and p enable re	refer to C nd and s and serv ope of Lo ne remov have mi roviding sidents a	Class E w implify th ice' use cal Plan val of spe inor nega the full ra and busir	nges have which was le system class to a policy ar ecific protection ative effe ange of conses nee se are no	s introdu n of use o allow for nd the ov cection fo cts in ter developm ds to be	ced by th classes i a mix of verall effe or ancillat ms of ba nent need met. The	ne Gover n Englan uses to r ects rema cy space lancing ds of the ere is the	nment d and reflect ain and area,

IIA Objective	1. HI GH QU ALI TY EN VIR ON ME NT	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	+	+	0	++	0	0	+	+	+	0	0	0	0	0
Submission policy with modifications	+	+	0	++	0	0	+	+	+	0	0	0	0	0
		contrib retail p	utions, olicies l	albeit tł howeve	his is lea r the co	ss certair	n. Överal ry demoi	I the effe	s by addi ects for L the cons	SAs have	e not cha	nged co	mpared	to other

### Policy R10: Culture and the Night Time Economy

IIA Objective	1. HI QU ALI TY EN VIR ON ME NT	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	+	++	0	++	0	+	+	++	+	0	0	0	0	0
Submission policy with modifications	+	++	0	++	0	+	+	++	+	0	0	0	0	0
Commentary on assessment of likely effects	modifi potent in othe chang primat consid	cations tially de er parts ing eco rily in To lered sig	have re velop o of the t nomic a own Ce gnificar	elaxed t utside to porough and soc ntres ar ntres ar	he loca he towr i for cor ial need nd the C ve on <b>o</b>	tional as <sub> </sub> n centres nmunitie ds. Howe CAZ so re <b>bjective</b>	pect and which m s and he ver Polic emains a <b>2</b> .	there is ay have lps to en y R10 st positive	ome exte more op benefits sure dev ill encour effect for	portunity in makin elopmen rages cul r this rea	that cult g use of t is flexik ltural dev son. Ove	ural uses existing ble and a velopmer erall the e	s could buildings daptable nt to take effect of p	s/sites to place policy is

Table 1.17: Assessment of modifications to Policy R10: Culture and the Night Time Economy

The modifications will have a positive effect in relation to **objective 4**, due to cultural uses being promoted specifically in town centre and CAZ locations although enhancing the cultural offer outside of town centres and the CAZ, has benefits for the neighbourhoods those uses are located in. Noise impacts especially, are likely to

IIA Objective	1. HI GH QU ALI TY ENR VIR NT	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	+	++	0	++	0	+	+	++	+	0	0	0	0	0
Submission policy with modifications	+	++	0	++	0	+	+	++	+	0	0	0	0	0

be greater where residential character is more prominent and where background noise levels are generally lower than in town centres or the CAZ where introducing a cultural venue could have a greater effect on amenity. However, this does depend on the nature of the cultural use and Part B requires the mitigation of adverse impacts such as noise. The omission of the cultural quarter in Archway is not considered significant enough to affect the assessment, there will be reduced policy support for cultural provision in Archway although cultural uses will still be supported in Archway. Overall the effect of policy is considered significant positive on objective 4

The modifications provide some additional flexibility for cultural development outside of the CAZ and town centres which could reduce the supporting effect on the function and viability of CAZ and town centres although the policy still strongly directs development to these locations and could also support localised economies elsewhere. The omission of the Archway Cultural Quarter has removed specific policy support for a cultural quarter in this location although the policy approach still supports cultural uses locating in town centres. The policy with modifications overall is considered to have significant positive effects for **objective 8**.

IIA Objective	1. HI GH QU ALI TY EN VIR ON ME NT	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	+	++	0	++	0	+	+	++	+	0	0	0	0	0
Submission policy with modifications	+	++	0	++	0	+	+	++	+	0	0	0	0	0
	No oth	ner effe	cts have	e been i	dentifie	d for the	modifica	tions.	1	1	1	1	1	
Conclusions	•	hand c hand n is more CAZ. T suppor local e for this Overal comme	ould pro nay lead promin This is in t cultura conomi specifi I the eff	ovide fo d to mod nent an n part m al uses es elsev c locatio fects for lemons	r more re amer d where hitigated have of where on altho Policy trates th	cultural unity impa backgro by Part the eco The omisough the R10 hav	uses outs ound nois B of the momy in ssion of the policy ap e not cha	side of to e cultura se levels policy the town cer he Archw proach s anged co	wn centr I uses loo are gene ough. Th ntres or t vay Cultu still suppo	ement fo res and c cate in an erally low he modific he CAZ a ural Quar orts cultu to other n he modif	ultural qu reas whe ver than i cation co although ter has ru ral uses retail poli	uarters b re reside n town c uld also they cou emoved locating icies how	ut on the ential cha entres or reduce th ild also s policy su in town c vever the	other aracter the upport pport entres.

## Policy G4: Biodiversity, landscape design and trees

Table 1.18: Assessment of G4: Biodiversity, landscape design and trees

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	++	+	0	+	0	+	+	0	+	++	++	+	0	0
Submission policy with modifications	++	+	0	+	0	+	+	0	+	++	++	+	0	0
Commentary on assessment of likely effects	is to mi modific of prote lower of alongsi <b>object</b> biodive criteria ecologi off-site effects Overall and the with mo	inimise i ations we ategory ide these ive 11 we rsity to c in the p ical featur comper of the p though e potention	mpacts which cla comme SINCs e other in vith a str occur wi olicy wh ures, the nsation. olicy by the aim al reductors is co	and dan arify the i.e. local measure ong emp th the in ich are a en minim Whilst a reducing is to mi ction in p onsidere	nage to approace with the SINCs. s in the ohasis o troduction applied with applied with applied with applied with a access nimise o ositive e d to be s	existing to the to trees status of However policy me n maintai on of plan where has rall spatia teria may s to natur levelopme effects are significan	essed pos rees, hedge will help a SINC w r, it is con ean that con ning biod ning ben rm is una reduce b e if that con e not cons t positive.	ges, shrul achieve t vhich cou sidered th verall the iversity. T efits inclue voidable. or make iodiversity ompensat ts and a s sidered to	bs and oth his object ld be con nat the mi re continu here is m ded in the These se improven y overall t tion were strong em	her signifi tive. The sidered to tigation m ues to be ore poter e modifica ek to avo nents to m the last cr not delive uphasis re	icant vege modificati preduce t neasures a significantial howe itions. The id impacts nanageme iteria cou ered proxi emains on	etation, so ons also he protect set out in ant positive ver for a f ere are co s to the m ent of a S ld reduce mate to the maintain	o the clarifies the thor most the modifive effect of reduction ompensat nost signific INC and of the posit ne affecte ing biodiv	ne level for fication in ion icant deliver ive d SINC. rersity

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	++	+	0	+	0	+	+	0	+	++	++	+	0	0
Submission policy with modifications	++	+	0	+	0	+	+	0	+	++	++	+	0	0
Conclusions		classific affects t	ation. Tł he mitig	ne asses ation me	sment o asures	considers set out in	that altho	ough the r / modifica	nodificati ation alon	ons have gside oth	er measu	ntial to rec	h their luce the p policy me	

## Policy S1: Delivering Sustainable Design and Policy S5: Energy Infrastructure

Table 1.19: Assessment of modifications to Policy S1: Delivering Sustainable Design and Policy S5: Energy Infrastructure

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy S1/S5	++/+	+	0	+/0	++	+	++	+	0	0	0	++	++/+	+/0
Submission policy S1/S5 with modifications	++/+	+	0	+/0	++	+	++	+	0	0	0	++	++/+	+/0
Commentary on assessment of likely significant effects	greenh towards over th The ch heat ar where o positive resultin preven larger r and ult neutral The pro S1 and	ouse ga s a more eir life. 1 anges ir nd energ CHP is e e effect o g in few t the use minor de ra-low N effect o	s emiss e sustair There is ntroduce y source essentia on object er insta e of ultra velopm Ox gas n the pr changes e a step	ions and nable bu no chan ed throug es. The l for the stive 4. T nces wh h-low NC ents. The boilers r omotion s to Polic further t	I prioritis ilt enviro ge in ef gh modif changes creatior he prop ere gas b ere will, may be of livea cy S1 ar owards	sing low a ponment an fects to the ications to s to Policy of a stra osed cha boilers as boilers as however acceptable ble neigh od S5 will eliminatin	nd zero c nd help to te overall o both S1 o S1 will e tegic heat nge to Po ill be acce the sole h continue e and the bourhood limit the u	arbon hea create bu assessme and S5 ta nsure tha network. licy S5 w eptable. T eat source to be a li changes s – <b>objec</b> se of gas ution from	at source uildings the ent of the ake a ste at gas CH . As a res ill limit the rhe propo ce for the mited nui to policy tive 4.	s for all d nat are ad policy. p further f P will only sult, the m e use of g sed chan communa mber of si S5 are m d heating s	evelopme laptable a towards e y be allow odification as boilers ge to Para al heating tuations v nore positi systems. sources. 1	nt. This v nd can re liminating red in exc ns will ha s will ha s will ha s will ha s will ha system c vhere gas ve and w The polic There will	minimisir vill contrib espond to g air pollut eptional c ve a mino developn 67 of S5 v of major ar s powered ill have ar y changes , however ay be acce	tion from cases or nents will also nd I CHP n overall s to both

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy S1/S5	++/+	+	0	+/0	++	+	++	+	0	0	0	++	++/+	+/0
Submission policy S1/S5 with modifications	++/+	+	0	+/0	++	+	++	+	0	0	0	++	++/+	+/0

and therefore will still contribute to existing poor air quality. As a result, these policy changes will have a positive effect on improving health and wellbeing and **objective 7**. Likewise the same positive effect against **objective 14** is identified for the same reasons in respect to reducing air pollution. Overall there will be no change in effects to the assessment of the policy for these objectives.

The modifications to both policies S1 and S5 will have a significant positive effect on **objective 12** and reducing the borough's contribution to climate change because it will reduce carbon emissions by ensuring 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. The proposed change to Paragraph 6.67 of S5 will 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, which will have a positive effect on reducing carbon emissions. The modifications to paragraphs 6.79 and 6.80 provides clarification and does not change the policy requirement in terms of the cut-off point in relation to connection to a heat network. Overall the effect of the policy with modifications is considered to be significant positive on **objective 12**.

The modifications 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. The modification to paragraph 6.75 does not change the requirement for the feasibility

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy S1/S5	++/+	+	0	+/0	++	+	++	+	0	0	0	++	++/+	+/0
Submission policy S1/S5 with modifications	++/+	+	0	+/0	++	+	++	+	0	0	0	++	++/+	+/0
	require overall	ment so the effe	does not th	ot chang e assess	e the af sment w	ffects. The /ill not cha		tions will ne policy.	have mir	•			ail on this <b>tive 13</b> ar	
Conclusions		heating their cor	systems ntributior	and pro	omote si decarbo	ustainable nisation c	e energy i	nfrastruct d the redu	ure. The uction of o	main pos carbon en	itive effec nissions a	t of the m	missions f nodification ng reduce	ns is

# 5. Updated policy assessments – Bunhill and Clerkenwell Area Action Plan modifications

#### Policy BC2: Culture, retail and leisure uses

Table 1.20: Assessment of modifications to Policy BC2: Culture, retail and leisure uses

IIA Objective	1. HIGH QUA LITY ENVI RON MEN T	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	0	+	0	+	0	0	+	++	+	0	0	0	0	0
Submission policy with modifications	0	+	0	+	0	0	+	++	+	0	0	0	0	0
Commentary on assessment of likely effects	there the C Areas	will be i lerkenw 5. Such	more cu vell/Farr uses wi	ultural u ingdon ill still ha	ses acr Cultura ave to r	oss the / Il Quarter neet poli	AAP area r, with ref cies, incl	a, howeve ail and le uding in	and remo er the po eisure us part D, w a positiv	licy still s es encou ⁄hich will	seeks to t uraged w help avo	focus suo rithin Loc bid harmf	ch uses v al Shopp	within bing
	across and le	s the AA	∖P area ses with	which hin the f	could h our Loc	ave a po al Shopp	sitive imp bing Area	bact on e is in the	may mea conomic AAP area It in a slig	growth. a but the	The polic y can be	cy now e provideo	ncourage l elsewhe	es retail ere too

IIA Objective	1. HIGH QUA LITY ENVI RON MEN T	2. EFFI CIEN T USE OF LAND	3. HERI TAGE	4. LIVE ABLE NEIG HBO URH OOD S	5. HOU SING QUA LITY	6. SOCIA L INCLU SION	7. HEALT H AND WELL BEING	8. ECON OMIC GROW TH	9. NEED TO TRAVE L	10. OPEN SPACE	11. BIODO IVERSI TY	12. CLIMA TE CHAN GE	13. RESO URCE EFFICI ENCY	14. NATU RAL RESO URCE S
Submission policy	0	+	0	+	0	0	+	++	+	0	0	0	0	0
Submission policy with modifications	0	+	0	+	0	0	+	++	+	0	0	0	0	0
	<b>8</b> ovei	<ul> <li>A contract of the policy with modifications is considered to be significant positive.</li> <li>A other effects have been identified for the modifications.</li> <li>The modification in relation to the locations for cultural uses and removal of sequential test may mean</li> </ul>												
Conclusions	•	that th uses v Local of BC2	ere will vithin th Shoppii 2. The r nore an	be mor le Clerk ng Area emoval	e cultur enwell/ s. Cultu of the	ral uses a Farringdo ural uses sequentia	across th on Cultur will still I al approa	e AAP a al Quarte nave to n ich could	l uses an rea, how er, with ro neet polic help sup although	ever the etail and cies to pr oport ecc	policy sti leisure u otect am	II seeks f ises enco ienity, inc rowth aci	to focus s ouraged cluding in ross the <i>l</i>	such within ı part D AAP

# Policy BC4: City Road

Table 1.21: Assessment of Policy BC4: City Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	+	+	+	0	+	+	+	+	+	+	0	0
Submission policy with modifications	+	+	+	+	+	0	+	+	+	+	+	+	0	0
Commentary on assessment of likely effects	of a Wa canal. V modific but this The mo have a modific effects overall The mo have po installa require	aterspace Whilst it ations a s is not c odification minor p ations c in relation effect is odification ositive e tion of p improve	e Strate is consi ire consider ons, thro ositive e larify the on to the conside ons, thro offects on ower su	egy for Is dered th idered to ed to cha ugh clar effect ag e role of e provision ered to r ugh clar n <b>object</b> upply to r therefore	lington's ere is so have a ange the ifying th ainst <b>ob</b> policies on of mo emain a ifying th <b>ive 7</b> he more mo e the eff	s canal ne ome unce minor po e minor po e approa <b>jective 5</b> in relatio porings. S s minor p e approa ealth and porings re	etwork whertainty are ositive effective effect	ich will he ound impl ect agains ect alread provision ving the s pen spac- licy SP2 a provision by impro liance on	elp baland lementati at this object dy identifient of boater atandard of e policy b also provit of boater ving the a diesel ge	ce the con ion of imp ective bed ed overall facilities of accomr out are no ides furthe facilities air quality enerators.	mpeting d roved boa cause of th for <b>objec</b> on the ca nodation t consider er detail o on the ca . This cou On balar	emands of ater facilitione Waters <b>tive 2</b> . nal, have for boater red to have n this. Or nal, have ld be ach not the po	space Stra the poter rs. The /e any add h balance the poter	the ategy itial to ditional the itial to not

Submission policy++Submission policy with modifications++The modification function of the or residents and any set	open space at are considered	City Road		+ +	+	+	++	+	+	0	0
policy with modifications The modification function of the o	ons make refere open space at ( are considered	ence to e City Road	ducationa		+	+	+	+			
function of the o	open space at are considered	City Road		al and trai					т	0	0
The modification where parts of the space and have result of the modification is an SINC. No a development cat and the character neutral. Overall The modification have minor position and recycling in generators and supply points ship providing reuse and reduce the	the tow path ar a minor position odifications. The provide clar additional effect an only take plater and amenity a minor positive ons, through clar sitive effects on afrastructure which improve air qui hifting energy use	e. ification i e designa- ve effect ification i cts on <b>ob</b> ace where of the w ve effect rifying th <b>objectiv</b> nich woul ality; on ise of boa facilities	in relation ated as o ated as o no addi in relation <b>ojective 1</b> e it there vaterway continues the approa <b>/e 4</b> prom Id improve <b>objective</b> ats away for boate	a relation ect for <b>obj</b> a to the co pen spac tional effe to the co <b>1</b> and bio is no detr corridor a to be ap ch to the e amenity <b>2 12</b> reduc from foss rs which v	to the Wa <b>jective 8</b> a ponsideration e. The cri- ects on <b>ob</b> ponsideration ponsideration diversity la imental in ind its fun provision able neight able neight able neight able neight (d will increa	terspace and overa on of mod teria ensu <b>jective 1</b> on of mod have bee npact on ction as p of boater hbourhoo ctricity inf ite chang iesel gen se the pro	Strategy, all the effe orings and ure that m <b>0</b> for ope orings and n identifie nature co public ope facilities ds as boa rastructur e by pote erators) o oportion c	which ma ect of the p boater fa boorings d n space h boater fa d as the p nservation n space th on the can ater facilitie that will ntially intro- of househo	acilities or o not har acilities or o not har ave been acilities or bolicy stat n and bio herefore i nal, have es could i reduce re oducing n <b>ve 13</b> red old waste	e benefits n modifica n the cana m the ope identified n the cana identified n the cana i	to tions is I, as a I, which alue, dered tial to aste diesel ricity ste by cycled

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Submission policy	+	+	+	+	+	0	+	+	+	+	+	+	0	0	
Submission policy with modifications	+	+	+	+	+	0	+	+	+	+	+	+	0	0	
	water a therefo to be a	<ul> <li>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 herefore the effect would depend on implementation and is considered neutral. Overall a minor positive effect continues o be appropriate.</li> <li>No other effects have been identified for the modifications.</li> <li>The modifications will have mainly neutral effects for providing a framework for improved boater facilities and infrastructure along the canal corridor because of uncertainty around implementation, with positive effects</li> </ul>													
Conclusion		infrastru dependa canal. T develop use of th effects h	cture al ant on in he modi a Wate ne canal nave not	ong the on plemen fications rspace S . Howev change	canal co tation w also cla Strategy er overa d the re	orridor be hich coul arify the a for Isling all the pos sults of th	cause of u d improve approach i ton's cana sitive effect	uncertaint the func in terms c al network cts for Pol ment the	y around tion and a of future o which w licy BC4 I comment	implement amenity of peration of ill help ba have not of tary demo	ntation, wi f those liv of the can lance the changed a	ith positiv ing on an al for diff competir and whils!		ne s to ds on ive	

### Site Allocation BC10: 254-262 Old Street (east of roundabout)

An assessment for BC10 was omitted from the IIA Examination Addendum, the assessment below is provided to correct this.

Table 1.22: Assessment of Site Allocation BC10: 254-262 Old Street (east of roundabout)

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Effect of site allocation	+	++	0	+	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely effects	floorspa busines Areas a busines The loc major c emergi in this c boroug inclusic effects for the Minor p neighbo	ace. Lac ss floors and the l ss space cation of centres of ng cluste central L h that w on. The of by provi efficient oositive e ourhood	k of offi pace wi Locally s in thes Bunhill of emplo ers of th ondon I ill reduc designat sion of i use of I effects a s as refi ent and	ce floors Il be foci Strategic e areas, and Cle yment a e City Fl ocation y e barrien tion of th a substa and. are ident urbishme may pro	pace is used in includir includir rkenwell nd busin ringe, To will supp s to em is site a ntial qua ified aga ent or re vide loc	a barrier the CAZ, ial Sites. Ing the BC is particu- ness of the ech City, port the ech ployment s potentia antum of ainst the <b>c</b> edevelopm al service	ts on <b>obj</b> to econor Bunhill ar Given lan AAP area ularly suite te London King's Cro conomy a and have ally suitab floorspace <b>objectives</b> nent prese s or facilit vel, part o	nic growtl nd Clerker d constra d constra s West E oss and th nd a rang a minor le for tall e, and will s <b>1 and 4</b> ents an op ies at gro	h in the a nwell AAI ints dema elopment End, the C ne Knowle e of emp positive e buildings I lead to s for a hig oportunity ound floor	rea. The l area, th and will n of employ City of Lor edge Qua loyment t effect in re will assis significant h quality e to substa	Local Plan e CAZ Fri ot be met yment use idon, Can inter. The ypes and lation to o t in achiev positive e environme antially im ding at pr	n strategy nge Spat without p es, with e ary Whar additiona opportun <b>objective</b> ving the s effects ag ent and liv prove the	is that ne ial Strateg rioritising asy acces f, as well l office flo ities in the <b>6</b> for soc ignificant ainst <b>obje</b> reable e quality o	ew gy as to the as the orspace aial positive active 2 f the

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	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
Commentary on assessment of likely effects	50% of ground The alt floorspa opportu Area, v office u provisio The alt in the 0 transpo efficien all offic While t providin improve to over against	the uplit floor. ernative ace, whi unities. T very close use. The on of a ra- ernative CAZ, rath ort and a tuse of se schem here are ng an ad ements i come the t <b>objecti</b>	ft to be would h ch is ne This site e to the additior ange of would h ner than ctive tra land as ne. resider lequate in this a e limitat <b>ve 5</b> for	provided nave sign eded to is partic Old Stren al office job oppo nave min high trip vel, redu develop ntial uses level of rea. The ions of the housing	as hou hificant i meet de sularly su et roun floorsp ortunitie or nega o genera ucing tri ment wo s frontin amenity re is sou he site f g quality	sing with negative of emand fro uitable for dabout ar ace would s, but less ative impa ating offic ps by car ould still less g Old Stro problems me uncer for resider , neverthe	the other effects on office de nd Old Str d have po s than an acts on <b>ob</b> e uses wh . It has be ead to mo eet, the ar atic, althout tainty abo ntial devel eless this	50% offic economic sses, grov velopmen eet Statio sitive effe all office s <b>jective 9</b> ich can ta en asses re intensi rea suffers ugh these ut the like opment w is a const	e use, in c growth. w the ecc at as it is l on. This h ects on <b>ok</b> scheme. and redu ake advar sed as m ve use of s from hig e issues v elihood of which is w crained lo	addition f The addi onomy, ar located w ighly pror <b>ojective 6</b> divident of t inor posit f the land gh levels of vill decrea these im thy the as cation for	tional hou d provide ithin the C ninent loc for socia he high a ive agains but is a le of noise a ase follow pacts as g sessmen residentia	nd leisure using wou e employn City Fringe ation is v l inclusion avel by lo ccessibilit st <b>objecti</b> ess optim and polluti ing public good desi t has min al develop	cating res ty by publi <b>ve 2</b> for th um use th on which realm ign may b or positive oment.	e office training nity r an idential ic ne ian an make e able e effects
							fects are <b>objective</b>						y environr nt or	nent

IIA Objective	1. HIGH QUALITY ENVIRON BUALITY ENVIRON 3. HERITAGE 3. HERITAGE 3. HERITAGE 3. HERITAGE 3. HERITAGE 3. HOUSING AND 5. HOUSING 5. HOU						RESOURCES
Conclusion	<ul> <li>No other effects have been identified</li> <li>The submission policy will su alternative allows more housi growth, the efficient use of lar balance the site is considered use, its location within the Cit access to the Old Street Stati</li> </ul>	oport economic develong in this location in pl nd, and transport. Whit more appropriate for y Fringe Opportunity A	opment by locating lace of offices whi le this additional h offices with active	ch will have nega ousing has positi ouses at the grou	itive effects o ive effects it ind floor give	on economic is considered en its current	

## Site Allocation BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage

IIA Objective	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
Submission policy	+	++	0	0	0	+	0	++	+	0	0	+	0	+
Submission policy with modifications	+	++	0	0	+	+	0	+	+	0	0	+	0	+
Commentary on assessment of likely significant effects	on soc modific amoun signific could a modific employ affect i	ial inclus cations v t of emp ant pos also hav cations o vment flo s consio	sion <b>obj</b> vill reduce oloyment itive to a e positiv could rec corspace lered un	ective 6 ce the ef t floorspa minor p e effects luce the e and it o certain a	through fect for ace deli ositive. s on soc availab could po and over	n provision objective vered. Th The addit ial inclusi ility of lan otentially r rall this we	nave a po n of a rang 8, given t e assessr tion of hou on. The ir d to meet not as effe ould not o difications	ge of job of he potent ment for e using will ntroductio other dev other dev ctively ba hange the	opportuni ial for res conomic have a po have a po n of hotel velopmen ilance col	ties. How idential flo growth ha ositive effo use in th t needs, i mpeting c	ever it is o porspace as therefo ect in rela e submiss n this cas lemands o	considere to reduce re been c tion to <b>ot</b> sion alloc se either h on land b	d that the e the over changed f ojective 5 ation with nousing or ut overall	e all rom a , and
Conclusion	•	amount Objectiv will cont Objectiv	of emplo ve 5 and tribute to ve 8 and	oyment f housing wards ls econom	floorspa   quality slington iic grow	ce deliver is now id s significa th has be	e a positiv red. entified as ant housir en change duce the o	s a minor ig need, a ed from a	positive e and provid significar	effect, as de much r nt positive	the delive needed af to a mine	ry of addi fordable or positive	itional hou housing.	

Table 1.23: Site Assessment BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage

### Site Allocation BC21: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	0	0	0	+	0	++	+	0	0	+	0	+
Submission policy with modifications	+	++	0	0	0	0	0	+	+	0	0	+	0	+
Commentary on assessment of likely significant effects	modific use, re office d <b>6</b> for so	The policy with modifications is now allocated for hotel led mixed use development with retail and leisure uses. The policy with modification will reduce to minor positive effects for <b>objective 8</b> for economic growth by providing hotel e, retail and leisure floorspace, as there is a reduction in business floorspace from the submission allocation for an fice development. With the office use no longer included there are no longer positive effects recorded against <b>objective</b> for social inclusion as the proposed hotel use is not considered to support the same range and types of employment portunities that can reduce barriers to employment. No other effects have been identified for the modifications.												
Conclusion	•	previous activities employr The ass positive	allocati zone o nent opp essmen effects o	ion for of ffice fun portunitie t against	fice dev ction an es with p objecti minor p	velopmen Id greater Dositive ef ve 8 for e ositive eff	employm ffects with conomic o	ent densi social ind developm	er benefit ties. Offic clusion w ent has tl	s for ecor ces also p hen comp herefore b	nomic gro rovide a g pared to h peen ame	wth supp greater ra otels. nded fror	orting the	ant

Table 1.24: Assessment of Site Allocation BC21: 2, 4-10 Clerkenwell Road, 29-39 Goswell Road & 1-4 Great Sutton Street

## Site Allocation BC24 Clerkenwell Fire Station, 42-44 Rosebery Avenue

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	++	+	++	+	0	0	0	0	0	0	0	0
Submission policy with modifications	+	++	++	+	++	+	0	+/0	0	0	0	0	0	0
Commentary on assessment of likely significant effects	commu have be uncerta the mo site, the	inity use een ider ainty abo dified wo e other u	s. As co ntified fo out whic ording p uses ide	ommercia r <b>object</b> h uses c rovides a ntified co	al uses <b>ive 8</b> to ould be addition ould als	have the reflect th provided al flexibili o still con	expand o potential t given the ty and ma tribute poo d. No othe	o be loca l econom overall fl y not res sitively to	ited at gro ic benefit exibility. I ult in the the provi	ound floor s of this v n relation provision ision of liv	a minor p vhilst also to liveab of social eable nei	positive/n precognis le neighbe infrastruc ghbourhc	eutral effe ing the ourhoods ture use c oods and	, whilst
Conclusion	•	develop The ass	ment. essmen	t has be	en ame	nded aga	on the gr inst objec for the m	tive 8 for	economia					on

Table 1.25: Assessment of Site Allocation BC24 Clerkenwell Fire Station, 42-44 Rosebery Avenue

# Site Allocation BC28: Angel Gate, Goswell Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely effects	Develo that the	pment M ese parti	lanager cular bu	nent Pol ildings s	icy DH2 hould b	? which st e retained	ates that l	oss of a l ens this p	isted buil olicy and	on the site ding will b l results ir s.	e strongly	y resisted	, the clari	fication
Conclusion		environn	nent.				ng on the I against o			ained whie tage.	ch will pro	otect the I	nistoric	

## Site Allocation BC37: Triangle Estate, Goswell Road/Compton Street/Cyrus Street

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	0	0	++	+	0	0	0	0	0	0	0	0
Submission policy with modifications	+	+	0	0	++	+	+	0	0	+	0	0	0	0
Commentary on assessment of likely effects	effects modific	have be ations d	en iden ue to th	tified aga e improv	ainst the ements	e <b>objectiv</b> on open	ves 7 and	<b>10</b> for he d public r	ealth and ealm on t	wellbeing he estate	and oper and the p	n space, i positive a	lew minor resulting f menity an	rom the
Conclusion	•	improve The ass	s the se essmen	curity, fu t has be	inction, en asse	accessibi ssed to re	lity, and a	ppearanc ditional m	e of publ	ic realm a	and open	space on	levelopme the estate ectives 7	e.

## Table 1.26: Assessment of Site Allocation BC37: Triangle Estate, Goswell Road/Compton Street/Cyrus Street

## Site Allocation BC49: Building adjacent to railway lines and opposite

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	+	0	0	0	0	0	++	0	0	0	0	0	0
Submission policy with modifications	+	+	0	0	0	0	0	+	0	0	0	0	0	0
Commentary on assessment of likely effects	potenti provisi effect f	ally redu on of the or <b>objec</b>	ce the c substa <b>tive 8</b> a	overall qu tion coul ind econ	uantum d result omic de	of floorsp in a lowe	ace provi r quantun nt. The otl	ded if the n of devel	substatio opment f	ion related on is re-pr for office u ed previou	ovided or ises resul	n site. The ting in a r	e potentia ninor pos	l re- itive
Conclusion	•	this is st	ill requir ult of the	ed, whic e modific	h may r cations t	educe the	e developi	ment cap	acity of th	cate the e ne site. c growth h				

## Table 1.27: Assessment of Site Allocation BC49: Building adjacent to railway lines and opposite 18-20 Farringdon Lane

# Site Allocation BC51: Italia Conti School, 23 Goswell Road

IIA Objective	1. HIGH QUALITY ENVIPO	2. EFFICIENT	3. HERITAGE	4. LIVEABLE	5. HOUSING	6. SOCIAL INCLUSIO N	7. HEALTH AND WELLBEIN	8. ECONOMI C	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVE RSITY	12. CLIMATE CHANGE	13. RESOURC E	14. NATURAL RESOURC
Submission policy	+	0	0	0/+	0	0/+	0	0/+	0	0	0	0	0	0
Submission policy with modifications	+	0	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely effects	as the types a The sit liveable	additiona ind oppo e is no lo e neighb	al office ortunities onger all ourhood	floorspa in the b ocated f s <b>objec</b>	ce in thi orough or socia tive 4.	s central that will r I infrastru	London lo educe ba	ocation wi rriers to e e assessm	ll support mployme	the ecor nt.	nomy and	<b>ojective 8</b> a range o neutral ef	f employ	ment
Conclusion	•	employ for <b>obje</b> The rec liveable The site and <b>ob</b>	ment typ ective 8 quirement e neighb e allocat	bes and for ecorn nt for retrout ourhood ion as ar <b>6</b> for s	opportu iomic de ention o s throug mended	nities in t velopme f D1 has h provision would re	he borou nt and <b>ob</b> been rem on of edu sult in mir	gh and re jective 6 oved and cation use nor positiv	duce barr for socia so no po e. re effects	iers to er inclusior sitive effe in relation	nploymen n through ects are a n to <b>objec</b>	e econom t leading providing ssessed f <b>ctive 8</b> for ied in re	to positiv job oppo or <b>object</b> economi	e effects rtunities. t <b>ive 4</b> for c growth

Table 1.29: Assessment of Site Allocation BC51: Italia Conti School, 23 Goswell Road

# 6. Updated policy assessments – Site Allocations

### Table 1.30: Site Assessment KC8: Bemerton Estate

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Submission policy with modifications	+	+	0	+	++	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects	an app site, co relating quality	ropriate ntributin to <b>obje</b> of the b	location og towar e <b>ctive 6</b> uilt envir	, positive ds meeti for socia ronment,	e for <b>ob</b> ng Islin Il inclus creatin	<b>jective 2</b> . gton's hou ion. The a g a safer	Affordab using nee illocation and more	le housing d, positive requires p inclusive	g would b e for <b>obje</b> public rea e environr	be provide ective 5 a alm improv ment, pos	rtunity to ed as part s well as vements v itive for <b>o</b> hbourhoo	of the de addressir vhich will <b>bjective</b>	velopmer ng objectiv benefit th 1 as well	nt of the ves ne as the
Conclusion	i	delivery improve	and pro ments a	vide mu nd re-pro	ch neec ovide co	led afford	able hous I and com	ing. The a munity sp	allocation	n should a	te toward lso delive nefits in te	r public re	ealm	•
	(	objective	e 1 for h	igh quali	ty envir		bjective 2	2 for effici			minor pos jective 4 1			ïed for

Site Allocation VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 196-200 York Way

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects	modific flexible include impact conside	ations V office s d in the on the I ered thro	/R1 alloo pace' re allocatio ocal viev ough oth	cation is flecting t on has b w as that ther releva	for 'inte the exta een ren t impact ant polic	ensification int plannir noved. Th t will be de cies (e.g.	on VR1 si n for a sig ng permis e remova etermined DH2) ther difications	nificant a sion for th l of the he by the de efore the	mount of ne site. Th eight limit esign of <i>a</i>	B8 use a ne 5-store will not n any propo	longside a ey limit on ecessarily sed buildi	a small pr building l y result in ng, and w	oportion of heights pr a negative vill also be	of reviously /e
Conclusion	:	3 (herita	ige) to n	eutral. T	he impa	act on the	om the al local viev relevant	v will be d	letermine	d by the d	•	•		-

Table 1.31: Site Assessment VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 196-200 York Way

# Site Allocation VR2: 230-238 York Way

Table 1.32: Site Assessment VR2: 230-238 York Way

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	+	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely effects	employ opportulikely to approp Whilst f the externation given the that over positive The am develop with int The ad potentia However result in	ment flo unity to i have the riate loc there are ent they nat office erall the e, to a mended oment we ensificate ditional al longe er, giver n less in	orspace ntensify ne same ation for e land u are inte e needs re is like inor pos allocatio rould bri tion of ir text add r term an n the diff	e and so industria benefits such de se bene ensified, are price ly to be sitive. In is con ng highe industrial ed in ter nd cumu ference ation for	me inter al uses s previor evelopm fits from there ar oritised for a chang sidered er-densit could s rms of th ulative er in values	nsification to the sar usly ident ient) and the co-lo e also po or deliver ge in effect to have a ty employ trengthen he industr ffects rela s between al uses ov	earch and n of indust ne extent. ified in ter may bring ocation of tential imp y elsewhe of in relation ment to the the local ial function ting to the n office ar verall. The proximity	rial floors As a res ms of inc a differe offices/re- bacts that re in the on to <b>obje</b> sitive effe e site an economy n of the L e impacts id industr LSIS has	pace at the ult it is concernent balance search and borough. <b>Ective 2</b> for co-locate through SIS remains of offices ial uses, s a strate	he site, al onsidered ndustrial p the to comp nd develo ise from le Whilst it i or the effi <b>jective 8</b> ting office the intens aining will s on the w it is recog ogic positio	beit there that the a provision v peting der pment wit ess intens s finely ba cient use economic e/research sification of help to ac vider indus nised that	is likely t amended within the mands be th industri- sification f alanced it of land fre growth. ( and dev of employ ddress so strial func t the revis- ion to the	o be less allocation to LSIS (an etween lar ial, depen for industr is consid om a sign Office elopment ment floo ome of the sed policy e CAZ. It is	is not id uses. ding on ial uses, ered ificant space rspace. LSIS. could s one of

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	+	+	0	0	0	+	0	+	0	0	0	0	0	0
	are sou location recogn social i inclusic sectors qualific area, re alongsi The site negativ be cons	ight else n for the ised tha nclusion on objec may of ation lev esidents ide office e is part re impac sidered	where i ir intens t this juc by prov tive. Ind fer more vels or n depenc e uses, a ially with t on the through	n the bo ification lgement riding op ustrial se diverse o qualifie ent on the a minor p in a pro local vie other re	rough a a reduc is finely portunit ectors p ways o cations, hese jok cositive tected v ew as th levant p	nd indust tion in the balanced ies for res rovide job f accessin who often os may be in relation iewing co at impact olicies (e	rial uses a positive d. The mo sidents to opportur ng employ n face mo e at risk of n to <b>objec</b> orridor. Th will be de .g. DH2) t	are specified allo access e hities for the ment through the re barrier unemplo tive 6 and e remova etermined herefore the	ically sou objective ocation w mployme he reside ough lear s to acce oyment. T d social i l of the h by the de the effect	ven office ight within <b>e 8</b> has be ould conti- ent in the l ent popula ning skills ess work. hrough pr nclusion i eight limit esign of a t on <b>objec</b>	the LSIS een identi inue to ha porough in tion. Opp s on the jo f these se roviding fo s conside will not n iny proposi	and this fied, althous ve a position ortunities of for those ectors are or industri- red to still eccessaril sed buildi changed	is the key bugh it is itive effec of the social within the se who has a lost in the al intensi I be justifi y result in ng, and w to neutral	y t on al ese ave low le local fication fication ied. n a vill also
Conclusion	i	in the or benefits	iginal al previou	ocation sly ident	and as a lified in t	a result it erms of i	is considencreasing	ered that industrial	the amer I provisio	ensify indu nded alloc n within th	ation is u ne LSIS.	nlikely to	have the	same
		rather th overall in industria	ian signi ntensific al locatio	ficant po ation of n, althou	ositives, employr ugh it is	recognisi nent uses accepted	ng that w s, there co that judg	hilst co-lo ould also l ements o	cation ca be less ir n both ar	growth are in have so itensificat e finely ba i the effec	ome posit ion of ind alanced. 7	ive effect ustrial use The remo	s in relations in relations in a pri val of the	on to the iority 5-

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	+	+	0	0	0	+	0	+	0	0	0	0	0	0
							be determ s (e.g. DH		he desigi	n of any p	roposed b	ouilding, a	and will als	so be

#### Site Allocation VR3: Tileyard Studios, Tileyard Road, N7 9AH

IIA Objective	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
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects	extent. increas that the benefits intensifi is finely use of I Despite allocation secure already	As a resing indu allocat from the ication for balanc and from the cha on is co a range accom	sult it is o istrial pro- ion seek ne intens or indus ed it is c m a signi ange in f nsidered of unit s	conside ovision s to reta sification trial use onsiden ficant p ocus fro l to reta sizes th I within	ered tha within the ain the of stud es and g red that positive, om indu in poten rough c the site	t it is not ne LSIS functiona dios and given tha overall t to a mir strial int ntial to h ondition , and fac	there is likely likely to have (an appropri- ality of works offices on the at office need there is likely nor positive. ensification ave a signific should suppositive their of	ve the sar iate locati shops and he site, th ds are prio y to be a o to the co- cant posi port the ci	me extent ion for such d light indu- nere are p oritised for change in location of tive effect reation of	of benefi ch develo ustrial uni otential in r delivery effect in of office and in relatio small and	ts previou pment), a its. Whilst npacts that elsewher relation to nd industr n to econo d micro bu	Isly identi Ithough it there are at could a e in the b objectiv ial uses, f omic grov usinesses	fied in tern is recogn a land use rise from orough. V re 2 the ef the ameno wth. The a of the kin	ms of hised less Vhilst it fficient ded ability to nd

Table 1.33: Site Assessment VR3: Tileyard Studios, Tileyard Road, N7 9AH

To reflect the removal of the height limit from the development considerations the assessment for **objective 3** for heritage and **objective 1** for high quality environment have been changed to neutral. Any impacts on heritage and the built

IIA Objective	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
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	0	0	+	0	++	0	0	0	0	0	0
	(e.g. Dl	H2).			-	C	of any propond		elopment	and asse	ssed thro	ugh other	relevant	policies
Conclusion	i	n the su	ıbmissio	n alloca	ation an	d as a re	ly to be less esult it is cor erms of incre	nsidered t	hat the ar	nended a	llocation i	s unlikely		
	i j	whilst th mpacts udgeme minor po	ere may due to t ent. <b>Obje</b> ositive to	be ber here be <b>ectives</b> neutra	efits ar ing less <b>1</b> for hi I, as the	ising fro s intensi gh-quali ere is no	l is now iden m the intens fication for ir ty environme longer spec relevant polie	ification o idustrial u ent and <b>o</b> ific text in	f studios ises, altho <b>bjective</b> a i relation	and office ough it is a <b>3</b> for herit to building	es on the s accepted age have g heights.	site, there this is a f been cha However	e may also inely balar anged fron no negat	be nced n a

### Site Allocation VR4: 20 Tileyard Road

Table 1.34: Site Assessment VR4: 20 Tileyard Road

IIA Objective	1. HIGH QUALITY ENVIRON MENT	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
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects	employn intensify same be such dev benefits are inten needs ar likely to l positive. The subl inclusion office/res intensific remainin the wide	ment flo indust nefits p relopm from th usified, re prior be a ch missior be a ch missior consearch cation consearch cation consearch r indus	orspace rial uses previous ent), bri ne co-loc there ar itised fo nange in ange in allocat e/resear and dev of emplo nelp to a trial fund	and some to the san ly identified nging a diffication of of re potential r delivery e effect in re- ch and dev velopment yment floo ddress sor ction of the	e intensif ne exter d in term ferent ba fices/res impacts elsewher elation to velopme space w rspace. ne of the LSIS. H	fication of the As a r the sof include alance to search a search a search a search a that co re in the object ons is co nt uses with inten The add e potenti lowever	of industria esult it is reasing in the com nd develo uld arise f borough. ive 2 for t nsidered would brir sification itional tex al longer	evelopment al floorspace considered dustrial prov peting dema pment with i rom less inte Whilst it is f he efficient u to have a m ing higher-de of industrial t added in te term and cu e difference ification for	e, albeit th that the a vision with ands betw industrial, ensificatio inely bala use of lan use of lan could stra erms of th mulative o in values	ive effects re between	t on eco t to the s the loca t on find t significa t on eco t to the s the loca rial func elating to n office a	e less of on is not appropri Whilst th ne exten uses and ered that ant posit nomic g ite and l econor tion of th o the imp and indu	pportunity t likely to l ate locationere are la at to which d given that at overall t tive, to a r rowth and co-location my throug ne LSIS pacts of o strial uses	y to have the on for nd use n offices at office there is minor d social g h the ffices on s, it is

IIA Objective	1. HIGH QUALITY ENVIRON MENT	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
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	0	0	+	0	+	0	0	0	0	0	0
	supports Given off is the key that this by provic Industria diverse v qualificat on these positive i The site impact of consider	Centra fice us y locat judgen ling op l secto vays o ions, v jobs n n relat is with n the lo ed thro	al Londo es are s ion for th nent is fi portunit rs provio f access vho ofte nay be a ion to <b>o</b> l in a prot ocal viev	on's econo ought else neir intensi nely balan ies for resi de job oppo ing employ n face mor t risk of ur bjective 6	my throu where in fication a ced. The dents to ortunities yment th re barrien hemployr is consid ring corri npact will t policies	igh the p the bor a reduct e modifie access s for the rough le rs to acc ment. The dered to idor. The ll be det s (e.g. D	provision of ough and ion in the ed allocati employme resident p earning sk earning sk earning sk still be just e removal ermined b H2) theref	g industrial of of 'last mile' industrial us positive effe on would co ent in the bo copulation. ( ills on the jo of these sec oviding for in stified. of the heigh of the design fore the effe	distributionses are spect has be ontinue to prough in Opportuni ob for thos octors are I industrial in t limit will of any p	n/logisti pecificall en ident have a p line with ties with se who h ost in th ntensifica not neo roposed	cs and 'j ly sough tified, alt positive e the soci in these ave low e local a ation, alc essarily building	ust in tir t within t hough it effect or al inclus sectors qualifica rea, res ongside result in g, and w	ne' servic the LSIS a is recogn social ind sion objec may offer ation level idents dep offices, a a negativ ill also be	ing. and this ised clusion tive. r more s or no pendent minor
Conclusion	in be • <b>O</b>	the or enefits b <b>jectiv</b>	iginal all previou: <b>/e 2</b> for t	ocation an sly identifie the efficien	d as a re ed in terr it use of	esult it is ns of inc land and	consider creasing ir d <b>objectiv</b>	opportunity t ed that the a ndustrial pro ve 8 for ecor lst co-locatio	amended vision wit nomic gro	allocation hin the L wth are	on is unli .SIS. now ider	kely to h ntified as	nave the s s minor po	ame

IIA Objective	1. HIGH QUALITY ENVIRON MENT	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
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	0	0	+	0	+	0	0	0	0	0	0
	in ei si	dustria nvironn pecific	l locatio nent and text in re	n, although I <b>objective</b>	h it is aco <b>3</b> for he uilding h	cepted th eritage h eights. I	nat judger ave been However r	ld also be le nents on bo changed fro no negative age.	th are find om a mind	ely balar or positi\	nced. <b>Ob</b> ve to neu	<b>jective</b> Itral, as	1 for high there is no	-quality o longer

# Site Allocation VR5: 22-23 Tileyard Road and part of 226-228 York Way

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	+	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects	negativ be considered neutral Althoug the retestive site wa Flexible optimis recogn policy of considered balance floorspare	ve impact sidered gh not su ention of rranting e busine ation of ises that context t ered that e to com ace alon vment us	t on the through ubject to a speci a high-o ss uses existing t other fu here is l t the allo upeting o gside lig	a modific criter quality, v could in employ uture pro- ikely to l ocation is lemands ght indus	ew as the levant p fication to ion with vell-des aclude o ment flo oposals be less s not like s betwee strial use	at impact policies (e the minor in the dev igned buil ffice use porspace, on the sit opportuni ely to hav en land us e (as well e are pote	will be de .g. DH2) to positive i velopment ding. which is a alongside e would b ty to inter e the sam ses. Whils as co-loc ntial impa	etermined herefore n relation t consider t c	to high q to high q rations reg ensity em ision of lig d to provi strial uses of benefit re benefit epending ould arise	uality des garding th ployment ght indust de for co- s to the sa s previou s from the on the ex e from les	iny propos ctive 3 for sign in obj ne promine trial use. T location. ame exten sly identif provisior tent to wh s intensifi	sed buildi heritage <b>fective 1</b> ent corne could res The alloca Within th it. As a re ied, bring n of flexib ich highe cation for	ation also is amendo sult it is ing a diffe le busines	vill also ed to given of the now ed erent ss l uses,

Table 1.35: Site Assessment VR5: 22-23 Tileyard Road and part of 226-228 York Way

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	+	+	0	0	0	+	0	+	0	0	0	0	0	0

that overall there is likely to be a change in effect in relation to **objective 2** for the efficient use of land from a significant positive to a minor positive.

The submission allocation with modifications is considered to have a minor positive effect on economic growth and social inclusion as it has the potential to bring higher-density employment to the site, which could strengthen the local economy through the intensification of employment floorspace. However, it is recognised that the revised policy could result in less intensification for industrial uses overall. 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. Given flexible business uses are sought elsewhere in the borough and industrial uses are specifically sought within the LSIS and this is the key location for their intensification a reduction in the positive effect has been identified, although it is recognised that this judgement is finely balanced. The revised allocation would continue to 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 the 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. Through providing for light industrial uses, alongside flexible business space (and potentially colocation) a minor positive in relation to **objective 6** is considered to still be justified.

No other effects have been identified for the modifications.

IIA Objective	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
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	+	+	0	0	0	+	0	+	0	0	0	0	0	0
Conclusion		in the o	riginal al	location	and as	-	is consid	ered that	the amer	ided alloc	ation is u		extent env have the	-
		rather the the over is accept allocation view will	nan signi rall inten oted that on has b	ificant po sificatior judgem een iden ermined	ositives, o of emp ents on tified as	recognis bloyment both are s changing	ing that w uses, the finely bala g the effe	hilst the a re could a anced. Th ct on <b>obje</b>	allocation Iso be les e remova ective 3 f	may have ss intensif I of the 5 or heritag	e some po fication of -storey he e to neutr	ositive eff industria eight limit al. The in	as minor p ects in rel l uses, alt from the npact on t gh other i	ation to hough it he local

### Site Assessment VR6: 4 Brandon Road (formerly site reference VR5)

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects	employ intensit benefit develop benefit offices office r there is minor p The su growth office/r intensit remain on the is recog	iment flo in indust s previo oment), s from the are inteneeds are beeds are	orspace rial uses usly iden bringing ne co-loo nsified, e priorition be a cl n allocat cesearch and dev of emplo nelp to a dustrial nat the r	tion with and developme of an and developme of an	me inter same ex- terms of ent bala offices/ e potent delivery effect i modific velopment space oorspace some of of the L	nsification (tent. As a of increasi ince to the (research ial impact elsewher n relation ations is o ent uses v e with inte ce. The ac the poter SIS. How ould result	earch and of indust a result it i ing indust e competin and deve ts that cou to <b>object</b> considered would brin ensificatio dditional te ntial longe vever, give t in less in st remaini	rial floors s conside rial provis ng demar lopment v ld arise fi orough. V <b>ive 2</b> for t d to have g higher- n of indus ext added r term an en the diff tensificati	pace, alb ered that i ion within ds betwe with indus rom less Whilst it is the efficie a minor p density e strial could in terms d cumula ference in ion for ind	peit there i it is not lik in the LSIS een land u strial, dep intensifica finely bal ent use of positive e mployme d strength of the inc tive effec n values b dustrial us	s likely to aely to have (an approvide approved (an approvide approved) (ances, While (anced) and approved) (anced) it is land for in and from (anced) it is land from (anced)	be less of ve the sar opriate lo ist there a in the extend dustrial us s conside a signific bjective iste and consistent cal econo inction of to to the im ffice and is 1. The LS	opportunit me extent ocation for are land us nt to whic uses, give red that c cant positi o-locating omy throug the LSIS opacts of c industrial IS has a s	y to of such se h n that overall ive, to a nomic gh the offices uses, it strategic

Table 1.36: Site Assessment VR6: 4 Brandon Road (formerly site reference VR5)

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	0	0	+	0	+	0	0	0	0	0	0
	Given of is the k is reconsistent social i inclusic sectors qualific area, re alongsistent The ren determ therefo to neut applica forward	office us ey locat gnised th nclusion on object may off ation lev esidents de office moval of ined by re the ef ral, as w tion of o l, althou	es are s ion for the by provisive. Ind er more rels or n depend es, a min the heig the desi fect on thilst the ther pla gh that i	ought el neir inter udgeme viding op ustrial se diverse o qualifie ent on the nor posit ght limit gn of a p objective re is no n policie s uncert	sewhere nsification portunit ectors p ways o cations, hese job ive in re will not propose <b>a 3</b> is cl site-spe s. Remo ain as it	e in the bo on a reducely balance ies for restricted for restricted job f accessing who often os may be lation to of hecessaring the building hanged to scific crite oving the will be do	provision prough an ction in the ced. The r sidents to poportur ng employ n face mo at risk of <b>objective</b> ly result in and will neutral. ria guiding height res etermined	id industri e positive evised all access e nities for the ment three re barrier unemplo <b>6</b> is cons a negation <b>6</b> is cons the mino g location striction mino by the de	ial uses a effect ha location v mployme he reside ough lear s to acce yment. T idered to ive impact onsidered r positive sensitive nay result	are specifi as been ic vould con ent in the l ont popula ning skills ss work. hrough pu still be ju to on the le d through in relatio e design, f in a marg	cally soug lentified for tinue to h porough in tion. Opp s on the jo for these se roviding for stified. ocal view other rele n to <b>obje</b> this will be ginally hig	ght within or <b>object</b> ave a pose on line with ortunities ob for those ectors are or industri as that in evant poli <b>ctive 1</b> has e conside her buildi	the LSIS ive 8, alth sitive effect the social within the se who has a lost in the al intension npact will cies (e.g. as been a red throug	and this hough it ct on al ese ave low he local fication, be DH2) mended gh the
Conclusion	i	n the or	iginal all	ocation	and as	a result it	to be less is conside creasing	ered that	the amen	nded alloc	ation is u			•

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	0	0	+	0	+	0	0	0	0	0	0
		rather th overall ir industria environn longer s	an signi ntensific Il locatio nent and pecific to	ficant po ation of n, althou d <b>object</b> ext in rel	ositives, employi ugh it is i <b>ve 3</b> fo ation to	recognis ment uses accepted r heritage building l	ing that w s, there co l that judg e have bee	hilst co-lo ould also ements o en change lowever n	cation ca be less ir n both ar ed from a lo negativ	in have so itensificat e finely ba minor po	ome posit ion of ind alanced. <b>(</b> sitive to n	ive effects ustrial use <b>Objective</b> eutral, as	is minor p s in relatic es in a price <b>1</b> for high there is r ed and oth	on to the ority n-quality no

# Site Allocation VR7: 43-53 Brewery Road

Table 1.37: Site Assessment VR7: 43-53 Brewery Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects	local vie other re positive specific Remov will be objecti	ews as the elevant po e in relation criteria g ing the he determine <b>ve 2</b> .	at impa blicies ( on to <b>ol</b> guiding eight re ed by th	act will b e.g. DH2 <b>ojective</b> location striction ne design	e deterr 2). The 1 for hig sensitiv may rea n of any	nined by f effect on gh quality /e design sult in a n proposed	the desigr objective environm , this will t narginally	n of any p <b>3</b> for her be conside higher bu ment, the	roposed l itage has been ame ered throu iilding cor	building, a therefore nded to n ugh the a ming forw	and will all been cha eutral, as oplication ard, altho	so be cor anged to whilst the of other p ugh that i	pative imp nsidered th neutral. Th ere is not olan polici s uncertai ssment of	nrough ne minor site- es. n as it
Conclusion	• (	neritage a Objective neutral, a dentified remains u	assets l 1 for h s there and otl inchang	out could igh-qual is no lor ner relev ged.	l be cor ity envir nger spe	isidered to onment a ecific text	o offer les ind object in relatior	s protecti ive 3 herit n to buildir	on than th tage have ng heights	ne origina e been ch s. Howeve	Ily allocat anged fro er no nega	ion. m minor µ ative effe	egative im positives t cts have b the assess	o been

Site Allocation VR8: 55-61 Brewery Road

# Table 1.38: Site Assessment VR8: 55-61 Brewery Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	+	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects	impact conside to neut althoug of othe Remov will be for the	on local ered thro ral. The gh there r plan po ing the l determin efficient	views a bugh oth minor po is not sil blicies. neight re ned by th use of la	s that im er releva ositive in te-specif estriction ne design and.	npact wi ant polic relatior ic criteri may rea n of any	Il be deter cies (e.g. I n to <b>objec</b> ia guiding sult in a n v proposer	rmined by DH2). The <b>tive 1</b> for location s narginally	the desig effect on high qual sensitive of higher bu therefore	gn of any a <b>objectiv</b> lity envirc design, th iilding co	proposed <b>ve 3</b> for he ponment ha his will be ming forw	l developr eritage ha as been ai considere ard, altho	ily result in ment, and v s therefore mended to ed through ugh that is issessmen	will also be been cha neutral, a the applic uncertain	e anged s ation as it
Conclusion	• (	heritage <b>Objectiv</b> neutral, identified	assets l <b>/e 1</b> for l as there	but could high-qua is no loi her relev	d be cor Ility envi nger spe	nsidered to ironment a ecific text	o provide and <b>objec</b> in relatior	less prote t <b>ive 3</b> he to buildir	ection tha ritage ha ng height	in the orig ve been o s. Howeve	inal alloca hanged fi er no neg	sult in a neg ation. rom minor ative effect e rest of th	positives t s have be	to en

# Site Allocation VR9: Rebond House, 98-124 Brewery Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	++	0	0	0	+	0	++	0	0	0	0	0	0
Commentary on assessment of likely significant effects	determ DH2). <sup></sup> <b>objecti</b> guiding Remov will be for the	ined by the effective <b>1</b> for location ing the h determinefficient	the design ct on <b>ob</b> high quant sensitiv neight re ned by th use of la	gn of any jective 3 ality env ve design striction ne design and.	y propos 3 for hei ironmer n, this w may re n of any	sed devel itage has nt has bee vill be con sult in a n proposed	opment, a therefore on amende sidered th narginally	ind will als been cha ed to neut rough the higher bu therefore	so be cor anged to tral, as al e applicat ilding cor	nsidered the neutral. T though the ion of othe ming forwa	hrough otl he minor ∣ ere is not er plan po ard, althou	that impact her relevar positive in site-specif licies. ugh that is ssessment	nt policies relation to ic criteria uncertain	asit
Conclusion	•	heritage <b>Objectiv</b> neutral, a	assets I <b>/e 1</b> for I as there I and otl	out does nigh-qua is no lor ner relev	offer le lity envi nger spe	ss protec ronment a ecific text	tion than o and <b>objec</b> in relatior	originally o tive 3 for to buildir	envisione heritage ng height	ed in the a have bee s. Howeve	llocation. en change er no nega	ult in a neo d from min ative effect e rest of th	or positiv s have be	es to en

Table 1.39: Site Assessment VR9: Rebond House, 98-124 Brewery Road

### Site Allocation VR10: 34 Brandon Road

Table 1.40: Site Assessment VR10: 34 Brandon Road

IIA Objective	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
Submission policy	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	0	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects	impact conside environ design, As a hig of exist opportu extent of for such use ben there a prioritis a chang The sub	on local ered thro ment ha this will gher der ing emp unity to in of benefit n develo nefits fro re poten ed for de ge in effe bmissior	views a bugh oth as been be cons nsity em loyment ntensify its previo pment), om the c tial impa elivery e ect in re	is that i er relev amend sidered ployme floorsp industr ously id bringin o-locati acts tha elsewhe lation to ion with and de	mpact wi vant polic ed to neu through int use, c bace and ial uses t lentified i ig a differ on of offi it could a ere in the <b>o objecti</b> modifica	Il be deter ies (e.g. I utral, as al the applic o-locatior some inter to the sam n terms o rent balan ces with I rise from borough. <b>ve 2</b> for the ations is co	rmined by DH2). The though th ation of o of offices ensificatio ne extent. f increasir ice to the ight indus less inten Whilst it i ne efficien	the desig minor po ere is no ther plan /research n of light i As a resu ng industr competing trial, depe sification s finely ba t use of la t use of la	on of any policies in r longer sit policies. In and dev industrial ult it is con ial provis g demand for indusi alanced it and from a a minor p density er	proposed relation to relopment floorspace nsidered f ion within ds betwee the exter trial uses, is consid a signification positive ef	developr objective criteria g uses cou e, albeit t that it is no the LSIS en land us nt to which given that lered that ant positive fect on <b>ok</b>	ily result in nent, and v e 1 for high uiding loca ild result in here is like ot likely to (an approp es. Whilst n offices ar at office nee overall the e to a mino <b>ojective 8</b> f ite and co-l local econ	will also be or quality an optimination sens an optimination sens by to be lead thave the solution there are are there are are e intensified and are are re is likely or positive for econor ocating o	e itive isation ess same ation land ed, v to be mic ffice

IIA Objective	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
Submission policy	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	0	0	+	0	+	0	0	0	0	0	0
	remaining the wid recogning position support Given of this is t recogning objecting the soc these soc low qua local an intensif	ing will h er indus ised that ised that offices u he key h ised that ised that isectors n alification rea, resid ication, er effects	help to a trial func- t the rev ion to the al Londo ses are ocation to social in sion object n levels dents de alongsio s have b	ddress ction of ised po ie CAZ. on's ecc sought for their lgemen nclusior ective. I r more o or no q epender le office	some of the LSIS licy could It is one onomy the elsewhen intensifie t is finely ndustrial diverse w ualification t on these es, a mino- entified for	the poten b. However d result in of the las rough the re in the b cation a re balanced iding oppo- sectors p vays of ac ons, who ose jobs m or positive	tial longe r, given the less inter st remaining provision porough a eduction i d. The rev portunities provide jol ccessing e potten face ay be at r e in relations	r term and ne differen nsification ng industr of 'last m nd industr n the pos ised alloc for reside popportu- employme more bar isk of une on to <b>obje</b>	d cumulat nce in val for indus ial cluster nile' distrik rial uses a itive effect ation wou nts to acc nities for t nt throug rriers to a mployme <b>ctive 6</b> is	ive effect ues betw trial uses rs within o oution/log are specif thas bee uld contin cess emp the reside h learning ccess wo nt. Throu consider	s relating een office overall. T close prox istics and ically sou in identifie ue to have loyment in ent popula g skills on rk. If thes gh providi ed to still	iction of the to the impa- and indust he LSIS ha imity of the 'just in time ght within t ed, although a positive the borou the borou the job for e sectors a ing for indu be justified	acts of off trial uses, as a strate cAZ and e' servicin he LSIS a n it is effect on gh in line rtunities v those wh re lost in strial	it is egic d ng. and with vithin o have the
Conclusion	i •	in the or benefits <b>Objectiv</b> rather th	iginal all previous <b>/e 2</b> for t an signi	location sly iden the effic ficant p	and as a tified in t cient use ositives,	a result it erms of ir of land ar recognisi	is conside acreasing ad <b>object</b> ng that wl	ered that t industrial <b>ive 8</b> for e nilst co-lo	he ameno provision economic cation car	ded alloca within th growth a n have so	ation is ur e LSIS. re now ide me positi <sup>,</sup>	s to the ext nlikely to ha entified as ve effects in istrial uses	we the sa minor pos n relation	me sitives to the

IIA Objective	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
Submission policy	+	++	0	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	0	0	+	0	+	0	0	0	0	0	0
		environn building	nent has heights.	been o Howev	changed /er no ne	from mine gative eff	or positive	to neutra been ide	al, as ther ntified an	re is no lo	nger spec	<b>bjective 1</b> ific text in i licies will b	relation to	

### Site Allocation AUS8: 161-169 Essex Road

Table 1.41 Site Assessment AUS8: 161-169 Essex Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF L 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
Submission policy	+	+	++	++	0	+	0	+	+	0	0	+	0	+
Submission policy with modifications	+	+	++	++	+	+	0	+	0	0	0	+	0	+
Commentary on assessment of likely significant effects	need f Whilst would effects approp	For the allocation with modifications, the development of the car park for residential use would help to meet the need for additional housing in the area including affordable housing, leading to a minor positive for <b>objective 5</b> . Whilst the change from business use to residential could have an effect in relation to economic growth, the site would still provide relevant town centre uses which would continue to provide for positive economic growth effects albeit less positive. However, overall minor positive in relation to <b>objective 8</b> continues to be appropriate.												
Conclusion	•	being p of mee econor continu The su	prioritise ting hou nic grow ne to pro bmissio	ed to rec using ne wth, the ovide fo on alloca	cognisir eeds. W site all r positiv ation wi	ng reside /hilst the ocation v /e econo th modifi	ntial use change vith modi mic grow cations v	could be away from fications /th effect vould lea	e approp m busine still prov s. d to an a	riate, this ess use c rides for additiona	s will be p could hav town cen	oositive e 'e an effe tre uses ositive e	usiness u effects in ect in rela which we ffect in re	terms ation to ould

### Site Allocation NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Submission policy	++	++	0	++	+	+	+	++	0	+	0	0	0	0	
Submission policy with modifications	++	++	0	++	++	+	+	++	0	+	0	0	0	0	
Commentary on assessment of likely significant effects	improv to town	he submission allocation with modifications no longer seeks to increase in retail floorspace and seeks retention and provements to existing floorspace. Whilst slightly less positive this will still help meet resident's needs, maintain access to town centre uses and foster economic growth and is not considered to change the positive assessments overall for bjectives <b>4</b> , <b>and 8</b> .													
	relatior modific	n to <b>obje</b>	e <b>ctive 5</b> , n relatio	which w	/ill chan	ge the eff	ects to si	gnificant p	oositive e	ffects ove	erall. It is c	considere	ve effects d the add not affect t	itional	
	No oth	er effect	s have b	been ide	ntified fo	or the mo	difications	<b>5</b> .							
Conclusion		on land	uses the	e site is f	or a sig		ositive eff		•	•			nge in er will still co	•	

Table 1.42: Site Assessment NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road

# Site Allocation NH13: 166-220 Holloway Road

Table 1.43: Site Assessment NH13: 166-220 Holloway Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	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
Submission policy	+	++	0	++	0	+	0	+	0	0	0	0	0	0
Submission policy with modifications	+	++	0	++	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely effects	with th studer floorsp D(iii). V evolvin the po accom use of The su as it w uncert	e modif at accon bace wh Whilst s ng socia sitive ef imodation land the land the ubmission ill contri ain and	ication nmodal ere it w tudent al and e fect tha on is ar erefore on alloc ibute to It is un	to SDN ion on u vould re accomme conomi at has a efficient continu cation w wards h clear w	IP Polic universi sult in t nodatio c needs lready t nt use c les to b ith mod nousing hether a	by H6 par ty campu he conso n is not o s compar been ider of land. <i>A</i> e approp lifications supply, affordabl	s allows f t A(iii). T uses as p olidation o considerer red to oth ntified as A significa oriate. s could be however e studen ect has co	he amen part of a r of social ed to deliv ner types the cons ant positi e argued the prov t accomr	idment p master-p infrastrue ver flexit of devel solidation ive effect to have ision and nodation	ermits th lanned re cture in c ble and a opment, n of exist t in relation positive d quantum would m	e provisi econfigur compliand daptable overall th ing uses on to <b>obj</b> effects ir m of such	on of pur ration of ce with F building nis does alongsid ective 2	rpose-bui education olicy SC s to mee not outw le some s for the e to <b>objec</b> modation	ilt nal 1 part t eigh student fficient <b>ctive 5</b> i is
					•		onsidere to <b>objec</b>		•		•			

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	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	
Submission policy	+	++	0	++	0	+	0	+	0	0	0	0	0	0	
Submission policy with modifications	+	++	0	++	0	+	0	+	0	0	0	0	0	0	
	to alte	ositive for <b>objective 4</b> for liveable neighbourhoods. The additional reference to tall buildings is not considered o alter the original assessment, which accounted for this.													
Conclusion	•	evolvin might r the ass Whilst	g socia nake to sessme	l and eo wards h nt for ef dification	conomic nousing ficient u	c needs of supply i use of lar	compared s uncerta nd and ho	to othei in overal ousing קנ	r types o Il the mo Jality.	of develop dificatior	oment an ns do not	d the co change	gs to mee ntributior the outco in effect	n it ome of	

#### Site Allocation NH14: 236-250 Holloway Road and 29 Hornsey Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	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
Submission policy	+	+	0	++	0	+	0	+	0	0	0	0	0	0
Submission policy with modifications	+	+	0	++	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects	with the studer floorsp D(iii). land a to mee outwe some efficient Whilst <b>objec</b> t uncert of Islin	te modi at accor bace wh The allo nd build et evolv igh the student the sub tive 5 a ain and igton st	fication nmodat pere it w bcation v lings. W ing soci minor p accom of land t omission s it will It is un udents, es to ac	to SDM ion on u rould res will conf /hilst stu al and e ositive t modation herefore n alloca contribu clear wh therefo	IP Polic universi sult in t tinue to udent a econom that has on is an e contir tion wit tion wit tion wit re a ne ntages a	by H6 par ity campu- he conso- have a r accommo- nic needs s already efficient nues to b h modific ards hou- affordabl utral effe	t A(iii). T uses as p olidation of minor pos dation is compare been ide use of la e approp cations co sing supp e studen ect has co	he amen part of a r of social i sitive effe not cons ed to oth entified a ind. A mi riate. ould be a oly, the p t accommontinued d to affect	dment p master-p infrastruc ect in opt sidered to er types s the con nor posi nor posi nodation to be ide	ermits the lanned re- cture in c imising t o deliver of develor nsolidation tive effect and quar would mentified.	e provision econfigur compliance he use of flexible a copment, of con of exist of exist tin relation estive effort neet the a essment	on of pur ration of ce with F f previou and adap overall the ting use ion to <b>ob</b> ects in re- such acco accomment which al	n in acco rpose-bui education Policy SC sly devel table bui is does r s alongsi <b>jective 2</b> elation to ommodal odation n	ilt nal 1 part oped ldings not de ? for tion is needs

Table 1.44: Site Assessment NH14: 236-250 Holloway Road and 29 Hornsey Road

IIA Objective	1. HIGH QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE HOODING 6. SOCIAL IAND 5. HOUSING QUALITY 6. SOCIAL IAND 6. SOCIAL IAND 6. SOCIAL IAND 7. HEALTH 7. HEALTH 7. HEALTH 8. 6. SOCIAL INCLUSION 7. HEALTH 7. HEALTH 7. HEALTH 7. HEALTH 7. CLIMATE 13. 13. 13. 13. 14. 14. 14. 14.
	for liveable neighbourhoods. The updates to the Use Classes Order and viewing corridor are not considered to affect the original assessment. No other effects have been identified for the modifications.
Conclusion	<ul> <li>Whilst student accommodation is not considered to deliver flexible and adaptable buildings to meet evolving social and economic needs compared to other types of development and the contribution it might make towards housing supply is uncertain overall the modifications do not change the outcome of the assessment for efficient use of land and housing quality. It is recognised however that the allocation requires consolidation and improvement of the existing education use which will have benefits in terms of liveable neighbourhoods, economic growth and social inclusion.</li> <li>Whilst the modifications impact on the discussion about some of the effects, no change in effects has been identified.</li> </ul>

### Site Allocation FP4: 129-131 & 133 Fonthill Road & 13 Goodwin Street

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF L AND	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
Submission policy	+	+	0	+	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	+	+	0	+	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects	positiv affords The si extent has be	<ul> <li>he submission allocation with modifications to allow for an element of residential use at the site would have a ositive effect in terms of housing quality and objective 5. Good quality housing, including the provision of ffordable housing to meet identified need, would be required in line with other Plan policies.</li> <li>he submission allocation with modifications would still help to foster economic growth but perhaps not to same xtent given the provision of an element of residential use. In recognition of this the significant positive effect as been reduced to a minor positive effect for objective 8.</li> <li>lo other effects have been identified for the modifications.</li> <li>The submission allocation with modifications allows for an element of residential use at the site, whilst</li> </ul>												
Conclusion	•	continu will still howeve housing The int afforda been ic	ing to p foster er contr g. roduction ble hou lentifieo	promote econom ibute to on of an sing <b>ob</b> I in rela	a retai nic grow wards t eleme <b>jective</b> tion to o	I-led mix /th, but p /he borou nt of resi e <b>5</b> . Howe objective	ed use d perhaps n ugh's sign idential u ever, a m <b>e 8</b> for ec	evelopmo ot to the nificant h se result inor posi conomic (	ent. The same ex ousing n s in an a tive rath growth a	submiss (tent. The leed and dditional er than a s the ove	ion alloca e delivery provide minor po significa erall deliv	ation with y of hous much ne ositive in ont positi ery of re	h modific sing woul eeded affo relation t ve effect	ations d ordable to has

Table 1.45: Site Assessment FP4: 129-131 & 133 Fonthill Road & 13 Goodwin Street

### Site Allocation FP5: 1 Prah Road

Table 1.46: Site Assessment FP5: 1 Prah Road

IIA Objective	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
Submission policy	++	+	0	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	++	+	0	+	++	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects	object to con the all develo For the reside neight For the from the location	tive 5 fo tribute t ocation, opment e submi nts with pourhoo e submi ne alloc on. Altho evelopn	or housi owards includi from siq ssion a good a ds. ssion a ation is ough the	ng qual the bor ng SME gnifican llocation access t llocation not cor e alloca	ity as a rough's E works t positiv n with r to facilit n with r nsidered tion no	ffordable evidence pace wo ve to neu nodificati ies and a nodificati d to have longer m	e housing ed housir uld result tral. ons, as t amenities ons, the altered t nakes exp	would b ng need. t in in a c he site is in accor removal he initial plicit refe	e require Howeve hange ir within the dance w of the re assess rence to	ed as par er the rem n effect fo he town o <i>v</i> ith <b>objeo</b> ference to ment for a public re	t of any r noval of k or <b>object</b> centre, it <b>ctive 4</b> an to public a residen ealm imp	residentia ive 8 for would pr nd liveat realm im tial deve	vith regar al develo floorspa econom rovide fut ple proveme elopment its, the ne	pment ce from ic ture ture ents in this eed for

No other effects have been identified for the modifications.

IIA Objective	1. HIGH QUALITY FNVIRON	2. EFFICIENT USE OF	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
Submission policy	++	+	0	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	++	+	0	+	++	+	0	0	0	0	0	0	0	0
Conclusion	•	relation the cha econor <b>Object</b> with m would from b	n to mee ange fro mic grov t <b>ive 5</b> fo odificati also lea	eting ho om busir vth. or housir on woul d to a m	using n ness us ng qual d contr ninor po	ieeds and e would ity is nov ibute tow ositive eff	d would a reduce th v identifie vards me fect in rel	also cont ne positiv ed as a s eting hou ation to l	ribute to /e effects ignifican using ne liveable	ward live s previou t positive ed. The p neighbou	able neig sly ident as the s provision irhoods.	ghbourho ified in re ubmissio of housi Howeve	enefits in bods, how elation to on allocat ing on the r the char s reduced	vever ion e side nge

# Site Allocation ARCH1: Vorley Road/Archway Bus Station, N19

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	++	++	0	+	++	+	+	+	0	0	0	0	0	0
Submission policy with modifications	++	++	0	+	++	+	+	+/0	0	0	0	0	0	0
Commentary on assessment of likely significant effects	neighb positive The mo the effe means suitable	The provision of social and community infrastructure is likely to have a positive effect on <b>objective 4</b> for liveable neighbourhoods, <b>objective 6</b> for social inclusion and <b>objective 7</b> for health and wellbeing but does not change the minor positive effects already identified for these objectives. The modification requires the site to accommodate social and community infrastructure. As a result the assessment of the effect on economic growth has changed slightly from a minor positive to a neutral/minor positive for <b>objective 8</b> . This means the previous requirement for an element of business floorspace including affordable workspace and space suitable for SMEs has been slightly downgraded, although the potential for such provision is still acknowledged. No other effects have been identified for the modifications.												
Conclusion	•	social ai The intro social in reflected <b>Objectiv</b> requiren	nd comm oduction clusion. d in the a <b>ve 8</b> for nent for	nunity in of socia The effe assessm econom the site	frastruc al and co ect of the ent. ic growt to provid	ture and s ommunity e change h is now i de social	suggests uses will in empha	here may have pos sis regar as a neut nunity infi	y be poter sitive effec ding busin ral/minor rastructur	ntial for an cts in rela ness floor positive r	n element tion to live space is l ather thar	of busine eable nei ess certa	l requirem ess floors ghbourhoo in, and ha positive, business	pace. ods and as been

Table 1.47: Site Assessment ARCH1: Vorley Road/Archway Bus Station, N19

# Site Allocation ARCH3: Archway Central Methodist Hall

IIA Objective	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
Submission policy	+	+	+	+	0	0	0	+	0	0	0	0	+	0
Submission policy with modifications	+	+	+	+	0	0	0	+	0	0	0	0	+	0
Commentary on assessment of likely significant effects	Although support for cultural provision has been removed from the submission allocation with modifications it is considered that a mixed-use development including retail could also improve access to essential services and promote an economically thriving town centre and therefore the minor positive effect for <b>objective 4</b> and liveable neighbourhoods remains appropriate. The new emphasis in the allocation on mixed-use development including offices and retail will also provide employment opportunities and provide space in an accessible location for business use and therefore a minor positive effect in relation to <b>objective 8</b> remains appropriate. The modifications in relation to the site address, current and/or previous use, planning history and viewing corridor are not considered to affect the original assessment.													
Conclusion	•	<ul> <li>No other effects have been identified for the modifications.</li> <li>Although the modified allocation has a more commercial focus, it is considered that on balance this will also boost the local economy, improve the vitality of the town centre and deliver essential services that support liveable neighbourhoods with positive effects identified in relation to <b>objectives 4 and 8</b>, however overall no change in effects has been identified as a result of the modifications to the allocation.</li> </ul>												

 Table 1.48: Site Assessment ARCH3: Archway Central Methodist Hall

# Site Allocation ARCH5: Archway Campus, Highgate Hill, N19

IIA Objective	1. HIGH QUALITY ENVIPON	2. EFFICIENT LISE OF	3. HERITAGE	4. LIVEABLE NEICHRO	5. HOUSING	6. SOCIAL INCLUSIO N	7. HEALTH AND WELLBEIN	8. ECONOMI C	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVE RSITY	12. CLIMATE CHANGE	13. RESOURC E	14. NATURAL RESOURC
Submission policy	+	++	0	+	++	+	0	0	0	0	0	0	0	0
Submission policy with modifications	+	++	0	+	++	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects	in relati contribu The int <b>object</b> i where i	ion to <b>ol</b> uting to roductio i <b>ve 1</b> an it is not o	<b>bjective</b> the livea n of an o d for prio conside	8 econo able neig element ority land red to im	omic gro hbourh of stude d uses, pact ne	use to the owth, with oods obje ent housin however t egatively o or the mod	both com ctive by p ng has the he alloca n the prov	mercial u roviding a potential tion text is vision of p	se and co accessible to make s clear tha	ommunity e services less effic at student	and socia s. ient use c t accomm	al infrastru of the land odation m	ucture uso against	e also
Conclusion	; ;	are uncł allocatio significa	nanged, n text is nt chang	as altho clear th ge to the	ugh stu at it sho assess	ntified in the dent acco buld not be sment relator positive	mmodation e delivere tes to the	on is not o d at the e introduct	considere xpense o tion of an	d to be th f convent	ie most el ional resi	ficient us dential us	e of land, e. The m	the ost

Table 1.49: Site Assessment ARCH5: Archway Campus, Highgate Hill, N19

#### Site Allocation ARCH6: Job Centre, 1 Elthorne Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	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
Submission policy	+	++	0	+	+	+	0	++	0	0	0	0	0	0
Submission policy with modifications	+	+       0       +       +       0       +       0       0       0       0       0       0       0       0         modification changes the allocation from being business-led to mixed use development. The change in the second se											0	
Commentary on assessment of likely significant effects	potent quality effect use th not co neight Conve <b>objec</b> alloca	ial bala v if more has the ere wou nsidere bourhoo ersely, th tive 2 a tion if le	nce of u e housir refore b uld be a d that t d that t ds. ne subr <b>nd</b> the ss busi	uses on ng, and been ide n increa nis is sig nission efficient ness flo	the site specific entified ase in a gnifican allocati use of oorspac	e could le cally more as a resu ccessibil t enough on with n land and e, includ	ead to a r e afforda ult of the lity to ser n to chang nodificati d econom ing SME	nore sigr ble hous modifica vices in <i>i</i> ge in ove ons may nic growth space, is	hificant p ing, is de tion in re Archway erall mind have a r h for <b>obj</b> s delivere	ositive e elivered o elation to for the r or positiv more limi ective 8 ed. The s	developr ffect with on the sit objectiv esidents e effect of ited posit than the site is loc non-resid	regards e. A sign e 5. For on the s on objec cive effect original ated in A	to housi ificant po the resid ite althou <b>tive 4</b> live t with reg business	ng ositive dential ugh it is eable gards to s-led Town

Table 1.50: Site Assessment ARCH6: Job Centre, 1 Elthorne Road

Conversely, the submission allocation with modifications may have a more limited positive effect with regards to **objective 2** and the efficient use of land and economic growth for **objective 8** than the original business-led allocation if less business floorspace, including SME space, is delivered. The site is located in Archway 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. Whilst residential development could bring more residents into the town centre, potentially improving footfall for local businesses, the site itself would not make as significant a contribution towards the borough's economy. Therefore whilst the mix of uses within the allocation is appropriate, the mixed use allocation does not prioritise either an employment or retail led use of land which given the town centre location is not the most efficient use of the land possible and results in an overall minor positive effect.

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	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
Submission policy	+	++	0	+	+	+	0	++	0	0	0	0	0	0
Submission policy with modifications	+	+	0	+	++	+	0	+	0	0	0	0	0	0
	asses: is also													
Conclusion		No other effects have been identified for the modifications.												

#### Site Allocation OIS5: Bush Industrial Estate, Station Road

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF	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
Submission policy	0	+	0	0	0	+	0	++	0	0	0	0	0	0
Submission policy with modifications	0	+	0	+	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects	could i to inte submis increat to be k particu consid and bu of land The m uses a neight	result ir nsify ind ssion al sing ind penefits lered th uildings d. odificat amenity pourhoo	an opt dustrial locatior lustrial in term ven tha at overa and the ions ad are cor ods by re	imisatio uses to n with m provisio is of inte t the ne all the a ere will o d develo sidered educing	n of ex the ex odifica n withir ensifyin ed for c mende continu opment d and a	isting em tent envis tions is u n the LSI g overall office floc d allocati e to be a t conside re mitiga ts of nois	ploymen saged in nlikely to S, an app employr prspace a fon contin minor po rations to ted for w se, vibrati	t floorspa the origin have the propriate nent floo are priorit nues to m positive eff o ensure hich has on or pol	ace, alth nal alloca e same b location rspace. V ised for nake an fect in re potentia a minor lution.	ough the ation. As benefits p for such Whilst it i delivery o efficient lation to	nent uses re is like a result oreviously develop s a finely elsewher use of pr <b>objectiv</b> on the so effect on	ly to be le it is cons y identifie ment, bu balance e in the l eviously <b>e 2</b> and t chool and <b>objectiv</b>	ess oppo idered th ed in tern it there a ed judger porough, develope the efficie d residen <b>/e 4</b> for li	ortunity nat the ns of re likely nent, it is ed land ent use tial veable

 Table 1.51: Site Assessment OIS5: Bush Industrial Estate, Station Road

The submission allocation with modifications is considered to have a minor positive effect on **objective 8** for economic growth. Office/research and development uses would bring higher-density employment to the site and co-locating office/research and development space with intensification of industrial could strengthen the local economy through the intensification of employment floorspace. The additional text added in terms of

IIA Objective	1. HIGH QUALITY GUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE 4. LIVEABLE 4. LIVEABLE 5. HOUSING GLAND 6. SOCIAL INCLUSION 6. SOCIAL INCLUSION 6. SOCIAL INCLUSION 6. SOCIAL INCLUSION 7. HEALTH AND WELLBEING 6. SOCIAL INCLUSION 7. HEALTH AND 8. SOCIAL 10. OPEN 7. HEALTH AND 7. HEALTH AND 7. HEALTH 7. CLIMATE CHANGE CHANGE 6. SOURCE 7. CLIMATE 7. CLIMATE 7												
	retaining the industrial function of the LSIS will help to address some of the potential longer term and cumulative effects relating to the impacts of offices on the wider industrial function of the LSIS. However, given the difference in values between office and industrial uses, it is recognised that the revised policy could result in less intensification of industrial uses overall. As office uses are sought elsewhere in the borough and industrial uses are specifically sought within the LSIS, which is a key location for their intensification, a reduction in the positive effect in economic growth (objective 8) has been identified, although it is recognised that this judgement is finely balanced.												
	Judgement is finely balanced. The submission allocation with modifications would continue to have a positive effect on <b>objective 6</b> for 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 the 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. Through providing for industrial intensification, alongside offices, a minor positive in relation to is considered to still be justified.												
Conclusion	<ul> <li>No other effects have been identified for the modifications.</li> <li>As a higher density employment use, co-locating office/research and development uses with industrial uses could result in an optimisation of existing employment floorspace, although there is likely to be less opportunity to intensify industrial uses to the extent envisaged in the original allocation. As a result it is considered that the amended allocation is unlikely to have the same benefits previously identified in terms of increasing industrial provision within the LSIS.</li> <li>Objectives 8 for economic growth is now identified as a minor positive effect rather than a significant positive, recognising that whilst co-location may have some positive effects in relation to the overall intensification of employment uses, there could also be less intensification of industrial uses in a priority industrial location, although it is accepted that the judgement is finely balanced. Objective 4 is also</li> </ul>												

IIA Objective	1. HIGH QUALITY QUALITY ENVIRON 2. EFFICIENT USE OF LAND 3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODIS 5. HOUSING QUALITY	6. SOCIAL INCLUSION 7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH 9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY 12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY 14. NATURAL RESOURCES
	identified as a sensitive uses	•	through addressi	ng the need to c	onsider ar	menity impacts fo	or neighbouring

# Site Allocation OIS9 (formerly site reference OIS29): Highbury Quadrant Congregational Church

IIA Objective	1. HIGH QUALITY ENVIDON	2. EFFICIENT	3. HERITAGE	4. LIVEABLE NEIGURO	5. HOUSING	6. SOCIAL INCLUSIO	7. HEALTH AND WELLBEIN	8. ECONOMI C	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVE RSITY	12. CLIMATE CHANGE	13. RESOURC E	14. NATURAL RESOURC
Submission policy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Submission policy with modifications	+	++	0	++	+	+	+	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects	the site develo much r infrastr effects benefit objectiv	e which i pment s needed a ucture in for loca s brough ves. <u>er effect</u>	s positiv hould ha affordab nto more I resider nt by nev s have b	ve for <b>ob</b> ave a po le housin e produc nts by er w good o been ide	jective sitive ef ng on th tive use ncouragi quality h ntified fo	2. The ex fect on the e site and which is ng social ousing. T	isting buil e built env l is positiv positive fo interactio his suppo difications	dings on vironment re for <b>objecti</b> n and pro orts the liv	site are c t for <b>obje</b> <b>ective 5</b> , i <b>ves 6 an</b> oviding co veable nei	urrently ir ctive 1. T bring bac d 7. This mmunity ghbourhc	n a state o his would k underus would ha and faith bods, soci	red to be a of disrepa I support t sed social ve signific facilities, al inclusic	ir and the delive l and com cant posit alongside on and he	ery of nmunity ive e the
Conclusion	•	develop housing objective <b>Objecti</b> positive	ment. Ti , as well es. <b>ve 2</b> for effects,	his will c as help efficient with mir	ontribute ing to ac use of l nor posit	e towards ddress so and and <b>c</b> ive effects	Islington cial inclus	s housing ion, livea <b>4</b> for livea d for <b>obje</b>	g delivery Ible neigh able neigl <b>ective 1</b> fo	and prov bourhood nbourhoo or high qu	ide much ls and he ds are ide iality envi	ngside res needed a alth and v entified as ronment, g.	affordable vellbeing s significa	nt

### Table 1.52: Site Assessment OIS9: Highbury Quadrant Congregational Church

### Site Allocation OIS10: Hornsey Road and Grenville Works, 2A Grenville Road

IIA Objective	1. HIGH QUALITY ENVIDON	2. EFFICIENT LISE OF	3. HERITAGE	4. LIVEABLE	5. HOUSING	6. SOCIAL INCLUSIO N	7. HEALTH AND WELLBEIN	8. ECONOMI C	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVE RSITY	12. CLIMATE CHANGE	13. RESOURC E	14. NATURAL RESOURC
Submission policy	+	+	0	0	0	+	0	+	0	0	0	0	0	0
Submission policy with modifications	+	+	0	0	+	+	0	-/0	0	0	0	0	0	0
Commentary on assessment of likely significant effects	floorspa the sub - a prio <b>objecti</b> For the Road/N busines develop meanin For the elemen addres and exi operati and exi	ace in a mission rity emp ve 2. e submis Marlboro ss floors oment w ig that a submis storentri sing obj sting co ng hours oect no	Priority allocation oloyment ssion all ugh Roa pace re yould co neutral sion allo buting to buting to ectives i ommerciants and de harm to	Employ on beca t location ocation ad Priori sulting in ntribute /minor n pocation v powards r relating al occup elivery al neighbo	ment Lo use the n. Howe with mo ty Emple n negati towards egative vith moc meeting to <b>objec</b> iers in t nd servi puring a	ations is o potential residential ver, on back difications oyment Lo ve impact semploym effect in r difications Islington' <b>ctive 6</b> for he PEL, ro cing requi menity fro remain ne	EL), albei al floorspa alance the s, given the ocation (F s on ecor nent object elation to s housing social inc esulting fr irements. m service	t given th ace is not modificate e employ EL), a m tomic gro tives and economi would pro need an clusion. T om noise The deve	e need to focusing ations are ment use ixed use o wth. How I help to n c growth I ovide affor d which is here is so from veh	balance appropria still cons of the sit developm rever the nitigate th has been rdable ho s positive ome poter nicle move considera	land uses ate develo idered min e and its ent could provision e impacts identified using as p for <b>objec</b> ntial for co ements as ations reco	this is leppent in por positive location we lead to the of some of for <b>object</b> bart of any <b>tive 5</b> as conflict betwe ssociated cognise thi	ss positive the right l ve in relat vithin the ne loss of office o some ex ctive 8. y resident well as ween resi with busin s potentia	e than location ion to Hornsey existing tent, tal dents ness al impact

Table 1.53: Site Assessment OIS10: Hornsey Road and Grenville Works, 2A Grenville Road

No other effects have been identified for the modifications.

IIA Objective	1. HIGH QUALITY QUALITY EFFICIENT ILIVE ABLE HERITAGE 4. HERITAGE 4. HERITAGE 4. LIVEABLE NEED 8. HOUSING NEED 10. OPEN 8. ECONOMI 6. SOCIAL INCLUSIO N HOUSING 8. FINCLUSIO N FINCLUSIO F
Conclusion	• The submission allocation with modifications for mixed-use office and residential development reflects the extant planning permission for the site. Whilst this could have a minor negative effect on economic growth given the previous employment use of the site and its location within a PEL, the provision of some office development would contribute towards employment objectives and help to mitigate the impacts of this to some extent. The modified allocation would have positive effects on housing delivery and the provision of much needed affordable housing.
	• <b>Objective 5</b> for housing quality is now identified as a minor positive effect, following the amendment to the allocation to include residential use. <b>Objective 8</b> for economic growth is now identified as a neutral/minor negative rather than a minor positive, as the change in emphasis away from business-led redevelopment may have negative impacts on the local economy, although it is recognised this may be mitigated, at least partially, by some office use of the site.

# Site Allocation OIS12 (formerly site reference OIS32): New Orleans Estate

Table 1.54: Site Assessment OIS12: New Orleans Estate

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES	
Submission policy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Submission policy with modifications	+	+	0	+	++	+	0	0	0	0	0	0	0	0	
Commentary on assessment of likely significant effects	opportu would l as add improv	The allocation aims to optimise the use of land in a residential area which is positive for <b>objective 2</b> , offering the opportunity to deliver quality housing in an appropriate location which is positive for <b>objective 5</b> . 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 which is positive for <b>objective 6</b> . The allocation requires public realm improvements that will benefit the quality of the built environment which is positive for <b>objective 1</b> , creating a safer and more inclusive environment that will promote more liveable neighbourhoods which is positive for <b>objective 4</b> .													
Conclusion	•	<ul> <li>The proposed allocation is for residential development, which will contribute towards Islington's housing delivery and provide much needed affordable housing, helping to address social inclusion objectives. Improvements to play space, amenity space and landscaping are also required, providing benefits in terms of a high quality environment and liveable neighbourhoods.</li> <li>Objective 5 for housing quality is identified as a significant positive effect, with minor positive effects identified for objective 1 high quality environment, objective 2 for efficient use of land, objective 4 for liveable neighbourhoods and objective 6 for social inclusion.</li> </ul>													

### Site Allocation OIS20: Former Railway Sidings Adjacent to Caledonian Road Station

IIA Objective	1. HIGH QUALITY ENVIRON MENT	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
Submission policy	+	++	-	0	+	+	+	+	0	0	-/0	0	0	0
Submission policy with modifications	+	++	-/0	0	+	+	+	+	0	0	-/0	0	0	0
Commentary on assessment of likely effects	The submission allocation with modifications have added additional criteria to the development considerations aimed at mitigating the impacts of future development on the heritage of the site. Applicants will be required to prepare a heritage statement responding to the potential impacts of development on the site's heritage, and considering opportunities for improvement. Whilst the additional development considerations are necessary to emphasise the importance of a careful and sensitive approach to the site's heritage, and appropriate mitigation could be achieved, the potential for development to have a negative impact on heritage and biodiversity remains. The assessment in relation to <b>objective 3</b> for heritage has been amended slightly with this in mind, to a minor negative/neutral. The submission allocation with modifications are not considered to affect the assessment of the allocation in relation to the other objectives.													
Conclusion	<ul> <li>No other effects have been identified for the modifications.</li> <li>The submission allocation with modifications adds additional criteria to the development considerations with the intention of mitigating the impacts of future development on the site's heritage. It is considered that mitigation could be achieved but there also remains potential for development to harm the site's heritage if it is not designed carefully and sympathetically.</li> <li><b>Objective 3</b> for heritage is now identified as a neutral/minor negative effect following the inclusion of development considerations aimed at mitigating potential impacts of development on heritage. The rest of the assessment remains unchanged following the modification.</li> </ul>													

Table 1.55: Site Assessment OIS20: Former Railway Sidings Adjacent to Caledonian Road Station

# Site Allocation OIS26: York Way Estate

Table 1.56: Site Assessment OIS26: York Way Estate

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Submission policy with modifications	+	+	0	+	++	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects	opportu would k as add improve safer a	unity to o be provi ressing ements nd more	ation aims to optimise the use of land in a residential area, which is positive for <b>objective 2</b> , offering the by to deliver quality housing in an appropriate location which is positive for <b>objective 5</b> . Affordable housing provided as part of the development of the site, contributing towards meeting Islington's housing need as well sing objectives relating to social inclusion, which is positive for <b>objective 6</b> . The allocation requires ents to play space and communal facilities which will benefit the quality of the built environment, creating a more inclusive environment and is positive for <b>objective 1</b> and promoting a more liveable neighbourhood, ositive for <b>objective 4</b> .			ng is well g a								
Conclusion	•	delivery Improve a high q Objecti objectiv	and pro ments to uality er <b>ve 5</b> for	vide mu o play sp nvironme housing n quality	ch need bace, co ent and quality environ	nfill reside led afford ommunal f liveable n is identifie ment, <b>ob</b> j sion.	able hous acilities a eighbourh ed as a sig	ing, helpi nd landso noods. gnificant p	ing to add caping are cositive e	lress soci e also req ffect, with	al inclusic uired, pro minor po	on objection oviding be sitive effe	ves. mefits in t ects identi	erms of fied for

# Site Allocation OIS27: Barnsbury Estate

Table 1.57: Site Assessment OIS27: Barnsbury Estate

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Submission policy with modifications	+	+	0	+	++	+	0	0	0	+	0	0	0	0
Commentary on assessment of likely significant effects	opportu be prov addres improv estate, a more	unity to o vided as sing objo ements which w liveable	ation aims to optimise the use of land in a residential area, which is positive for <b>objective 2</b> , offering the ity to deliver quality housing in an appropriate location and is positive for <b>objective 5</b> . Affordable housing would ed as part of the development of the site, contributing towards meeting Islington's housing need as well as ng objectives relating to social inclusion which is positive for <b>objective 6</b> . The allocation requires extensive nents to communal facilities, including play spaces, a new community centre and improved routes through the hich will benefit the quality of the built environment, create a safer and more inclusive environment and promote veable neighbourhood addressing <b>objectives 1 and 4</b> . New publicly accessible open spaces should be contributing towards the increasing need for open space in the borough and is positive for <b>objective 10</b> .											
Conclusion	•	<ul> <li>The proposed allocation is for residential development, which will contribute towards Islington's housing delivery and provide much needed affordable housing, helping to address social inclusion objectives. Improvements to open spaces, social and community infrastructure, security measures and landscaping are also required, providing benefits in terms of a high quality environment and liveable neighbourhoods.</li> <li>Objective 5 for housing quality is identified as a significant positive effect, with minor positive effects identified for objective 1 high quality environment, objective 2 for efficient use of land, objective 4 for liveable neighbourhoods and objective 6 for social inclusion.</li> </ul>				s to providing fied for								

### Site Allocation OIS28: Cluse Court

Table 1.58: Site Assessment OIS28: Cluse Court

IIA Objective	1. HIGH QUALITY ENVIPON	2. EFFICIENT LISE OE	3. HERITAGE	4. LIVEABLE NEIGHRO	5. HOUSING	6. SOCIAL INCLUSIO N	7. HEALTH AND WELLBEIN	8. ECONOMI C	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVE RSITY	12. CLIMATE CHANGE	13. RESOURC E	14. NATURAL RESOURC
Submission policy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Submission policy with modifications	+	+	0	+	++	+	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects	opportu would l as add improv	unity to c be provid ressing d ements	deliver q ded as p objective that will	uality ho part of the es relatir benefit t	busing in e devel ng to so he qual	e of land in n an appro opment of cial inclus ity of the l omote mo	opriate loc the site, ion and is ouilt envir	ation whi contributi positive onment w	ch is pos ng towarc for <b>objec</b> /hich is po	itive for <b>o</b> ds meetin t <b>tive 6.</b> Th ositive for	bjective { g Islington ne allocati objective	<b>5</b> . Afforda n's housir on require <b>e 1</b> , creat	ble housi ng need a es public ing a safe	s well realm
Conclusion	•	and prov space, a and livea <b>Objectiv</b>	vide muo imenity : able neig <b>ve 5</b> for <b>re 1</b> high	ch neede space ar ghbourhe housing n quality	ed affor nd lands oods. quality environ	esidential dable hou scaping ar is identifie ment, <b>obj</b> sion.	sing, help re also rec ed as a sig	ing to adquired, pr	dress soc oviding b positive ef	ial inclus enefits in ffect, with	ion object terms of a minor po	ives. Impi a high qua sitive effe	rovement ality envir ects identi	s to play onment fied for

### Site Allocation OIS29: Hillside Estate

Table 1.59: Site Assessment OIS29: Hillside Estate

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Submission policy with modifications	+	+	0	-/0	++	0/-	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects	opport would as add which for <b>obj</b> Unless neighb	allocation aims to optimise the use of land in a residential area which is positive for <b>objective 2</b> , offering the ortunity to deliver quality housing in an appropriate location, which is positive for <b>objective 5</b> . Affordable housing d be provided as part of the development of the site, contributing towards meeting Islington's housing need as well ddressing objectives relating to social inclusion and <b>objective 6</b> . The allocation requires public realm improvements h will benefit the quality of the built environment, creating a safer and more inclusive environment which is positive <b>bjective 1</b> . There is the potential for existing community facilities to be lost as a result of development of this site. ss this can be robustly justified in accordance with policy SC1, it could have a negative effect on liveable nbourhoods for <b>objective 4</b> and social inclusion by reducing residents' access to essential services and opportunities eople to connect with their community.												
Conclusion	•	<ul> <li>The proposed allocation is for residential development, which will contribute towards Islington's housing delivery and provide much needed affordable housing. There is existing social and community infrastructure on the site, any loss of which would need to be robustly justified against the requirements of policy SC1.</li> <li>Objective 5 for housing quality is identified as a significant positive effect, with minor positive effects identified for objective 1 for high quality environment and objective 2 for efficient use of land. Due to the potential for community facilities to be lost, neutral/minor negative effects have been identified in relation to objectives 4 for liveable neighbourhoods and for objective 6 for social inclusion. The application of policy SC1 should mitigate the risk of valued facilities being lost to the community.</li> </ul>						site, fied for <b>4</b> for						

# Site Allocation OIS30: Kerridge Court

Table 1.60: Site Assessment OIS30: Kerridge Court

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Submission policy with modifications	+	+	0	+	++	+	0	0	0	+	0	0	0	0
Commentary on assessment of likely significant effects	opporti be prov addres improv more ir	unity to o vided as sing objo ements nclusive	leliver q part of f ectives i that will environi	uality ho the deve elating t benefit t ment and	busing ir lopmen o social he qual d promo	n an appro t of the si inclusion ity of the l oting more	opriate loc te, contrib which is built envir e liveable	ation and outing tow positive fo onment, v neighbou	l is positi ards mee or <b>object</b> which is p rhoods, v	positive f ve for <b>obj</b> eting Isling tive 6. The positive fo which is pe he boroug	ective 5. gton's hou allocations objective ositive for	Affordabl using nee on require <b>ve 1</b> , crea <b>objectiv</b>	e housing d as well s public r ting a saf <b>e 4</b> . The r	as ealm er and new
Conclusion	•	and prov multi-use will prov Objectiv objectiv	vide mue e games ide bene ve 5 for re 1 high	ch neede s area al efits in te housing n quality	ed afford ongside erms of quality environ	dable hou improven the high c is identifie ment, <b>ob</b>	sing, help ments to p juality env ed as a sig	ing to add blay and a rironment gnificant p for efficier	dress soc amenity s , liveable positive e nt use of	ntribute to cial inclus pace, and neighbou ffect, with land, <b>obj</b> e	ion object I the crea Irhoods a minor po	ives. Re- tion of a r nd open s sitive effe	provision new public space obj ects identi	of the c square ectives. fied for

# Site Allocation OIS31: Drakeley Court and Aubert Court

IIA Objective	1. HIGH QUALITY ENVIRON	2. EFFICIENT USE OF LAND	3. HERITAGE	4. LIVEABLE NEIGHBOUR HOODS	5. HOUSING QUALITY	6. SOCIAL INCLUSION	7. HEALTH AND WELLBEING	8. ECONOMIC GROWTH	9. NEED TO TRAVEL	10. OPEN SPACE	11. BIODOIVERS ITY	12. CLIMATE CHANGE	13. RESOURCE EFFICIENCY	14. NATURAL RESOURCES
Submission policy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Submission policy with modifications	+	+	0	+	++	+	0	0	0	+	0	0	0	0
Commentary on assessment of likely significant effects	opportu would I as add that wil promot	<ul> <li>allocation aims to optimise the use of land in a residential area which is positive for objective 2, offering the ortunity to deliver quality housing in an appropriate location which is positive for objective 5. Affordable housing ld be provided as part of the development of the site, contributing towards meeting Islington's housing need as well ddressing objectives relating to objective 6 for social inclusion. The allocation requires public realm improvements will benefit the quality of the built environment for objective 1, creating a safer and more inclusive environment and noting more liveable neighbourhoods which is positive for objective 4. The new green square will contribute towards increasing need for open space in the borough, positive for objective 10.</li> <li>The proposed allocation is for residential development, which will contribute towards Islington's housing delivery and provide much needed affordable housing, helping to address social inclusion objectives. Relocation of the community centre alongside improvements to play space, security measures and the creation of a new green square will provide benefits in terms of a high quality environment and liveable neighbourhoods.</li> <li>Objective 5 for housing quality is identified as a significant positive effect, with minor positive effects identified for objective 1 high quality environment, objective 2 for efficient use of land, objective 4 for liveable neighbourhoods and objective 6 for social inclusion and objective 10 for open space.</li> </ul>												
Conclusion	•							the en						

 Table 1.61: Site Assessment OIS31: Drakeley Court and Aubert Court

### Site Allocation GT1: 207A Junction Road

Table 1.62: Site Assessment GT1: 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
Gypsy and Traveller site	+	+	0	0	++	++	0	0	0	0	0	0	0	+
Commentary on assessment of likely effects	Gypsy In term to have consid mitigat good le Allocat provide develo Gypsie housin if the s use of quality needs The all which	and Trans of pro- e a mine er the p ion of s evel of r ting the ped land g qualit ite was land. T , helpin of Isling location	aveller omoting or posit ootentia uch impresiden site for e borou d and k fravelle day. How develo he alloo g to imp gton's c seeks dered t	a high- ive effe l impaci- pacts. In tial ame Gypsy gh's full puilding ever, it ped for cation is prove the communi- to re-lo o have	-quality ct as th ts of no n additional enity for and Trange s and c range s and c e borou is consid conver consid ne diver nities.	environr ey are lo ise and v on mitiga neighbo aveller us of develo ontribute gh, in lin idered th tional ho lered to h sity of ho e existing al effect	nent for a cation se vibration f tion of th urs is rec se seeks opment n s toward e with <b>ob</b> at the all ousing, re nave a sig ousing typ	<b>objective</b> ensitive w from the e site thr quired, co to balan- eeds. Th s the pro <b>ojective</b> 2 ocation is soulting ir gnificant bes and p nity use o	<b>a 1</b> the d vith refer railway o rough sc ontributin ce comp le alloca vision of <b>2</b> for the s likely to positive providing on the si e liveabl	levelopm ence to to reening a ng toward beting de tion mak f housing efficient o provide r positive effect hous g for hou te and re e neighb	ent cons he adjac ents of the and/or lai ds a high mands be es efficie to meet use of la e a lower e effect in owever in sing that	ideration ent railw e site and ndscapin -quality e etween la nt use of the iden nd and <b>c</b> amount relation relation meets th this in th s for <b>obj</b>	et identif as are ass ay. They d require ag to secu- environm and uses f previous f previous of housin to the ef to housin to the ef to housin ne diverse ne local a ective 4. is consid	sessed ure a ent. to sly eds of e <b>5</b> for ng than ficient ng e rea, By

IIA Objective / Site	1. HIGH QUALITY ENVIRON	L EFFICIENT USE OF USE OF	ant bos	a anitical de la anitical de la anitical de la anitical de la anitica de la anitica de la anitica de la anitica a anitica de la aniti a norma de la anitica	5. HOUSING GUALITY Elect in L	NOISON 9 SOCIAL relation t	0 <mark>0 opjec</mark> 0 opjec	BCC GR(C	Social ind	N DEN 10. OPEN SPACE	11. 11. 174 Lhe draf	t allocatio	13. 13. EFFICIENCY	se the natural resources
									have a m d sewera			0		ural
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
Alternative 1: Residential development	+	++	0	+	+	0	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	the prov element mitigate The sub re-provi	vision of a, but ca any no omission ded, wh	housin reful cc ise and alloca ich cou	g in the onsider vibrati tion for ld posi	e boroug ation mu on from this site tively co	gh. The s ust be gi the railv e (refere ontribute	site wou ven to tl way to e nced AF to the v	ld provide ne close p nsure fute RCH7) als	proximity ure reside to sugges he area a	ole housi of railwa ential am ited the o	ing as pa y infrast enity is i existing l	art of any ructure a not negat D2 use o	residenti nd the ne ively affe f the site	al eed to cted. may be
	characte backlan Neverth	er and c d locatio eless, tl rations a	ontribu on of th nere is are loca	te to <b>o</b> l e site r still cor ation se	b <b>jective</b> neans a nsiderec	e <b>1</b> and a iny deve I to be a	a high-qu lopment minor p	uality env would no ositive ef	velopmer ironment, ot be clea fect in rel uirement t	althoug rly visibl ation to	h this ha e from J <b>objectiv</b>	is been re unction F r <b>e 1</b> as th	evised as Road. e develo <sub>l</sub>	the pment
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

Alternative 2: Mixed-use development	+	+	0	-	+	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 2	resident and pror would ha potentia employr Some ha regards develop Some ca <b>objectiv</b> objective Mixed-u in accor <b>objectiv</b>	ial and o mote a h ave a po l with m ment floo ousing v to <b>obje</b> ment, w ommerc <b>/e 8</b> . Thi es. se deve dance w <b>/e 4</b> for l icture us	comme nigh-qu ositive o ixed-us orspace vould b ctive 5 hich is ial uses is woul lopmer vith SD	ercial us eality bu effect in se alloc e need be deliv and he likely t s on th d help nt could MP Po e neigh	ses). De uilt envir n terms cations fo ed to su vered as ousing q o have p e site ar to creato d lead to licy SC1	velopme onment of the ef or highe pport Isl part of r uality. A cositive e likely t e employ the lose and the ods. In a	ent of the that help ficient u r-value r ington's mixed-us ffordabl effects c so have a yment o s of the erefore t ddition t	e site can os make e se of land residentia projected se develo e housing on social in a minor po pportunition existing D his is consider r	help to en efficient us l and build l uses to b l economi pment, lea will be re nclusion for ositive effor es that wo 2 use, ho sidered to reasonabl	hhance se of the dings. It be chose c growth ading to equired a or <b>objec</b> ect in re build also wever a have a e alterna	the loca e site. M is howe en at the n. a minor as part o stive 6. lation to o suppor ny loss neutral atives as	lopment ( l characte ixed-use of ver noted e expense positive e f resident economie t social in would hav effect in r ssumed th also be ac	r of the developr that the of delive effect wir ial-led c growth clusion ve to be elation to ne social	area nent re is ering the th and justified o
Alternative <del>3</del> : Business- led development	+	+	0	-	0	+	0	+	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 3	site for e Develop environr <b>objectiv</b> objectiv	employn oment of ment for <b>/e 8</b> . Th <b>/e 6</b> . An	nent us the sit <b>objec</b> t iis wou y loss o	e, givir e can ł <b>tive 1</b> . Id help of the e	ng a min nelp to e Busines create existing l	or positi nhance s-led de employn D2 use v	ve effect the loca evelopment nent opp vould ha	t in terms I characte ent would portunities ave to be a	of the eff er of the a have a po that coul	icient us rea and ositive e d suppo against	e of lan promote ffect on rt social SDMP	p to optim d for <b>obje</b> e a high-q economic inclusion policy SC	<b>ctive 2</b> . uality bu growth objectiv	uilt ves

Conclusions	Three reasonable alternatives to the Gypsy and Traveller sites allocation for GT1 were identified: residential-led development, mixed-use development and business-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 business-led development could have positive effects in terms of supporting economic growth (objective 8), the site is considered to provide an opportunity to deliver a Gypsy and Traveller site which would contribute towards meeting Islington's identified need in an appropriate location. In relation to the provision of residential development on the site, the proposed use of the site for Gypsy and Traveller pitches would arguably provide a less efficient use of land <b>objective 2</b> , in terms of the number of dwellings that can be provided, than conventional residential use. The re-provision of the existing community use in a suitable location off-site but within the local area is considered to have a neutral effect in relation to <b>objective 5</b> housing in terms of meeting diverse needs as well as a positive effect in relation to social inclusion. It is recognised that the effects are finely balanced between a residential allocation and an allocation for Gypsy and Traveller Pitches.

#### Site Allocation GT2: 154 Junction Road

IA 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
Gypsy and Fraveller site	+	+	0	0	++	++	0	0	0	0	0	0	0	+
Commentary on assessment of likely effects	and Tra In terms have a r the pote impacts resident Allocatir provide develop Gypsies housing the site of land. improve commur By provi to have There a	veller ne of pron minor po ntial im . In addi ial ame of the si for the si ed land and Tra quality. was dev The allo the dive nities. iding ac a signifi re existi elopme	eed'. noting a pacts o ition mi nity for ite for ( poroug and bu avellers veloped pocation ersity o commo icant po ng tree nt shou	a high- effect a of noise itigatior nearby Gypsy a h's full uildings s in the ver, it is d for co is cons of housi odation ositive es on th uld min	quality e is they a and vit of the reside and Tra- range o and co and co boroug s consic onventio sidered ing type for peo effect in ne site w imise in	environn are locat oration fr site thro ntial pro veller us f develo ntributes h, in line lered tha nal hous to have s and pr ple who relation which will pacts o	nent for <b>c</b> ion sens rom the r ugh scre perties h e seeks pment ne s towards e with <b>ob</b> at the allo sing, resu a signific roviding f may pos to <b>objec</b> I need to n trees a	bjective itive with ailway of ening ar elps con to balance eds. Th s the pro jectives ocation is ant position for housing seess a p ctive 6 th be taken nd prote	<b>a 1</b> the denomination of the social method of th	evelopme te to the ts of the lscaping wards a eting den ion make housing cient use provide ositive e t in relati neets the characte inclusior eful cons trees wit	ent consi adjacent site and to secur high-qua nands be s efficien to meet e of land a lower a ffect in re fon to ho diverse eristic the nobjectiv sideration	deration require re a good ality envi etween la nt use of the iden and <b>obj</b> amount elation to using qu needs o e allocati re.	et identifie s are ass . They con mitigation d level of ronment. and uses f previous tified need <b>ective 5</b> f of housing the effici- iality, help f Islington ion is con	essed nsider of suc to ly ds of for g than ent us bing to i's sidered

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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
		effect a		•	•				upport de ring nece	•				
Alternative 1: residential development	+	+	0	0	+	0	0	0	0	0	0	0	0	0
Commentary on assessment of likely significant effects of Alternative 1	contribut as part of railway the built which w would a into care Preserv	tes to the of any re the close to ensure could provide lso make eful consideration Or	ne prov esident se prox re futur iment <b>c</b> ovide at e more siderati rders, h	ision o ial eler imity o e resid <b>bjecti</b> ffordab efficie on. De oweve	f housin nent, an f railway ential ar ve 1. T le hous nt use c evelopm r the im	g in the od the de y infrastr menity is here wor ing and o of the site ent shou	borough velopme ucture a not neg uld be a contribut e. There ild minin develop	for <b>objec</b> ent consident nd the net positive of the towards are exist nise impa	se of previ ctive 5. T derations eed to miti ffected, re effect fron s meeting ing trees cts on tre uncertair	he site v would re igate an sulting i n any re I slingto on the s es and p	would pr equire ca y noise n a mine sidential or's hous ite which protect t	ovide aff areful co and vibra or positiv I develop sing nee h would he trees	fordable h nsideratio ation from ve effect a oment at t d. The all need to b with Tree	nousing on to be in the ingainst he site ocation e taken
Conclusion	resident which w provisio would a resident meeting	tial-led c /ould col n of resi rguably tial use. J diverse	levelop ntribute idential provide The all e needs	ment. towar develo e a less location s as we	The site ds meet opment s efficier n is cons II a posi	is consi ting Islin on the s nt use of sidered t itive effe	idered to gton's id ite, the p land in to have a ct in rela	provide entified n proposed terms of t a significa ition to so	ocation at an opport use of the the numbe ant positiv ocial inclus ion for Gy	tunity to approp e site for er of dwo re effect sion. It is	deliver a riate loc Gypsy ellings p in relations s recogr	a Gypsy ation. In and Trav rovided on to hou nised tha	and Trav relation to veller pitch than conv using in to t the effect	eller site o the hes ventional erms of

### Site Allocation GT3: Ronald's Road

Table 1.64 Site Assessment GT3: Ronald's 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
Gypsy and Traveller site	+	+	0	0	++	++	0	0	0	0	0	0	0	+
Commentary on assessment of likely significant effects	Gypsy a In terms have a r They co mitigatic good lev quality e Allocatir provide develop Gypsies housing the site of land. improve commur	of pron minor po nsider t on of suc vel of re environn ng the si for the k ed land and Tra quality. was dev The allo the dive nities.	veller n noting beitive he pote ch impa sidenti- nent. ite for ( boroug and bu aveller Howe veloped bocation ersity c	eed'. a high- effect a ential ir acts. In al ame Gypsy a h's full uildings s in the ver, it is d for co is conso of hous	quality e is they a npacts o addition nity for s and Trav range o and co boroug s consid s consid nvention sidered ing types	environn are locat of noise n mitigat surround veller us f develo ntributes h, in line lered tha nal hous to have s and pr ple who	nent for o ion sens and vibr tion of th ling resid e seeks pment n s toward e with <b>o</b> t at the all sing, resi a signific oviding	<b>objective</b> itive with ation from e site thro dential pro- beds. The s the pro- <b>ojective 2</b> ocation is ulting in a cant posit for housir	1 the de reference the raily ough scree operties i ce compe e allocatio vision of h for the e likely to minor po ive effect ng that me	velopme e to the r vay on re eening ar s require ting dem on make ficient u provide a provide a provide a characte	nt consi ailway t esidents nd/or lar d and co ands be s efficien o meet se of lan a lower a fect in re on to ho diverse	deration unnel be of the si adscapin ontribute etween la nt use of the ident amount o elation to using qu needs o	et identifie s are asse eneath the ite and rec g to secure s towards and uses f previous tified need <b>bjective</b> of housing the effici ality, help f Islington	essed to site. quire re a s a high- to y ds of <b>5</b> for g than if ent use ing to 's

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
	that dev neutral (	elopme effect in	nt shou relatio	ıld mini n to bic	imise im odiversit	pacts or y and <b>ot</b>	n trees, ł <b>ojective</b>	nowever t <b>11</b> overa	i into care the impac II. upport de	ts are u	ncertain	and the	refore the	ere is a
	positive infrastru		0	-	ive 14 f	or natura	al resour	ces, ensi	uring that	the nece	essary w	ater and	sewerag	je
Alternative 1: residential development	+	+	0	0	+	0	0	0	0	0	0	0	0	0
on assessment of likely significant effects Alternative 1	contribu as part o given to railway f <b>objectiv</b> There w	tes to the of any re- the close to ensur <b>/e 1</b> the rould be and col	ne prov esident se prox re futur built en a posi	ision o ial eler imity o e resid nvironn tive eff	f housin nent, an f railway ential ar nent obj ect from	g in the l d the de / infrastr nenity is ective. any res	borough velopme ucture a not neg idential	for <b>objec</b> ent consic nd the ne latively af developm	e of previ ctive 5. The derations eed to miti fected, re nent at the eed. The a	he site v would re gate an sulting i e site wh	vould pro equire ca y noise a n a minc iich wou	ovide aff areful co and vibra or positiv Id provic	ordable h nsideratic ation from re effect a le afforda	ousing on to be the ogainst ble
	minimis	e impac	ts on tr	ees, ho	owever		cts of de	evelopme	ken into ca nt are und					
Conclusion	One rea led deve would co of reside	One reasonable alternative to the Gypsy and Traveller site allocation at Ronalds Road was identified: residential- ed development. The site is considered to provide an opportunity to deliver a Gypsy and Traveller site which would contribute towards meeting Islington's identified need in an appropriate location. In relation to the provision of residential development on the site, the proposed use of the site for Gypsy and Traveller pitches would arguably provide a less efficient use of land in terms of the number of dwellings that can be provided than												

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
	conventional re in terms of mee effects are fine	eting di	verse needs a	s well a	positive e	effect in i	relation	to social ir	nclusion.	It is rec	ognised th	nat the

# 7. 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. This section considers mitigation for the effects identified from the modifications. There are no significant negative effects from the modifications which require mitigation. However minor negative effects from the modifications have been identified. These are considered below.

The appraisal for Policy H7: Meeting the Needs of Vulnerable Older People identifies the same negative effects as for other housing policies i.e. 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 modifications to the submission policy have amended the policy to take into account the London Plan benchmark which was previously considered as part of a more permissive policy alternative. 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 with 60 units a year sought in Islington by the London Plan benchmark. This may lead to more proposals for specialist housing coming forward in the borough and provide more choice including for market specialist housing. The policy provides a clear steer on the need for affordable specialist accommodation as opposed to market accommodation which provides some mitigation given the local evidence on need.

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. The policy also seeks to mitigation this through the use of conditions.

The co-location of industrial use with offices would bring additional jobs and opportunities for economic growth but depending on the extent to which offices are intensified it could reduce the capacity for industrial growth and restrict expansion of existing industrial operations in Inner London locations, effecting supply chains for central London and leading to impacts on air quality and climate change. But the modifications are clear about the need to intensify industrial uses as part of co-location and to demonstrate the continued industrial function of the LSIS will remain which will help to mitigate the effects intensification of offices could have. Co-location could also bring forward more intensification of industrial uses than would have happened otherwise which could further

counteract this effect. The modified policy SP3 will therefore still lead to the intensification of industrial uses. The modifications are clear about the need to demonstrate the continued industrial function of the LSIS which will help to mitigate some of the potential impacts that intensification of offices could have. Also the submission policy with modifications has introduced a new clause D in policy B2 which cross references to other policies where development proposed in LSIS would have significant increase in vehicle movements and makes clear mitigation should be provided. This will also encourage sustainable transport choices.

For policy R1 the submission assessment identified a potential for a minor negative effect as the policies affected the supply of housing in the primary shopping areas across the borough. Whilst the assessment considered this to have no effect overall as other policy ensured housing is delivered outside the locations identified which will ensure housing targets are met. The modifications introduce a more flexible approach to housing in the PSA and wider town centre, which mitigates this effect on housing supply. The changes to retail and business policy may have cumulative effects which combine to reduce opportunities to meet commercial, social and cultural needs and reduce the balance between competing land uses. This policy relaxation in respect of residential uses in town centres, the changes in requirements to protect against loss of business floorspace and also changes to marketing requirements may result in reduced floorspace for commercial purposes. Meeting housing needs and affordable housing needs is one of the priorities of the plan alongside meeting the need for business floorspace and it is noted that overall the modifications to retail policies still maintain a positive effect in relation to economic development whilst employment policies clearly identify the priority locations for new business floorspace.

#### **Site Allocations**

The development of site allocation OIS20: Former railway sidings adjacent to Caledonian Road Station was identified in the submission IIA that it may have a negative impact on the Caledonian Road Station which is a grade II listed building. Modifications have been made to the development considerations in the site allocation in terms of heritage impacts. Additional criteria have been added aimed at mitigating the impacts of future development on the heritage of the site. Applicants will be required to prepare a heritage statement responding to the potential impacts of development on the site's heritage, and considering opportunities for improvement. The criteria were informed by additional work in the form of a heritage assessment (examination document reference: SD75), completed during the examination process.

OIS29: Hillside Estate is a new site allocated to meet housing need and 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. Other examples of modifications where social and community infrastructure is expected to be reprovided in line with policy SC1 are OIS27: Barnsbury Estate and BC4: Finsbury Leisure Centre.

The site GT1: 207a Junction Road which is allocated for a Gypsy and Traveller site in the modifications is currently used as a martial arts centre. The loss of the current use could have negative impacts on communities who use it. The site allocation highlights that the council will work with the current occupiers of the site to identify a suitable site for its relocation within the local area and that this should be of equivalent quality, quantity and accessibility. This will help to mitigate potential negative impacts.

OIS10: Hornsey Road and Grenville Works, 2A Grenville Road, this modification 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.

The modifications include several new site allocations for residential use identified on existing housing estates:

- KC8: Bemerton Estate South (modification reference SA-MM-15)
- OIS9: Highbury Quadrant Congregational Church (modification reference SA-MM-98)
- OIS12: New Orleans Estate, N19 (modification reference SA-MM-101)
- OIS26: York Way Estate (modification reference SA-MM-113)
- OIS27: Barnsbury Estate (modification reference SA-MM-114)
- OIS28: Cluse Court Estate (modification reference SA-MM-115)
- OIS29: Hillside Estate (modification reference SA-MM-116)
- OIS30: Kerridge Court (modification reference SA-MM-117)
- OIS31: Drakeley Court Estate and Aubert Court Estate (modification reference SA-MM-118)

Increasing housing on a site might lead to a loss of amenity space for residents. This risk could affect all residents benefitting from existing playspace, outdoor or community space. 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,

for example Policy G2 C. 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

# Appendix 1: 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 2: Flood Risk update**

This provides an updated flood risk sequential test for new sites proposed to be allocated to the Local Plan. This is an update to the flood risk analysis in appendix 3 of the regulation 19 IIA.

A sequential test has been applied, using the outputs of Islington's Strategic Flood Risk Assessment (SFRA), to each of the sites allocated as part of the Islington's Local Plan Site Allocations. While Islington is located in Flood Risk Zone 1, which means there is low risk of fluvial flooding, the SFRA demonstrates that there are areas of surface water flood risk across the borough and these must be taken into account when deciding on the appropriateness of a site location.

The matrix below displays the surface water flood risk for each of Islington's site allocations and indicates whether the level of risk is deemed to be acceptable. The level of surface water flood risk has been assessed using the Environment Agency's Risk of Flooding from Surface Water Dataset, which provides an indication of the broad areas likely to be at risk of surface water flooding, and data from Islington's Surface Water Management Plan (SWMP).

Site name/address	Referenc	Site	Site	Site	Site	Site	Additional	Opportunities	Is the level of
	e number	located in	located in	includes EA	includes EA	includes EA	Notes	for flood risk	flood risk
		a SWMP	a SWMP	RoFSW	RoFSW	RoFSW		management/	acceptable?
		Critical	Local	High Risk	Medium	Low Risk		mitigation	
		Drainage	Flood Risk	Area - 1 in	Risk Area-	Area- 1 in		where site	
		Area	Zone	30 year	1 in 100	1000 year		includes EA	
		(CDA)	(LFRZ)	(3.3%	year (1%	(0.1%		RoFSW High	
				annual	annual	annual		Risk Areas	
				probability)	probability)	probability)			
Bemerton Estate	KC8						Small area of	N/A	Yes
South							the site		
							includes EA		
							RoFSW		

Site name/address	Referenc e 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?
							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.		
York Way Estate	OIS27							N/A	Yes
Barnsbury Estate	OIS28						Some EA RoFSW High and Medium Risk Areas concentrated in western quarter of site. Majority of site has no EA RoFSW flood risk. Western part of site is	Development to include open space and landscape improvement s, and to maximise urban greening.	Yes

Site name/address	Referenc e 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?
							located in a LFRZ.		
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 improvement s 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 EA RoFSW flood risk.	Development to include landscape improvement s and maximise urban greening.	Yes

Site name/address	Referenc e 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?
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 improvement s 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 improvement s 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	N/A	Yes

Site name/address	Referenc e 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?
							site, with the majority of the site having no EA RoFSW flood risk.		
Junction Road	GT2						The site does not include any areas of EA RoFSW flood risk. Northern boundary adjacent to RoFSW Medium Risk Area along railway line.	N/A	Yes

The above matrix demonstrates that the level of flood risk for each of the 10 new allocated sites is deemed to be acceptable following the application of the sequential test. 7 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 10 new sites include an EA Risk of Flooding from Surface Water (RoFSW) Low Risk Area, with 1 site including Low Risk Areas only (no Medium or High Risk Areas) and 2 sites 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 within the site, with the majority of each of these sites including 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 10 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 Appendix 8 of the Draft Regulation 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, are set out in Appendix 8 of the Draft Regulation 19 IIA Interim Report.

# **Appendix 3: 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 are likely to positively impact on groups with protected characteristics.	<b>Polices SP2 and BC4</b> Modifications to SP2 (reference SD-MM-065) and BC4 (reference BC-MM-08) 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 facilities and by improving air by reducing reliance on combustion heating. Modifications to SP2 seek to identify opportunities to meet the need of 7 permanent boat dwellers' moorings by 2025. This change will benefit boat dwellers who 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. <sup>1</sup> Better boater facilities also contribute to creating a cleaner and better-quality environment for pedestrians and cyclists, therefore benefitting many protected groups who walk, cycle or spend time

<sup>&</sup>lt;sup>1</sup> <u>https://canalrivertrust.org.uk/media/original/30901-whos-on-londons-boats-survey-summary-report.pdf</u>

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?
	beside the canal. The development of a waterspace strategy will help to provide a framework for different uses on the canal including leisure, recreational, education and training uses which could have wider benefits for local communities, including those with protected characteristics. The development of a strategy may help to identify where improvements to facilities - water, electricity and waste collection – can be made. However, the policy does not require improvements are made and so the extent of positive impacts will depend on implementation. This modification is cross-referenced by a modification in G2. The impacts of modifications of G2 for protected groups are considered in that section below.
	<b>Policy SP3</b> In the modification to SP3 Part A (reference SD-MM-08), the approach to securing new light industrial floorspace through planning conditions, responding to the introduction of Class E, will help to retain a range of employment opportunities which can help to benefit local people who may possess one or more protected characteristics. Islington's 2016 Employment Study <sup>2</sup> 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 makes 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 people who possess one or more protected characteristics, who may be on lower incomes; Black, Asian and Minority Ethnic backgrounds / communities, disabled people and pregnant women in

<sup>&</sup>lt;sup>2</sup> Islington 2016 Employment Study <u>https://www.islington.gov.uk/-/media/sharepoint-lists/public-</u> records/planningandbuildingcontrol/publicity/publicconsultation/20192020/20190904lbislingtonelsreportmay2016.pdf?la=en&hash=C3305DAEED480FD4B39 2393D31A69DDEFC1E0A51

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?
	particular are less likely to have access to private motorised transport. <sup>3</sup> 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 car. <sup>4</sup> 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 in the range of employment opportunities. Class E was introduced by the Government through legislation in September 2020 to amend and simplify the system of use classes in England and create one new broad 'Commercial, business and service' use class to allow for a mix of uses to reflect changing retail and business models. This could have negative impacts for local people, including those with protected characteristics as identified above, albeit this is uncertain and beyond the scope of the policy. The additional wording for SP3 Part C relating to co-location seeks to protect and intensify industrial functions. This promotes intensification for other types of jobs such as office jobs, providing employment options which could benefit low income or unemployed workers with or without additional protected characteristics.
	<b>Policy SP5</b> The proposed changes to SP5 (reference SD-MM-12) and Site Allocation NH1 (reference SA-MM-43) seek to balance the retention and enhancement of retail and employment floorspace and to emphasise the need to provide a significant amount of residential space on upper floors. This will help to provide additional housing including affordable housing to support meeting identified housing needs. Black, Asian and Minority Ethnic backgrounds / communities (with the exception of India/Pakistani and White Other households) as well as young and older people and those with disabilities are more likely to be on lower incomes

<sup>3</sup>Future of Transport -Equalities and access to opportunity. Department of Transport, 2020

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/937223/F13-Future-of-Transport-Equalities-access-to-opportunityrapid-evidence-review-accessible.pdf

<sup>&</sup>lt;sup>4</sup> https://www.centreforlondon.org/reader/parking-kerbside-mangement/chapter-1/#car-ownership-in-london-has-changed-little-over-time

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?
	and to be housed in social rented housing. <sup>5</sup> 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 will also have a positive effect on disabled people and people with mobility needs. Modifications to Part K seek to mitigate any adverse impacts on residents or businesses resulting from removal of the Seven Sisters Road, Isledon Road/Tollington Road gyratory system. Benefits of this could be felt by residents with protected characteristics and by local SME business owners. However, the specific impacts and mitigation measures are unclear at this stage and the extent of positive impacts will depend upon implementation.
	<b>Policies SP2, SP4 and SP8</b> Several of the spatial policy areas including SP2, SP4 and SP8 have had additional policy clauses added which address the future provision of residential uses in these areas. These additions provide a more positive policy framework for the provision of housing which, alongside other policies, can help to provide additional affordable housing. As identified in the Regulation 19 EqIA, this can have a number of positive effects for groups who possess one or more protected characteristics.
	Policy SP7 Modification reference SD-MM-16 removes reference to Archway's designation as a cultural quarter following Inspectors letter INS14. Cultural venues are important for all groups including groups with protected characteristics such as those with gender reassignment characteristic, or religious or Black, Asian and Minority Ethnic backgrounds / communities

<sup>&</sup>lt;sup>5</sup> Islington State of Equalities Report, 2019 <u>https://www.islington.gov.uk/~/media/sharepoint-lists/public-</u>

records/communications/information/adviceandinformation/20182019/20190131stateofequalitiesreport2019.pdf, New Social Housing Lettings, UK Gov, 2018, <a href="https://www.ethnicity-facts-figures.service.gov.uk/housing/social-housing/new-social-housing-lettings/latest#by-ethnicity-and-local-authority">https://www.ethnicity-facts-figures.service.gov.uk/housing/social-housing/new-social-housing-lettings/latest#by-ethnicity-and-local-authority</a>, as identified in the original Regulation 19 EqIA

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?
	because they provide meeting venues/ night time venues for everybody. There will be reduced policy support for cultural provision in Archway. However, that is not to say cultural uses will not be supported in Archway. R10 still provides a framework for such development, promoting such uses within town centres which are accessible and SC1 still seeks to protect existing cultural uses. Therefore, the effect of this modification is uncertain.
	<b>Policy BC7</b> The modifications to BC7 (reference BC-MM-13) policy moved from supporting text into the policy box relates to design, scale, definition of space, public realm, and pedestrian and cycle connections and so is not considered to have additional impacts. The clarification in relation to Finsbury Leisure Centre and social infrastructure is not considered to effect the positive impacts previously identified in relation to improved sporting and social facilities supporting physical and mental health and wellbeing and helping to encourage community cohesion for all groups. <sup>6</sup>
	<b>Policy BC8</b> The modification to BC8 (BC-MM-15) clarifies the approach to commercial development and removes the requirement for it to be limited in scale and provides clarity about the protection of existing employment uses. This provides a clearer and more positive framework for employment uses in the spatial strategy area alongside other policies which could have positive effects in relation to employment opportunities including for those with protected characteristics. The new text in relation to the provision of additional public space, public realm and street improvements, through providing a clearer more positive policy framework also has the potential to have positive impacts depending on implementation. As identified in the Regulation 19 EqIA, the increased access to open space can benefit all local residents including groups with protected characteristics; particularly disabled groups and young

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?
	people, helping to increase opportunities to access health and wellbeing benefits. Improved conditions for walking and cycling can also have physical and mental health benefits which can have positive impacts for people with protected characteristics. Other modifications were identified to have no specific impacts.
	Overall the spatial policies of the local plan are still considered to have positive effects as identified in the Regulation 19 EQIA.

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 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.	<b>Policy H4</b> The Regulation 19 EqIA considered that achieving the required 10% wheelchair user standard will lead to a positive effect for people who are disabled. However, this positive impact could be slightly reduced as a result of the changes made to H4 B following Inspector's letter INS14. Modifications (reference SD-MM-23) to this policy could result in fewer market homes being ready for immediate occupancy by wheelchair users', potentially affecting disabled people in urgent need of market wheelchair accessible units. This will not affect low-income wheelchair users with a need for social rented wheelchair accessible housing, who will still be provided with M4(3)(2)(b) units. The effects of this change is however considered to be uncertain as identified in the IIA screening. Further requirements for wheelchair user dwellings have been removed following receipt of INS14; wheelchair user dwellings are no longer required to be located on the ground floor, or where they are provided above or below entrance level, to be served by two lifts at a convenient distance from front doors. This change could negatively impact wheelchair users if the sole lift they rely on is found to be out of service, resulting in them being unable to

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?
	leave or enter their dwelling until repairs are made. However, the policy will still lead to the development of wheelchair accessible dwellings which will have a positive effect on people who are disabled.
	<b>Policy H6</b> H6 was found, in the round, to have a positive effect on people with protected characteristics in the IIA, requiring a proportion of student bedspaces to be adaptable for wheelchair users. The modification to H6- part B (ii) (reference SD-MM-24) following Inspector's letter INS14 reduces the percentage of bedspaces required for purpose-built student accommodation from 10% to 5% and removes the requirement for the bedspaces to be accessible from the outset. If disabled students require accommodation. Whils this could cause a minor short term negative effect, it is not considered to change the policy's overall positive impact. The requirement for accessible bedspaces to adhere to best practice guidance, and to be served by two lifts if located above the ground floor has also been removed. This means that regular space standards will be applied, and design details that would make the accommodation easier to live in for disabled student may find themselves trapped either inside or outside of their room, or not able to enter their accommodation with ease and dignity. These changes may have a negative impact on disabled students, resulting in less choice of wheelchair accessible accommodation, ready from the outset, and available close to their university which could serve as an additional barrier to higher education for disabled students who already experience significant barriers to education due to greater living costs. <sup>7</sup> The modification to H6 Part B (iii) removes the provision of student bursaries (requested in Inspectors letter LBI INS14) which would have provided financial support to Islington care-leavers and Islington students facing hardship to attend further or higher education. This policy

<sup>&</sup>lt;sup>7</sup> SD26 Specialist Housing Topic Paper 4.56

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?
	provision could equally impact people with protected characteristics or not. The policy was previously identified as having a positive impact on young people and low income households in particular. The removal of this policy clause will therefore have a negative effect for those who might have otherwise have benefited from the provision of bursaries. Despite the effects of the modifications considered above the policy is still considered to have overall positive impacts on students who possess one or more protected characteristics, including young people and disabled students.
	<b>Policy H7</b> - Meeting the needs of vulnerable older people The amendments (reference SD-MM-25) reflect a more permissive approach allowing a strategic element of need (the London Plan benchmark) to be considered which could lead to more older people's housing proposals coming forward. This would have benefits for some older people, including those who can self-fund their care needs in the borough as well as older people outside of the borough, in providing more specialist accommodation. However, there is also a recognition that specialist accommodation can also be less flexible/adaptable.
	<b>Policy H10</b> Modifications to H10 (reference SD-MM-26) have reduced the proportion of wheelchair accessible HMO bedspaces from 10% to 5%. Similar to the changes to H6 B (ii), the modification removes requirements for these bedspaces to be delivered according to best practice guidance, to be accessible from the outset, and for rooms above ground level to be served by two lifts. These features will serve to make this type of accommodation less accessible to disabled people. However, overall the policy will still have a positive effect on disabled people who require HMO accommodation.
	<b>Policy H12</b> As identified in the Regulation 19 EqIA, Gypsy and Travellers are a protected ethnicity and H12: Gypsies and Travellers aims to provide accommodation to meet identified need for this group.

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?
	Evidence has identified a need and the Council will seek to identify site(s) to meet that defined need. The policy context recognises that the shortage of vacant sites, very high land values and the pressure to meet significant need for conventional housing and business floorspace (amongst other uses) - mean there will be significant challenges to meeting the need for Gypsy and Traveller accommodation.
	The modifications to H12 (reference SD-MM-28) and the supporting text respond to the deletion of the London Plan definition of Gypsies and Travellers and reflect the Government's definition. 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. However, the change to the level of need now reflects the amended London Plan definition.
	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. Providing for pitches based on the government's definition is now proposed. This will lead to the delivery of a lower number of pitches (6 rather than 10). The provision of pitches in line with the government's definition has the potential to reduce the overall positive impact, but is still considered to have a positive effect overall. The Local Plan, whilst recognising the challenges in meeting identified need due to the circumstances of the borough, has identified three sites in the Local Plan. This will be the first time that pitches have been identified and planned for in the borough. The change to Part A and the replacement of wording from <i>exploring</i> to <i>allocation</i> of sites has amended the mechanism to achieve meeting need which provides more certainty about how need will be met.
	The modification relating to windfall sites that come forward during the plan period, adds additional clarification that proposed sites must provide a high quality of housing consistent with

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?
	relevant aspects of policy H4, reiterating the important requirement of high-quality housing for the Gypsy and Traveller community. Additions to paragraph 3.150 emphasise that amenity blocks must meet accessibility standards and a good level of privacy is 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.
	<b>Policy SC1</b> SC1 new criterion C (reference SD-MM-29) proposes to secure necessary social and community infrastructure at planning stage. Securing social and community infrastructure services and facilities is generally considered to have a positive impact on all groups in terms of supporting physical and mental health and wellbeing and helping to encourage community cohesion. As stated in the Regulation 19 Equality Impact Assessment for SC1, this infrastructure is likely to have a positive impact on disabled people and older people, particularly older women, who live longer but spend more years living with a disability, as these groups rely more on health services. Positive impacts are also especially likely to be felt by some specific Black, Asian and Minority Ethnic backgrounds / communities who are more likely to experience poor health. <sup>8</sup> Community infrastructure also supports children, older people, and families and can also offer support to people who possess one or more protected characteristics relating to religion, race, gender reassignment, sex and sexual orientation. In spite of this positive impact, it is worth noting that the introduction of Class E has potential impacts in terms of loss of certain social infrastructure which the policy can no longer affect. The introduction of Class E has curtailed the ability of the policy to safeguard existing social and community infrastructure facilities. This could both help to increase access to facilities by increasing opportunities for healthcare facilities, as well as leisure and indoor recreation uses such as

<sup>&</sup>lt;sup>8</sup> https://www.gov.uk/government/publications/the-report-of-the-commission-on-race-and-ethnic-disparities/health

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?
	gyms but could also decrease access to facilities by not protecting these facilities against change of use to higher value uses. Whilst these wider impacts are considered uncertain, the update to the policy will help to ensure that potential impacts can be mitigated through the planning system as far as possible.
	<b>Policy SC2</b> Updated text to policy SC2 (reference SD-MM-30) clarifies that replacement play space should be secured and where on-site play is provided, details of management and maintenance will be secured by condition. Whilst these modifications will assist with the implementation of the policy and the benefits this can provide, they are not considered to change the positive impacts already identified for children and young people.
	<b>Policy SC3</b> The updated text to policy SC3 (reference SD-MM-31) clarifies that HIAs, where required, should be secured by condition at planning stage and that where specific measures are required to mitigate a health impact or enhance health benefits these will be secured through a legal agreement/condition. Whilst these changes will help with the implementation of the policy, no specific equalities impacts have been identified.
	Policy SC4 The deletion of Policy SC4 (Social Value) is considered to have no specific impacts. 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. Other modifications were identified as have no specific impacts. The Regulation 19 EqIA concluded that the Local Plan Thriving Communities policies are likely to have an overall positive impact for groups with protected characteristics with particular

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 benefits for those protected groups who may be on low incomes. This continues to be the case.

## 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 negative impact on groups with protected characteristics?	How 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.	<b>Policy B1</b> The amendment to B1, part E (reference SD-MM-33) 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. However, the changes are clarifications and updates will not change the overall positive benefits previously identified in the EqIA.
	Policy B2 B2 Part A 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 (SD- MM-34) and additional wording relating to co-location seeks to protect and intensify industrial functions whilst also providing intensification for other types of jobs such as office jobs. Provision of a diversity of job opportunities can help to secure a range of employment provision

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?
	for employed and unemployed Islington residents, including people with protected characteristics. This could especially benefit Black, Asian and Minority Ethnic backgrounds / communities for example, as a greater proportion of people from these backgrounds have no qualifications and face barriers to employment when compared to people from white British backgrounds <sup>9</sup> . This policy could also benefit children living in poverty as child poverty is also closely linked to unemployment.
	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 potentially reducing employment opportunities for protected groups. Class E was introduced by the Government through legislation in September 2020 to amend and simplify the system of use classes in England and create one new broad 'Commercial, business and service' use class to allow for a mix of uses to reflect changing retail and business models. Whilst these wider impacts are considered uncertain, the update to the policy will help to ensure that potential impacts can be mitigated through the planning system as far as possible.
	The modification to policy B2, part D and associated supporting text require developments to mitigate air quality impacts in Locally Significant Industrial Sites (LSISs). As stated in the Islington Air Quality Strategy (2019) <sup>5</sup> disabled people, children, older people and those on lower incomes are more likely to suffer from the negative impacts of air pollution. The policy, alongside other policies in the plan which address air quality can therefore help to have a positive effect on people who possess one or more of these protected characteristics.

<sup>&</sup>lt;sup>9</sup> <u>https://data.london.gov.uk/economic-fairness/</u> Data available in the 'labour market' and 'equal opportunities' sections.

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?
	<b>Policy B3</b> Changes to B3 (reference SD-MM-36) and the various amendments to Parts B and D are not considered to significantly change the policy requirements which seek to protect business uses. As set out in the Regulation 19 EqIA, the policies seek to protect a range of different businesses on sites across the borough including industrial. All of this will help to ensure a range of employment provision for Islington residents, including lower skilled residents.
	Policy B4 There have been a number of changes to the affordable workspace policy, B4 (reference SD- MM-37). Whilst some of the thresholds which trigger the policy have been amended which could affect the number of circumstances in which affordable workspace is secured, it is not considered to result in an overall significant change in the likely positive effects for the policy. It is noted that the threshold has not changed in the CAZ which is where significant levels of new office floorspace are expected to be delivered. Overall the policy is still considered to have positive impacts in helping to deliver a range of employment space in the borough which will help to provide a range of employment opportunities, including for lower skilled residents. A new policy clause clarifies that on mixed use proposals, where there are exceptional circumstances where provision of affordable workspace will undermine the ability to secure affordable housing, affordable housing would take precedence. 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 whilst at the same time, 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. Policy B5 Modifications have been made to B5 (SD-MM-41). The threshold in Part A has been amended which could affect the number of circumstances in which the policy for on-site training is applied. However, this has only changed for non-residential schemes and whilst this could lead

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?
	to a reduction in the overall number of employment and training opportunities secured, it is not considered a significant change and brings the threshold to be consistent with the current Planning Obligations SPD. The policy will continue to have positive impacts in the provision of training opportunities which will also benefit people with protected characteristics. Similarly, the modification in the policy Part B to apply to major development and refer to guidance is also not considered to significantly change the positive impacts in relation to the provision of financial contributions to help tackle worklessness in the borough.
	<b>Policy R1</b> The modifications to R1 (SD-MM-72) are made to reflect changes to the Use Class Order and to reflect policy changes to other more detailed policies which have been assessed, where relevant, below.
	<b>Policy R2</b> The changes to policy R2 (SD-MM-76) aim to maintain a retail core in Town Centres, in particular maintaining a ground floor retail frontage, ensuring shops and services are accessible and managing 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 by offering flexible entry level jobs for young and older people. Older people will benefit from retail which is conveniently located as they will be able to make fewer journeys. The proximity and accessibility to Town Centre also incentivises walking trip generation, increasing the amount of physical exercise people take with its accompanying health and social benefits which could be felt by 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

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?
	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. Whilst these wider impacts are considered uncertain, the update to the policy will help to ensure that potential impacts can be mitigated through the planning system as far as possible.
	<b>Policy R3</b> There are various amendments to R3 (modification reference SD-MM-44). These include modifications to part G which are more supportive of residential uses within town centres, which could provide benefits in relation to additional housing supply and affordable housing to meet identified needs and to increase accessibility to services for some residents living within the town centre. However, this could potentially lead to the loss of some retail and service premises in accessible locations such as the borough's town centres. It could also limit the already constrained land supply to provide commercial, cultural and civic activity for all Islington residents. The relaxation of policy restricting residential uses could reduce the ability of town centres to continue to serve the needs and wellbeing of local residents across different retail catchment areas. This potential reduction of the optimum mix of main town centre uses could particularly impact people who possess one or more protected characteristics who make use of town centre services. However, Part C seeks to ensure adverse impacts on vibrancy, vitality, viability and character are fully mitigated as well as requiring engaging frontages and a good level of amenity for residential uses within town centres. The policy overall still seeks to protect and enhance retail and service functions in accessible locations. It is recognised that there is additional uncertainty introduced as a result of the introduction of class E in terms of access to specific shops and services. However, this is beyond the scope of the policy and other policies seek to secure specific retail uses, for example in Primary Shopping Areas in R2 which will help to ensure development of shops and services in accessible locations.

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?
	Additional supporting text has been added in relation to impact assessments outside of town centres which could help to identify impacts of proposals for specific town centre uses on different retail centres which will help to ensure that the vitality of different retail/service locations is considered. This can help to limit impacts on retail and services and help to provide accessible services to residents, including those with protected characteristics. The cross reference to the requirement for impact assessments for developments over 200sqm of main town centre uses will result in the identification of potential individual and cumulative impacts of uses, including amenity impacts
	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 alone.
	<b>Policy R4</b> R4 supporting paragraph 4.106 ensures that suitable Class E premises are vacant and marketed for 6 months prior to a non – E main town centre change of use which has scope to ensure that demand for Class E uses is fully explored before such a change of use. This is likely to benefit families, children, older people and people with physical, sensory and cognitive disabilities and related limited mobility to retain access to suitable retail, services and leisure uses.
	<b>Policy R5</b> Modifications to part B enable 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 R4 (D) - 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

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?
	existing retail which provide essential daily goods to users of other class E uses such as offices, albeit this is not something that policy can affect.
	<b>Policy R10</b> Modifications to R10 have been considered and where changes increase the flexibility for cultural facilities to be located outside of the CAZ or Town Centres, this could lead to improved access of cultural uses closer to homes. As identified in the regulation 19 EqIA, supporting cultural uses will have positive effects, for example, by promoting various cultural spaces such as pubs, theatres, nightclubs and galleries which are important for a number of groups.
	<b>Policy BC1</b> Modifications to BC1 and supporting text (reference BC-MM-03) clarify the policy in the context of use class 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 receiving lower incomes, Black, Asian and Minority Ethnic backgrounds / communities <sup>10</sup> and disabled people <sup>11</sup> who face employment barriers. This in part mitigates against the other impacts of Class E which remove the Council's ability to prevent existing office stock from changing to other Class E uses. Other modifications provide further clarity in relation to the circumstances which set out exceptions and clauses which require proposals to be 80% or 90% of office floorspace or office-led. Whilst this provides a greater degree of flexibility in certain circumstances, it is not considered to change the positive overall effects of the policy for residents in the borough in relation to creation of jobs. Although it is recognised that there is still a more restrictive approach to residential uses in this location, this is balanced with other policies in the plan which seek to meet housing needs.

<sup>&</sup>lt;sup>10</sup> https://www.gov.uk/government/publications/the-report-of-the-commission-on-race-and-ethnic-disparities/employment-fairness-at-work-and-enterprise
<sup>11</sup> https://publications.parliament.uk/pa/cm5802/cmselect/cmworpen/189/18903.htm#\_idTextAnchor000

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?
	<b>Policy BC2</b> Modifications to BC2 (reference BC-MM-05) 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, including people who possess one or more protected characteristics.
	The removal of the sequential test for cultural uses outside the cultural quarter could result in more cultural uses across the AAP. Cultural uses may not locate within cultural quarters and the wider agglomeration benefits of this may not be felt by people with protected characteristics such as LGBTQI+, Black, Asian and Minority Ethnic backgrounds / communities and children and young people who might have benefited from this. However, this change is not considered significant as the wider Local Plan policy framework still seeks to focus cultural uses within cultural quarters. This change could also result in positive effects by allowing more cultural uses across the CAZ. As identified in the regulation 19 EqIA supporting cultural uses will have positive effects, for example, by protecting and promoting various cultural spaces such as pubs which are important for a number of groups of people with protected characteristics, their location in the CAZ will be important particularly given the high level of accessibility via sustainable modes of transport in this location. Bunhill and Clerkenwell AAP policy BC2 Cultural policy is therefore still likely to be positive for people who possess one or more protected characteristics.
	Other modifications were identified to have no specific impacts.
	Overall, the Inclusive Economy policies of the local plan are still considered to have positive effects on people who possess one or more protected characteristics as identified in the Regulation 19 EQIA.

Do the modifications have a positive or negative impact on	How will the modifications in this section impact and which groups with protected characteristics will it effect?
groups with protected characteristics?	
This modification is likely to see mainly positive impacts on groups with protected characteristics. Some minor negative impacts may also be felt by people with protected characteristics- mitigation of this is suggested.	The modifications to G2, part A (SD-MM-MOD10954), 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 to have no specific impacts.
	As concluded in the Regulation 19 EqIA the green infrastructure policies in the plan are likely to have a positive impact for all groups with protected characteristics in particular disabled groups, older people and the young and children.

### 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 impact 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 (SD-MM-60) and supporting text aim to reduce carbon consumption through low / zero carbon heating sources which will help to 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 lower income households as

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?
	well as groups more likely to live in poor housing accommodation including children <sup>12</sup> and Black, Asian and Minority Ethnic backgrounds residents <sup>13</sup> . The modifications to policy S5 and supporting text also include requirements for minor developments with an individual heating system 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, do 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 new-build developments with an individual heating system prioritise low carbon heating systems, such as air source heat pumps. The modifications also ensure that the use of ultra-low NOx gas boilers in both individual and communal heating systems will only be acceptable in exceptional circumstances where other heating options are not feasible. Gas will only be considered as the heat source for communally heated developments as part of a hybrid system involving heat pumps. These modifications will ensure that the impact on air quality of heating systems used by minor and major 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.
	Other modifications were identified as having no specific impacts.
	Overall, consistent with the conclusions in the Regulation 19 EqIA the sustainable design policies are still likely to have a positive impact for all groups with protected characteristics in particular the very young and old who are most at risk of the impacts of climate change.

 <sup>&</sup>lt;sup>12</sup> https://www.housing.org.uk/globalassets/files/people-in-housing-need/people-in-housing-need-2021\_summary.pdf
 <sup>13</sup> https://www.ethnicity-facts-figures.service.gov.uk/housing/housing-conditions/non-decent-homes/latest

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.	<b>Policy T1</b> The modification to Policy T1 Part B (reference SD-MM-65) will have a slight positive effect on disabled people who require a car for their mobility; it ensures that developments must include accessible parking provision alongside the prioritisation of sustainable transport modes. It also explicitly excludes Blue Badge Holders' vehicles from being included in the description of private vehicle use.
	Policy T1 supporting text - modification referencing Low Traffic Neighbourhoods, Vision Zero and People Friendly Streets relate to the 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 benefit people with disabilities relating to respiratory health. Whilst the policies referred to above are not directly linked to the Local Plan, policy T1-T5 are complementary of its objectives and will help deliver the Transport Strategy.
	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 disproportionately from traffic externalities <sup>14</sup> . The provision of general needs and accessible cycle parking at an

## Table 6: Public Realm and Transport, set out in Strategic and Development Management Policies, policies T1 to T5

<sup>&</sup>lt;sup>14</sup> <u>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/784685/future\_of\_mobility\_access.pdf</u>

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?
	appropriate level for general Class E will also support those who do not have access to a private car in providing a more sustainable transport choice.
	Other modifications were identified to have no specific impacts.
	Overall, consistent with the conclusions in the Regulation 19 EqIA, The Public Realm and Transport section is likely to have a broadly positive impact for all groups with protected characteristics with particular benefits for old and young people and disabled groups with regards to accessibility.

## Table 7: Design and Heritage, set out in Strategic and Development Management Policies, policies DH1 to DH8

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?
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

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 have minor positive impacts on groups with protected characteristics.	<ul> <li>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 characteristics who might benefit from a more inclusive and sustainable environment delivered through infrastructure.</li> <li>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.</li> <li>Overall, the main conclusions of the Regulation 19 EqIA are still considered to be applicable, with the strategic infrastructure policies likely to have a positive impact for all protected characteristic groups as aims to provide the infrastructure necessary for growth</li> </ul>

## Table 9: Site Allocations, including sites within the Bunhill and Clerkenwell Area Action Plan

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?
Various positive impacts are identified.	<ul> <li>New Site Allocations for residential use</li> <li>The modifications include several new site allocations for residential use:</li> <li>KC8: Bemerton Estate South (modification reference SA-MM-15)</li> <li>OIS9: Highbury Quadrant Congregational Church (modification reference SA-MM-98)</li> <li>OIS12: New Orleans Estate, N19 (modification reference SA-MM-101)</li> <li>OIS26: York Way Estate (modification reference SA-MM-113)</li> <li>OIS27: Barnsbury Estate (modification reference SA-MM-114)</li> <li>OIS28: Cluse Court Estate (modification reference SA-MM-115)</li> </ul>

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?
	<ul> <li>OIS29: Hillside Estate (modification reference SA-MM-116)</li> <li>OIS30: Kerridge Court (modification reference SA-MM-117)</li> <li>OIS31: Drakeley Court Estate and Aubert Court Estate (modification reference SA-MM-118)</li> </ul>
	The modifications include additional site allocations for residential development 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. <sup>15</sup> 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 existing playspace, outdoor or community space, which may be particularly felt by 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, for example Policy G2 C. 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.
	<ul> <li>The following allocations include reprovision, refurbishment and/or addition of community facilities which are considered to have a positive impact on people who possess one or more protected characteristics in terms of supporting physical and mental health and wellbeing and helping encourage community cohesion:</li> <li>KC8: Bemerton Estate South - includes the replacement of community space,</li> </ul>

<sup>&</sup>lt;sup>15</sup> https://www.london.gov.uk/sites/default/files/homes\_for\_londoners\_-\_affordable\_homes\_programme\_2021-2026\_-\_equality\_impact\_assessment.pdf

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?
	<ul> <li>OIS9: Highbury Quadrant Congregational Church - reprovision of church and community space.</li> <li>OIS26: York Way Estate - enhancement of communal facilities, playspace and landscaping,</li> <li>OIS27: Barnsbury Estate - provision of two new parks, a community centre, a play space and public realm improvements,</li> <li>OIS29: Hillside Estate - is added but on condition that development does not result in a loss of social infrastructure which would disproportionately affect groups who possess one or more protected characteristics.</li> <li>These facilities are considered to have a positive impact on people who possess one or more protected characteristics in terms of wellbeing and helping to encourage community cohesion. They have the more specific potential to benefit older people and disabled people, as well as children and young people, through improved access to services.</li> <li>The following allocations will see improvements in landscaping, community amenity areas, play space or games areas:         <ul> <li>OIS28: Cluse Court - playspace, amenity space and landscaping.</li> <li>OIS28: Cluse Court - playspace, amenity space and landscaping.</li> <li>OIS30: 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.</li> <li>OIS31: 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.</li> </ul> </li></ul>
	Vale Royal/Brewery Road Locally Significant Industrial Site Allocations

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 to several of the site allocations in the Vale Royal/Brewery Road Locally Significant Industrial Site (e.g. VR2, VR4, VR5, VR6 and VR10) recognise the potential for co- location of offices and industrial uses. Whilst this is a change from allocating the sites solely for industrial intensification, the modifications seek to protect and intensify industrial functions whilst also supporting intensification for other types of jobs such as office jobs. This could help to provide employment options which would benefit low income or unemployed workers including those with protected characteristics. The modification to site VR3 seeks to intensify offices and studios on site to support existing businesses in the music industry and related sectors. The allocation supports a range of unit sizes including those suitable for SMEs which, whilst no longer solely promoting intensification of industrial uses, could also help to provide a range of employment opportunities which could benefit low income or unemployed workers including those with protected characteristics.
	AUS8: 161-169 Essex Road Through recognising the potential suitability of the site for use as a place of worship, alongside other uses, the modification to the site allocation (SA-MM-35) could have positive impacts for those with a religion/belief.
	NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road Modifications to this site allocation (SA-MM-43) recognise the scope for a large quantum of residential use, together with retention of and improvements to existing retail floorspace and new office space. The previous EQIA recognised the potential for the site to have a greater beneficial impact on those on low incomes who themselves are more likely to include groups with protected characteristics. This is because housing proposals must provide affordable housing which is of a high quality, as well as a proportion of accessible accommodation which will have a positive effect on disabled people and others with mobility needs. The increased recognition of the scope for housing on the site is not considered to change the earlier

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?
	assessment of positive impacts, although the provision of a greater amount of housing is likely to increase the extent of positive impacts overall.
	<ul> <li>FP4: 129-131 &amp; 133 Fonthill Road &amp; 13 Goodwin Street</li> <li>The modification to the site allocation (SA-MM-60) recognises that an element of residential use may be acceptable as part of a retail-led mixed use development. This could have positive impacts if it contributes towards the provision of affordable and accessible housing as identified above.</li> <li>FP5: 1 Prah Road</li> <li>The modification for residential use (SA-MM-61) may have positive impacts in relation to people with protected characteristics through the provision of affordable and accessible housing. The removal of specific reference to public realm improvements at the site is not considered to</li> </ul>
	change the earlier assessment of positive impacts. However, the removal of the requirement for business floorspace, particularly workspace suitable for SMEs, could reduce the range of job opportunities in the area. Such jobs may have benefitted low income or unemployed workers, including those with protected characteristics, although the impact is uncertain.
	<b>ARCH1: Vorley Road/Archway Bus Station</b> The modification to include social and community infrastructure (SA-MM-72) could have positive impacts on social inclusion and health and well-being, through the provision of new community facilities in the area. However, the specific benefits for protected characteristics will depend on the final use that comes forward as part of future development on the site/through the planning application process.
	<b>ARCH3: Archway Central Methodist Hall</b> Modification SA-MM-74 removes reference to the provision of a cultural hub and replaces the uses specified with mixed use development including offices and retail. The provision of retail and office use could have positive impacts through the provision of a range of employment

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?
	opportunities. However, the removal of the cultural hub for the site could serve to restrict space for increased cultural activities in Archway - the impacts of this on people with protected characteristics is however uncertain.
	<b>Site Allocation ARCH6: Job Centre, 1 Elthorne Road</b> The change in the allocation from business-led to mixed use development, could increase provision of residential on-site and reduce the amount of business floorspace delivered. However, a mixed use development could provide a range of employment opportunities alongside housing, including affordable and accessible housing, which both have benefits including for those with protected characteristics.
	<b>Site Allocation OIS5: Bush Industrial Estate, Station Road</b> The site allocation is subject to a modification that co-location of offices and/or research and development uses will be permitted where there is an intensification of industrial use on the site, where it can be demonstrated that the continued industrial function of the LSIS would remain. The retention and intensification of industrial use remains as an objective. As a higher density employment use, co-locating office/research and development uses with industrial uses could result in an optimisation of existing employment floorspace. Whilst this is a change from solely intensification for industrial uses, the modifications seek to protect and intensify industrial functions whilst also providing intensification for other types of jobs such as office jobs. This can help to provide employment options which could benefit low income or unemployed workers including those with protected characteristics. However, it is noted that there is likely to be less opportunity to intensify industrial uses to the extent envisaged in the original allocation.
	<b>Gypsy and Traveller Sites</b> Gypsy and Travellers are a protected ethnicity. Three sites have been identified to meet the evidenced need for Gypsy and Traveller pitches in the borough. This is considered to have a

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 effect in relation to the housing needs of future residents who share that protected characteristic.
	The site at 154 Junction Road is currently vacant. Its close proximity to the railway line will mean that impacts in relation to noise and vibration will need to be considered. The allocation recognises this and seeks to provide a good level of residential amenity for future occupiers. The site at 207a Junction Road is currently used as a martial arts centre. The loss of the current use could have negative impacts on communities who use it, including those with protected characteristics. The site allocation highlights that the council will work with the current occupiers of the site to identify a suitable site for its relocation within the local area and that this should be of equivalent quality, quantity and accessibility. This will help to mitigate potential negative impacts. The site is also in close proximity to the railway line and so consideration of noise and vibration impacts will be important to provide a good level of amenity as recognised by the allocation.
	The site at Ronald's Road is a vacant site, part of which forms access to the Highbury Roundhouse Community Centre to the rear of the site. As part of site design it will be important that suitable access to the new community centre is provided – this is recognised in the allocation. The allocation also highlights the importance of screening to provide a good level of amenity in relation to the access road to the community centre as well as Ronald's Road. Finally, as recognised in the allocation it will be important to mitigate vibrations from the railway tunnel that runs beneath the site.
	All three site allocations specify the need to provide essential infrastructure prior to occupation. Overall, given the site-specific issues identified it is considered that the allocations recognise these and provide a framework for suitable mitigation measures identified through the more detailed site design and planning application process.

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?
	Each site allocation specifies the need to provide a good level of amenity, with the site design process carried out in consultation with the Gypsy and Traveller community and local communities. This should help to identify and mitigate potential issues in relation to site design, which could also help to foster good relations between the communities.
	Other modifications were identified as having no specific impacts.
	Site Allocation BC13: Car park at 11 Shire House, Whitbread Centre, Lamb's Passage
	The modifications to this allocation support the provision of a significant amount of office floorspace, as part of a mixed use development alongside residential use, whilst acknowledging that hotel use may be acceptable. It is considered this will have a positive effect in relation to housing delivery, including affordable and accessible housing, but may reduce the amount of employment floorspace delivered. However on balance both employment and housing use can have positive impacts for those with protected characteristics.
	Site Allocation BC24 Clerkenwell Fire Station, 42-44 Rosebery Avenue
	The modified site allocation seeks to clarify and expand other uses on the ground floor, to include commercial or community uses. This may not result in the provision of social infrastructure on the site and so may not have the same benefits in terms of the provision of community facilities, therefore the effects of this on groups with protected characteristics are uncertain.
	Site Allocation BC37: Triangle Estate, Goswell Road/Compton Street/Cyrus Street Modification to state that development should not lead to unacceptable impacts on existing residents, and should improve the security, function, accessibility, and appearance of public realm and open space on the estate.

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?
	The modification will benefit residents by ensuring that impacts on them are minimised and that development improves the security, function, accessibility, and appearance of public realm and open space on the estate. This is likely to help provide positive outcomes for disabled residents and others with mobility needs in particular.
	Other modifications were identified as having no specific impacts.

## Conclusion

Overall the modifications made to policy at this stage are likely to have a positive effect or no additional effect on people who possess protected characteristics. Some of the modifications will have a potential positive effect, but at times this is uncertain and will depend on the implementation of policy. Notably, modifications relating to Gypsies and Travellers will improve the certainty that sites are delivered for this protected group. Social and Community and Retail and Employment policy modifications are affected by the wider effects of Class E. These effects are uncertain and beyond the scope of the policy. However they may affect people who possess protected characteristics.