



Strategic and Development Management Policies

Additional Minor Modifications

June 2022

Local Plan – Strategic and Development Management Policies Additional Minor Modifications

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Local Plan – Strategic and Development Management Policies Additional Minor Modifications

1 Introduction

- 1.1 This schedule contains all the additional minor changes (known as modifications) to the Strategic and Development Management Policies document. Minor Modifications do not materially affect the substance of the plan, its overall soundness or the submitted sustainability appraisal. The Minor Modifications generally relate to points of clarification, factual updates and typographical or grammatical errors. Main modifications are those which are considered necessary for soundness are provided in a separate list. The modifications highlighted are based on the version of the document that was submitted to the Planning Inspectorate for Examination in February 2020. This schedule consolidates pre-hearing modifications consulted on in March 2021, modifications proposed in matters statements as well as modifications made in response to actions arising from the examination hearings (September-October 2021).
- 1.2 This document is accompanied by schedules setting out relevant changes on the Site Allocations and Bunhill and Clerkenwell Area Action Plan. An update to the Sustainability Appraisal/IIA and relevant changes to the Policies Map have also been published.

Format of changes

The following format has been used to set out what the changes are and distinguish between existing and new text

Blue – new text proposed

~~Red~~ – text proposed for removal

Changes to diagrams, tables etc described in *italic text*

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2 Area Spatial Strategies

Reference	Page in submitted plan		Section/ Paragraph/ Policy	Proposed change	Reason
SD-AM-01	29		Paragraph 2.19	2.18 9 There is a long term Council aspiration Council to see the former Maiden Lane station (immediately over the borough boundary in Camden) re-opened, which could provide additional transport capacity for the area.	Correction.

3 Thriving Communities

Reference	Page	Section/ Paragraph/ Policy	Proposed change	Reason
SD-AM-02	82	Paragraph 3.77	<p><i>Amend text as follows:</i></p> <p>London Plan policy D6 D4 sets out minimum internal space standards (in GIA) for new residential development, inclusive of space for storage, as well as other specifications for private internal space including bedroom sizes; these standards reflect the Nationally Described Space Standard...</p>	To reflect changes to London Plan policy references.
SD-AM-03	92	Paragraph 3.111	<p>3.111 The range of specialist housing designed for older people can be referred to under various terms including sheltered housing/accommodation, extra care housing/accommodation, and residential/nursing care homes. Supported housing for other vulnerable groups is covered under policy H9 below. Islington will consider which Use Class a proposal falls into on a case-by-case basis, although extra care facilities will generally be considered to be C3 use unless they include a significant element of care. Regardless of whether extra care facilities are determined to be a C2 or C3 use (or Sui Generis use which could also be justified in principle), relevant policy requirements including affordable housing will apply. Development proposals must provide details of:</p> <ul style="list-style-type: none"> • care aspects, including qualifying age, entry criteria, minimum expected numbers of care hours per week and the proportion of residents expected to need different levels of care; and • how the facilities are to be funded and managed. 	Correction.
SD-AM-04	97	Paragraph 3.127	<p><i>Add footnote reference:</i></p> <p>Agreed minimum standards^x for room sizes and the provision of kitchens and bathrooms are used to determine the maximum number of occupiers and households for an HMO licence.</p> <p>^x Islington Council Paper: Standards for houses in multiple occupation Housing Act 2004 or any subsequent update.</p>	Clarification.
SD-AM-05	108	Paragraph 3.169	<p>Such proposals must be accompanied by detailed plans which include a detailed design for play provision. Reference should be made to best practice standards and any relevant guidance or strategies, in particular any Islington specific play strategy. Proposals must also include information detailing proposed future management and maintenance arrangements for any play space secured. This management plan will be conditioned by the Council as part of any permission.</p>	Clarification.

4 Inclusive Economy

Reference	Page	Section/ Paragraph/ Policy	Proposed change	Reason
SD-AM-06	127	Footnote 27	<p><i>Amend as follows:</i></p> <p>This formula may be updated in future in line with market trends and through a SPD</p>	Clarification.
SD-AM-07	127-128	Paragraph 4.54	<p><i>Amend as follows:</i></p> <p>The design of affordable workspace will vary, depending on the end occupier or sector; however, all affordable workspace units must be built to at least Category A Fit Out. There is no standard definition for Category A Fit Out, but for the purposes of this policy, it must include, as a minimum:</p> <ul style="list-style-type: none"> • raised floors and suspended ceilings; • internal surface finishes; • installation of mechanical and electrical services; • toilets and kitchenette; • blinds; and • basic fire detection systems. 	Clarification.
SD-AM-08	143	Footnote 30-31	<p><i>Amend as follows:</i></p> <p>The sequential approach does not apply to F.1/F.2 D4 uses, for example, health clinics, museums and day centres. Applications for new D4 F.1/F.2 uses will be assessed against policy SC1. In certain circumstances some E uses that provide a clinic, health centre, nursery, day centre function will not be required to adhere to the sequential test but may be conditioned to operate in that use.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.
SD-AM-09	151-153	R7 supporting text. Paragraphs 4.122, 4.123, 4.124	<p>4.12218The Council wishes to see markets continue and thrive, and will encourage a co-ordinated approach to development and management of markets in matters such as deployment of signage, pavement furniture and other market infrastructure. New markets must make a positive contribution to character and support the existing function of the proposed location whilst complementing existing retail shops and services. If markets are poorly designed and managed, they can cause harm to surrounding areas in terms of congestion of local roads and pavements, rubbish and refuse, storage and noise.</p> <p>4.12319 Specialist Shopping Areas provide a significant benefit to their local areas, with the ability to draw shoppers from outside the borough due to the more bespoke nature of the goods on offer, as well as adding significant value to the character and vitality of their respective areas. Specialist</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.

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			<p>Shopping Areas in Islington –the antique/curio shops at Camden Passage in Angel and the clothing shops at Fonthill Road in Finsbury Park – have a high level of units in A1 retail use and provide a major contribution toward a healthy retail offer in these centres. The retention of at least 75% A1 retail use in these areas will maintain the specialist character and function of these areas.</p> <p>4.1240 Fonthill Road has a rich history of fashion manufacturing and wholesale commerce. The upper floors of buildings on Fonthill Road were used as workshops and are now generally used either for storage or have been converted to other uses. The Council will seek to retain these upper floor ancillary spaces (e.g. storage space, back office) in all Specialist Shopping Areas to support the effective operation of the retail units or for stand-alone uses – including SME units for creative enterprises – which complement the area and do not adversely impact the ongoing operation of the area. Proposals that result in the partial loss of A1 retail floorspace (including ancillary floorspace) in Specialist Shopping Areas must demonstrate that the loss will not undermine the effective operation of the A1 retail unit and/or collectively undermine the function of the Specialist Shopping Area.</p>	
SD-AM-10	162-163	Paragraph 4.158, 4.160 and 4.164.	<p>4.1568 Islington has retained a substantial number of Public Houses, which are valued by local residents and visitors to the borough, but there is increasing pressure to convert pubs to other uses. The Council will resist proposals that result in the removal or change of use of a Public House or a Change of Use away from the A4 Use Class, particularly where this would result in loss of heritage and/or social/community value, and/or would constitute the loss of a pub which contributes to the night-time economy.</p> <p>...</p> <p>4.15860 Public houses can contribute positively to the vitality of Town Centres, LSAs and communities in Islington. They can also contribute to the night-time economy and serve the leisure demands of residents and visitors alike. The contribution to the night-time economy will be thoroughly assessed for applications seeking a change of use from a pub an A4 use.</p> <p>...</p> <p>4.164 Any change of use from A4 a pub must maintain an active frontage which engages positively with the street scene. Public Houses often provide an active frontage which engages with a wide demographic in the daytime and night-time, therefore a loss of an active frontage may be detrimental to the character of an area.</p>	Amendments to clarify the Council's approach following the 2020 amendments to the Use Classes Order.

5 Green Infrastructure

Reference	Page	Section/ Paragraph/ Policy	Proposed change	Reason
SD-AM-11	175	Policy G4, part C(vii)	(vii) Consideration of the potential impact on biodiversity of lighting, noise or shading, and adoption of a lighting scheme design that minimises impacts on biodiversity;	To fix a typographical error.
SD-AM-12	175-176	Policy G4, part G	<i>Amend text as follows:</i> ...The Council will normally refuse permission or consent for the removal of protected trees, i.e. trees subject to a Tree Preservation Protection Order (TPO) and trees within a conservation area; and for proposals that would have a detrimental impact on the health of protected trees.	To correct an error.

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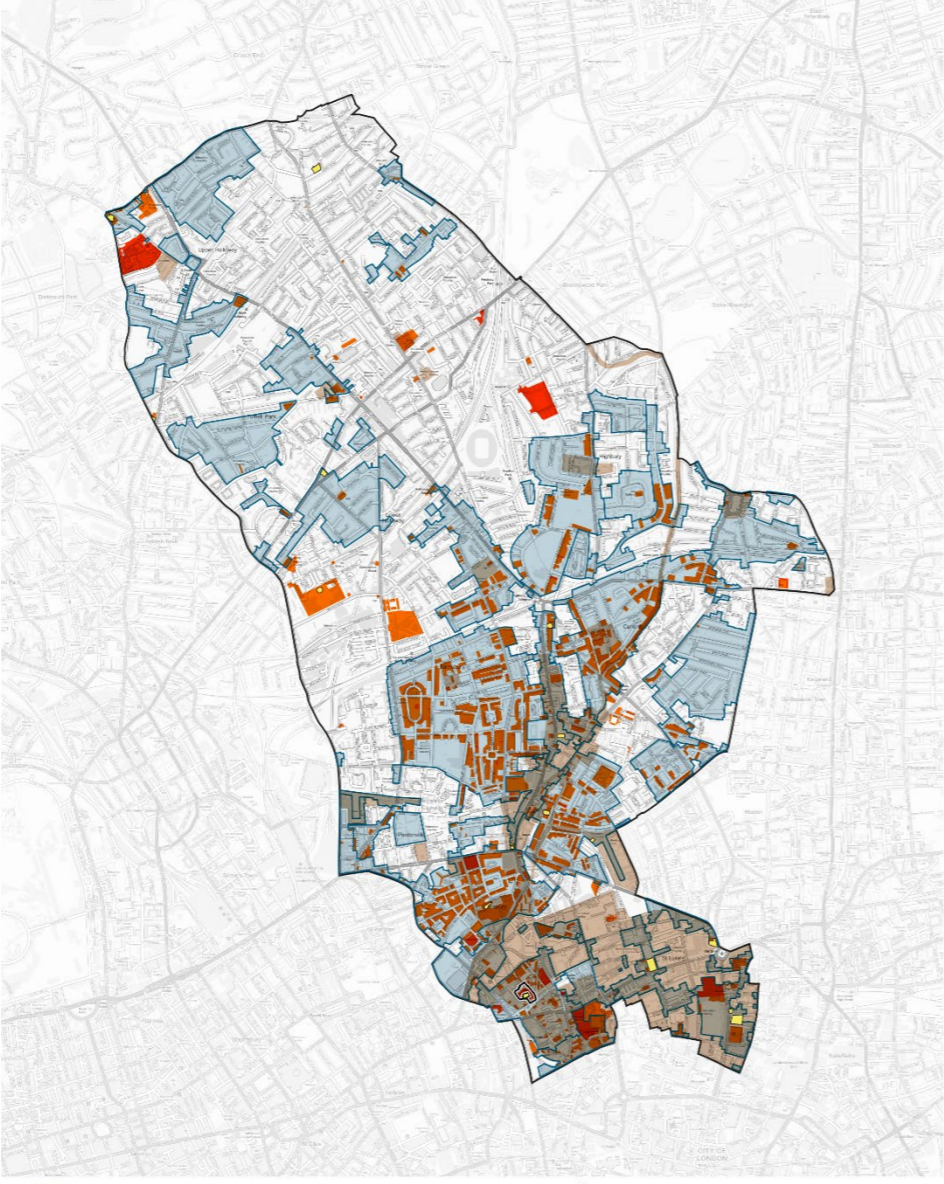
6 Sustainable Design

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
SD-AM-13	188	Paragraph 6.6	<i>Amend text as follows:</i> ...Furthermore, prioritising energy efficient design ensures that the associated carbon reductions are guaranteed...	Correction.
SD-AM-14	191	S2 supporting text paragraph 6.18	Smaller minor extensions (less than 100sqm) and minor changes of use may not need to provide the detailed information set out in Part B G of this policy.	Correction.
SD-AM-15	197-198	S4 supporting text 6.35	The energy hierarchy must inform the design, construction and operation of new buildings. Major developments, minor new build developments, and larger minor extensions (i.e. over 100sqm) must provide a more detailed energy assessment (proportionate to the size of the development) through an Energy Strategy (as part of the SDCS) which must contain the information set out in London Plan Policy SI2: Minimising greenhouse gas emissions, including measures to reduce carbon emissions beyond Part L of the Building Regulations. This policy refers to the Building Regulations 2013. If these are updated, the new regulations will be used to inform the policy threshold.	Amended wording for clarity.
SD-AM-16	199	S4 supporting text 6.45	While minor new-build residential developments are not required to meet a specific target for reducing energy demand as part of this policy (as is required of major developments in Part F), compliance with the FEES will ensure that emissions are reduced through energy efficiency measures as far as possible, beyond Building Regulation requirements.	Amended wording for clarity.
SD-AM-17	203	Policy S5 Part E	<i>Amend Part E (formerly part D):</i> D .E. As part of the SDCS, all major developments must demonstrate that they have assessed the feasibility of heat network connection (including a Shared Heat NetworkSHN) or other appropriate heat sources, in accordance with the heating hierarchy, in order to ensure low and zero carbon heating options are prioritised. Larger minor developments that are able to connect to a heat network under Part G F must assess the feasibility of connection as part of the SDCS.	To clarify what SHN stands for and to take account of lettering change due to addition of new Part C.
SD-AM-18	204	Policy S5 Part J	<i>Amend Part J (formerly part I):</i> I .J. Where connection to an existing or future heat network is deemed possible under parts G F and H G above, major developments are required to provide a preferred energy strategy and an alternative energy strategy (as part of the SDCS). The preferred energy strategy should be enacted based on connection to a heat network. In cases where it is not reasonably possible to connect to a heat network the alternative energy strategy should be enacted and the heat source will be selected in accordance with the heating hierarchy. Minor developments that are able to connect to a heat network are required to provide details of the connection as part of the SDCS.	To take account of lettering change due to addition of new Part C.
SD-AM-19	206	Paragraph 6.72	<i>Amend text as follows:</i>	Update to take account of changes to policy references.

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			In order to minimise fuel poverty linked to energy prices, the consequences of energy supply decisions at the planning stage must be assessed not only in terms of carbon efficiency, but also in terms of the likely energy supply prices. This is particularly important in the context of promoting low carbon heating systems because some systems, such as direct electric heating, can be low carbon while also leading to high energy bills. Part F E of this policy seeks to resolve this by requiring all residential developments to estimate the anticipated heat unit supply price (£/kWh), annual standing charge and estimated annual maintenance costs of their proposed heating system; and requiring major applications to provide estimates of the life cycle costs of the proposed heating system using CIBSE quoted plant lifetimes.	
SD-AM-20	231	Policy S10, part G	<p><i>Amend text as follows:</i></p> <p>All developments are required to take all possible measures to minimise the impact of construction on the environment and comply with Islington's Code of Practice for Construction Sites.</p>	For clarity.

7 Design and Heritage

Reference	Page	Section/ Paragraph/ Policy	Proposed change	Reason
SD-AM-21	254	Figure 8.1	<p data-bbox="652 489 2101 583"><i>Figure 8.1 to be updated with replacement map which does not depict St John's Gate as a scheduled monument. St John's Gate has been de-scheduled (as a historic monument). It remains a grade I listed building.</i></p> 	Update.

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SD-AM-22	257	Paragraph 8.32	<i>Add footnote:</i> “The following Archaeological Priority Areas ^x are identified on the Policies Map” * Further information on Archaeology Priority Areas is available at: https://historicengland.org.uk/content/docs/planning/apa-islington/	Update.
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Appendices

Reference	Page	Paragraph/ Policy	Proposed change	Reason
SD-AM-23	294	Appendix 3, footnote 62	Update URL to: https://tfl.gov.uk/info-for/urban-planning-and-construction/guidance-for-applicants	Update.
SD-AM-24	295	Appendix 3, footnote 63	Update URL to: https://tfl.gov.uk/info-for/urban-planning-and-construction/guidance-for-applicants	Update.
SD-AM-25	333	Appendix 9: Glossary and abbreviations; Term: Affordable Workspace	<i>Amend text as follows:</i> Business floorspace/workspace which is leased to the Council at a peppercorn rate for a specified period and managed by a Council approved operator, including the Council itself . Affordable workspace should be let to end occupiers at rents significantly below the prevailing market rent for the specific sector and/or location. Actual rental values will be considered on a case-by-case basis through the Council's Affordable Workspace Commissioning Process.	Clarification.
SD-AM-26	338	Appendix 9: Glossary and Abbreviations; Term: Commercial floorspace/build ings/developme nt/uses	<i>Amend text as follows:</i> Activities or uses which involve business activities and/or the sale of good or services. For the purposes of the Local Plan, this is a broad term which encompasses business and retail uses.	Correction.
SD-AM-27	360	Appendix 9: Glossary and Abbreviations; Term: Source Protection Zones	<i>Amend text as follows:</i> Areas of influence around groundwater sources used for public drinking which provide additional protection to safeguard drinking water quality, through constraining the close proximity of an activity that may impact upon a drinking water abstraction.	Error.
SD-AM-28	N/A	Appendix 9: Glossary and Abbreviations; Term: Conventional housing	<i>Add following definition:</i> Conventional housing: self-contained homes from new build, conversions or changes of use	Clarification.
SD-AM-29	N/A	Appendix 9: Glossary and Abbreviations; Term: Non-self- contained housing	<i>Add following definition:</i> Non-self-contained housing: housing such as bedrooms in hostels or halls of residence	Clarification.
SD-AM-30	N/A	Appendix 9: Glossary and Abbreviations; Term: Local	<i>Add following definition of local resident:</i> A local resident means a person who lives within the administrative area of Islington Council.	Clarification.

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		resident (mentioned in Policy B5 part A)		
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