

Site Allocations

Main Modifications for consultation

June 2022

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1 Background

- 1.1 This schedule contains all the main changes (known as modifications) to the Islington Site Allocations document. Main modifications are those which are considered necessary for soundness. 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). Additional minor modifications are set out in a separate list.
- 1.2 This document is accompanied by schedules setting out relevant changes on the Strategic and Development Management Policies document 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

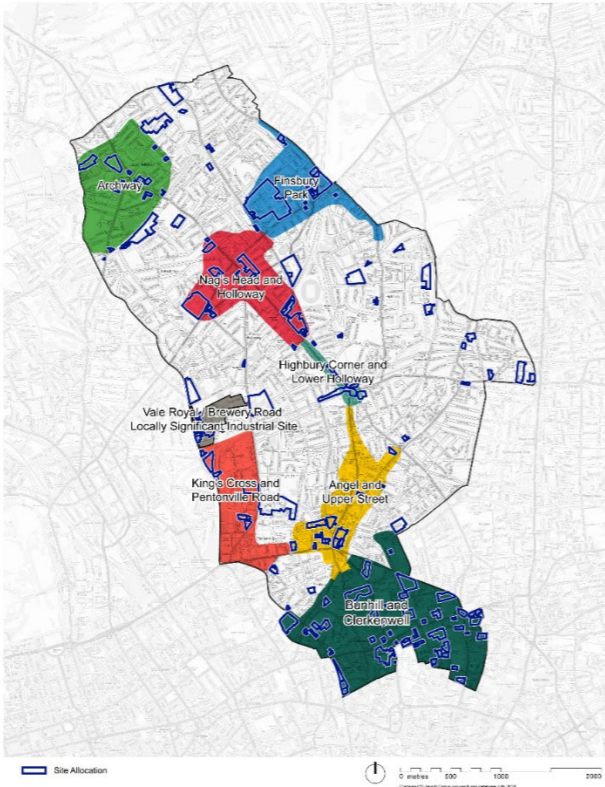
The following format has been used to set out what the changes are and distinguish between existing and new text

Blue – new text proposed

~~Red~~ – text proposed for removal

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

2 Introduction

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
SA-MM-01	1	Section 1, paragraph 1.2	<p><i>Amend text as follows:</i></p> <p>The Site Allocations Development Plan Document (DPD) is a key document within Islington’s Local Plan. The Local Plan, including this document, covers the period 2020/21 to 2035/36 2036/37 (“the plan period”).</p>	The plan period is to be extended to 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.
SA-MM-02	4	Figure 1.2: Islington Spatial Strategy areas and site allocations	 <p>See Site Allocations Main Modifications High Resolution document</p>	Update for effectiveness to reflect modifications to site allocations and Vale Royal/Brewery Road LSIS boundary.
SA-MM-03	5	Policy SA1	<p><i>Amend text as follows:</i></p> <p>A. The Local Plan will deliver its objectives and priorities by ensuring that sites allocated for specific uses within the Site Allocations DPD and Bunhill and Clerkenwell AAP actually deliver particular types of development in line with the allocations. Proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted.</p> <p>B. For the avoidance of doubt, where sites are allocated for a specific use which falls within a broader use class (i.e. office or retail uses which sit within use class E), the specific allocated use will be secured at planning stage. This is to ensure that development contributes towards meeting Islington’s identified development needs. Where the site allocations are expressed more broadly in terms of use class, there is more may be some flexibility regarding at the range of acceptable uses, subject to compliance with all relevant Local Plan policies.</p>	For effectiveness to clarify the Council’s approach following amendments to the Use Classes Order and the introduction of Class E.

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SA-MM-04	5	New paragraph 1.17. Paragraph 1.18 (formerly 1.17).	<p>1.17 Changes of use within Class E are not classed as development and do not require planning permission. Whilst this introduces a level of flexibility that could have benefits in allowing landowners to respond to changing circumstances, it may also have consequences for the Council's ability to meet its evidenced development need, particularly for office floorspace, as well as for the availability of services valued by residents such as shops, health clinics and day centres.</p> <p>1.17 1.18 In order for the Local Plan to deliver its objectives and priorities, and given the shortage of available land in the borough and the potential impacts of use class E, it is necessary to ensure that sites allocated for specific uses actually deliver particular types of development in line with the allocations. Therefore, on the majority of sites the allocations explicitly identify which uses are required, e.g. offices, residential. These uses have been established through consideration of priority development needs and the context of each site; proposals comprising uses which are not specified in the allocations will be inconsistent with the allocation and will not be permitted. In line with this, to ensure that priority uses are delivered, where an allocated use (e.g. offices or retail) falls within a broader use class the Council will require the specific allocated use to be secured at planning stage.</p> <p><i>Other paragraph numbers in chapter 1 to be updated accordingly.</i></p>	<p>For clarity following changes to the Use Classes Order.</p> <p>Text necessary for effectiveness and consistency with other policies in the plan.</p>																																				
SA-MM-05	6-11	Section 1, Table 1.1: List of strategic and non-strategic policies and allocations	<p>Table 1.1: List of strategic and non-strategic policies and allocations¹</p> <table border="1"> <thead> <tr> <th colspan="2">Site allocations</th> </tr> <tr> <th>Strategic policies</th> <th>Non-strategic policies</th> </tr> </thead> <tbody> <tr> <td>Policy SA1: Delivering development priorities</td> <td>None</td> </tr> <tr> <th>Strategic allocations</th> <th>Non-strategic allocations</th> </tr> <tr> <td>VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX</td> <td>KC1: King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1</td> </tr> <tr> <td>VR2: 230-238 York Way, N7 9AG</td> <td>KC2: 176-178 York Way, N1 0AZ; 57-65 Randell's Road, N1</td> </tr> <tr> <td>VR3: Tileyard Studios, Tileyard Road, N7 9AH</td> <td>KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1</td> </tr> <tr> <td>VR4: 20 Tileyard Road, N7 9AH</td> <td>KC4: Former York Road Station, 172-174 York Way</td> </tr> <tr> <td>VR5: 4 Brandon Road, N7 9AA 22-23 Tileyard Road and part of 226-228 York Way London N7</td> <td>KC5: Belle Isle Frontage, land on the east side of York Way</td> </tr> <tr> <td>VR6: 4 Brandon Road, N7 9AA</td> <td>KC6: 8 All Saints Street, N1 9RJ</td> </tr> <tr> <td>VR7: 43-53 Brewery Road, N7 9QH</td> <td>KC7: All Saints Triangle, Caledonian Rd, Kings Cross, London N1 9RR</td> </tr> <tr> <td>VR8: 55-61 Brewery Road, N7 9QH</td> <td>KC8: Bemerton Estate South</td> </tr> <tr> <td>VR9: Rebond House, 98-124 Brewery Road, N7 9BG</td> <td>VR6: The Fitzpatrick Building, 188 York Way, N7 9AD</td> </tr> <tr> <td>VR10: 34 Brandon Road, London N7 9AA</td> <td>AUS1: Royal Bank of Scotland, 40-42 Islington High Street, N1 8EQ</td> </tr> <tr> <td>AUS6: Sainsbury's, 31-41 Liverpool Road, N1 0RW</td> <td>AUS2: Pride Court, 80-82 White Lion Street, N1 9PF</td> </tr> <tr> <td>NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG</td> <td>AUS3: Electricity substation, 84-89 White Lion Street, N1 9PF</td> </tr> <tr> <td>NH7: Holloway Prison, Parkhurst Road, N7 0NU</td> <td></td> </tr> <tr> <td>ARCH4: Whittington Hospital Ancillary Buildings, N19</td> <td></td> </tr> </tbody> </table>	Site allocations		Strategic policies	Non-strategic policies	Policy SA1: Delivering development priorities	None	Strategic allocations	Non-strategic allocations	VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road , 196-200 York Way, N7 9AX	KC1: King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1	VR2: 230-238 York Way, N7 9AG	KC2: 176-178 York Way, N1 0AZ; 57-65 Randell's Road, N1	VR3: Tileyard Studios, Tileyard Road, N7 9AH	KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1	VR4: 20 Tileyard Road, N7 9AH	KC4: Former York Road Station, 172-174 York Way	VR5: 4 Brandon Road, N7 9AA 22-23 Tileyard Road and part of 226-228 York Way London N7	KC5: Belle Isle Frontage, land on the east side of York Way	VR6: 4 Brandon Road, N7 9AA	KC6: 8 All Saints Street, N1 9RJ	VR7: 43-53 Brewery Road, N7 9QH	KC7: All Saints Triangle, Caledonian Rd, Kings Cross, London N1 9RR	VR8: 55-61 Brewery Road, N7 9QH	KC8: Bemerton Estate South	VR9: Rebond House, 98-124 Brewery Road, N7 9BG	VR6: The Fitzpatrick Building, 188 York Way, N7 9AD	VR10: 34 Brandon Road, London N7 9AA	AUS1: Royal Bank of Scotland, 40-42 Islington High Street, N1 8EQ	AUS6: Sainsbury's, 31-41 Liverpool Road, N1 0RW	AUS2: Pride Court, 80-82 White Lion Street, N1 9PF	NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road, N7 6AG	AUS3: Electricity substation, 84-89 White Lion Street, N1 9PF	NH7: Holloway Prison, Parkhurst Road, N7 0NU		ARCH4: Whittington Hospital Ancillary Buildings, N19		<p>Table updated to remove deleted allocations, include new allocations and reflect amended site references.</p> <p>Sites OIS28: Barnsbury Estate, GT1: 207a Junction Road, GT2: 154 Junction Road and GT3: 71 Ronalds Road added to list of strategic allocations.</p>
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			<p>ARCH5: Archway Campus, Highgate Hill, N19 QIS24OIS23: Pentonville Prison, Caledonian Road, N7 8TT QIS28OIS27: Barnsbury Estate GT1: 207a Junction Road, N19 5QA GT2: 154 Junction Road, N19 5QQ GT3: 71 Ronalds Road, N5 1XB and land to rear of 10 and 12 Arvon Road</p> <p>AUS4: Land at 90-92 White Lion Street, N1 9PF AUS5: 94 White Lion Street (BSG House), N1 9PF AUS7: 1-7 Torrens Street, EC1V 1NQ AUS8: 161-169 Essex Road, N1 2SN AUS9: 10-14 White Lion Street, N1 9PD AUS10: 1-9 White Lion Street, N1 9PD AUS11: Proposed Collins Theatre, 13-17 Islington Green, N1 2XN AUS12: Public Carriage Office, 15 Penton Street, N1 9PU AUS13: N1 Centre, Parkfield Street, N1 AUS14: 46-52 Pentonville Road, N1 9HF AUS15: Windsor Street Car Park, N1 8QF AUS16: Angel Square, EC1V 1NY NH2: 368-376 Holloway Road (Argos and adjoining shops), N7 6PN NH3: 443-453 Holloway Road, N7 6LJ NH4: Territorial Army Centre, 65-69 Parkhurst Road, N7 0LP NH5: 392A and 394 Camden Road, N7 NH6: 11-13 Benwell Road, N7 7BL NH8: 457-463 Holloway Road, N7 6LJ NH9: Islington Arts Factory, Parkhurst Road, N7 0SF NH10: 45 Hornsey Road (including land and railway arches 1-21 to rear), N7 7DD and 252 Holloway Road, N7 6NE NH11: Mamma Roma, 377 Holloway Road, N7 0RN NH12: 379-391 Camden Road and 341-345 Holloway Road NH13: 166-220 Holloway Road, N7 NH14: 236-250 Holloway Road, N7 6PP and 29 Hornsey Road, N7 7DD FP1: City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street, N4 FP2: Morris Place/Wells Terrace (including Clifton House), N4 2AL FP3: Finsbury Park Station and Island, Seven Sisters Road, N4 2DH FP4: 129-131 & 133 Fonthill Road & 13 Goodwin Street, N4 FP5: 1 Prah Road, N4 2RA FP6: Cyma Service Station, 201A Seven Sisters Road, N4 3NG FP7: Holloway Police Station, 284 Hornsey Road, N7 7QY</p>	

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			<p>FP8: 113-119 Fonthill Road, N4 3HH FP9: 221-233 Seven Sisters Road, N4 2DA FP10: Former George Robey Public House, 240 Seven Sisters Road, N4 2HX FP11-FP10: 139-149 Fonthill Road, N4 3HF FP12-FP11: 179-199 Hornsey Road, N7 9RA FP13-FP12: Tesco, 103-115 Stroud Green Road, N4 3PX FP14-FP13: Andover Estate bounded by Durham Road, Moray Road, Andover Road, Hornsey Road, Newington Barrow Way and Seven Sisters Road, London N7 FP15-FP14: 216-220 Seven Sisters Road, N4 3NX ARCH1: Vorley Road/Archway Bus Station, N19 ARCH2: 4-10 Junction Road (buildings adjacent to Archway Underground Station), N19 5RQ ARCH3: Archway Central Methodist Hall, Archway Close, N19 3TD ARCH6: Job Centre, 1 Elthorne Road, N19 4AL ARCH7: 207A Junction Road, N19 5QA ARCH8-ARCH7: Brookstone House, 4-6 Elthorne Road, N19 4AJ ARCH9ARCH8: 724 Holloway Road, N19 3JD ARCH10ARCH9: Elthorne Estate, Archway, N19 4AG ARCH11ARCH10: Dwell House, 619-639 Holloway Road, N19 5SS ARCH12ARCH11: 798-804 Holloway Road, N19 3JH HC1: 10, 12, 16-18, 20-22 and 24 Highbury Corner, N5 1RA HC2: Spring House, 6-38 Holloway Road, N7 8JL HC3: Highbury and Islington Station, Holloway Road, N5 1RA HC4: Dixon Clark Court, Canonbury Road, N1 2UR HC5: 2 Holloway Road, N7 8JL and 4 Highbury Crescent, London, N5 1RN HC6: Land adjacent to 40-44 Holloway Road, N7 8JL OIS1: Leroy House, 436 Essex Road, N1 3QP OIS2: The Ivories, 6-8 Northampton Street, N1 2HY OIS3: Belgravia Workshops, 157-163 Marlborough Road, N19 4NF</p>	

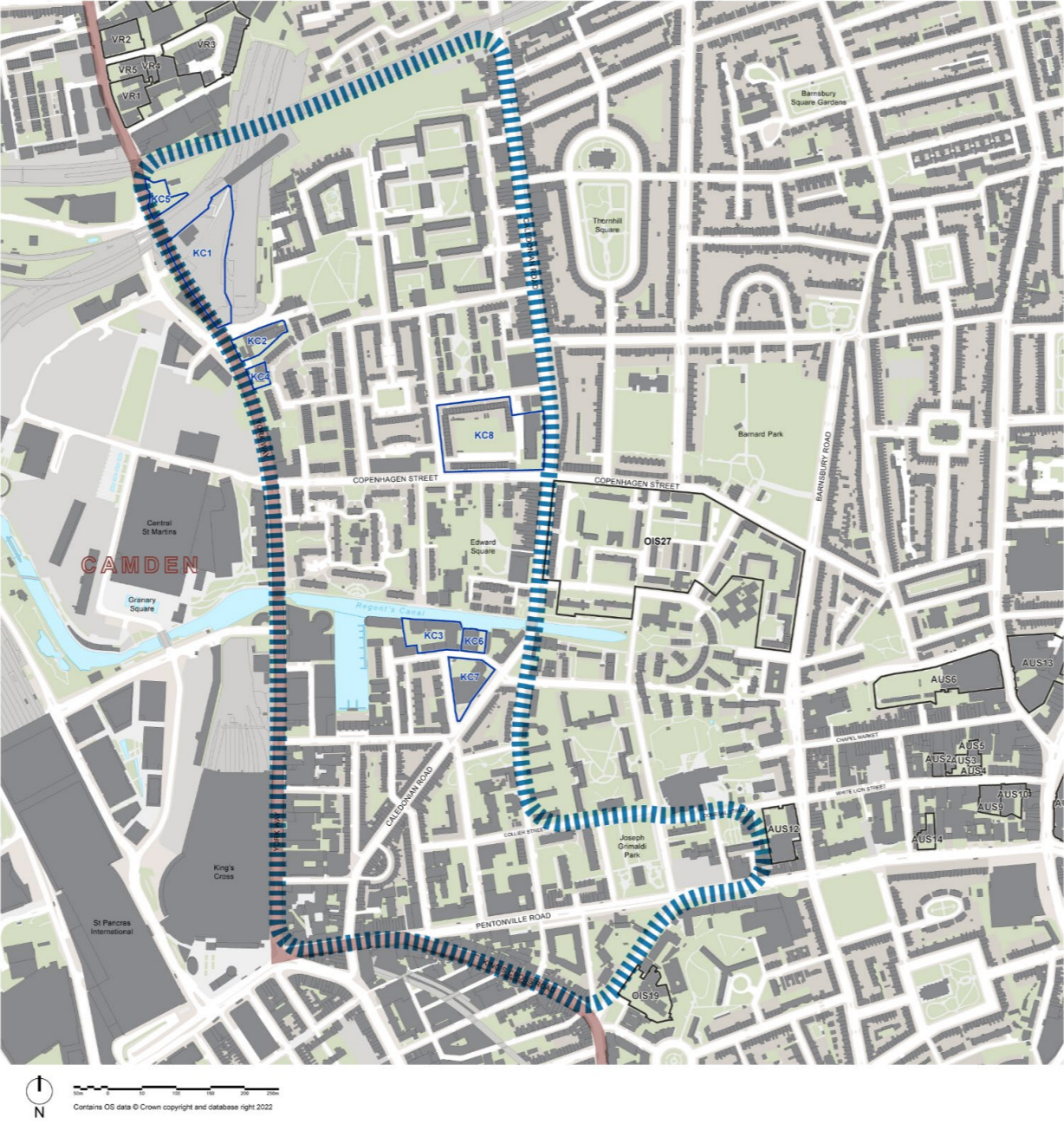
Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason
			<p>OIS4: 1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green</p> <p>OIS5: Bush Industrial Estate, Station Road, N19 5UN</p> <p>OIS6: Site of Harvist Under Fives, 100 Hornsey Road, N7 7NG</p> <p>OIS7: Highbury Delivery Office, 2 Hamilton Lane, N5 1SW</p> <p>OIS8: Legard Works, 17a Legard Road, N5 1DE</p> <p>OIS9: Ladbroke House, 62-66 Highbury Grove</p> <p>OIS9: Highbury Quadrant Congregational Church</p> <p>OIS10: 500-502 Hornsey Road and Grenville Works, 2A Grenville Road, N19 4EH</p> <p>OIS11: Park View Estate, Collins Road, N5</p> <p>OIS12: 202-210 Fairbridge Road, N19 3HT</p> <p>OIS12: New Orleans Estate, N19</p> <p>OIS13: Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB</p> <p>OIS14OIS13: 17-23 Beaumont Rise, N19 3AA</p> <p>OIS15OIS14: Athenaeum Court, 94 Highbury New Park, N5 2DN</p> <p>OIS16OIS15: Harvist Estate Car Park, N7 7NJ</p> <p>OIS17OIS16: Hathersage and Besant Courts, Newington Green, N1 4RF</p> <p>OIS18OIS17: Wedmore Estate Car Park, N19 4NU</p> <p>OIS19OIS18: 25-27 Horsell Road, N5 1XL</p> <p>OIS20OIS19: Vernon Square, Penton Rise, WC1X 9EW</p> <p>OIS21OIS20: Former railway sidings adjacent to and potentially including Caledonian Road Station</p> <p>OIS22OIS21: 114 Balls Pond Road and 1 King Henry's Walk, N1 4NL</p> <p>OIS23OIS22: 1 Lowther Road, N7 8US</p> <p>OIS25OIS24: Charles Simmons House, 3 Margery Street, WC1X 0HP</p> <p>OIS26OIS25: Amwell Street Water Pumping Station, EC1R</p> <p>OIS27OIS26: York Way Estate</p> <p>OIS30OIS28: Cluse Court Estate</p> <p>OIS31OIS29: Hillside Estate</p> <p>OIS34OIS30: Kerridge Court</p> <p>OIS33OIS31: Drakeley Court Estate and Aubert Court Estate</p>	

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SA-MM-06	13	Section 1, Table 1.2: Site capacity assumptions	<p><i>Amend Table 1.2 as follows:</i></p> <p>Table 1.2: Site capacity assumptions</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Years 1-5</th> <th colspan="2">Years 6-10</th> <th colspan="2">Years 11-15</th> <th colspan="2">Total</th> </tr> <tr> <th>Homes (no.)</th> <th>Offices (sqm)</th> <th>Homes (no.)</th> <th>Offices (sqm)</th> <th>Homes (no.)</th> <th>Offices (sqm)</th> <th>Homes (no.)</th> <th>Offices (sqm)</th> </tr> </thead> <tbody> <tr> <td>King's Cross and Pentonville Road</td> <td>120</td> <td>1,300</td> <td>70</td> <td>18,700</td> <td>0</td> <td>900</td> <td>190</td> <td>20,900</td> </tr> <tr> <td>Vale Royal/Brewery Road LSIS</td> <td>0</td> <td>4,900</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>4,900</td> </tr> <tr> <td>Angel and Upper Street</td> <td>10</td> <td>9,000</td> <td>0</td> <td>13,200</td> <td>30</td> <td>5,400</td> <td>40</td> <td>27,600</td> </tr> <tr> <td>Nag's Head and Holloway</td> <td>950</td> <td>15,500</td> <td>340</td> <td>8,800</td> <td>80</td> <td>6,600</td> <td>1,370</td> <td>30,900</td> </tr> <tr> <td>Finsbury Park</td> <td>130</td> <td>5,700</td> <td>90</td> <td>16,500</td> <td>0</td> <td>0</td> <td>220</td> <td>22,200</td> </tr> <tr> <td>Archway</td> <td>440</td> <td>6,700</td> <td>70</td> <td>1,600</td> <td>0</td> <td>0</td> <td>510</td> <td>8,300</td> </tr> <tr> <td>Highbury Corner and Lower Holloway</td> <td>50</td> <td>2,800</td> <td>0</td> <td>0</td> <td>0</td> <td>1,400</td> <td>50</td> <td>4,200</td> </tr> <tr> <td>Other important sites</td> <td>260</td> <td>10,300</td> <td>260</td> <td>4,500</td> <td>370</td> <td>2,300</td> <td>890</td> <td>17,100</td> </tr> <tr> <td>Total</td> <td>1,960</td> <td>56,200</td> <td>830</td> <td>63,300</td> <td>480</td> <td>16,600</td> <td>3,270</td> <td>136,100</td> </tr> </tbody> </table> <p>Table 1.2: Site capacity assumptions</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Years 1-5</th> <th colspan="2">Years 6-10</th> <th colspan="2">Years 11-15</th> <th colspan="2">Total</th> </tr> <tr> <th>Homes (no.)</th> <th>Offices (sqm)</th> <th>Homes (no.)</th> <th>Offices (sqm)</th> <th>Homes (no.)</th> <th>Offices (sqm)</th> <th>Homes (no.)</th> <th>Offices (sqm)</th> </tr> </thead> <tbody> <tr> <td>King's Cross and Pentonville Road</td> <td>200</td> <td>900</td> <td>70</td> <td>18,700</td> <td>0</td> <td>900</td> <td>270</td> <td>20,500</td> </tr> <tr> <td>Vale Royal/Brewery Road LSIS</td> <td>0</td> <td>4,800</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>4,800</td> </tr> <tr> <td>Angel and Upper Street</td> <td>30</td> <td>7,600</td> <td>0</td> <td>13,200</td> <td>50</td> <td>3,800</td> <td>80</td> <td>24,600</td> </tr> <tr> <td>Nag's Head and Holloway</td> <td>760</td> <td>14,600</td> <td>630</td> <td>4,700</td> <td>140</td> <td>2,700</td> <td>1,530</td> <td>22,000</td> </tr> <tr> <td>Finsbury Park</td> <td>200</td> <td>3,700</td> <td>90</td> <td>16,500</td> <td>0</td> <td>0</td> <td>290</td> <td>20,200</td> </tr> <tr> <td>Archway</td> <td>470</td> <td>6,700</td> <td>100</td> <td>1,600</td> <td>0</td> <td>0</td> <td>570</td> <td>8,300</td> </tr> </tbody> </table>		Years 1-5		Years 6-10		Years 11-15		Total		Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)	King's Cross and Pentonville Road	120	1,300	70	18,700	0	900	190	20,900	Vale Royal/Brewery Road LSIS	0	4,900	0	0	0	0	0	4,900	Angel and Upper Street	10	9,000	0	13,200	30	5,400	40	27,600	Nag's Head and Holloway	950	15,500	340	8,800	80	6,600	1,370	30,900	Finsbury Park	130	5,700	90	16,500	0	0	220	22,200	Archway	440	6,700	70	1,600	0	0	510	8,300	Highbury Corner and Lower Holloway	50	2,800	0	0	0	1,400	50	4,200	Other important sites	260	10,300	260	4,500	370	2,300	890	17,100	Total	1,960	56,200	830	63,300	480	16,600	3,270	136,100		Years 1-5		Years 6-10		Years 11-15		Total		Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)	King's Cross and Pentonville Road	200	900	70	18,700	0	900	270	20,500	Vale Royal/Brewery Road LSIS	0	4,800	0	0	0	0	0	4,800	Angel and Upper Street	30	7,600	0	13,200	50	3,800	80	24,600	Nag's Head and Holloway	760	14,600	630	4,700	140	2,700	1,530	22,000	Finsbury Park	200	3,700	90	16,500	0	0	290	20,200	Archway	470	6,700	100	1,600	0	0	570	8,300	Table 1.2 amended for effectiveness to reflect changes made to capacity assumptions following the grant of planning permission for certain sites, the addition of new site allocations and amendments to existing allocations outlined in this schedule of modifications.
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Angel and Upper Street	10	9,000	0	13,200	30	5,400	40	27,600																																																																																																																																																																					
Nag's Head and Holloway	950	15,500	340	8,800	80	6,600	1,370	30,900																																																																																																																																																																					
Finsbury Park	130	5,700	90	16,500	0	0	220	22,200																																																																																																																																																																					
Archway	440	6,700	70	1,600	0	0	510	8,300																																																																																																																																																																					
Highbury Corner and Lower Holloway	50	2,800	0	0	0	1,400	50	4,200																																																																																																																																																																					
Other important sites	260	10,300	260	4,500	370	2,300	890	17,100																																																																																																																																																																					
Total	1,960	56,200	830	63,300	480	16,600	3,270	136,100																																																																																																																																																																					
	Years 1-5		Years 6-10		Years 11-15		Total																																																																																																																																																																						
	Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)	Homes (no.)	Offices (sqm)																																																																																																																																																																					
King's Cross and Pentonville Road	200	900	70	18,700	0	900	270	20,500																																																																																																																																																																					
Vale Royal/Brewery Road LSIS	0	4,800	0	0	0	0	0	4,800																																																																																																																																																																					
Angel and Upper Street	30	7,600	0	13,200	50	3,800	80	24,600																																																																																																																																																																					
Nag's Head and Holloway	760	14,600	630	4,700	140	2,700	1,530	22,000																																																																																																																																																																					
Finsbury Park	200	3,700	90	16,500	0	0	290	20,200																																																																																																																																																																					
Archway	470	6,700	100	1,600	0	0	570	8,300																																																																																																																																																																					

Reference	Page	Section/Paragraph/Policy	Proposed change									Reason
			Highbury Corner and Lower Holloway	50	2,800	0	0	0	1,400	50	4,200	
			Other important sites	480	9,600	830	4500	550	2,300	1860	16,400	
			Total	2,190	50,700	1,720	59,200	740	11,100	4,650	121,000	
SA-MM-07	14	Section 1, paragraph 1.32 (formerly paragraph 1.30)	<p><i>Amend text of second sentence as follows:</i></p> <p>Paragraph 68(a) of the NPPF states that LPAs should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare. Over the 15-year period from 2021/22-2020/21 to 2035/36-2036/37, Islington's total housing requirement will be 13,175 homes 11,625 residential units per annum; this means that 1,163 1,317 residential units will need to be identified on sites of one hectare or less, to accord with the NPPF.</p>									Updated to reflect the extension to the plan period to allow for a full 15 years as the Plan will not be adopted prior to April 2022.

3 King's Cross and Pentonville Road


Reference	Page	Section/Paragraph/Policy	Proposed change	Reason																		
SA-MM-08	14	Table 2.1: King's Cross and Pentonville Road Spatial Strategy area site allocations	<p>Table 2.1: King's Cross and Pentonville Road Spatial Strategy area site allocations</p> <table border="1"> <thead> <tr> <th>Site reference</th> <th>Site name</th> </tr> </thead> <tbody> <tr> <td>KC1</td> <td>King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1</td> </tr> <tr> <td>KC2</td> <td>176-178 York Way, N1 0AZ; 57-65 Randell's Road, N1</td> </tr> <tr> <td>KC3</td> <td>Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1</td> </tr> <tr> <td>KC4</td> <td>Former York Road Station, 172-174 York Way, N1</td> </tr> <tr> <td>KC5</td> <td>Belle Isle Frontage, land on the east side of York Way</td> </tr> <tr> <td>KC6</td> <td>8 All Saints Street, N1 9RJ</td> </tr> <tr> <td>KC7</td> <td>All Saints Triangle, Caledonian Road, N1 9RR</td> </tr> <tr> <td>KC8</td> <td>Bemerton Estate South</td> </tr> </tbody> </table>	Site reference	Site name	KC1	King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1	KC2	176-178 York Way, N1 0AZ; 57-65 Randell's Road, N1	KC3	Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1	KC4	Former York Road Station, 172-174 York Way, N1	KC5	Belle Isle Frontage, land on the east side of York Way	KC6	8 All Saints Street, N1 9RJ	KC7	All Saints Triangle, Caledonian Road, N1 9RR	KC8	Bemerton Estate South	Updated to include new site allocation KC8.
Site reference	Site name																					
KC1	King's Cross Triangle Site, bounded by York Way, East Coast Main Line & Channel Tunnel Rail Link, N1																					
KC2	176-178 York Way, N1 0AZ; 57-65 Randell's Road, N1																					
KC3	Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street, N1																					
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KC6	8 All Saints Street, N1 9RJ																					
KC7	All Saints Triangle, Caledonian Road, N1 9RR																					
KC8	Bemerton Estate South																					

Reference	Page	Section/Paragraph/ Policy	Proposed change		Reason
SA-MM-09	15	Figure 2.1: Location of King's Cross and Pentonville Road Spatial Strategy area site allocations	<p>Also see Site Allocations High Resolution Maps document</p> 		Updated for effectiveness to reflect changes to site allocations.
SA-MM-10	16-17	KC1: King's Cross Triangle Site	Allocation and justification	<p>The site has planning permission for a mixed used, residential-led development, including leisure, community and retail uses, and open space.</p> <p>Should the site be subject to further amendments or new applications, uses should include residential (in particular maximising genuinely affordable housing), business, retail (within the A1, A2, A3 and A4 use classes), leisure and community facilities, amenity and open space.</p>	<p>Allocation updated to reflect changes to Use Classes Order.</p> <p>Site designations updated to identify viewing corridor.</p> <p>Reference in the development considerations to concrete batching plant included for effectiveness.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason				
			<table border="1"> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) Partially within a SINC HS1 Safeguarding Direction </td> </tr> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> Development should adequately address the impact of exposure to noise and vibration generated by the major road, and rail infrastructure and concrete batching plant on all three sides to ensure an acceptable environment for future occupants. Development of this triangle of land formed by York Way, the railway lines should complement that of the main King's Cross Central site on the opposite side of York Way in Camden, making an integral contribution to the regeneration of the area. The introduction of active frontages on York Way, an improved public realm, and improvements to promote interaction between the Triangle and the main site in Camden, should be prioritised as part of any proposals. The northern part of this site overlaps with a site which is identified as being suitable for a district landmark building of up to 20 storeys (61m) in the Islington Tall Buildings Study. This site currently functions as operational railway land and it is therefore unlikely that this portion of the site will come forward for development in the foreseeable future. Should this portion of the site be deemed surplus to requirements, the tall building element will need to be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. The tall building designation on this northern part of the site does not justify the development of tall buildings across any other part of the site. Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. </td> </tr> </table>	Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) Partially within a SINC HS1 Safeguarding Direction 	Development considerations	<ul style="list-style-type: none"> Development should adequately address the impact of exposure to noise and vibration generated by the major road, and rail infrastructure and concrete batching plant on all three sides to ensure an acceptable environment for future occupants. Development of this triangle of land formed by York Way, the railway lines should complement that of the main King's Cross Central site on the opposite side of York Way in Camden, making an integral contribution to the regeneration of the area. The introduction of active frontages on York Way, an improved public realm, and improvements to promote interaction between the Triangle and the main site in Camden, should be prioritised as part of any proposals. The northern part of this site overlaps with a site which is identified as being suitable for a district landmark building of up to 20 storeys (61m) in the Islington Tall Buildings Study. This site currently functions as operational railway land and it is therefore unlikely that this portion of the site will come forward for development in the foreseeable future. Should this portion of the site be deemed surplus to requirements, the tall building element will need to be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. The tall building designation on this northern part of the site does not justify the development of tall buildings across any other part of the site. Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. 	
Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) Partially within a SINC HS1 Safeguarding Direction 							
Development considerations	<ul style="list-style-type: none"> Development should adequately address the impact of exposure to noise and vibration generated by the major road, and rail infrastructure and concrete batching plant on all three sides to ensure an acceptable environment for future occupants. Development of this triangle of land formed by York Way, the railway lines should complement that of the main King's Cross Central site on the opposite side of York Way in Camden, making an integral contribution to the regeneration of the area. The introduction of active frontages on York Way, an improved public realm, and improvements to promote interaction between the Triangle and the main site in Camden, should be prioritised as part of any proposals. The northern part of this site overlaps with a site which is identified as being suitable for a district landmark building of up to 20 storeys (61m) in the Islington Tall Buildings Study. This site currently functions as operational railway land and it is therefore unlikely that this portion of the site will come forward for development in the foreseeable future. Should this portion of the site be deemed surplus to requirements, the tall building element will need to be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. The tall building designation on this northern part of the site does not justify the development of tall buildings across any other part of the site. Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. 							
SA-MM-11	18	KC2: 176-178 York Way & 57-65 Randell's Road	<table border="1"> <tr> <td>Current/previous use</td> <td>Car sales outlet in a former petrol station (Sui Generis), two storey warehouse/office building (B1); car repair garage (Sui Generis).</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>2013 Site Allocation (KC4) and planning permission P2015/2834/FUL</td> </tr> </table>	Current/previous use	Car sales outlet in a former petrol station (Sui Generis), two storey warehouse/office building (B1); car repair garage (Sui Generis).	How the site was identified and relevant planning history	2013 Site Allocation (KC4) and planning permission P2015/2834/FUL	<p>Current/previous use updated to reflect changes to the Use Classes Order.</p> <p>Updated to reflect planning permission.</p> <p>Development considerations updated to recognise nearby concrete batching plant for effectiveness.</p>
Current/previous use	Car sales outlet in a former petrol station (Sui Generis), two storey warehouse/office building (B1); car repair garage (Sui Generis).							
How the site was identified and relevant planning history	2013 Site Allocation (KC4) and planning permission P2015/2834/FUL							

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason						
			<p>Development considerations</p> <ul style="list-style-type: none"> The Islington Tall Buildings Study suggests the north-western part of the 176-178 York Way part of the site would be an appropriate location for a local landmark building of up to 12 storeys (37m). This would help to mediate between the tall buildings opposite on York Way and the lower rise residential development further east. Any tall building should be set back from the street frontage on a plinth to avoid the creation of a tunnel effect on York Way. It should provide a significant amount of non-residential and business floorspace with a strong street frontage with active uses along York Way. The prominent corner location opposite the southern tip of the Triangle site warrants a well-designed building to contribute to a high quality street environment that is welcoming to pedestrians and provides active uses along York Way. Development should contribute to improving permeability and opening up the surrounding neighbourhoods to York Way and the wider regeneration of the area. In particular, improvements to routes along Rufford Street/Randell's Road through Bingfield Park; as well as including a new route from Randell's Road southwest toward King's Cross. New/improved routes should increase safety and contribute towards designing out crime. The site is located above railway land and the London Underground and nearby a concrete batching plant; any proposal will need to adequately address the impact of exposure to noise and vibration to ensure an acceptable environment for future occupants. There may be an opportunity for site assembly with adjacent sites to realise greater development opportunities. Site assembly with a site which is not considered suitable for a tall building does not mean that tall buildings would be appropriate across the whole assembled site. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. 							
SA-MM-12	20-21	KC3: Regents Wharf, 10, 12, 14, 16 and 18 All Saints Street	<table border="1"> <tr> <td>Ownership</td> <td>BNP Paribas Securities Services Trust Company (Jersey) Limited Regent's Wharf Unit Trust</td> </tr> <tr> <td>Current/previous use</td> <td>B1 eOffice</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>Planning application permission P2019/3481/FUL P2016/4805/FUL (refused)</td> </tr> </table>	Ownership	BNP Paribas Securities Services Trust Company (Jersey) Limited Regent's Wharf Unit Trust	Current/previous use	B1 eOffice	How the site was identified and relevant planning history	Planning application permission P2019/3481/FUL P2016/4805/FUL (refused)	<p>Ownership details updated.</p> <p>Use updated to reflect changes to the Use Classes Order.</p> <p>Planning history updated.</p> <p>Allocation updated for effectiveness to reflect planning permission (includes correction of error).</p>
Ownership	BNP Paribas Securities Services Trust Company (Jersey) Limited Regent's Wharf Unit Trust									
Current/previous use	B1 eOffice									
How the site was identified and relevant planning history	Planning application permission P2019/3481/FUL P2016/4805/FUL (refused)									

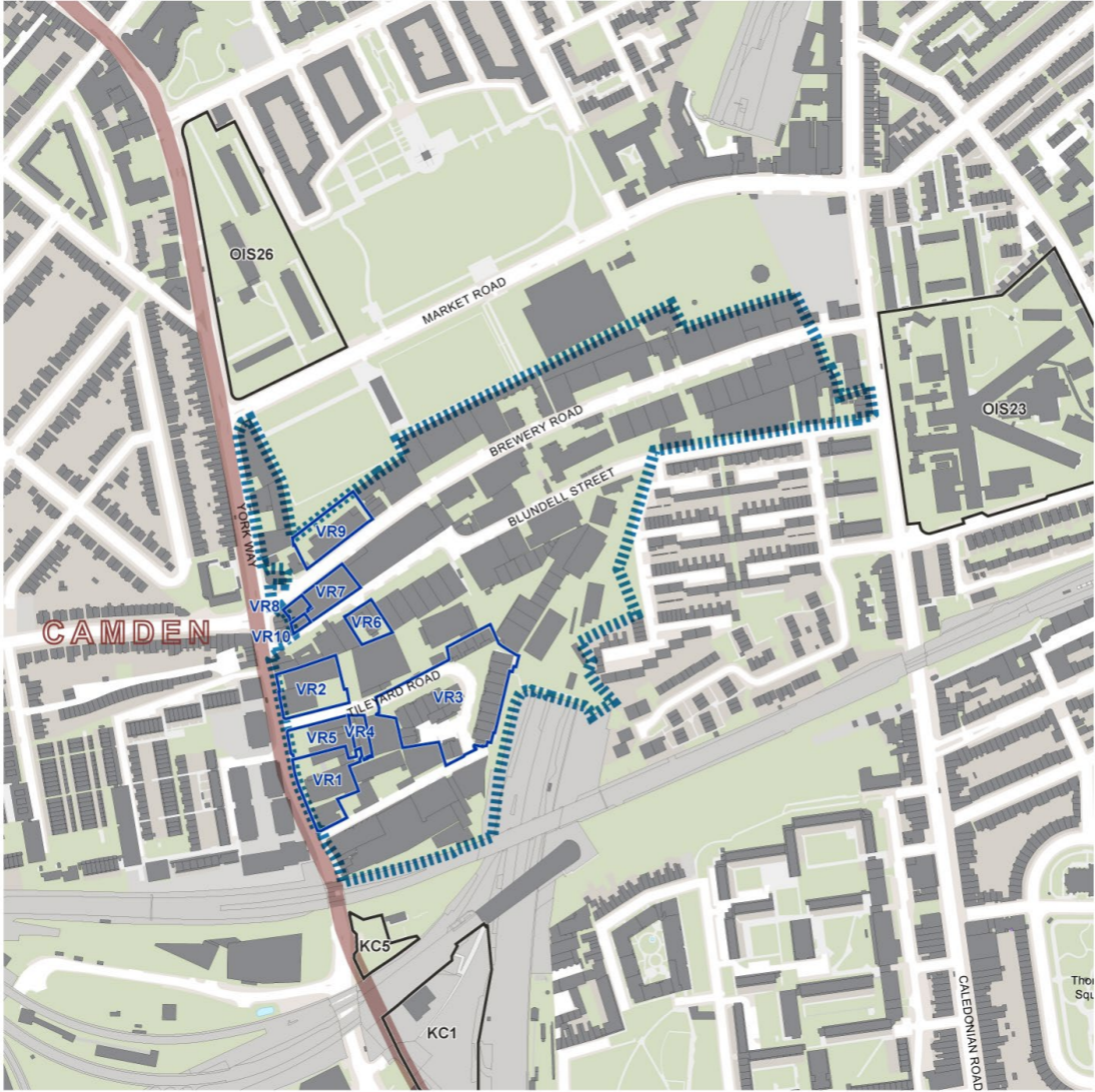
Reference	Page	Section/Paragraph/ Policy	Proposed change		Reason
			Allocation and justification	Retention and re-provision of business floorspace, with potential for limited intensification of business use. Small scale commercial uses at ground floor level.	Development considerations updated for effectiveness to reflect nearby properties.
			Development considerations	<ul style="list-style-type: none"> • Development proposals should have regard to surrounding buildings heights • Any development should respect the amenity of neighbouring residential properties, including Ice Wharf which is located immediately to the west of the site and Treaty Street to the North. • Early engagement with the Canal and River Trust is advised in order to avoid adverse impacts on the canal and its infrastructure, and to maximise positive impacts as a result its close proximity to the canal. • Any development on this site must be informed by the recommendations of the Thames River Basin Management Plan in order to ensure the protection and improvement of the benefits provided by the water environment. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. 	
SA-MM-13	25	KC6: 8 All Saints Street	Site designations and constraints	<ul style="list-style-type: none"> • King's Cross Priority Employment Location • Regent's Canal West Conservation Area • Archaeological Priority Area: Regents Canal, Basins and Wharves (Tier 2) • Locally listed buildings at 6 and 10 All Saints Street nearby • Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) • Adjacent to the Regent's Canal (West) SINC 	Updated to identify viewing corridor.
SA-MM-14	27	KC7: All Saints Triangle	Development considerations	<ul style="list-style-type: none"> • Any development of the site should incorporate improvements to the existing, poor quality, designated open space, located on the southern corner of the site. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • Any development should respect the amenity of neighbouring residential properties 	For effectiveness.

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason																
SA-MM-15	29	KC8, Bemerton Estate South, Section 2	<p>KC8: Bemerton Estate South</p>  <table border="1" data-bbox="742 955 2092 1900"> <tr> <td data-bbox="742 955 1038 997">Address</td> <td data-bbox="1038 955 2092 997">Bemerton Estate South</td> </tr> <tr> <td data-bbox="742 997 1038 1039">Ownership</td> <td data-bbox="1038 997 2092 1039">London Borough of Islington</td> </tr> <tr> <td data-bbox="742 1039 1038 1102">Approximate size of site:</td> <td data-bbox="1038 1039 2092 1102">14,623sqm</td> </tr> <tr> <td data-bbox="742 1102 1038 1165">Current/previous use</td> <td data-bbox="1038 1102 2092 1165">Housing estate</td> </tr> <tr> <td data-bbox="742 1165 1038 1312">How the site was identified and relevant planning history</td> <td data-bbox="1038 1165 2092 1312">Pre-application discussions.</td> </tr> <tr> <td data-bbox="742 1312 1038 1480">Allocation and justification</td> <td data-bbox="1038 1312 2092 1480">Infill residential development including the provision of additional genuinely affordable housing. Re-provision of community space and provision of new retail/commercial spaces along Caledonian Road. Improved landscaping, lighting, seating, play spaces and security measures across the estate.</td> </tr> <tr> <td data-bbox="742 1480 1038 1711">Site designations and constraints</td> <td data-bbox="1038 1480 2092 1711"> <ul style="list-style-type: none"> • Adjacent to Barnsbury Conservation Area. • Opposite a row of Grade II listed buildings (214-268 Caledonian Road). • Site is located within a groundwater Source Protection Zone </td> </tr> <tr> <td data-bbox="742 1711 1038 1900">Development considerations</td> <td data-bbox="1038 1711 2092 1900"> <ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of </td> </tr> </table>	Address	Bemerton Estate South	Ownership	London Borough of Islington	Approximate size of site:	14,623sqm	Current/previous use	Housing estate	How the site was identified and relevant planning history	Pre-application discussions.	Allocation and justification	Infill residential development including the provision of additional genuinely affordable housing. Re-provision of community space and provision of new retail/commercial spaces along Caledonian Road. Improved landscaping, lighting, seating, play spaces and security measures across the estate.	Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to Barnsbury Conservation Area. • Opposite a row of Grade II listed buildings (214-268 Caledonian Road). • Site is located within a groundwater Source Protection Zone 	Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of 	<p>For effectiveness.</p> <p>(Reference to location within Source Protection Zone added).</p>
Address	Bemerton Estate South																			
Ownership	London Borough of Islington																			
Approximate size of site:	14,623sqm																			
Current/previous use	Housing estate																			
How the site was identified and relevant planning history	Pre-application discussions.																			
Allocation and justification	Infill residential development including the provision of additional genuinely affordable housing. Re-provision of community space and provision of new retail/commercial spaces along Caledonian Road. Improved landscaping, lighting, seating, play spaces and security measures across the estate.																			
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to Barnsbury Conservation Area. • Opposite a row of Grade II listed buildings (214-268 Caledonian Road). • Site is located within a groundwater Source Protection Zone 																			
Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of 																			


Reference	Page	Section/Paragraph/ Policy	Proposed change		Reason
				<p>trees on the estate which should be carefully considered as part of a comprehensive landscaping plan for the estate.</p> <ul style="list-style-type: none"> • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. 	
			Estimated timescale	2021/22-2025/26	

4 Vale Royal/Brewery Road Locally Significant Industrial Site

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason																						
SA-MM-16	28	Table 3.1: Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy area site allocations	<p>Table 3.1: Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy area site allocations</p> <table border="1"> <thead> <tr> <th>Site reference</th> <th>Site name</th> </tr> </thead> <tbody> <tr> <td>VR1</td> <td>Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX</td> </tr> <tr> <td>VR2</td> <td>230-238 York Way, N7 9AG</td> </tr> <tr> <td>VR3</td> <td>Tileyard Studios, Tileyard Road, N7 9AH</td> </tr> <tr> <td>VR4</td> <td>20 Tileyard Road, N7 9AH</td> </tr> <tr> <td>VR5</td> <td>4 Brandon Road, N7 9AA 22-23 Tileyard Road and part of 226-228 York Way London N7</td> </tr> <tr> <td>VR6</td> <td>The Fitzpatrick Building, 188 York Way, N7 9AD 4 Brandon Road, N7 9AA</td> </tr> <tr> <td>VR7</td> <td>43-53 Brewery Road, N7 9QH</td> </tr> <tr> <td>VR8</td> <td>55-61 Brewery Road, N7 9QH</td> </tr> <tr> <td>VR9</td> <td>Rebond House, 98-124 Brewery Road, N7 9BG</td> </tr> <tr> <td>VR10</td> <td>34 Brandon Road, N7 9AA</td> </tr> </tbody> </table>	Site reference	Site name	VR1	Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX	VR2	230-238 York Way, N7 9AG	VR3	Tileyard Studios, Tileyard Road, N7 9AH	VR4	20 Tileyard Road, N7 9AH	VR5	4 Brandon Road, N7 9AA 22-23 Tileyard Road and part of 226-228 York Way London N7	VR6	The Fitzpatrick Building, 188 York Way, N7 9AD 4 Brandon Road, N7 9AA	VR7	43-53 Brewery Road, N7 9QH	VR8	55-61 Brewery Road, N7 9QH	VR9	Rebond House, 98-124 Brewery Road, N7 9BG	VR10	34 Brandon Road, N7 9AA	Updated site list to reflect changes to VR1, VR5 and VR6.
Site reference	Site name																									
VR1	Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX																									
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VR9	Rebond House, 98-124 Brewery Road, N7 9BG																									
VR10	34 Brandon Road, N7 9AA																									


Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason						
SA-MM-17	29	Figure 3.1: Location of Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy area site allocations	<p>Also see Site Allocations High Resolution Maps document</p> 	Updated for effectiveness to take into account changes to sites and the boundary of the LSIS.						
SA-MM-18	30	VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, adjacent 196-200 York Way	<p>VR1: Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way</p> <table border="1" data-bbox="744 1717 2089 1894"> <tr> <td data-bbox="744 1717 1101 1787">Address</td> <td data-bbox="1110 1717 2089 1787">Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX</td> </tr> <tr> <td data-bbox="744 1793 1101 1862">Ownership</td> <td data-bbox="1110 1793 2089 1862">City & Provincial Properties PLC; Big Yellow Self Storage Company Limited</td> </tr> <tr> <td data-bbox="744 1869 1101 1894">Approximate size of site</td> <td data-bbox="1110 1869 2089 1894">4,251sqm</td> </tr> </table>	Address	Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX	Ownership	City & Provincial Properties PLC; Big Yellow Self Storage Company Limited	Approximate size of site	4,251sqm	Updates for effectiveness, for consistency with other policies and to reflect changes to the Use Classes Order and planning permissions for the site.
Address	Fayers Site, 202-228 York Way, Former Venus Printers, 22-23 Tileyard Road, 196-200 York Way, N7 9AX									
Ownership	City & Provincial Properties PLC; Big Yellow Self Storage Company Limited									
Approximate size of site	4,251sqm									

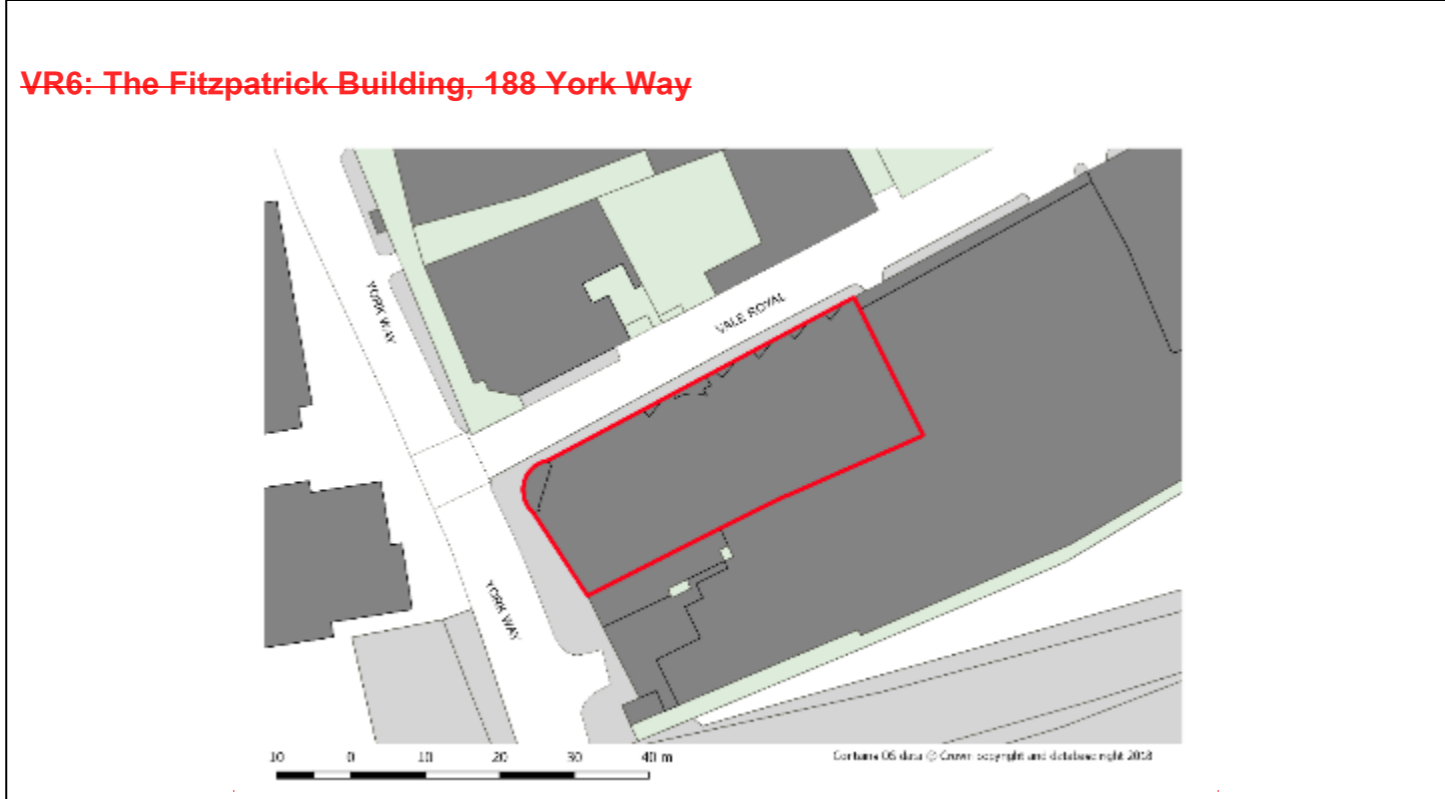
Reference	Page	Section/Paragraph/Policy	Proposed change	Reason												
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Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason																
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				<p>earliest opportunity to determine whether wastewater capacity exists.</p> <ul style="list-style-type: none"> Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. 	
			Estimated timescale	2021/22-2025/26	
SA-MM-19	32	VR2: 230-238 York Way	Current/previous use	Warehouses (B8), offices and light industrial (B1)	Updates for effectiveness, for consistency with other policies and to reflect changes to the Use Classes Order.
			Allocation and justification	<p>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 the continued industrial function of the LSIS would remain. Proposals should be in line with policies B2-B4 and SP3. Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.</p>	
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			Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Blank elevations should be avoided. The prominent corner location of site warrants a high quality, well-designed building. Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. 	
SA-MM-20	33	VR3: Tileyard Studios, Tileyard Road, N7 9AH	Current/previous use	Studios, writing rooms and offices serving the music industry and related sectors as well as event space and co-working space	Use updated to provide clarity on the existing use of the site.
			Allocation and justification	<p>Intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Further office floorspace on this site will only be acceptable as part of a hybrid workspace scheme.</p> <p>Intensification of studios and offices on the site to support the growth of the existing Tileyard Cluster of businesses operating specifically in the music industry and related supporting sectors will be supported where:</p> <p>a) The flexibility of the existing spaces for studio and hybrid uses is retained as a minimum and;</p>	Allocation updated for accuracy and effectiveness, to reflect changes to the Use Classes Order and for consistency with other policies.
					Site designations updated to identify the protected viewing corridor.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>b) The full functionality of the studios and any workshops/light industrial units (including in relation to deliveries and servicing, hours of operation, goods lifts) is secured; Continued provision of a range of unit sizes, including those suitable for small and micro enterprises, will be secured by condition.</p> <p>Site designations and constraints</p> <ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) <p>Development considerations</p> <ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Adequate access and servicing arrangements for the range of uses in relation to business/industrial uses should be incorporated into any proposal. Where possible, Access for servicing and deliveries should be on-site. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	
SA-MM-21	34	VR4: 20 Tileyard Road	<p>Allocation and justification</p> <p>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 the continued industrial function of the LSIS would remain. Proposals should be in line with policies B2-B4 and SP3. Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area Office floorspace will only be acceptable as part of a hybrid workspace scheme.</p> <p>Site designations and constraints</p> <ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) <p>Development considerations</p> <ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	<p>Allocation text updated for accuracy and effectiveness, to reflect changes to the Use Classes Order and for consistency with other policies.</p> <p>Site designations updated to identify the protected viewing corridor.</p>
SA-MM-22	35	VR5: 4 Brandon Road	<p>VR5 4 Brandon Road</p> <p>VR5: 22-23 Tileyard Road and part of 226-228 York Way</p>	<p>The site was formerly part of VR1 but has been allocated separately to reflect separate planning permissions for each part of the site.</p>

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason																
			 <table border="1" data-bbox="739 911 2086 1860"> <tr> <td data-bbox="739 911 1062 947">Address</td> <td data-bbox="1062 911 2086 947">22-23 Tileyard Road and part of 226-228 York Way</td> </tr> <tr> <td data-bbox="739 947 1062 982">Ownership</td> <td data-bbox="1062 947 2086 982">City and Provincial Properties</td> </tr> <tr> <td data-bbox="739 982 1062 1052">Approximate size of site</td> <td data-bbox="1062 982 2086 1052">1,615sqm</td> </tr> <tr> <td data-bbox="739 1052 1062 1121">Current/previous use</td> <td data-bbox="1062 1052 2086 1121">B2, B8, Sui Generis</td> </tr> <tr> <td data-bbox="739 1121 1062 1262">How the site was identified and relevant planning history</td> <td data-bbox="1062 1121 2086 1262">P2019/3300/FUL</td> </tr> <tr> <td data-bbox="739 1262 1062 1507">Allocation and justification</td> <td data-bbox="1062 1262 2086 1507">The site has planning permission for light industrial, flexible business use and an ancillary café. 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. Proposals should be in line with policies B2-B4 and SP3.</td> </tr> <tr> <td data-bbox="739 1507 1062 1650">Site designations and constraints</td> <td data-bbox="1062 1507 2086 1650"> <ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul’s Cathedral) </td> </tr> <tr> <td data-bbox="739 1650 1062 1860">Development considerations</td> <td data-bbox="1062 1650 2086 1860"> <ul style="list-style-type: none"> • The prominent corner location of site warrants a high quality, well designed building. Blank elevations should be avoided. • Access for servicing and deliveries is currently provided on-site and any new proposal should be designed to continue off-street servicing. </td> </tr> </table>	Address	22-23 Tileyard Road and part of 226-228 York Way	Ownership	City and Provincial Properties	Approximate size of site	1,615sqm	Current/previous use	B2, B8, Sui Generis	How the site was identified and relevant planning history	P2019/3300/FUL	Allocation and justification	The site has planning permission for light industrial, flexible business use and an ancillary café. 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. Proposals should be in line with policies B2-B4 and SP3.	Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul’s Cathedral) 	Development considerations	<ul style="list-style-type: none"> • The prominent corner location of site warrants a high quality, well designed building. Blank elevations should be avoided. • Access for servicing and deliveries is currently provided on-site and any new proposal should be designed to continue off-street servicing. 	(Note: 4 Brandon Road is now site reference VR6).
Address	22-23 Tileyard Road and part of 226-228 York Way																			
Ownership	City and Provincial Properties																			
Approximate size of site	1,615sqm																			
Current/previous use	B2, B8, Sui Generis																			
How the site was identified and relevant planning history	P2019/3300/FUL																			
Allocation and justification	The site has planning permission for light industrial, flexible business use and an ancillary café. 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. Proposals should be in line with policies B2-B4 and SP3.																			
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Reference	Page	Section/Paragraph/Policy	Proposed change	Reason				
			<ul style="list-style-type: none"> Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. <table border="1"> <tr> <td>Estimated timescale</td> <td>2021/22-2025/26</td> </tr> </table>	Estimated timescale	2021/22-2025/26			
Estimated timescale	2021/22-2025/26							
SA-MM-23	36-37	VR6: The Fitzpatrick Building, 188 York Way	<p>Delete Allocation and numbering reference VR6 allocated to 4 Brandon Road (formerly VR5).</p>  <table border="1"> <tr> <td>Ownership</td> <td>Deepdale Investment Holdings Limited</td> </tr> <tr> <td>Approximate size of site</td> <td>975sqm</td> </tr> </table>	Ownership	Deepdale Investment Holdings Limited	Approximate size of site	975sqm	<p>The extant planning permission has been completed and the allocation is no longer required.</p> <p>(Note: the numbering reference has been reassigned to 4 Brandon Road (formerly VR5)).</p>
Ownership	Deepdale Investment Holdings Limited							
Approximate size of site	975sqm							

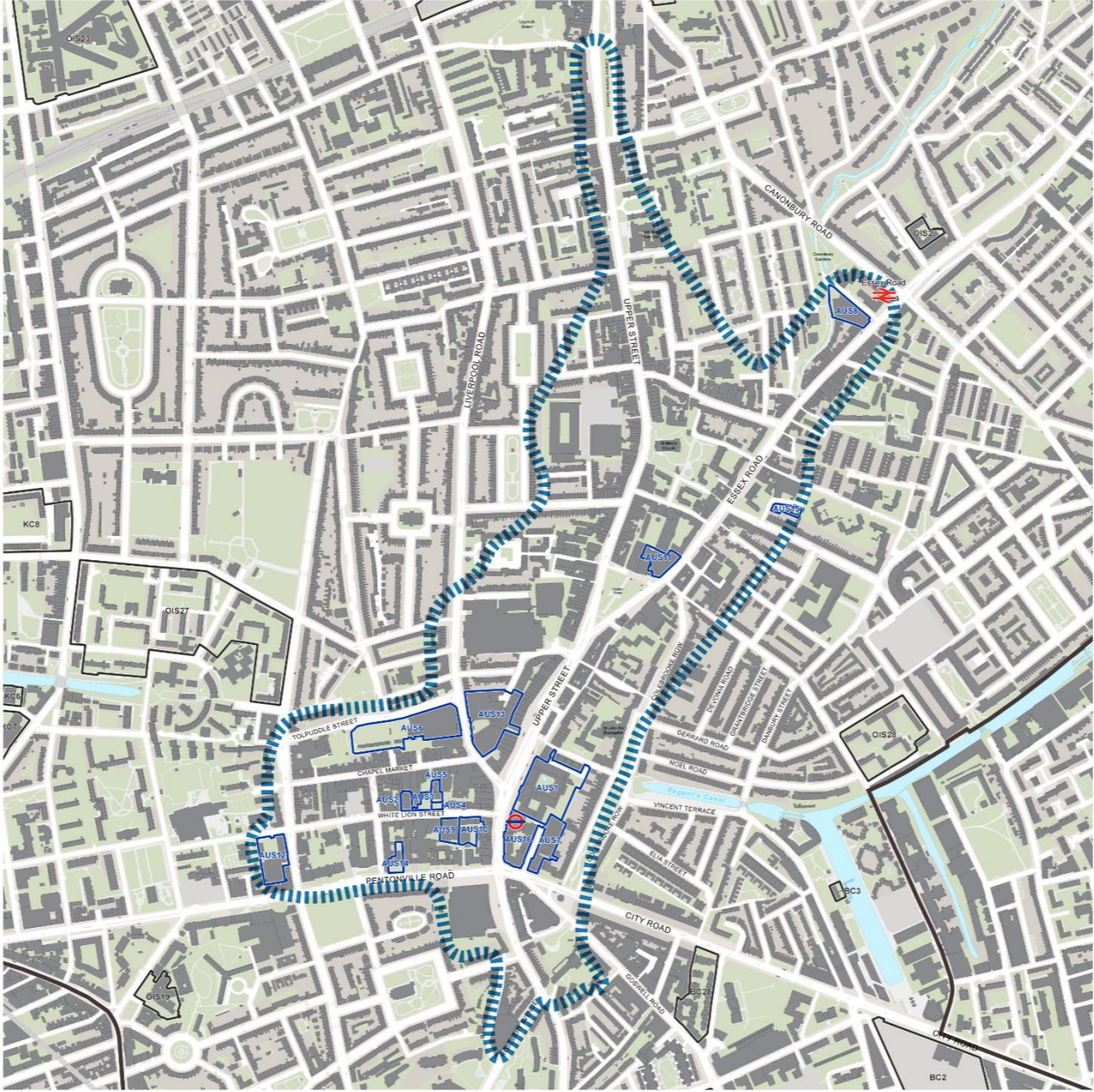
Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
			Current/previous use	Business (B1)	
			How the site was identified and relevant planning history	Planning permission P2016/1999/FUL	
			Allocation and justification	The site has planning permission for a mix of B1(a) and flexible B1 floorspace. Should the site be subject to further amendments or new planning applications, any proposal should seek to retain and intensify industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.	
			Site designations and constraints	• Vale Royal and Brewery Road Locally Significant Industrial Site	
			Development considerations	• A building of up to 8 storeys may be appropriate. All proposals which would increase existing heights should address criteria in Policy DH3. • Blank elevations should be avoided. Improvements to the poor quality public realm should also be incorporated. • Opportunities for site assembly with adjacent sites should be investigated to realise greater development opportunities. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure.	
			Estimated timescale	2021/22-2025/26	
SA-MM-24		VR6: 4 Brandon Road (formerly site reference VR5)	Current/previous use	Business (B1)	Allocation text updated for accuracy and effectiveness, to reflect changes to the Use Classes Order and for consistency with other policies.
			Allocation and justification	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 the continued industrial function of the LSIS would remain. Proposals should be in line with policies B2-B4 and SP3. Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area. Office floorspace will only be acceptable as part of a hybrid workspace scheme.	Estimated timescale updated for accuracy.

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
			Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas. Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	
			Estimated timescale	2021/22-2025/26 (2026/7 – 2031/32)	
SA-MM-25	38	VR7: 43-53 Brewery Road	How the site was identified and relevant planning history	Planning permission application P2020/1891/FUL P2018/0136/FUL	<p>Planning history updated.</p> <p>Allocation text updated for accuracy and effectiveness, to reflect changes to the Use Classes Order and for consistency with other policies.</p> <p>Site designations updated to identify the protected viewing corridor.</p>
		Allocation and justification	Retention and intensification for industrial uses (B1(C), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area in line with policies B2-B4 and SP3 . Office floorspace will only be acceptable as part of a hybrid workspace scheme.		
		Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site Partially within a protected viewing corridor Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) Locally listed building nearby at 256 York Way 		
		Development considerations	<ul style="list-style-type: none"> Building height should not exceed five storeys, including lift overruns and plant areas Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 		
SA-MM-26	39	VR8: 55-61 Brewery Road	Current/previous use	Business (B1)	<p>Allocation text updated for accuracy and effectiveness, to reflect changes to the Use Classes Order and for consistency with other policies.</p> <p>Site designations updated to identify the protected viewing corridor.</p>
		Allocation and justification	<p>The site has planning permission for the provision of additional B1 floorspace, including B1(c).</p> <p>Should the site be subject to further amendments or new planning applications, any proposal should seek to retain and intensify industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area in line with policies B2-B4 and SP3. Office floorspace will only be acceptable as part of a hybrid workspace scheme.</p>		
		Site designations and constraints	<ul style="list-style-type: none"> Vale Royal and Brewery Road Locally Significant Industrial Site 		

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
				<ul style="list-style-type: none"> • Within a protected viewing corridor - Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) • Locally listed building nearby at 256 York Way 	
			Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys. • Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	
SA-MM-27	40	VR9: Rebond House, 98-124 Brewery Road	Current/previous use	Business, general industrial and storage and distribution uses (B1/B2/B8)	Allocation text updated for accuracy and effectiveness, to reflect changes to the Use Classes Order and for consistency with other policies.
		Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area in line with policies B2-B4 and SP3. Office floorspace will only be acceptable as part of a hybrid workspace scheme.		
		Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys, including lift overruns and plant areas. • Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 		
SA-MM-28	41	VR10: 34 Brandon Road	Current/previous use	Light industrial (B1(c)) and residential (C3)	Use updated to reflect changes to the Use Classes Order. Allocation text updated for accuracy and effectiveness, to reflect changes to the Use Classes Order and for consistency with other policies Site designations updated to identify the protected viewing corridor.
		Allocation and justification	Co-location of office and/or research and development use where there is an intensification of light industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with policies B2-B4 and SP3. Retention and intensification for industrial uses (B1(c), B2 and B8) to contribute toward the delivery of the strategic priorities for the Spatial Strategy area Office floorspace will only be acceptable as part of a hybrid workspace scheme.		
		Site designations and constraints	<ul style="list-style-type: none"> • Vale Royal and Brewery Road Locally Significant Industrial Site • Within a protected viewing corridor - Islington Local View LV7 (Dartmouth Park Hill to St. Paul's Cathedral) 		
		Development considerations	<ul style="list-style-type: none"> • Building height should not exceed five storeys, including lift overruns and plant areas 		

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason
			<ul style="list-style-type: none"> • Adequate access and servicing arrangements in relation to business/industrial uses should be incorporated into any proposal. Access for servicing and deliveries should be on-site. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	

5 Angel and Upper Street

Reference	Page	Section/Paragraph/ Policy	Proposed change		Reason
SA-MM-29	43	Figure 4.1: Location of Angel and Upper Street Spatial Strategy area site allocations	<p>Also see Site Allocations High Resolution Maps document</p> 		Updated for effectiveness to include amendments to site allocations.
SA-MM-30	44	AUS1 Royal Bank of Scotland	Current/previous use	Offices (B1)	Updated to reflect changes to the Use Classes Order.

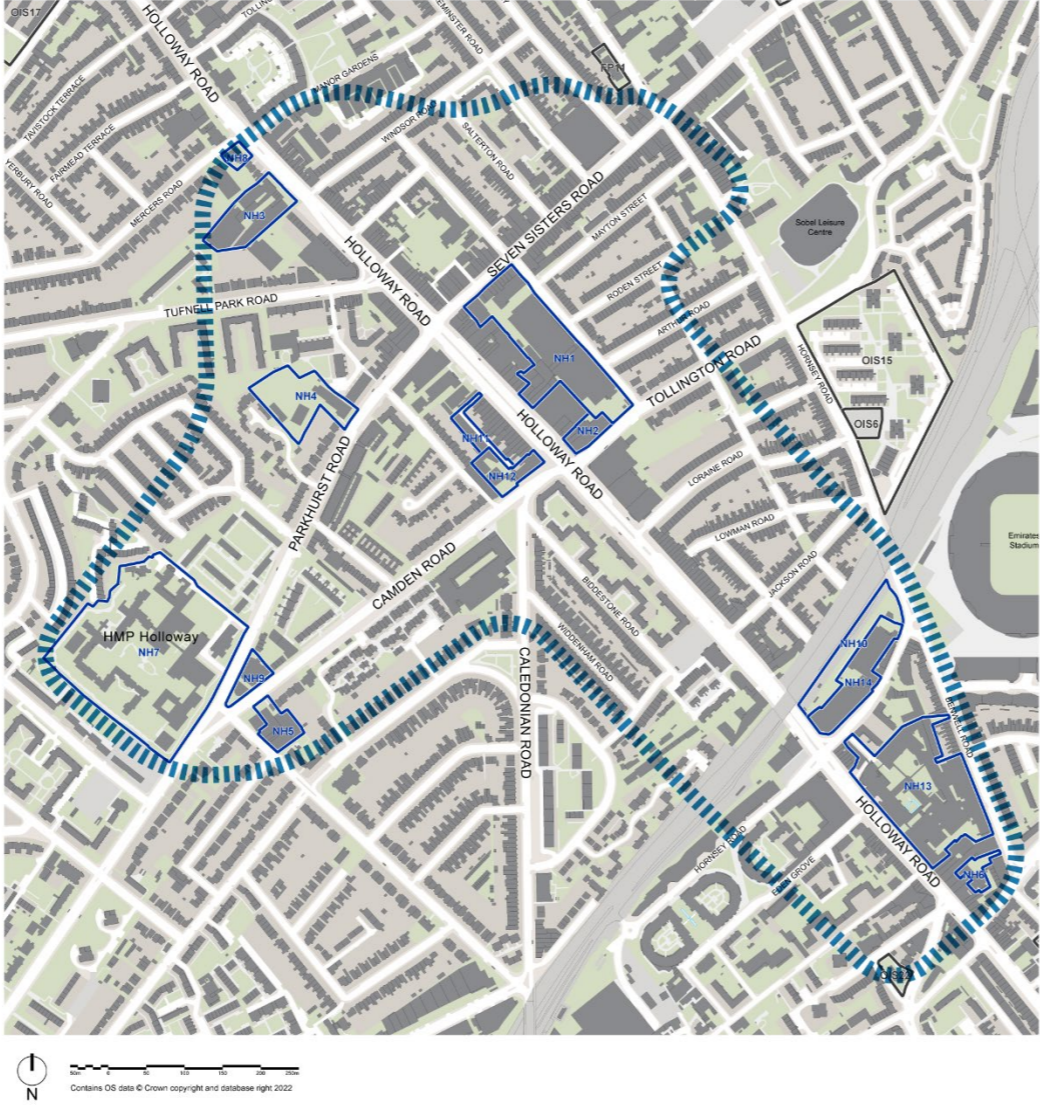
			<table border="1"> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Angel Town Centre Central Activities Zone (CAZ) Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Archaeological Priority Area: Islington Village (Tier 2) In close proximity to the Angel and Duncan Terrace/Colebrooke Row Conservation Areas In close proximity to Grade II listed buildings on Duncan Terrace and Islington High Street Opposite locally listed buildings at 1, 11-13 Upper Street Site is located within a groundwater Source Protection Zone </td> </tr> </table>	Site designations and constraints	<ul style="list-style-type: none"> Angel Town Centre Central Activities Zone (CAZ) Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Archaeological Priority Area: Islington Village (Tier 2) In close proximity to the Angel and Duncan Terrace/Colebrooke Row Conservation Areas In close proximity to Grade II listed buildings on Duncan Terrace and Islington High Street Opposite locally listed buildings at 1, 11-13 Upper Street Site is located within a groundwater Source Protection Zone 	Site designations updated to identify the protected viewing corridor.				
Site designations and constraints	<ul style="list-style-type: none"> Angel Town Centre Central Activities Zone (CAZ) Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Archaeological Priority Area: Islington Village (Tier 2) In close proximity to the Angel and Duncan Terrace/Colebrooke Row Conservation Areas In close proximity to Grade II listed buildings on Duncan Terrace and Islington High Street Opposite locally listed buildings at 1, 11-13 Upper Street Site is located within a groundwater Source Protection Zone 									
SA-MM-31	46-47	AUS2: Pride Court, 80-82 White Lion Street	<table border="1"> <tr> <td>Current/previous use</td> <td>B1-e Office and C3 residential use</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>Amended allocation (formerly part of AUS4) and planning permission P2018/3351/FUL</td> </tr> <tr> <td>Allocation and justification</td> <td> <p>The site has planning permission for the change of use of the ground floor to a restaurant, reconfiguration of the existing office floorspace and relocation of the two on-site residential units.</p> <p>Should the site be subject to further amendments or new applications, intensification of business floorspace should be prioritised.</p> </td> </tr> </table>	Current/previous use	B1-e Office and C3 residential use	How the site was identified and relevant planning history	Amended allocation (formerly part of AUS4) and planning permission P2018/3351/FUL	Allocation and justification	<p>The site has planning permission for the change of use of the ground floor to a restaurant, reconfiguration of the existing office floorspace and relocation of the two on-site residential units.</p> <p>Should the site be subject to further amendments or new applications, intensification of business floorspace should be prioritised.</p>	<p>Use updated to reflect changes to the Use Classes Order.</p> <p>Updates for effectiveness to reflect planning permission.</p>
Current/previous use	B1-e Office and C3 residential use									
How the site was identified and relevant planning history	Amended allocation (formerly part of AUS4) and planning permission P2018/3351/FUL									
Allocation and justification	<p>The site has planning permission for the change of use of the ground floor to a restaurant, reconfiguration of the existing office floorspace and relocation of the two on-site residential units.</p> <p>Should the site be subject to further amendments or new applications, intensification of business floorspace should be prioritised.</p>									
SA-MM-32	52	AUS5: 94 White Lion Street (BSG House)	<table border="1"> <tr> <td>Current/previous use</td> <td>Offices (B1)</td> </tr> </table>	Current/previous use	Offices (B1)	Updated to reflect changes to the Use Classes Order.				
Current/previous use	Offices (B1)									
SA-MM-33	54	AUS6: Sainsbury's, 31-41 Liverpool Road, N1 0RW	<table border="1"> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Angel Town Centre Primary Shopping Area Central Activities Zone (CAZ) Adjacent to the Chapel Market/Penton Street Conservation Area Partially within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Partially within Archaeological Priority Area: Islington Village (Tier 2) Site is located within a groundwater Source Protection Zone Opposite to Culpeper Community Garden SINC </td> </tr> </table>	Site designations and constraints	<ul style="list-style-type: none"> Angel Town Centre Primary Shopping Area Central Activities Zone (CAZ) Adjacent to the Chapel Market/Penton Street Conservation Area Partially within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Partially within Archaeological Priority Area: Islington Village (Tier 2) Site is located within a groundwater Source Protection Zone Opposite to Culpeper Community Garden SINC 	Updated to identify the protected viewing corridor.				
Site designations and constraints	<ul style="list-style-type: none"> Angel Town Centre Primary Shopping Area Central Activities Zone (CAZ) Adjacent to the Chapel Market/Penton Street Conservation Area Partially within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Partially within Archaeological Priority Area: Islington Village (Tier 2) Site is located within a groundwater Source Protection Zone Opposite to Culpeper Community Garden SINC 									

SA-MM-34	56-57	AUS7: 1-7 Torrens Street	Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • In a close proximity to the Duncan Terrace/Colebrooke Row, Angel and New River Conservation Areas • Adjacent to Grade II listed buildings at 2-14 Duncan Terrace • Archaeological Priority Area: Islington Village (Tier 2) • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Site is located within a groundwater Source Protection Zone 	<p>Site designations updated to identify the protected viewing corridor.</p> <p>Additional criterion added to the development considerations for effectiveness.</p>
Development considerations	<ul style="list-style-type: none"> • Comprehensive development and master planning of the area to include AUS1, AUS7 and AUS16 is encouraged. • Active ground floor frontages should be provided along Torrens Street. • The site has some residual contamination from the previous use of 7 Torrens Street as a metal plating works, which would need to be remediated. • The site falls within the Crossrail 2 safeguarding limits and was identified as an Area of Surface Interest (March 2015). Part of the site was also identified in the October 2015 consultation of Crossrail 2 as a worksite to construct Angel Crossrail 2 station. Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • The Canal and River Trust should be consulted at an early stage of the development of any proposals for this site in order to avoid any adverse impact on their waterway and associated infrastructure. In particular, development on this site must demonstrate that it will avoid adverse impact of foundations on the zone of influence around the Islington Tunnel (that runs directly beneath the site). • The old Angel station building contains essential power and other equipment related to the operation of the London Underground. Any development should mitigate impacts on this equipment. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • The site is located in the Angel Cultural Quarter area. • Any development should respect the amenity of the adjacent residential properties on Duncan Terrace. 				
SA-MM-35		AUS8: 161-169 Essex Road	Current/previous use	Former cinema and bingo hall (D2). Temporary permission for use for religious worship purposes (D1) has expired.	<p>Updated to reflect changes to the Use Classes Order.</p> <p>Allocation text amended for clarity and effectiveness.</p>

			Allocation and justification	A mix of retail, culture and leisure uses are considered suitable on this site. A mix of retail, culture, assembly and leisure and place of worship use are considered suitable within the former Cinema building, with the primary use of the building being retained as culture or assembly and leisure uses. There is an opportunity to develop the car park in at the rear of the site for residential use; any development on this part of the site should prioritise business floorspace, particularly offices.	
			Development considerations	<ul style="list-style-type: none"> Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. The site is located in the Angel Cultural Quarter area. For a proposal that is consistent with the allocation marketing/vacancy evidence as required by policy R10 is not required. 	
SA-MM-36	59-60	AUS9: 10-14 White Lion Street	Current/previous use	Temporary D4 non-residential institution use, previously office (B1)	Updated to reflect changes to the Use Classes Order and to reflect planning permission.
			How the site was identified and relevant planning history	Planning application permission P2017/0297/FUL (granted subject to completion of legal agreement, January 2018)	
SA-MM-37		AUS10: 1-9 White Lion Street	Current/previous use	B1 (a), B1 (c), A3 Office, light industrial, restaurant and café.	Updated to reflect changes to the Use Classes Order and identify the protected viewing corridor.
			Site designations and constraints	<ul style="list-style-type: none"> Angel Town Centre Central Activities Zone (CAZ) Archaeological Priority Area: Islington Village (Tier 2) Adjacent to the Angel Conservation Area In close proximity to local landmarks on Islington High Street - the Cinema Tower and Angel Corner House Dome Adjacent to Grade II listed building at 13 Islington High Street Adjacent to locally listed buildings at 23 & 9 Islington High Street • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) Site is located within a groundwater Source Protection Zone 	
SA-MM-38	64	AUS12: Public Carriage Office, 15 Penton Street	Current/previous use	Offices (B1)	Updated to reflect changes to the Use Classes Order and identify the protected viewing corridor.

			<p>Site designations and constraints</p> <ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Northdown Street Priority Employment Location • Adjacent to Chapel Market/Penton Street Conservation Area • In close proximity to locally listed buildings at 96, 108, 116 Pentonville Road and 18, 10 Penton Street • In close proximity to Claremont Square Reservoir SINC • Within a protected viewing corridor Islington Local View LV4 (Archway Road to St. Paul's Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) 					
SA-MM-39	65	AUS13: N1 Centre, Parkfield Street, N1	<p>Site designations and constraints</p> <ul style="list-style-type: none"> • Angel Town Centre • Primary Shopping Area • Central Activities Zone (CAZ) • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Archaeological Priority Area: Islington Village (Tier 2) • In close proximity to Barnsbury, Angel and Chapel Market/Penton Street Conservation Areas • Adjacent to Grade II listed buildings at 15-24 Bromfield Street and locally listed buildings on Upper Street • The site contains the N1 Centre Open Space • Site is located within a groundwater Source Protection Zone 	Updated to identify the protected viewing corridor.				
SA-MM-40	67-68	AUS14: 46-52 Pentonville Road	<table border="1"> <tr> <td>Current/previous use</td> <td>Offices (B1)</td> </tr> </table>	Current/previous use	Offices (B1)	Updated to reflect changes to the Use Classes Order.		
Current/previous use	Offices (B1)							
SA-MM-41	70	AUS16: Angel Square	<table border="1"> <tr> <td>Current/previous use</td> <td>Offices (B1)</td> </tr> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Archaeological Priority Area: Islington Village (Tier 2) • In close proximity to the Angel, Duncan Terrace/Colebrooke Row and New River Conservation Areas • In close proximity to two local landmarks on Islington High Street - the Cinema Tower and Angel Corner House Dome • Opposite to Grade II listed buildings at 1, 7, 13 Islington High Street and locally listed buildings at 9, 23 Islington High Street • Site is located within a groundwater Source Protection Zone </td> </tr> </table>	Current/previous use	Offices (B1)	Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Archaeological Priority Area: Islington Village (Tier 2) • In close proximity to the Angel, Duncan Terrace/Colebrooke Row and New River Conservation Areas • In close proximity to two local landmarks on Islington High Street - the Cinema Tower and Angel Corner House Dome • Opposite to Grade II listed buildings at 1, 7, 13 Islington High Street and locally listed buildings at 9, 23 Islington High Street • Site is located within a groundwater Source Protection Zone 	Updated to reflect changes to the Use Classes Order and identify the protected viewing corridor.
Current/previous use	Offices (B1)							
Site designations and constraints	<ul style="list-style-type: none"> • Angel Town Centre • Central Activities Zone (CAZ) • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Archaeological Priority Area: Islington Village (Tier 2) • In close proximity to the Angel, Duncan Terrace/Colebrooke Row and New River Conservation Areas • In close proximity to two local landmarks on Islington High Street - the Cinema Tower and Angel Corner House Dome • Opposite to Grade II listed buildings at 1, 7, 13 Islington High Street and locally listed buildings at 9, 23 Islington High Street • Site is located within a groundwater Source Protection Zone 							

6 Nag's Head and Holloway Road

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason
SA-MM-42	73	Figure 5.1: Location of Nag's Head and Holloway Spatial Strategy area site allocations	<p>Also see Site Allocations High Resolution Maps document</p> 	Figure updated for effectiveness to take into account changes to site allocations.
SA-MM-43	74-75	NH1: Morrison's supermarket and adjacent car park, 10 Hertslet Road, and 8-32 Seven Sisters Road		Modifications for effectiveness, to be justified and for clarity. Timescales amended.

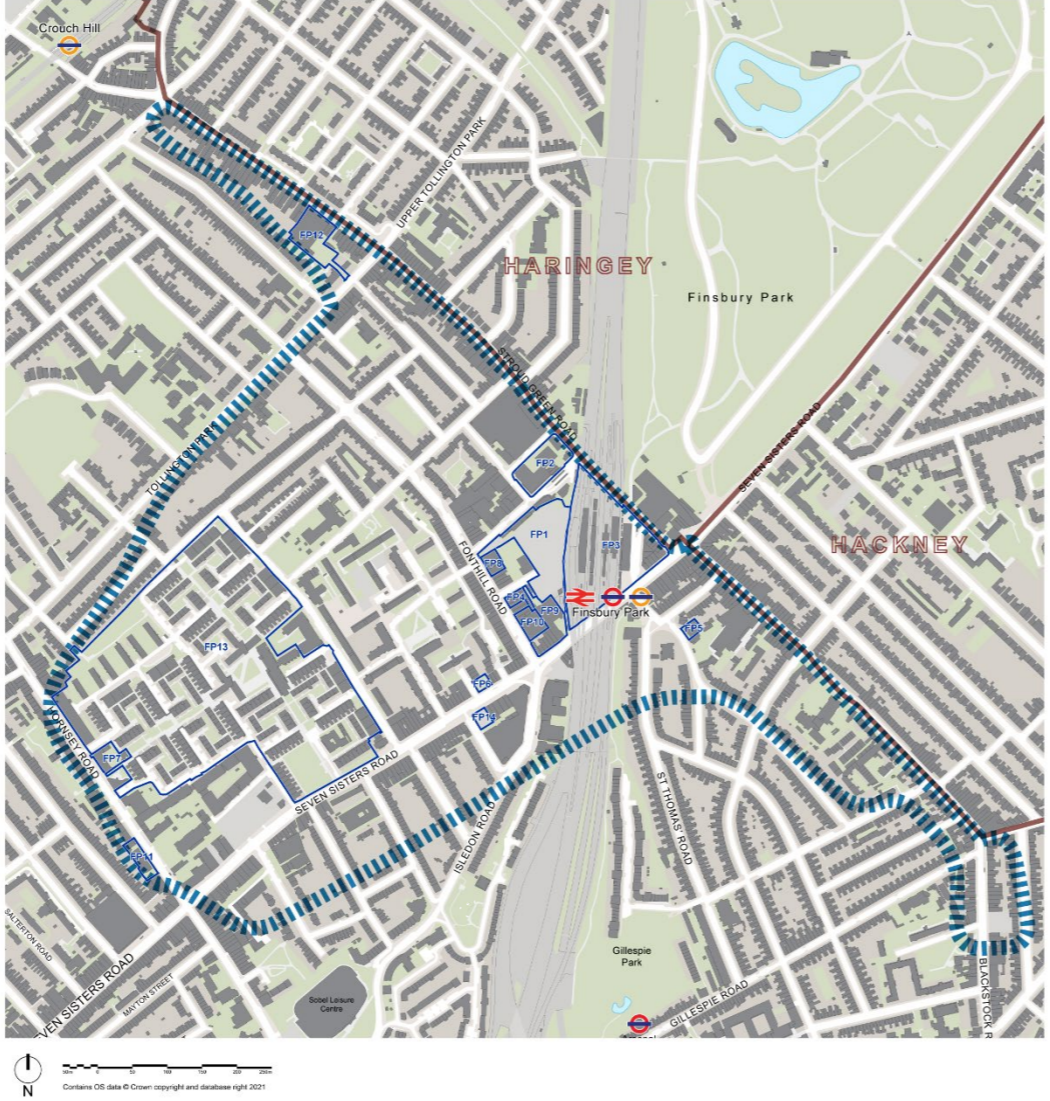
Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
			Allocation and justification	<p>The site has potential for a significant retail-led mixed-use development, with a large quantum of residential use, retention of and improvements to existing retail floorspace provision of improved retail provision (in terms of quantum and quality) as well as and a significant amount of new office floorspace; residential accommodation may be acceptable on the upper floors, subject to amenity issues being addressed. Residential accommodation will be subject to amenity issues being addressed. Existing site permeability through to Seven Sisters Road and the market should be maintained. Retention and enhancement of the covered market will be supported. Active ground floor frontages should be maintained along Holloway Road, Seven Sisters Road and provided on Tollington Road and where appropriate elsewhere within the site. Redevelopment of the snooker hall will need to be justified in line with Policy SC1.</p>	
			Development considerations	<ul style="list-style-type: none"> • New development will be expected to mitigate impacts on the transport network. • Opportunities exist for related public realm improvements in the town centre, including an active frontage to Hertslet Road (subject to amenity considerations being resolved), improvements to public open space, and pedestrian routes. Improved permeability is encouraged between Holloway Road, Seven Sisters Road and Hertslet Road. • The Islington Tall Buildings Study suggests that the site at 8-32 Seven Sisters Road and backland on Hertslet Road offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height. A tall building should provide a notable height accent, marking the intersection between the two main retail streets, Seven Sisters Road and Holloway Road. It should be set back from the Seven Sisters Road frontage to avoid overdominating the street, and respond appropriately to the listed building opposite. • Any redevelopment should investigate measures to seek to mitigate construction impacts as far as reasonably possible to ensure on the ongoing operation of existing businesses including Morrison's. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 	
			Estimated timescale	2026/27 1/22 -2030/31 25/26 ; 2031/32-2035/36	
SA-MM-44	76	NH2: 368-376 Holloway Road	Current/previous use	Retail (A1)	Updated to reflect changes to the Use Classes Order.
SA-MM-45	78	NH3: 443-453 Holloway Road			Use updated to reflect changes to the Use Classes Order. Planning history updated.

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
			Current/previous use	Arts/cultural uses (D1) , business uses (B1/B8)	Timescale updated.
			How the site was identified and relevant planning history	2013 Site Allocation (NH4) and planning permission P2013/3213/FUL (now lapsed) . New planning P2019/2839/FUL (granted on appeal) . application P2018/1812/FUL (yet to be determined)	
			Estimated timescale	2021/22-2025/26 2026/27 – 2030/31	
SA-MM-46	79	NH4: Territorial Army Centre, 65-69 Parkhurst Road	How the site was identified and relevant planning history	2013 Site Allocation (NH5) and refused planning applications planning permission P2020/0648/FUL	Planning history updated.
SA-MM-47	82	NH6: 11-13 Benwell Road	Current/previous use	Vacant warehouse formerly in business (B1) use	Updated to reflect changes to the Use Classes Order.
SA-MM-48	83-84	NH7: Holloway Prison, Parkhurst Road	How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017, and discussions with the Ministry of Justice and pre-application discussions	Planning history updated. Site designations updated to identify the protected viewing corridors.
			Site designations and constraints	<ul style="list-style-type: none"> In close proximity to the Hillmarton Conservation Area The western portion of the site falls within protected viewing corridors Islington Local View LV4 (Archway Road to St. Paul's Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) The local landmark of the Camden Road New Church Tower and Spire is directly opposite the site 	
SA-MM-49	85	NH8: 457-463 Holloway Road	Current/previous use	Offices (B1)	Updated to reflect changes to the Use Classes Order.
SA-MM-50	91	NH9: Islington Arts Factory, 2 and 2a Parkhurst Road	Current/previous use	Community space, storage (D1/B8)	Updated to reflect changes to the Use Classes Order.
SA-MM-51	88	NH10: 45 Hornsey Road, including land and railway arches 1-21 to rear and 252 Holloway Road	Site designations and constraints	<ul style="list-style-type: none"> Opposite Arsenal Podium designated open space Partially within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) 	Updated to identify the protected viewing corridor.

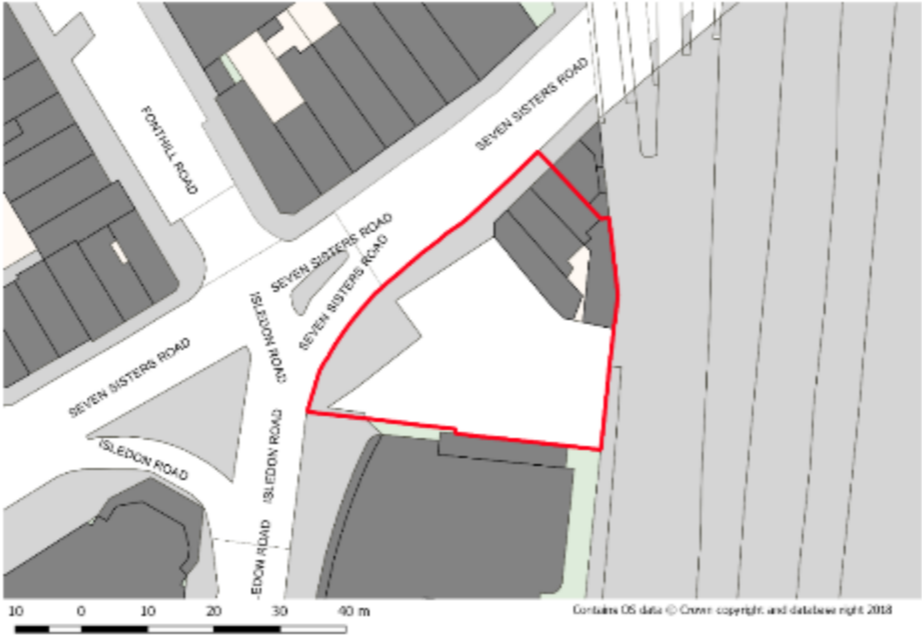
Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
SA-MM-52	90	NH11: Mamma Roma, 377 Holloway Road	Current/previous use	Business/storage (B1/B8)	<p>Use updated to reflect changes to the Use Classes Order.</p> <p>Clarification in the site designations in relation to the Primary Shopping Area for effectiveness.</p> <p>Cross reference to NH12 in the development considerations for effectiveness and consistency with NH13.</p>
			Site designations and constraints	<ul style="list-style-type: none"> Nags Head Town Centre Primary Shopping Area (for access only) Adjacent to Hillmarton Conservation Area In close proximity to a locally listed building (Holloway Seventh Day Adventist Church, 381 Holloway Road) 	
			Development considerations	<ul style="list-style-type: none"> Primary Shopping Area designation only relevant in terms of access to site from the shopping frontage. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. Possible opportunity for site assembly to form a larger proposal with site NH12. 	
SA-MM-53	91-92	NH12: 379-391 Camden Road and 341-345 Holloway Road	Development considerations	<ul style="list-style-type: none"> The Islington Tall Buildings Study suggests that this site offers an opportunity for the development of a local landmark building of up to 12 storeys (37m) as part of a comprehensive mixed-use development of the industrial and retail units. It would mark the southern extent of the town centre core on the west side of Holloway Road and also provide a landmark for the centre in the vista along Caledonian Road. Any tall building should be situated central to the vista along Caledonian Road and stay behind the street frontage on Holloway Road. Possible opportunity for site assembly to form a larger proposal with site NH11. In particular the opportunity to improve access through this site to the Mama Roma site should be considered. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. Any development should respect the amenity of neighbouring residential properties. 	Additional criterion within the development considerations for effectiveness.
SA-MM-54	93	NH13: 166-220 Holloway Road	Current/previous use	Teaching and learning space (D4 F1) and associated sports facilities (F2)	<p>Modification to be justified and effective in relation to current uses on the site, to reflect changes to the Use Classes Order and for consistency with other policies.</p> <p>Site designations updated to identify the protected viewing corridor.</p> <p>Modification to ensure clarity with respect to the use of active</p>

Reference	Page	Section/Paragraph/ Policy	Proposed change		Reason
			Allocation and justification	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. An element of student accommodation maybe is not considered to be an acceptable use in line with policy H6 part A and SC1 part D.	frontages and the approach to the tall building.
			Site designations and constraints	<ul style="list-style-type: none"> Partially within the St. Mary Magdalene Conservation Area Within London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) 	
			Development considerations	<ul style="list-style-type: none"> The London Metropolitan University tower is a key landmark in the area, prominent in views along Holloway Road, but its brutalist architecture and poorly considered later additions undermine its quality and detract from the image of the area. The Islington Tall Buildings Study suggests that there is an opportunity to increase the height of the building up to 76m (an increase of approximately 20m) and transform it into a district landmark for London Metropolitan University and the wider area this could be either through redevelopment or an extension to the existing tall building. Where appropriate active frontages in Class E use should be provided along Holloway Road. Any development should respect the amenity of neighbouring residential properties, particularly along Benwell Road and Hornsey Road. Development will be expected to contribute to improving the public realm, particularly the current poor physical environment along Holloway Road and Hornsey Road. 	
SA-MM-55	94	NH14: 236-250 Holloway Road and 29 Hornsey Road	Current/previous use	Education space (D1 -F1)	Use updated to reflect changes to the Use Classes Order.
			Allocation and justification	Improvements to the internal layout of the site with existing education and related uses to be consolidated and improved. An element of student accommodation maybe is not considered to be an acceptable use in line with policy H6 part A and SC1 part D.	Modification proposed to allocation for effectiveness and consistency with other policies.
			Site designations and constraints	<ul style="list-style-type: none"> Partially within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) In close proximity to St. Mary Magdalene Conservation Area Opposite Grade II listed building - 297 Holloway Road 	Site designations updated to identify the protected viewing corridor.
			Development considerations	<ul style="list-style-type: none"> Any development should respect the amenity of neighbouring residential properties, particularly along Hornsey Road, and positively address the important corner of this site at Hornsey Road/Holloway Road. Where appropriate development should provide active frontages in Class E use along Holloway Road and will be expected to contribute to improving the public realm, particularly the current poor physical environment along Holloway Road and Hornsey Road. 	Development considerations updated for clarity with respect to the use of active frontages.

7 Finsbury Park

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason	
SA-MM-56	96	Figure 6.1: Location of Finsbury Park Spatial Strategy area site allocations	<p>Also see Site Allocations High Resolution Maps document</p> 			Map update to take into account changes to site allocations.
SA-MM-57	97	FP1: City North Islington Trading Estate, Fonthill Road and 8-10 Goodwin Street	Current/previous use	Formerly offices, industrial, storage and retail space (B1/B2/B8/A1). Planning permission implemented, development ongoing	Updated to reflect changes to the Use Classes Order.	
SA-MM-58	99	FP2: Morris Place/Wells Terrace (including Clifton House)	Current/previous use	Residential, retail/restaurant and café, A1/A3 , yoga studio (D2), and B1 (offices and car wash)	Updated to reflect changes to the Use Classes Order.	


Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
SA-MM-59	101-102	FP3: Finsbury Park Station and Island, Seven Sisters Road	Approximate size of site	4,78318,732sqm	Amendment to correct error in site size. Use updated to reflect changes to the Use Classes Order.
			Current/previous use	Finsbury Park Station, retail, restaurants, possibly offices and residential (A1/A3/B1/C3)	
SA-MM-60	103-104	FP4: 129-131 & 133 Fonthill Road & 13 Goodwin Street	Current/previous use	Retail, restaurant (A1/A3)	Use updated to reflect changes to the Use Classes Order. Planning history updated. Update to allocation for effectiveness.
			How the site was identified and relevant planning history	2013 Site Allocation (FP2) and planning application P2020/2722/FUL	
			Allocation and justification	Retail-led mixed use development to complement the specialist shopping function of Fonthill Road (as a fashion corridor) and contribute to the vitality of Finsbury Park Town Centre. Active retail should be provided on the ground floor. Upper floors should provide office floorspace and, where appropriate, workshop space related to ground floor specialist retail functions, including appropriate well designed SME workspace. An element of residential use may be acceptable and will be subject to relevant affordable housing policies.	
SA-MM-61	105	Section 6, FP5: 1 Prah Road	Allocation and justification	Business floorspace, particularly workspace suitable for SMEs. Residential development and public realm improvements.	Effectiveness. Reference to public realm improvements removed as this will be dealt with through other policies where appropriate.
SA-MM-62	107	FP7: Holloway Police Station, 284 Hornsey Road	Allocation and justification	Subject to justifying the loss of social infrastructure, Redevelopment of the police station for residential-led mixed use development, with office/workspace uses on the ground floor.	Allocation text updated for effectiveness and for consistency with other policies. Site designations updated to identify the protected viewing corridor.
			Site designations and constraints	<ul style="list-style-type: none"> Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) 	
SA-MM-63	108	FP8: 113-119 Fonthill Road	Current/previous use	Retail and office (A1/B1)	Updated to reflect changes to the Use Classes Order.
SA-MM-64	109	FP9: 221-233 Seven Sisters Road	Current/previous use	Community use (D1), retail (A1), offices (B1)	Use updated to reflect changes to the Use Classes Order. Development considerations modified for effectiveness.

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason				
			<p>Development considerations</p> <ul style="list-style-type: none"> The Islington Tall Buildings Study suggests that the land at 233 Seven Sisters Road (the Muslim Welfare Centre site), offers an opportunity for the development of a local landmark building of up to 15 storeys (46m) in height. In relation to local views the building should help to visually mediate between the height of the City North buildings to the rear of the site and the lower surrounding height context. The design of any tall building would need to respond appropriately to the Grade II* listed Rainbow Theatre opposite. The building should be linked to the comprehensive development of the entire site and deliver significant amounts of business floorspace. Comprehensive development of the whole site is encouraged. Given the close proximity of the site to the railway line consideration should be given to the positioning of any residential units and design of the building so as to minimise the negative impact on residential amenity of residents. There is potential to increase the permeability of the site by creating a pedestrian route from Seven Sisters Road to Goodwin Street. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 					
SA-MM-65	115	FP10: Former George Robey Public House, 240 Seven Sisters Road	<p><i>Delete allocation FP10:</i></p> <p>FP10: Former George Robey Public House, 240 Seven Sisters Road</p>  <table border="1" data-bbox="744 1814 2107 1885"> <tr> <td data-bbox="744 1814 1023 1850">Address</td> <td data-bbox="1023 1814 2107 1850">Former George Robey Public House, 240 Seven Sisters Road, N4 2HX</td> </tr> <tr> <td data-bbox="744 1850 1023 1885">Ownership</td> <td data-bbox="1023 1850 2107 1885">S.H. Developments (SS) Limited</td> </tr> </table>	Address	Former George Robey Public House, 240 Seven Sisters Road, N4 2HX	Ownership	S.H. Developments (SS) Limited	Development of this site has been completed, with a hotel opening on the site in early 2020. As such it is considered the allocation is no longer required.
Address	Former George Robey Public House, 240 Seven Sisters Road, N4 2HX							
Ownership	S.H. Developments (SS) Limited							

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason														
			<table border="1"> <tr> <td>Approximate size of site</td> <td>1,311sqm</td> </tr> <tr> <td>Current/previous use</td> <td>Former public house (A4), site now vacant</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>Planning application P2017/3429/FUL</td> </tr> <tr> <td>Allocation and justification</td> <td>Hotel, with some business floorspace including affordable workspace.</td> </tr> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Opposite Grade II* listed Rainbow Theatre, 232-238 Seven Sisters Road </td> </tr> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> • Development should mitigate adverse impacts relating primarily to noise from the adjacent railway line. • Improvements to the public realm should be sought to create an attractive and safe pedestrian environment fronting Seven Sisters Road. • Design of the building should seek to increase levels of natural light in the basement to allow for a wider range of potential future uses. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. </td> </tr> <tr> <td>Estimated timescale</td> <td>2021/22-2025/26</td> </tr> </table>	Approximate size of site	1,311sqm	Current/previous use	Former public house (A4), site now vacant	How the site was identified and relevant planning history	Planning application P2017/3429/FUL	Allocation and justification	Hotel, with some business floorspace including affordable workspace.	Site designations and constraints	<ul style="list-style-type: none"> • Finsbury Park Town Centre • Primary Shopping Area • Opposite Grade II* listed Rainbow Theatre, 232-238 Seven Sisters Road 	Development considerations	<ul style="list-style-type: none"> • Development should mitigate adverse impacts relating primarily to noise from the adjacent railway line. • Improvements to the public realm should be sought to create an attractive and safe pedestrian environment fronting Seven Sisters Road. • Design of the building should seek to increase levels of natural light in the basement to allow for a wider range of potential future uses. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. 	Estimated timescale	2021/22-2025/26	
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SA-MM-66	113	FP10: 139-149 Fonthill Road (formerly referenced FP11)	<table border="1"> <tr> <td>How the site was identified and relevant planning history</td> <td>Planning permission P2019/2563/FUL application P2017/0333/FUL (refused; dismissed on appeal)</td> </tr> </table>	How the site was identified and relevant planning history	Planning permission P2019/2563/FUL application P2017/0333/FUL (refused; dismissed on appeal)	Planning history updated.												
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SA-MM-67	114	FP11: 179-199 Hornsey Road, N7 9RA (formerly referenced FP12)	<table border="1"> <tr> <td>Current/previous use</td> <td>D1 (Vvacant but most recently used for construction skills training)</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>Planning permission P2018/1452/FUL application P2017/2175/FUL</td> </tr> <tr> <td>Allocation and justification</td> <td>Mixed-use Residential-led development including provision of residential use with an element community use, subject to justifying the loss of social infrastructure. Retention of some D1 community use floorspace may be necessary.</td> </tr> </table>	Current/previous use	D1 (V vacant but most recently used for construction skills training)	How the site was identified and relevant planning history	Planning permission P2018/1452/FUL application P2017/2175/FUL	Allocation and justification	Mixed-use Residential-led development including provision of residential use with an element community use , subject to justifying the loss of social infrastructure. Retention of some D1 community use floorspace may be necessary.	<p>Use updated to reflect changes to the Use Classes Order.</p> <p>Planning history updated.</p> <p>Update to allocation for effectiveness to reflect planning permission.</p> <p>Site designations updated to identify the protected viewing corridor.</p>								
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Reference	Page	Section/Paragraph/Policy	Proposed change	Reason		
			<table border="1"> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • 179-199 Hornsey Road is a locally listed building • Opposite Grade II listed buildings (254, 256 and 260 Hornsey Road) </td> </tr> </table>	Site designations and constraints	<ul style="list-style-type: none"> • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • 179-199 Hornsey Road is a locally listed building • Opposite Grade II listed buildings (254, 256 and 260 Hornsey Road) 	
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SA-MM-68	115	FP12: Tesco, 103-115 Stroud Green Road, N4 3PX (formerly referenced FP13)	<table border="1"> <tr> <td>Current/previous use</td> <td>Retail (A1)</td> </tr> </table>	Current/previous use	Retail (A1)	Updated to reflect changes to the use classes order.
Current/previous use	Retail (A1)					
SA-MM-69	116	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)	<table border="1"> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Adjacent to the Tollington Park Conservation Area • Adjacent to a Grade II listed building (260 Hornsey Road) </td> </tr> </table>	Site designations and constraints	<ul style="list-style-type: none"> • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Adjacent to the Tollington Park Conservation Area • Adjacent to a Grade II listed building (260 Hornsey Road) 	Updated to identify the protected viewing corridor.
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SA-MM-70	118	FP14: 216-220 Seven Sisters Road (formerly referenced FP15)	<table border="1"> <tr> <td>Estimated timescale</td> <td>2021/22-2025/26 2026/27-2030/31</td> </tr> </table>	Estimated timescale	2021/22-2025/26 2026/27-2030/31	Timescales updated for clarity.
Estimated timescale	2021/22-2025/26 2026/27-2030/31					

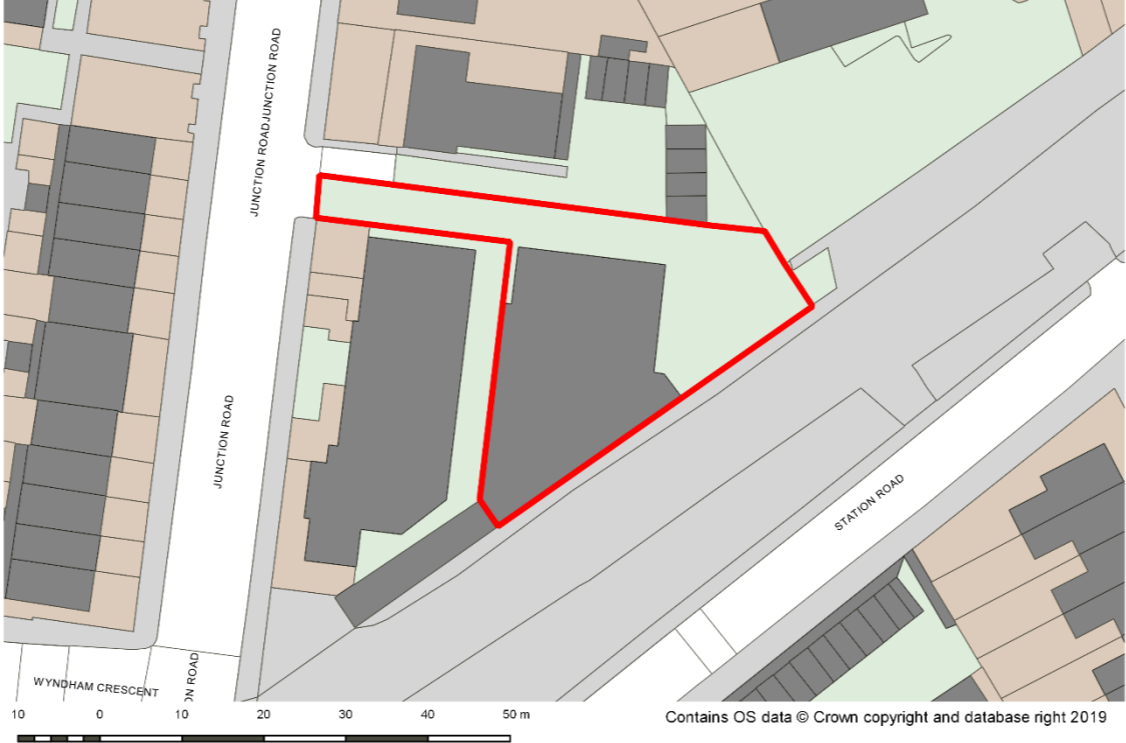
8 Archway

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason
SA-MM-71	120	Figure 7.1: Location of Archway Spatial Strategy area site allocations	<p>Also see Site Allocations High Resolution Maps document</p> 	Figure updated to take into account changes to Other Important Sites.

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
SA-MM-72	121-122	ARCH1: Vorley Road/Archway Bus Station	Allocation and justification	Residential led development with social and community infrastructure uses. an There may also be potential for an element of business floorspace including affordable workspace and space suitable for SMEs.	For effectiveness and clarity and consistency with other policies.
			Development considerations	<ul style="list-style-type: none"> Archway Community Care Centre is located within the site at 4 Vorley Road. This use should be retained in line with policy SC1, or, where loss of the facility is proposed, justification must be provided in line with the policy. The Islington Tall Buildings Study suggests that the northern part of this site has the potential to accommodate a local landmark building of up to 15 storeys (46m), forming part of an Archway cluster of tall buildings alongside Hamlyn House, Hill House and Archway Tower. The building should assist overlooking of and wayfinding from the adjacent open space, and mark a new entrance and internal route through the Archway Centre complex to connect with Junction Road. An appropriate design response to the Girdlestone Estate should be found that limits and mitigates the impact of any proposal on existing residential development. The site is located in the Archway Cultural Quarter area. 	
SA-MM-73	123	ARCH2: 4-10 Junction Road	Current/previous use	Retail and office (A1/B1)	Updated to reflect changes to the Use Classes Order and for consistency with other policies.
			Development considerations	<ul style="list-style-type: none"> Active ground floor retail frontage should be maintained with improved shopfront design which takes advantage of adjacent public space. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	
SA-MM-74	124-125	ARCH3: Archway Central Methodist Hall	Address	Archway Central Methodist Hall, Archway Close Navigator Square , N19 3TD	Updates for effectiveness and consistency with other policies. Updates to the planning history and to identify the protected viewing corridor.
			Current/previous use	Vacant community space (D1/D2) Methodist church hall, vacant	
			How the site was identified and relevant planning history	Amended allocation (formerly part of 2013 Site Allocation ARCH1), planning application P2018/4068/FUL (refused on appeal) and pre-application discussions	
			Allocation and justification	Refurbishment/redevelopment to create a cultural hub in Archway Town Centre. Retail uses might be acceptable on the ground floor. to provide a mixed use development including offices and retail.	
			Site designations and constraints	<ul style="list-style-type: none"> Archway Town Centre Primary Shopping Area Locally listed building 	

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
				<ul style="list-style-type: none"> St. John's Grove Conservation Area In close proximity to the Holborn Union Infirmary Conservation Area Opposite Archway Park public open space Within a protected viewing corridor Islington Local View LV4 (Archway Road to St. Paul's Cathedral) 	
			Development considerations	<ul style="list-style-type: none"> The site is prominent in townscape terms and development proposals should seek to retain and sensitively restore the existing locally listed building. There is a growing reputation for culture in Archway. The site is the most significant development opportunity in the town centre which could enhance this offer, and operate as a hub of cultural activities. Active ground floor frontages are encouraged along St John's Way. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	
SA-AM-75	126	ARCH4: Whittington Hospital Ancillary Buildings	Estimated timescale	2031/32-2035/36 2026/27-2030/31	Timescale updated for accuracy, to match information in the housing trajectory.
SA-MM-76	131	ARCH5: Archway Campus, Highgate Hill	Current/previous use	Education, clinical and health services research (D1) Site currently vacant, formerly used by University College London/Whittington Health NHS Trust	Updates for effectiveness and to identify the protected viewing corridor.
			Allocation and justification	<p>Residential-led mixed-use development, with some commercial and with community and social infrastructure uses. Active frontages are sought on the southern part of the site and elsewhere, where appropriate, where it can make a contribution to the public realm.</p> <p>Given the very limited supply of development land in Islington policies strongly prioritise the most urgent need, which is conventional housing. An element of student housing may be acceptable as part of the development mix, provided that the quantum of student accommodation is not held to weigh against both the provision of priority conventional housing on the site, and provided that it ensures that the development can achieve the quantum and the tenure of affordable housing which is fully policy compliant.</p>	
			Site designations and constraints	<ul style="list-style-type: none"> Holborn Union Infirmary Conservation Area In close proximity to the St. John's Grove and Whitehall Park Conservation Areas The Victorian infirmary buildings at the site are locally listed Opposite Archway Park public open space Partially within a protected viewing corridor Islington Local View LV4 (Archway Road to St. Paul's Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) 	

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason										
			<table border="1"> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> The site has potential to deliver a significant amount of genuinely affordable housing to meet identified housing needs. Development proposals should contribute to an improved public realm and provide linkages to Archway town centre. Any net loss of existing social infrastructure must be justified in line with policy SC1. There are significant level changes across the site which should be factored into the design of the scheme. Any development should respect the amenity of neighbouring residential properties, including properties on Lidyard Road. </td> </tr> </table>	Development considerations	<ul style="list-style-type: none"> The site has potential to deliver a significant amount of genuinely affordable housing to meet identified housing needs. Development proposals should contribute to an improved public realm and provide linkages to Archway town centre. Any net loss of existing social infrastructure must be justified in line with policy SC1. There are significant level changes across the site which should be factored into the design of the scheme. Any development should respect the amenity of neighbouring residential properties, including properties on Lidyard Road. 									
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SA-MM-77	128	ARCH6: Job Centre, 1 Elthorne Road	<table border="1"> <tr> <td>Ownership</td> <td>Department for Environment, Food and Rural AffairsGladquote Ltd.</td> </tr> <tr> <td>Current/previous use</td> <td>Job Centre (now vacant) (A2)</td> </tr> <tr> <td>Allocation and justification</td> <td>Business-led mMixed-use development, including provision of SME workspace, and with an element of residential use.</td> </tr> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. </td> </tr> <tr> <td>Estimated timescale</td> <td>2021/22-2025/262026/27-2030/31</td> </tr> </table>	Ownership	Department for Environment, Food and Rural Affairs Gladquote Ltd.	Current/previous use	Job Centre (now vacant) (A2)	Allocation and justification	Business-led m Mixed-use development, including provision of SME workspace, and with an element of residential use.	Development considerations	<ul style="list-style-type: none"> The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 	Estimated timescale	2021/22-2025/26 2026/27-2030/31	Updates for effectiveness, for clarity and to reflect changes to the Use Classes Order.
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Estimated timescale	2021/22-2025/26 2026/27-2030/31													
SA-MM-78	129	ARCH7: 207A Junction Road		Site allocation amended and identified as site allocation GT1.										

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason																		
			<p>ARCH7: 207A Junction Road</p>  <table border="1" data-bbox="744 1010 2086 1890"> <tr> <td data-bbox="744 1010 1020 1052">Address</td> <td data-bbox="1020 1010 2086 1052">207A Junction Road, N19 5QA</td> </tr> <tr> <td data-bbox="744 1052 1020 1087">Ownership</td> <td data-bbox="1020 1052 2086 1087">Transport for London</td> </tr> <tr> <td data-bbox="744 1087 1020 1157">Approximate size of site</td> <td data-bbox="1020 1087 2086 1157">1,029sqm</td> </tr> <tr> <td data-bbox="744 1157 1020 1226">Current/previous use</td> <td data-bbox="1020 1157 2086 1226">Martial arts centre (D2)</td> </tr> <tr> <td data-bbox="744 1226 1020 1367">How the site was identified and relevant planning history</td> <td data-bbox="1020 1226 2086 1367">GLA SHLAA Call for Sites 2017</td> </tr> <tr> <td data-bbox="744 1367 1020 1436">Allocation and justification</td> <td data-bbox="1020 1367 2086 1436">Residential development with potential to reprovide the existing D2 use</td> </tr> <tr> <td data-bbox="744 1436 1020 1505">Site designations and constraints</td> <td data-bbox="1020 1436 2086 1505"> <ul style="list-style-type: none"> ● In close proximity to Junction Road Cutting SINC ● Opposite to locally listed buildings at 142-150 Junction Road </td> </tr> <tr> <td data-bbox="744 1505 1020 1822">Development considerations</td> <td data-bbox="1020 1505 2086 1822"> <ul style="list-style-type: none"> ● This backland site is constrained by proximity to existing residential uses and the railway line. Development must have regard to the potential impact on the nearby residential properties, and impacts on future residential occupiers in terms of noise and vibration. ● Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. </td> </tr> <tr> <td data-bbox="744 1822 1020 1890">Estimated timescale</td> <td data-bbox="1020 1822 2086 1890">2021/22-2025/26</td> </tr> </table>	Address	207A Junction Road, N19 5QA	Ownership	Transport for London	Approximate size of site	1,029sqm	Current/previous use	Martial arts centre (D2)	How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017	Allocation and justification	Residential development with potential to reprovide the existing D2 use	Site designations and constraints	<ul style="list-style-type: none"> ● In close proximity to Junction Road Cutting SINC ● Opposite to locally listed buildings at 142-150 Junction Road 	Development considerations	<ul style="list-style-type: none"> ● This backland site is constrained by proximity to existing residential uses and the railway line. Development must have regard to the potential impact on the nearby residential properties, and impacts on future residential occupiers in terms of noise and vibration. ● Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 	Estimated timescale	2021/22-2025/26	
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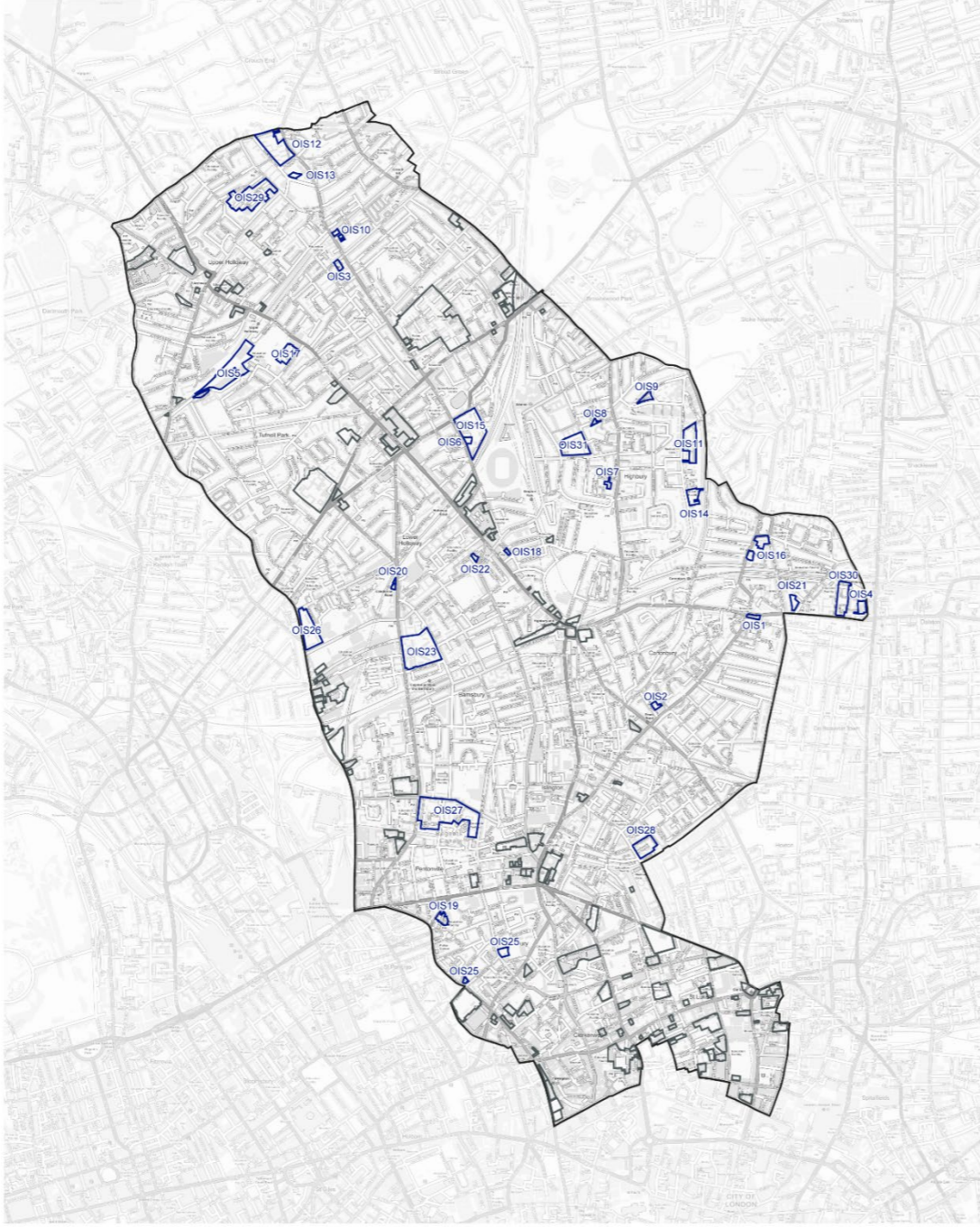
Reference	Page	Section/Paragraph/Policy	Proposed change	Reason								
SA-MM-79	129	ARCH7: Brookstone House, 4-6 Elthorne Road (Formerly referenced Arch 8)	<table border="1"> <tr> <td colspan="2">ARCH8ARCH7: Brookstone House</td> </tr> <tr> <td>Address</td> <td>Bellside House, 4 Elthorne Road and Brookstone House, 4-6 Elthorne Road</td> </tr> <tr> <td>Current/previous use</td> <td>Office and warehouse (B1)</td> </tr> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> Use of the car park for development of business uses is strongly encouraged. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. </td> </tr> </table>	ARCH8 ARCH7: Brookstone House		Address	Bellside House, 4 Elthorne Road and Brookstone House, 4-6 Elthorne Road	Current/previous use	Office and warehouse (B1)	Development considerations	<ul style="list-style-type: none"> Use of the car park for development of business uses is strongly encouraged. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	<p>Site reference updated.</p> <p>Address details updated.</p> <p>Use updated to reflect changes to the Use Classes Order.</p> <p>Development considerations amended to be justified and effective and consistency with other policies.</p>
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SA-MM-80	131	ARCH8: 724 Holloway Road (Formerly referenced Arch 9)	<table border="1"> <tr> <td colspan="2">ARCH9ARCH8: 724 Holloway Road</td> </tr> <tr> <td>Current/previous use</td> <td>Offices and warehousing (B1/B8)</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>Planning applications: P2016/4533/FUL and P2015/4816/FUL permission P2018/3191/FUL</td> </tr> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. The site is located in the Archway Cultural Quarter area. </td> </tr> </table>	ARCH9 ARCH8: 724 Holloway Road		Current/previous use	Offices and warehousing (B1/B8)	How the site was identified and relevant planning history	Planning applications: P2016/4533/FUL and P2015/4816/FUL permission P2018/3191/FUL	Development considerations	<ul style="list-style-type: none"> Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. The site is located in the Archway Cultural Quarter area. 	<p>Site reference updated.</p> <p>Use updated to reflect changes to the Use Classes Order.</p> <p>Planning history updated.</p> <p>Development considerations amended to be justified and effective and consistent with other policies.</p>
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SA-MM-81	132	ARCH9: Elthorne Estate (Formerly referenced Arch 10)	<table border="1"> <tr> <td colspan="2">ARCH10ARCH9: Elthorne Estate, Archway</td> </tr> <tr> <td>Current/previous use</td> <td>Sports pitch, community facility (D1/D2)</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>London Borough of Islington Housing Service proposals. Planning permission (P2018/2269/FUL).</td> </tr> <tr> <td>Allocation and justification</td> <td>Residential development and new community centre with associated public realm improvements.</td> </tr> </table>	ARCH10 ARCH9: Elthorne Estate, Archway		Current/previous use	Sports pitch, community facility (D1/D2)	How the site was identified and relevant planning history	London Borough of Islington Housing Service proposals. Planning permission (P2018/2269/FUL).	Allocation and justification	Residential development and new community centre with associated public realm improvements.	<p>Updates for effectiveness to reflect planning permission.</p> <p>Site reference updated.</p> <p>Use updated to reflect changes to the Use Classes Order.</p> <p>Planning history updated.</p>
ARCH10 ARCH9: Elthorne Estate, Archway												
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How the site was identified and relevant planning history	London Borough of Islington Housing Service proposals. Planning permission (P2018/2269/FUL).											
Allocation and justification	Residential development and new community centre with associated public realm improvements.											

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason						
			<table border="1"> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> Any development should respect the integrity of the existing estate and ensure high quality design. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. A replacement ball court is to be provided at Zoffany Park. </td> </tr> </table>	Development considerations	<ul style="list-style-type: none"> Any development should respect the integrity of the existing estate and ensure high quality design. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. A replacement ball court is to be provided at Zoffany Park. 					
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SA-MM-82	133	ARCH10: Dwell House (Formerly referenced ARCH11)	<p>ARCH11 ARCH10: Dwell House, 619-639 Holloway Road</p> <table border="1"> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> The site is partly located in Archway Town Centre and should maintain an active frontage fronting Holloway Road, with retail uses on the ground floor. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. Any development should respect the amenity of neighbouring residential properties </td> </tr> </table>	Development considerations	<ul style="list-style-type: none"> The site is partly located in Archway Town Centre and should maintain an active frontage fronting Holloway Road, with retail uses on the ground floor. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. Any development should respect the amenity of neighbouring residential properties 	<p>Updates for effectiveness.</p> <p>Site reference updated.</p> <p>Reference to cultural quarter removed to be justified and effective and for consistency with other policies.</p>				
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SA-MM-83	133	ARCH11: 798-804 Holloway Road (Formerly referenced ARCH12)	<p>ARCH12 ARCH11: 798-804 Holloway Road</p> <table border="1"> <tr> <td>Current/previous use</td> <td>Retail (A1)</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>P2016/4529/FUL and P2017/4826/S73</td> </tr> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> Development should maintain active frontages on Holloway Road. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. </td> </tr> </table>	Current/previous use	Retail (A1)	How the site was identified and relevant planning history	P2016/4529/FUL and P2017/4826/S73	Development considerations	<ul style="list-style-type: none"> Development should maintain active frontages on Holloway Road. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 	<p>Use updated to reflect changes to the Use Classes Order.</p> <p>Site reference updated.</p> <p>Planning history updated.</p> <p>Reference to cultural quarter removed to be justified and effective and for consistency with other policies.</p>
Current/previous use	Retail (A1)									
How the site was identified and relevant planning history	P2016/4529/FUL and P2017/4826/S73									
Development considerations	<ul style="list-style-type: none"> Development should maintain active frontages on Holloway Road. The site is located in the Archway Cultural Quarter area. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 									


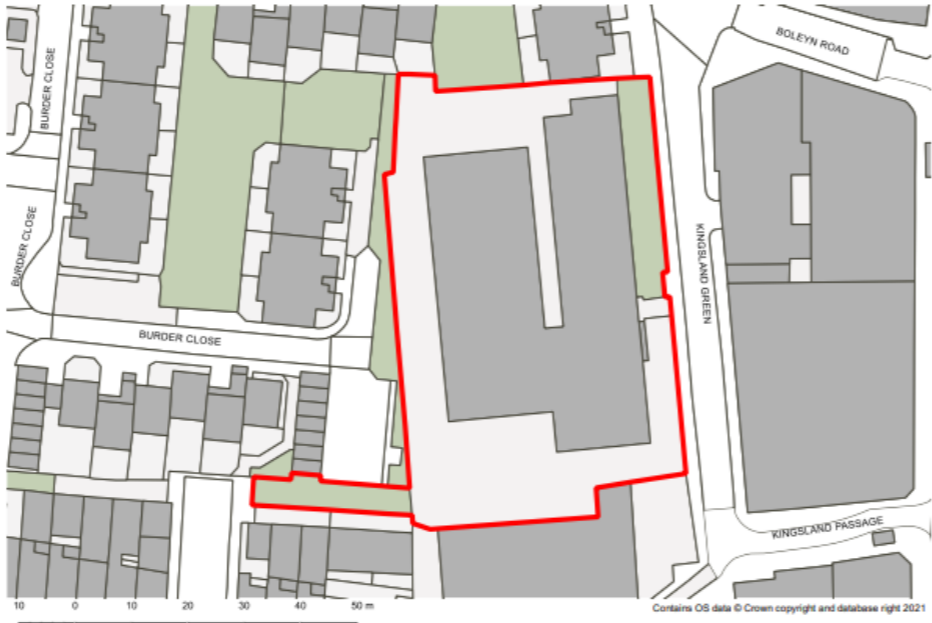
9 Highbury Corner and Lower Holloway

Reference	Page	Section/Paragraph/ Policy	Proposed change		Reason
SA-MM-84	137	HC1: 10, 12, 16-18, 20-22 and 24 Highbury Corner	Current/previous use	Restaurant (A3) , the Garage music venue (D2) and disused Highbury & Islington Station entrance	Updated to reflect changes to the Use Classes order.
SA-MM-85	139	HC2: Spring House, 6-38 Holloway Road	Current/previous use	Education (D1)	Updated to reflect changes to the Use Classes order.
SA-MM-86	140	HC3: Highbury and Islington Station, Holloway Road	Current/previous use	Predominantly vacant land adjacent to and over the railway. Highbury and Islington station, retail and leisure uses including public house (A4) .	Use updated to reflect changes to the Use Classes Order.
			Development considerations	<ul style="list-style-type: none"> Development should be sensitively designed with regard to overlooking, overshadowing and train noise. Development of this site may entail decking over the railway line. Any decking scheme should be sensitively designed in relation to the amenity impacts on residents. The impact of any proposed scheme on adjoining and surrounding residential properties will be a key consideration. HS1 tunnels pass beneath the site. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. 	Development considerations amended for effectiveness.
SA-MM-87	142	HC4: Dixon Clark Court	How the site was identified and relevant planning history	Planning application permission P2017/2936/FUL (granted subject to completion of legal agreement, March 2018)	Planning history updated.
SA-MM-88	143-144	HC5: 2 Holloway Road and 4 Highbury Crescent	Current/previous use	Retail (A1) and residential (C3)	Updated to reflect changes to the Use Classes order.

10 Other Important Sites

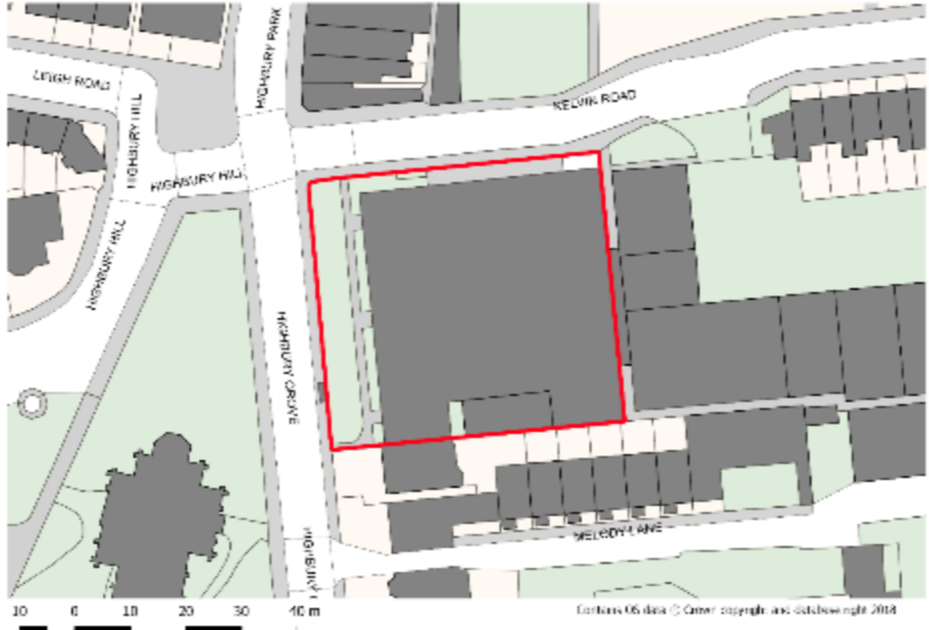
Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason
SA-MM-89	148	Figure 9.1: Location of site allocations outside Spatial Strategy areas	<p data-bbox="804 436 1576 466">Also see Site Allocations High Resolution Maps document</p> 	Updated to reflect changes to site allocations.

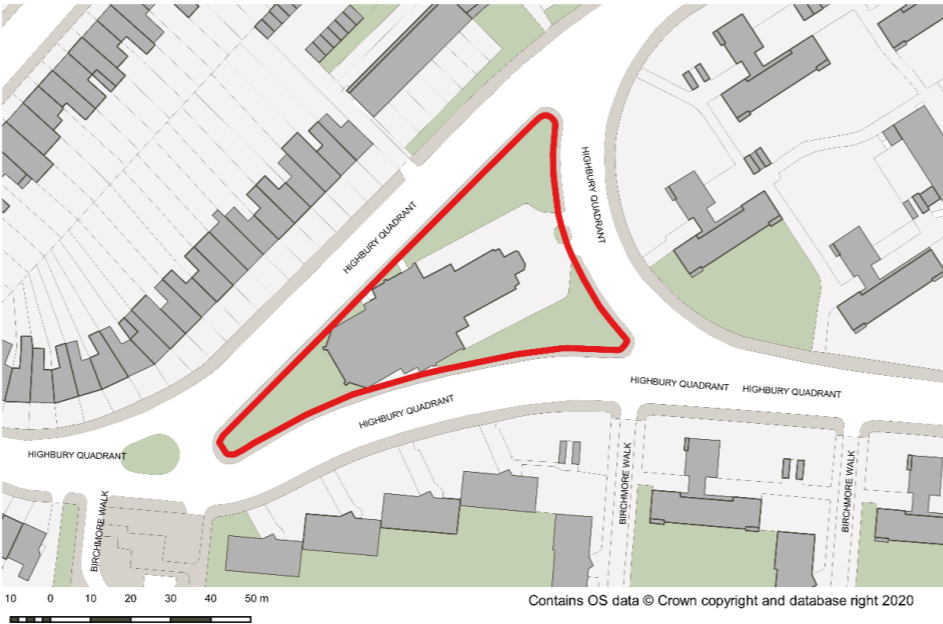
Reference	Page	Section/Paragraph/Policy	Proposed change	Reason				
SA-MM-90	149	OIS1: Leroy House, 436 Essex Road	<table border="1"> <tr> <td>Current/previous use</td> <td>Offices, studios, workshops, meeting/event space (B1 use)</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>2013 Site Allocation (OIS3); planning application permission P2017/3081/FUL (registered)</td> </tr> </table>	Current/previous use	Offices, studios, workshops, meeting/event space (B1 use)	How the site was identified and relevant planning history	2013 Site Allocation (OIS3); planning application permission P2017/3081/FUL (registered)	<p>Use updated to reflect changes to the Use Classes order.</p> <p>Planning history updated.</p>
Current/previous use	Offices, studios, workshops, meeting/event space (B1 use)							
How the site was identified and relevant planning history	2013 Site Allocation (OIS3); planning application permission P2017/3081/FUL (registered)							
SA-MM-91	150	OIS2: The Ivories, 6-8 Northampton Street	<table border="1"> <tr> <td>Current/previous use</td> <td>Offices/studios (B1)</td> </tr> </table>	Current/previous use	Offices/studios (B1)	Updated to reflect changes to the Use Classes order.		
Current/previous use	Offices/studios (B1)							
SA-MM-92	152-153	OIS4: 1 Kingsland Passage and the BT Telephone Exchange, Kingsland Green		Planning permission for 1 Kingsland Passage has made comprehensive development of the site as originally envisaged by the allocation unlikely during the plan period. Site allocation updated to reflect removal of 1 Kingsland Passage.				

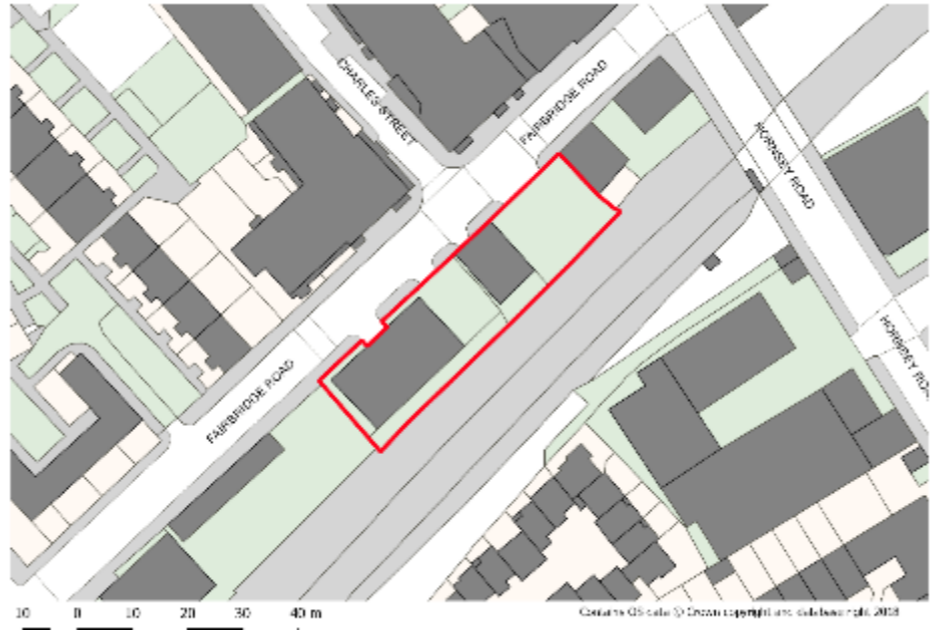
Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason						
			<p>OIS4: 1 Kingsland Passage and the The BT Telephone Exchange, Kingsland Green</p> <p>1 Kingsland Passage and BT Telephone Exchange (Existing)</p>  <p>BT Telephone Exchange (Proposed)</p>  <table border="1" data-bbox="733 1703 2160 1877"> <tr> <td data-bbox="733 1703 1020 1770">Address</td> <td data-bbox="1029 1703 2160 1770">1 Kingsland Passage and The BT Telephone Exchange, Kingsland Green</td> </tr> <tr> <td data-bbox="733 1776 1020 1808">Ownership</td> <td data-bbox="1029 1776 2160 1808">MRC Pension Trust Limited; British Telecommunications PLC</td> </tr> <tr> <td data-bbox="733 1814 1020 1877">Approximate size of site</td> <td data-bbox="1029 1814 2160 1877">4,734sqm 3,783sqm</td> </tr> </table>	Address	1 Kingsland Passage and The BT Telephone Exchange, Kingsland Green	Ownership	MRC Pension Trust Limited; British Telecommunications PLC	Approximate size of site	4,734sqm 3,783sqm	
Address	1 Kingsland Passage and The BT Telephone Exchange, Kingsland Green									
Ownership	MRC Pension Trust Limited; British Telecommunications PLC									
Approximate size of site	4,734sqm 3,783sqm									


Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>Current/previous use 1 Kingsland Passage is currently used as offices (B1). Some of the telephone exchange is still in use but most of the building is vacant.</p> <p>How the site was identified and relevant planning history 2013 Site Allocation (OIS7)and planning permission P2016/4155/FUL</p> <p>Allocation and justification Mixed use commercial and residential development, which maximises the provision of office use at the ground floor and lower levels. Development which improves the quality and quantity of existing business floorspace provision is encouraged. 1 Kingsland Passage has planning permission for 360sqm of additional B1(a) office floorspace.</p> <p>Site designations and constraints <ul style="list-style-type: none"> • Balls Pond Road East Priority Employment Location • Archaeological Priority Area: Kingsland Medieval Hamlet (Tier 2) </p> <p>Development considerations <ul style="list-style-type: none"> • New development should improve permeability between the neighbouring Burder Close Estate. • Comprehensive development of 1 Kingsland Passage and the BT Telephone Exchange is encouraged. Some accommodation for a new telephone exchange will need to be reprovided on-site or nearby. This is likely to be significantly smaller than the current building. • The site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. • This site is adjacent to Dalston (in the London Borough of Hackney) which will be subject to significant growth/change over the next 10-15 years and has scope for intensification to provide for employment and housing. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. </p> <p>Estimated timescale 2026/27-2030/312031/32-2035/36</p>	
SA-MM-93	154-155	OIS5: Bush Industrial Estate, Station Road		<p>Allocation text updated for effectiveness and for consistency with other policies.</p> <p>Site designations amended to identify the adjacent primary school, SINC and protected viewing corridors.</p>

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
			Allocation and justification	Retention and intensification for industrial uses (B1(c), B2 and B8). Office floorspace will only be acceptable as part of a hybrid workspace scheme. Co-location of office and/or research and development uses will be permitted where there is an intensification of industrial use on the site and it can be demonstrated that the continued industrial function of the LSIS would remain. Proposals should be in line with policies B2-B4 and SP3.	
			Site designations and constraints	<ul style="list-style-type: none"> • Station Road Locally Significant Industrial Site • In close proximity to St. John's Grove Conservation Area • Locally listed buildings nearby at 142 and 144 Huddleston Road • Whittington Park, Foxham Gardens and Tufnell Park Open Spaces located nearby • Foxham Gardens SINC • Partially within protected viewing corridors Islington Local View LV4 (Archway Road to St. Paul's Cathedral) and Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) • Adjacent to Whittington Park SINC • Adjacent to Yerbury Primary School 	
			Development considerations	<ul style="list-style-type: none"> • Adequate access and servicing arrangements in relation to industrial uses should be incorporated into any proposal. Delivery and servicing should be accommodated on-site. • The site is located in close proximity to Yerbury Primary School, Whittington Park (a designated SINC), and existing residential uses. Development proposals will be required to carefully consider and mitigate potential impacts on these uses. 	
SA-MM-94	155	OIS6: Site of Harvist Under Fives, 100 Hornsey Road	Current/previous use	Vacant/nursery (D1)	Use updated to reflect changes to the Use Classes order. Planning history updated. Allocation updated for effectiveness in response to advice from the Early Years' Service and the recent planning permission.
			How the site was identified and relevant planning history	2013 Site Allocation (OIS11); planning applications P2016/3478/FUL (refused at appeal) and P2018/4131/FUL (registered approved subject to conditions/S106 agreement)	
			Allocation and justification	Residential redevelopment with provision of nursery , open space and public realm improvements.	
SA-MM-95	156	OIS7: Highbury Delivery Office, 2 Hamilton Lane	Current/previous use	Vacant Sui Generis delivery office	Update for effectiveness.
SA-MM-96	157	OIS8: Legard Works, 17a Legard Road	Current/previous use	B1 and B8 Workshop, offices and storage.	Uses updated to reflect changes to the Use Classes Order.
SA-MM-97	162	OIS9: Ladbroke House, 62-66 Highbury Grove	<i>Delete allocation OIS9, with reference to be used by Highbury Quadrant Congregational Church (pre-hearing modification reference OIS 29):</i>		The extant planning permission has been completed and the allocation is no longer required.

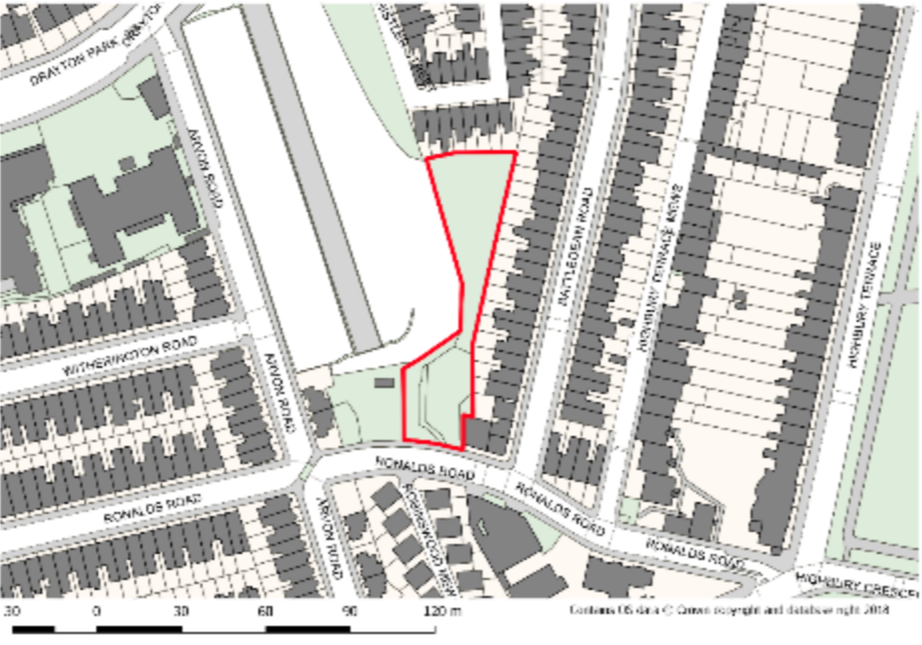
Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason																		
			<p>OIS9: Ladbroke House, 62-66 Highbury Grove</p>  <table border="1" data-bbox="744 999 2071 1736"> <tr> <td data-bbox="744 999 1020 1031">Address</td> <td data-bbox="1029 999 2071 1031">Ladbroke House, 62-66 Highbury Grove, N5 2AD</td> </tr> <tr> <td data-bbox="744 1037 1020 1068">Ownership</td> <td data-bbox="1029 1037 2071 1068">Education Funding Agency</td> </tr> <tr> <td data-bbox="744 1075 1020 1136">Approximate size of site</td> <td data-bbox="1029 1075 2071 1136">2,564sqm</td> </tr> <tr> <td data-bbox="744 1142 1020 1203">Current/previous use</td> <td data-bbox="1029 1142 2071 1203">Education (D1)</td> </tr> <tr> <td data-bbox="744 1209 1020 1346">How the site was identified and relevant planning history</td> <td data-bbox="1029 1209 2071 1346">Planning permission P2017/3006/FUL</td> </tr> <tr> <td data-bbox="744 1352 1020 1413">Allocation and justification</td> <td data-bbox="1029 1352 2071 1413">Retention of education use.</td> </tr> <tr> <td data-bbox="744 1419 1020 1598">Site designations and constraints</td> <td data-bbox="1029 1419 2071 1598"> <ul style="list-style-type: none"> • Highbury Fields Conservation Area • Grade II listed Christ Church and Vicarage nearby • Locally listed building adjacent at 60 Highbury Grove • In close proximity to Highbury Grove Clock Tower Open Space and Highbury Fields Metropolitan Open Land and SINC. </td> </tr> <tr> <td data-bbox="744 1604 1020 1665">Development considerations</td> <td data-bbox="1029 1604 2071 1665"> <ul style="list-style-type: none"> • No site specific considerations, relevant policies apply. </td> </tr> <tr> <td data-bbox="744 1671 1020 1736">Estimated timescale</td> <td data-bbox="1029 1671 2071 1736">2021/22-2025/26</td> </tr> </table>	Address	Ladbroke House, 62-66 Highbury Grove, N5 2AD	Ownership	Education Funding Agency	Approximate size of site	2,564sqm	Current/previous use	Education (D1)	How the site was identified and relevant planning history	Planning permission P2017/3006/FUL	Allocation and justification	Retention of education use.	Site designations and constraints	<ul style="list-style-type: none"> • Highbury Fields Conservation Area • Grade II listed Christ Church and Vicarage nearby • Locally listed building adjacent at 60 Highbury Grove • In close proximity to Highbury Grove Clock Tower Open Space and Highbury Fields Metropolitan Open Land and SINC. 	Development considerations	<ul style="list-style-type: none"> • No site specific considerations, relevant policies apply. 	Estimated timescale	2021/22-2025/26	
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Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason																
SA-MM-98		OIS9: Highbury Quadrant Congregational Church (formerly OIS 29).	<p data-bbox="744 254 1457 289">OIS9: Highbury Quadrant Congregational Church</p>  <table border="1" data-bbox="744 957 2065 1900"> <tr> <td data-bbox="744 957 1035 1024">Address</td> <td data-bbox="1044 957 2065 1024">Highbury Quadrant Congregational Church, Highbury Quadrant, N5 2TE</td> </tr> <tr> <td data-bbox="744 1031 1035 1062">Ownership</td> <td data-bbox="1044 1031 2065 1062">The Congregational Federation Limited</td> </tr> <tr> <td data-bbox="744 1068 1035 1131">Approximate size of site:</td> <td data-bbox="1044 1068 2065 1131">2,764sqm</td> </tr> <tr> <td data-bbox="744 1138 1035 1201">Current/previous use</td> <td data-bbox="1044 1138 2065 1201">Place of worship and community space</td> </tr> <tr> <td data-bbox="744 1207 1035 1341">How the site was identified and relevant planning history</td> <td data-bbox="1044 1207 2065 1341">Pre-application discussions and planning application P2020/2507/FUL</td> </tr> <tr> <td data-bbox="744 1348 1035 1411">Allocation and justification</td> <td data-bbox="1044 1348 2065 1516">Re-provision of the Church and community space alongside residential development, including affordable housing. Landscaping and public realm improvements should be provided. Improvements to pedestrian access to the site are also important given its 'island' location.</td> </tr> <tr> <td data-bbox="744 1522 1035 1585">Site designations and constraints</td> <td data-bbox="1044 1522 2065 1661"> <ul style="list-style-type: none"> • The site contains a number of trees subject to Tree Preservation Orders (TPOs) which should be considered as part of any development proposals and landscaping plans for the site. • In close proximity to Highbury Quadrant Island Open Space. </td> </tr> <tr> <td data-bbox="744 1667 1035 1730">Development considerations</td> <td data-bbox="1044 1667 2065 1900"> <ul style="list-style-type: none"> • Development of the site represents an opportunity to bring an underused community facility back into beneficial use. Any net loss of social infrastructure must be justified in line with policy SC1. • The site occupies a prominent location and warrants a well-designed building that optimises the development potential of the site alongside public realm improvements that will contribute to a high quality street environment. </td> </tr> </table>	Address	Highbury Quadrant Congregational Church, Highbury Quadrant, N5 2TE	Ownership	The Congregational Federation Limited	Approximate size of site:	2,764sqm	Current/previous use	Place of worship and community space	How the site was identified and relevant planning history	Pre-application discussions and planning application P2020/2507/FUL	Allocation and justification	Re-provision of the Church and community space alongside residential development, including affordable housing. Landscaping and public realm improvements should be provided. Improvements to pedestrian access to the site are also important given its 'island' location.	Site designations and constraints	<ul style="list-style-type: none"> • The site contains a number of trees subject to Tree Preservation Orders (TPOs) which should be considered as part of any development proposals and landscaping plans for the site. • In close proximity to Highbury Quadrant Island Open Space. 	Development considerations	<ul style="list-style-type: none"> • Development of the site represents an opportunity to bring an underused community facility back into beneficial use. Any net loss of social infrastructure must be justified in line with policy SC1. • The site occupies a prominent location and warrants a well-designed building that optimises the development potential of the site alongside public realm improvements that will contribute to a high quality street environment. 	For effectiveness.
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Reference	Page	Section/Paragraph/Policy	Proposed change	Reason						
			<ul style="list-style-type: none"> High quality residential accommodation must be provided, including genuinely affordable housing to meet identified local housing need. 							
			Estimated timescale 2021/22-2025/26							
SA-MM-99	159	OIS10: 500-502 Hornsey Road and Grenville Works, 2A Grenville Road,	<table border="1"> <tr> <td>Current/previous use</td> <td>Light industrial (B1(c))</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>Planning permission P2017/3242/FUL (granted on appeal)-application P2016/1642/FUL (refused)</td> </tr> <tr> <td>Allocation and justification</td> <td>Business led redevelopment with re-provision and intensification for business use (particularly B1(c)). Mixed use office and residential development.</td> </tr> </table>	Current/previous use	Light industrial (B1(c))	How the site was identified and relevant planning history	Planning permission P2017/3242/FUL (granted on appeal) -application P2016/1642/FUL (refused)	Allocation and justification	Business led redevelopment with re-provision and intensification for business use (particularly B1(c)). Mixed use office and residential development.	<p>Use updated to reflect changes to the Use Classes order.</p> <p>Planning history updated.</p> <p>Allocation updated for effectiveness in response to planning permission.</p>
Current/previous use	Light industrial (B1(c))									
How the site was identified and relevant planning history	Planning permission P2017/3242/FUL (granted on appeal) -application P2016/1642/FUL (refused)									
Allocation and justification	Business led redevelopment with re-provision and intensification for business use (particularly B1(c)). Mixed use office and residential development.									
SA-MM-100	161	OIS12: 202-210 Fairbridge Road	<p><i>Delete allocation</i></p> <p><i>Reference number OIS 12 to be used by New Orleans Estate (formerly OIS32)</i></p> <p>OIS12: 202-210 Fairbridge Road</p>  <table border="1"> <tr> <td>Address</td> <td>202-210 Fairbridge Road, N19 3HT</td> </tr> <tr> <td>Ownership</td> <td>Dominvs Property Developments Limited</td> </tr> </table>	Address	202-210 Fairbridge Road, N19 3HT	Ownership	Dominvs Property Developments Limited	<p>The extant planning permission has been completed and the allocation is no longer required.</p>		
Address	202-210 Fairbridge Road, N19 3HT									
Ownership	Dominvs Property Developments Limited									

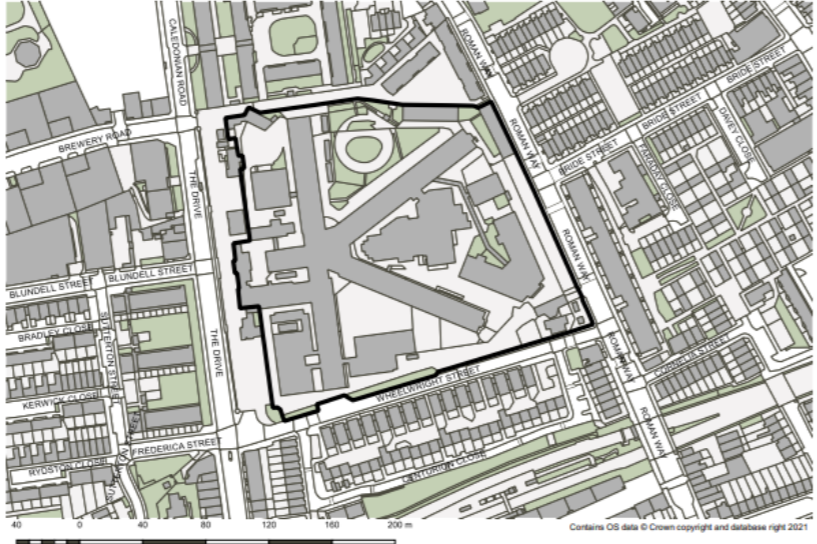
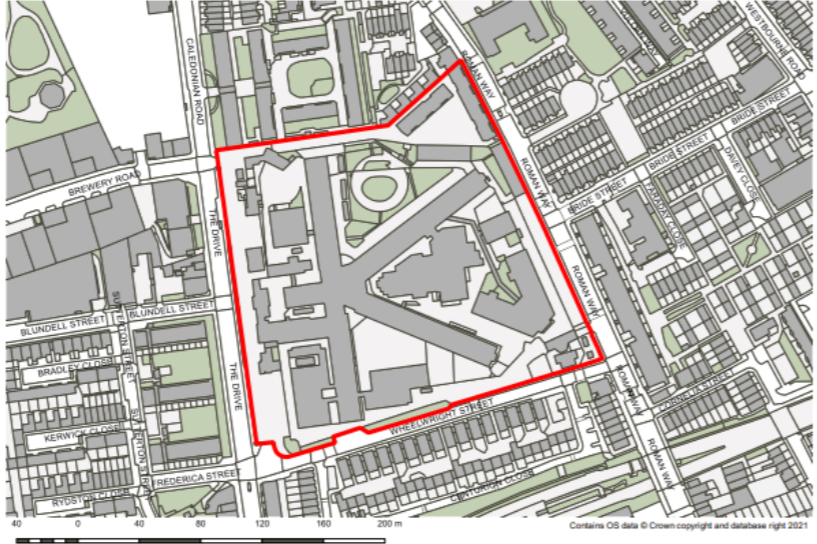
Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason
			<p>Approximate size of site: 967sqm</p> <p>Current/previous use: MOT garage (B2 use class)</p> <p>How the site was identified and relevant planning history: Planning permission P2017/2754/FUL</p> <p>Allocation and justification: The site has planning permission for a mixed use business (B1 and B8) and residential scheme. Should the site be subject to further amendments or new applications, proposals should prioritise intensification of business floorspace.</p> <p>Site designations and constraints: <ul style="list-style-type: none"> • Hornsey Road/Marlborough Road Priority Employment Location • Adjacent to the Upper Holloway Railway Cutting SINC </p> <p>Development considerations: <ul style="list-style-type: none"> • The building should be designed to avoid harm to residential amenity from sources of noise and vibration, particularly from the adjacent rail line. • Adequate access and servicing arrangements in relation to the proposed business/industrial use should be incorporated into any proposal. • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists. </p> <p>Estimated timescale: 2021/22-2025/26</p>	
SA-MM-101		OIS12: New Orleans Estate (formerly reference OIS32)	<p>OIS32 OIS12: New Orleans Estate</p>  <p>Address: New Orleans Estate, Hornsey Rise, N19</p> <p>Ownership: London Borough of Islington</p>	For effectiveness. Site reference updated.

Reference	Page	Section/Paragraph/Policy	Proposed change		Reason
			Approximate size of site:	24,058sqm	
			Current/previous use	Housing estate	
			How the site was identified and relevant planning history	Pre-application discussions	
			Allocation and justification	Additional residential development including the provision of genuinely affordable housing. Relocation and re-provision of the existing multi-use games area and community building. Improvements to play space, amenity space and landscaping across the estate.	
			Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to the Whitehall Park Conservation Area. • Opposite locally listed building 87 Sunnyside Road. 	
			Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Any development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the estate which should be carefully considered as part of a comprehensive landscaping plan for the estate. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. • Development proposals should introduce a built edge and provide an active frontage onto Hornsey Rise. 	
			Estimated timescale	2021/22-2025/26	
SA-MM-102	162	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.


Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason																		
			<p>OIS13: Highbury Roundhouse Community Centre, 71 Ronald's Road</p>  <table border="1" data-bbox="736 1031 2071 1911"> <tr> <td data-bbox="736 1031 1023 1066">Address</td> <td data-bbox="1023 1031 2071 1066">Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB</td> </tr> <tr> <td data-bbox="736 1066 1023 1102">Ownership</td> <td data-bbox="1023 1066 2071 1102">London Borough of Islington</td> </tr> <tr> <td data-bbox="736 1102 1023 1171">Approximate size of site</td> <td data-bbox="1023 1102 2071 1171">1,874sqm</td> </tr> <tr> <td data-bbox="736 1171 1023 1241">Current/previous use</td> <td data-bbox="1023 1171 2071 1241">Community Centre (D1)</td> </tr> <tr> <td data-bbox="736 1241 1023 1381">How the site was identified and relevant planning history</td> <td data-bbox="1023 1241 2071 1381">Planning permission P2013/0311/FUL</td> </tr> <tr> <td data-bbox="736 1381 1023 1451">Allocation and justification</td> <td data-bbox="1023 1381 2071 1451">Re-provision of the community centre. Residential development may be acceptable on the Ronalds Road frontage.</td> </tr> <tr> <td data-bbox="736 1451 1023 1667">Site designations and constraints</td> <td data-bbox="1023 1451 2071 1667"> <ul style="list-style-type: none"> • In close proximity to Whistler Street and Highbury Fields Conservation Areas • Adjacent to locally listed buildings at 73 Ronalds Road and 1 Battledean Road • Adjacent to Arvon Road and Olden Gardens Open Space • Adjacent to Drayton Park/Olden Garden SINC </td> </tr> <tr> <td data-bbox="736 1667 1023 1843">Development considerations</td> <td data-bbox="1023 1667 2071 1843"> <ul style="list-style-type: none"> • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. </td> </tr> <tr> <td data-bbox="736 1843 1023 1911">Estimated timescale</td> <td data-bbox="1023 1843 2071 1911">2021/22-2025/26</td> </tr> </table>	Address	Highbury Roundhouse Community Centre, 71 Ronald's Road, N5 1XB	Ownership	London Borough of Islington	Approximate size of site	1,874sqm	Current/previous use	Community Centre (D1)	How the site was identified and relevant planning history	Planning permission P2013/0311/FUL	Allocation and justification	Re-provision of the community centre. Residential development may be acceptable on the Ronalds Road frontage.	Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to Whistler Street and Highbury Fields Conservation Areas • Adjacent to locally listed buildings at 73 Ronalds Road and 1 Battledean Road • Adjacent to Arvon Road and Olden Gardens Open Space • Adjacent to Drayton Park/Olden Garden SINC 	Development considerations	<ul style="list-style-type: none"> • Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 	Estimated timescale	2021/22-2025/26	
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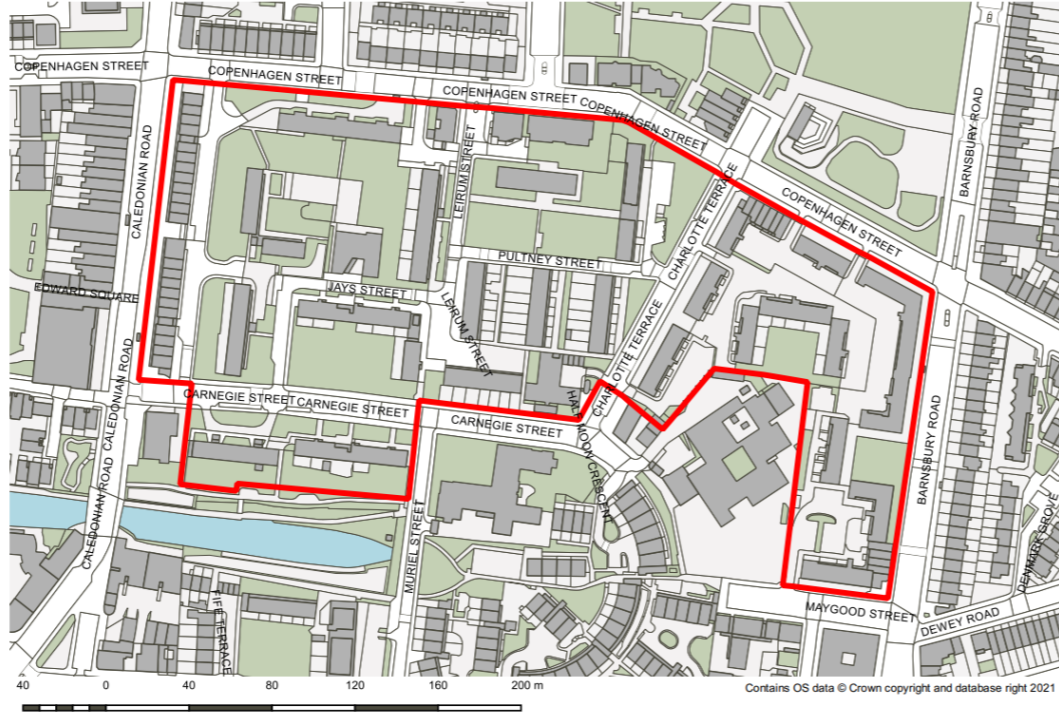
Reference	Page	Section/Paragraph/Policy	Proposed change	Reason						
SA-MM-103	164	OIS14: Athenaeum Court, 94 Highbury New Park, N5 2DN (formerly referenced OIS15)	<p>OIS15OIS14: Athenaeum Court, 94 Highbury New Park</p> <table border="1"> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> Any development should respect the integrity of the existing estate and ensure high quality design. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. Any development should respect the amenity of neighbouring residential properties, including residents of Orwell Court. Trees should be carefully considered as part of a comprehensive landscaping plan. </td> </tr> </table>	Development considerations	<ul style="list-style-type: none"> Any development should respect the integrity of the existing estate and ensure high quality design. Upgrades to the wastewater network may be required as a result of development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. Any development should respect the amenity of neighbouring residential properties, including residents of Orwell Court. Trees should be carefully considered as part of a comprehensive landscaping plan. 	<p>Site reference updated.</p> <p>Development considerations updated for effectiveness.</p>				
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SA-MM-104	165	OIS15: Harvist Estate Car Park (formerly referenced OIS16)	<p>OIS16OIS15: Harvist Estate Car Park</p> <table border="1"> <tr> <td>How the site was identified and relevant planning history</td> <td>ApplicationPlanning permission P2018/2767/FUL (registered)</td> </tr> </table>	How the site was identified and relevant planning history	Application Planning permission P2018/2767/FUL (registered)	Site reference and planning history updated.				
How the site was identified and relevant planning history	Application Planning permission P2018/2767/FUL (registered)									
SA-MM-105	166	OIS16: Hathersage and Besant Courts, Newington Green (formerly referenced OIS17)	<p>OIS17OIS16: Hathersage and Besant Courts, Newington Green</p> <table border="1"> <tr> <td>How the site was identified and relevant planning history</td> <td>London Borough of Islington Housing Service proposalsPlanning permission P2018/1970/FUL</td> </tr> </table>	How the site was identified and relevant planning history	London Borough of Islington Housing Service proposals Planning permission P2018/1970/FUL	Site reference and planning history updated.				
How the site was identified and relevant planning history	London Borough of Islington Housing Service proposals Planning permission P2018/1970/FUL									
SA-MM-106	168	OIS18: 25-27 Horsell Road (formerly referenced OIS19)	<p>OIS19OIS18: 25-27 Horsell Road</p> <table border="1"> <tr> <td>Allocation and justification</td> <td> <p>Planning Committee resolved to approve planning application ref: P2015/1655/FUL on 18/07/2016, subject to legal agreement as yet unsigned, The site has planning permission for mixed use development including residential uses and reconfigured office use.</p> <p>Should the site be subject to further amendments or new applications, intensification of business floorspace should be prioritised.</p> </td> </tr> </table>	Allocation and justification	<p>Planning Committee resolved to approve planning application ref: P2015/1655/FUL on 18/07/2016, subject to legal agreement as yet unsigned, The site has planning permission for mixed use development including residential uses and reconfigured office use.</p> <p>Should the site be subject to further amendments or new applications, intensification of business floorspace should be prioritised.</p>	<p>Site reference updated.</p> <p>Allocation text updated following planning permission.</p>				
Allocation and justification	<p>Planning Committee resolved to approve planning application ref: P2015/1655/FUL on 18/07/2016, subject to legal agreement as yet unsigned, The site has planning permission for mixed use development including residential uses and reconfigured office use.</p> <p>Should the site be subject to further amendments or new applications, intensification of business floorspace should be prioritised.</p>									
SA-MM-107	169	OIS19: Vernon Square, Penton Rise (formerly referenced OIS20)	<p>OIS20OIS19: Vernon Square, Penton Rise</p> <table border="1"> <tr> <td>Current/previous use</td> <td>Vacant, previously used as higher education facilities by SOAS. Education use</td> </tr> <tr> <td>Allocation and justification</td> <td>Refurbishment/redevelopment for business-led development, subject to justifying the. Loss of social infrastructure subject to Policy SC1.</td> </tr> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Northdown Street Priority Employment Location New River Conservation Area In close proximity to Grade II listed Bevin Court Estate </td> </tr> </table>	Current/previous use	Vacant, previously used as higher education facilities by SOAS. Education use	Allocation and justification	Refurbishment/redevelopment for business-led development, subject to justifying the. Loss of social infrastructure subject to Policy SC1.	Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Northdown Street Priority Employment Location New River Conservation Area In close proximity to Grade II listed Bevin Court Estate 	<p>Site reference updated.</p> <p>Use updated for accuracy.</p> <p>Allocation text amended for clarity and effectiveness.</p> <p>Site designations updated to identify the protected viewing corridor.</p>
Current/previous use	Vacant, previously used as higher education facilities by SOAS. Education use									
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Reference	Page	Section/Paragraph/Policy	Proposed change	Reason		
			<ul style="list-style-type: none"> In close proximity to Vernon Square and Holford Gardens Open Spaces Partially within a protected viewing corridor London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 			
SA-MM-108	170	<p>OIS20: Former Railway Sidings Adjacent to Caledonian Road Station</p> <p>(formerly referenced OIS21)</p>	<p>OIS21OIS20: Former Railway Sidings Adjacent to Caledonian Road Station</p> <table border="1"> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> The Islington Tall Buildings Study suggests that air rights above the Grade II listed station could potentially be utilised alongside the former railway sidings to accommodate a special local landmark building up to a height of 12 storeys (37m). This would enhance the townscape of the Caledonian Road Station hub and contribute to a unique identity at this important gateway. A particular consideration on this site is the Grade II listed Caledonian Road Underground Station, as well as potential impacts to the Grade II* Listed Caledonian Clock Tower, further to the north of the site. Development of a tall building will only be acceptable where it conserves or enhances the significant of heritage assets and their settings as part of fully satisfying a number of criteria in relation to impacts as set out in policy DH3. Development of this site must be informed by a heritage statement prepared by the applicant which responds to the potential heritage impacts and opportunities for improvement identified in the Heritage Assessment for this site. For development proposals on the station the proportions and rhythm of the façade should have consideration of the station building, including the spacing set by the arches. Careful design, detailing and materials should be used to complement the host building. Any development must protect, enhance and contribute to biodiversity value of the site. Any development should ensure that noise and vibration impacts from the rail line are prevented/mitigated. Development should not adversely impact the operation of the station. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. </td> </tr> </table>	Development considerations	<ul style="list-style-type: none"> The Islington Tall Buildings Study suggests that air rights above the Grade II listed station could potentially be utilised alongside the former railway sidings to accommodate a special local landmark building up to a height of 12 storeys (37m). This would enhance the townscape of the Caledonian Road Station hub and contribute to a unique identity at this important gateway. A particular consideration on this site is the Grade II listed Caledonian Road Underground Station, as well as potential impacts to the Grade II* Listed Caledonian Clock Tower, further to the north of the site. Development of a tall building will only be acceptable where it conserves or enhances the significant of heritage assets and their settings as part of fully satisfying a number of criteria in relation to impacts as set out in policy DH3. Development of this site must be informed by a heritage statement prepared by the applicant which responds to the potential heritage impacts and opportunities for improvement identified in the Heritage Assessment for this site. For development proposals on the station the proportions and rhythm of the façade should have consideration of the station building, including the spacing set by the arches. Careful design, detailing and materials should be used to complement the host building. Any development must protect, enhance and contribute to biodiversity value of the site. Any development should ensure that noise and vibration impacts from the rail line are prevented/mitigated. Development should not adversely impact the operation of the station. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 	<p>Site reference updated.</p> <p>Development considerations amended for effectiveness (reflects text agreed in Historic England SOCG).</p>
Development considerations	<ul style="list-style-type: none"> The Islington Tall Buildings Study suggests that air rights above the Grade II listed station could potentially be utilised alongside the former railway sidings to accommodate a special local landmark building up to a height of 12 storeys (37m). This would enhance the townscape of the Caledonian Road Station hub and contribute to a unique identity at this important gateway. A particular consideration on this site is the Grade II listed Caledonian Road Underground Station, as well as potential impacts to the Grade II* Listed Caledonian Clock Tower, further to the north of the site. Development of a tall building will only be acceptable where it conserves or enhances the significant of heritage assets and their settings as part of fully satisfying a number of criteria in relation to impacts as set out in policy DH3. Development of this site must be informed by a heritage statement prepared by the applicant which responds to the potential heritage impacts and opportunities for improvement identified in the Heritage Assessment for this site. For development proposals on the station the proportions and rhythm of the façade should have consideration of the station building, including the spacing set by the arches. Careful design, detailing and materials should be used to complement the host building. Any development must protect, enhance and contribute to biodiversity value of the site. Any development should ensure that noise and vibration impacts from the rail line are prevented/mitigated. Development should not adversely impact the operation of the station. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. 					
SA-MM-109	173	<p>OIS22: 1 Lowther Road, N7 8US</p> <p>(formerly referenced OIS23)</p>	<p>OIS23OIS22: 1 Lowther Road</p> <table border="1"> <tr> <td>Current/previous use</td> <td>Healthcare (D4)</td> </tr> </table>	Current/previous use	Healthcare (D4)	<p>Site reference updated.</p> <p>Use updated to reflect changes to the Use Classes Order.</p>
Current/previous use	Healthcare (D4)					


Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason		
			Site designations and constraints <ul style="list-style-type: none"> • Within a protected viewing corridor London View Management Framework viewing corridor 1A.2 (Alexandra Palace to St Paul's Cathedral) • Adjacent to St Mary Magdalene Conservation Area • Opposite a Grade II listed building at 14 Chillingworth Road • Locally listed buildings nearby at 2, 4, 8 and 10 Chillingworth Road 	Site designations updated to identify the protected viewing corridor.		
SA-MM-110	174	OIS23: Pentonville Prison, Caledonian Road (formerly referenced OIS24)	<div data-bbox="744 470 2086 506" style="border: 1px solid black; padding: 2px;"> OIS24/OIS23: Pentonville Prison, Caledonian Road </div> <p data-bbox="744 541 1804 577"><i>Amend site boundary to include land to the west and to the northeast as follows:</i></p> <div data-bbox="744 646 1507 1182"> <p>Pentonville Prison (Existing)</p>  </div> <div data-bbox="744 1203 1507 1738"> <p>Pentonville Prison (Proposed)</p>  </div> <div data-bbox="783 1835 2104 1902" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Approximate size of site</td> <td style="width: 50%; padding: 2px;">33,17841,660sqm</td> </tr> </table> </div>	Approximate size of site	33,17841,660 sqm	<p data-bbox="2175 470 2487 506">Site reference updated.</p> <p data-bbox="2175 541 2650 846">Site boundary amended to extend further west - up to the boundary with Caledonian Road - for accuracy. The boundary is also amended to include the land to the northeast of the site at Wellington Mews because this forms part of the prison estate and is ancillary to the prison.</p> <p data-bbox="2175 884 2650 951">Site size updated to reflect the extended site boundary.</p>
Approximate size of site	33,17841,660 sqm					

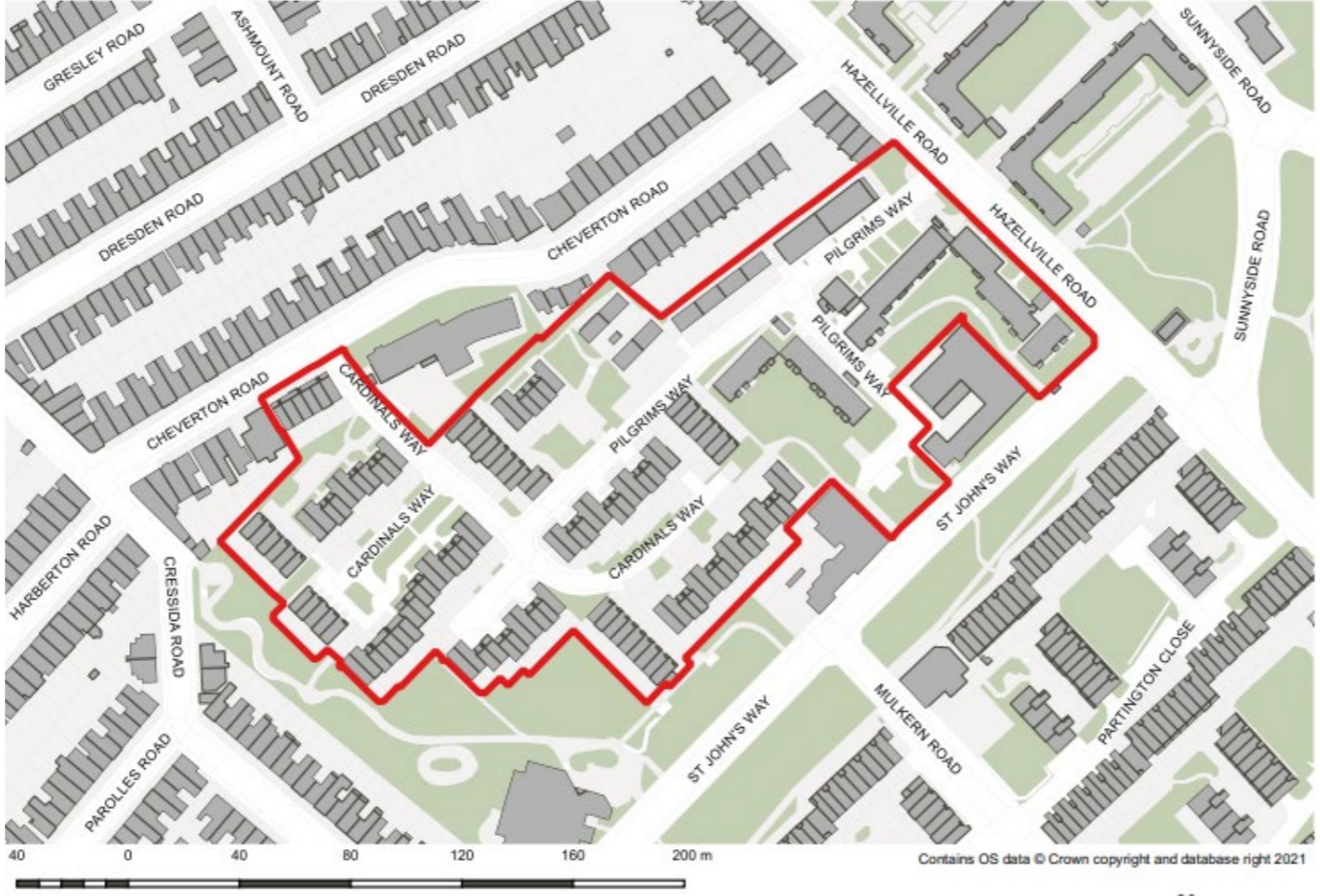
Reference	Page	Section/Paragraph/Policy	Proposed change	Reason		
SA-MM-111	175	OIS24: Charles Simmons House (formerly referenced OIS25)	<div style="border: 1px solid black; padding: 2px;"> <p>OIS25OIS24: Charles Simmons House</p> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 2px;">Site designations and constraints</td> <td style="padding: 2px;"> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Adjacent to the New River Conservation Area Locally listed building opposite the site (52 Lloyd Baker Street) Within protected viewing corridors London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) </td> </tr> </table>	Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Adjacent to the New River Conservation Area Locally listed building opposite the site (52 Lloyd Baker Street) Within protected viewing corridors London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 	<p>Site reference updated.</p> <p>Site designations updated to identify the protected viewing corridor.</p>
Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Adjacent to the New River Conservation Area Locally listed building opposite the site (52 Lloyd Baker Street) Within protected viewing corridors London View Management Framework viewing corridor 3A.1 (Parliament Hill to St Paul's Cathedral) 					
SA-MM-112	176	OIS25: Amwell Street Pumping Station (formerly referenced OIS26)	<div style="border: 1px solid black; padding: 2px;"> <p>OIS26OIS25: Amwell Street Pumping Station</p> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 2px;">Site designations and constraints</td> <td style="padding: 2px;"> <ul style="list-style-type: none"> Central Activities Zone (CAZ) Grade II listed site New River Conservation Area In close proximity to the New River Head Engine and Pump House, which is a local landmark Adjacent to Grade II* listed buildings at New River Head Archaeological Priority Area: New River and New River Head Reservoirs (Tier 2) Within protected viewing corridors Islington Local View LV4 (Archway Road to St. Paul's Cathedral), Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) and Islington Local View LV6 (Amwell Street to St. Paul's Cathedral) Site is located within a groundwater Source Protection Zone </td> </tr> </table>	Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Grade II listed site New River Conservation Area In close proximity to the New River Head Engine and Pump House, which is a local landmark Adjacent to Grade II* listed buildings at New River Head Archaeological Priority Area: New River and New River Head Reservoirs (Tier 2) Within protected viewing corridors Islington Local View LV4 (Archway Road to St. Paul's Cathedral), Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) and Islington Local View LV6 (Amwell Street to St. Paul's Cathedral) Site is located within a groundwater Source Protection Zone 	<p>Site reference updated.</p> <p>Site designations updated to identify the protected viewing corridors.</p>
Site designations and constraints	<ul style="list-style-type: none"> Central Activities Zone (CAZ) Grade II listed site New River Conservation Area In close proximity to the New River Head Engine and Pump House, which is a local landmark Adjacent to Grade II* listed buildings at New River Head Archaeological Priority Area: New River and New River Head Reservoirs (Tier 2) Within protected viewing corridors Islington Local View LV4 (Archway Road to St. Paul's Cathedral), Islington Local View LV5 (Archway Bridge to St. Paul's Cathedral) and Islington Local View LV6 (Amwell Street to St. Paul's Cathedral) Site is located within a groundwater Source Protection Zone 					

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason																
SA-MM-113		<p>OIS26: York Way Estate</p> <p>(formerly referenced OIS27)</p>	<p>OIS27 OIS26: York Way Estate</p>  <table border="1" data-bbox="744 1052 2086 1892"> <tr> <td data-bbox="744 1052 1041 1087">Address</td> <td data-bbox="1041 1052 2086 1087">York Way Estate, N7 9QA</td> </tr> <tr> <td data-bbox="744 1087 1041 1123">Ownership</td> <td data-bbox="1041 1087 2086 1123">City of London Corporation</td> </tr> <tr> <td data-bbox="744 1123 1041 1192">Approximate size of site:</td> <td data-bbox="1041 1123 2086 1192">19,109sqm</td> </tr> <tr> <td data-bbox="744 1192 1041 1333">Current/previous use</td> <td data-bbox="1041 1192 2086 1333">Residential estate with large areas of underused car parking (surface level and basement), perimeter hardstanding, amenity space and estate community centre.</td> </tr> <tr> <td data-bbox="744 1333 1041 1472">How the site was identified and relevant planning history</td> <td data-bbox="1041 1333 2086 1472">Planning permission P2021/0969/FUL</td> </tr> <tr> <td data-bbox="744 1472 1041 1577">Allocation and justification</td> <td data-bbox="1041 1472 2086 1577">Additional genuinely affordable housing can be accommodated on new blocks within the estate, improved play space provision, improvements to communal facilities and enhanced landscaping.</td> </tr> <tr> <td data-bbox="744 1577 1041 1787">Site designations and constraints</td> <td data-bbox="1041 1577 2086 1787"> <ul style="list-style-type: none"> • No site-specific designations in current plan • Adjacent to Caledonian Park which is a Borough Grade 1 SINC and listed heritage asset (the railings, walls, gate piers and gates to the Park, running along Market Road and Shearling Way are Grade II listed and the Clock Tower within the park is Grade II* listed). • Adjacent to Grade II listed building, 24 North Road. </td> </tr> <tr> <td data-bbox="744 1787 1041 1892">Development considerations</td> <td data-bbox="1041 1787 2086 1892"> <ul style="list-style-type: none"> • Any development should look to integrate with the character of the surrounding townscape as well as the existing estate and ensure high quality contextual design. </td> </tr> </table>	Address	York Way Estate, N7 9QA	Ownership	City of London Corporation	Approximate size of site:	19,109sqm	Current/previous use	Residential estate with large areas of underused car parking (surface level and basement), perimeter hardstanding, amenity space and estate community centre.	How the site was identified and relevant planning history	Planning permission P2021/0969/FUL	Allocation and justification	Additional genuinely affordable housing can be accommodated on new blocks within the estate, improved play space provision, improvements to communal facilities and enhanced landscaping.	Site designations and constraints	<ul style="list-style-type: none"> • No site-specific designations in current plan • Adjacent to Caledonian Park which is a Borough Grade 1 SINC and listed heritage asset (the railings, walls, gate piers and gates to the Park, running along Market Road and Shearling Way are Grade II listed and the Clock Tower within the park is Grade II* listed). • Adjacent to Grade II listed building, 24 North Road. 	Development considerations	<ul style="list-style-type: none"> • Any development should look to integrate with the character of the surrounding townscape as well as the existing estate and ensure high quality contextual design. 	<p>For effectiveness.</p> <p>Site reference updated.</p>
Address	York Way Estate, N7 9QA																			
Ownership	City of London Corporation																			
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Current/previous use	Residential estate with large areas of underused car parking (surface level and basement), perimeter hardstanding, amenity space and estate community centre.																			
How the site was identified and relevant planning history	Planning permission P2021/0969/FUL																			
Allocation and justification	Additional genuinely affordable housing can be accommodated on new blocks within the estate, improved play space provision, improvements to communal facilities and enhanced landscaping.																			
Site designations and constraints	<ul style="list-style-type: none"> • No site-specific designations in current plan • Adjacent to Caledonian Park which is a Borough Grade 1 SINC and listed heritage asset (the railings, walls, gate piers and gates to the Park, running along Market Road and Shearling Way are Grade II listed and the Clock Tower within the park is Grade II* listed). • Adjacent to Grade II listed building, 24 North Road. 																			
Development considerations	<ul style="list-style-type: none"> • Any development should look to integrate with the character of the surrounding townscape as well as the existing estate and ensure high quality contextual design. 																			


Reference	Page	Section/Paragraph/Policy	Proposed change	Reason														
			<ul style="list-style-type: none"> Any development should improve the quality of landscaping and permeability and enhance usability to create inclusive spaces. 															
			Estimated timescale 2021/22-2025/26															
SA-MM-114		OIS27: Barnsbury Estate (formerly referenced OIS28)	<p>OIS28 OIS27: Barnsbury Estate</p>  <table border="1"> <tr> <td>Address</td> <td>Barnsbury Estate</td> </tr> <tr> <td>Ownership</td> <td>Newlon Housing Trust</td> </tr> <tr> <td>Approximate size of site:</td> <td>55,764sqm</td> </tr> <tr> <td>Current/previous use</td> <td>Housing estate</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>Pre-application discussions</td> </tr> <tr> <td>Allocation and justification</td> <td>Refurbishment of Old Barnsbury Estate and redevelopment of New Barnsbury Estate for residential use, including the provision of additional new homes and genuinely affordable housing. Improvements to existing estate open spaces including the creation of a park on Pultney Street, and the provision of a new park on Carnegie Street with a community centre, play and exercise equipment and ball court. Improvements to landscaping, planting, lighting and security measures, play spaces, seating and bin and cycle storage across the estate.</td> </tr> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Adjacent to the Barnsbury and Regent's Canal West Conservation Areas. Adjacent to the Regent's Canal (West) Site of Importance for Nature Conservation (Metropolitan grade) and Regent's Canal Open Space. Adjacent to Thornhill Bridge Community Garden open space. </td> </tr> </table>	Address	Barnsbury Estate	Ownership	Newlon Housing Trust	Approximate size of site:	55,764sqm	Current/previous use	Housing estate	How the site was identified and relevant planning history	Pre-application discussions	Allocation and justification	Refurbishment of Old Barnsbury Estate and redevelopment of New Barnsbury Estate for residential use, including the provision of additional new homes and genuinely affordable housing. Improvements to existing estate open spaces including the creation of a park on Pultney Street, and the provision of a new park on Carnegie Street with a community centre, play and exercise equipment and ball court. Improvements to landscaping, planting, lighting and security measures, play spaces, seating and bin and cycle storage across the estate.	Site designations and constraints	<ul style="list-style-type: none"> Adjacent to the Barnsbury and Regent's Canal West Conservation Areas. Adjacent to the Regent's Canal (West) Site of Importance for Nature Conservation (Metropolitan grade) and Regent's Canal Open Space. Adjacent to Thornhill Bridge Community Garden open space. 	<p>For effectiveness.</p> <p>Updates to clarify that social and community infrastructure uses should be re-provided, to recognise the site's location within a Source Protection Zone, and in relation to water network infrastructure. Site reference updated.</p>
Address	Barnsbury Estate																	
Ownership	Newlon Housing Trust																	
Approximate size of site:	55,764sqm																	
Current/previous use	Housing estate																	
How the site was identified and relevant planning history	Pre-application discussions																	
Allocation and justification	Refurbishment of Old Barnsbury Estate and redevelopment of New Barnsbury Estate for residential use, including the provision of additional new homes and genuinely affordable housing. Improvements to existing estate open spaces including the creation of a park on Pultney Street, and the provision of a new park on Carnegie Street with a community centre, play and exercise equipment and ball court. Improvements to landscaping, planting, lighting and security measures, play spaces, seating and bin and cycle storage across the estate.																	
Site designations and constraints	<ul style="list-style-type: none"> Adjacent to the Barnsbury and Regent's Canal West Conservation Areas. Adjacent to the Regent's Canal (West) Site of Importance for Nature Conservation (Metropolitan grade) and Regent's Canal Open Space. Adjacent to Thornhill Bridge Community Garden open space. 																	


Reference	Page	Section/Paragraph/ Policy	Proposed change		Reason
				<ul style="list-style-type: none"> • Within Local Views 4 (view from Archway Road) and 5 (view from Archway Bridge). • In close proximity to a terrace of Grade II listed buildings (16-62 Barnsbury Road). • Regents Canal runs through Islington Tunnel underneath the Estate with the West Portal of the tunnel opening on Muriel Street. The Portal and Tunnel are Grade II listed. • The site is partially within a local flood risk zone (LFRZ). • Site is located within a groundwater Source Protection Zone 	
			Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs with an emphasis on improving space standards within dwellings and reducing overcrowding. • Development should increase permeability with the creation of safe, accessible, direct, active and overlooked routes through the estate from north to south (Copenhagen Street to Carnegie Street) and east to west (for example Pultney Street to Caledonian Road). The delivery of usable, inclusive spaces is a priority. • Active frontages should be provided, particularly along Caledonian Road with the currently blocked access to the estate restored. • Replacement commercial uses should be provided to maintain and enhance the retail and service function of the Caledonian Road Local Shopping Area, alongside public realm improvements to Caledonian Road. Social and community infrastructure uses should be reprovided consistent with policy SC1. • Opportunities to improve urban greening and enhance green infrastructure should be maximised as part of an integrated approach to landscape design. Development must be sensitive to the adjacent SINC. • Estate-wide improvements for pedestrians and cyclists should be provided, including improved connections along the Regent's Canal to deliver a safer pedestrian and cycling environment. The cycle hire station on Charlotte Terrace should be retained. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. 	
			Estimated timescale	2021/22-2025/26; 2026/27-2030/31	

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason																
SA-MM-115	185	OIS28: Cluse Court (previously OIS30)	<p>OIS30OIS28: Cluse Court</p>  <table border="1" data-bbox="744 905 2086 1856"> <tr> <td data-bbox="744 905 1041 940">Address</td> <td data-bbox="1041 905 2086 940">Cluse Court, St. Peter's Street, N1 8PD</td> </tr> <tr> <td data-bbox="744 940 1041 976">Ownership</td> <td data-bbox="1041 940 2086 976">London Borough of Islington</td> </tr> <tr> <td data-bbox="744 976 1041 1045">Approximate size of site:</td> <td data-bbox="1041 976 2086 1045">12,031sqm</td> </tr> <tr> <td data-bbox="744 1045 1041 1115">Current/previous use</td> <td data-bbox="1041 1045 2086 1115">Housing estate</td> </tr> <tr> <td data-bbox="744 1115 1041 1255">How the site was identified and relevant planning history</td> <td data-bbox="1041 1115 2086 1255">Pre-application discussions</td> </tr> <tr> <td data-bbox="744 1255 1041 1360">Allocation and justification</td> <td data-bbox="1041 1255 2086 1360">Additional residential development, including the provision of genuinely affordable housing. Improvements to play space, amenity space and landscaping across the estate.</td> </tr> <tr> <td data-bbox="744 1360 1041 1577">Site designations and constraints</td> <td data-bbox="1041 1360 2086 1577"> <ul style="list-style-type: none"> • Adjacent to the Duncan Terrace/Colebrooke Row Conservation Area. • In close proximity to the Waterside Play and Youth Project Adventure Playground. • Opposite a terrace of Grade II listed buildings at 64-82 St. Peter's Street. • In close proximity to the Regent's Canal open space. </td> </tr> <tr> <td data-bbox="744 1577 1041 1856">Development considerations</td> <td data-bbox="1041 1577 2086 1856"> <ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the site which should be carefully considered as part of a comprehensive landscaping plan for the estate. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. </td> </tr> </table>	Address	Cluse Court, St. Peter's Street, N1 8PD	Ownership	London Borough of Islington	Approximate size of site:	12,031sqm	Current/previous use	Housing estate	How the site was identified and relevant planning history	Pre-application discussions	Allocation and justification	Additional residential development, including the provision of genuinely affordable housing. Improvements to play space, amenity space and landscaping across the estate.	Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the Duncan Terrace/Colebrooke Row Conservation Area. • In close proximity to the Waterside Play and Youth Project Adventure Playground. • Opposite a terrace of Grade II listed buildings at 64-82 St. Peter's Street. • In close proximity to the Regent's Canal open space. 	Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the site which should be carefully considered as part of a comprehensive landscaping plan for the estate. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. 	<p>For effectiveness.</p> <p>Update to recognise the site's location within a Source Protection Zone under designation and constraints.</p> <p>(Note: Cluse Court was site reference OIS30 in the pre-hearing modifications, site references amended as a result of updates to other sites).</p>
Address	Cluse Court, St. Peter's Street, N1 8PD																			
Ownership	London Borough of Islington																			
Approximate size of site:	12,031sqm																			
Current/previous use	Housing estate																			
How the site was identified and relevant planning history	Pre-application discussions																			
Allocation and justification	Additional residential development, including the provision of genuinely affordable housing. Improvements to play space, amenity space and landscaping across the estate.																			
Site designations and constraints	<ul style="list-style-type: none"> • Adjacent to the Duncan Terrace/Colebrooke Row Conservation Area. • In close proximity to the Waterside Play and Youth Project Adventure Playground. • Opposite a terrace of Grade II listed buildings at 64-82 St. Peter's Street. • In close proximity to the Regent's Canal open space. 																			
Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the site which should be carefully considered as part of a comprehensive landscaping plan for the estate. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. 																			

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason												
			<ul style="list-style-type: none"> Services provided by the Waterside Play and Youth Project should remain available throughout any development. The site falls within the Crossrail 2 safeguarding limits (March 2015). Liaison with Crossrail 2 should take place at an early stage as part of any development proposals for this site. 													
			Estimated timescale 2021/22-2025/26													
SA-MM-116	187	OIS29: Hillside Estate (formerly OIS31).	<p>OIS31 OIS29: Hillside Estate</p>  <table border="1"> <tr> <td>Address</td> <td>Hillside Estate, N19</td> </tr> <tr> <td>Ownership</td> <td>London Borough of Islington</td> </tr> <tr> <td>Approximate size of site:</td> <td>36,508sqm</td> </tr> <tr> <td>Current/previous use</td> <td>Housing estate</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>Pre-application discussions</td> </tr> <tr> <td>Allocation and justification</td> <td>Subject to justifying any loss of social infrastructure, additional residential development including the provision of genuinely</td> </tr> </table>	Address	Hillside Estate, N19	Ownership	London Borough of Islington	Approximate size of site:	36,508sqm	Current/previous use	Housing estate	How the site was identified and relevant planning history	Pre-application discussions	Allocation and justification	Subject to justifying any loss of social infrastructure, additional residential development including the provision of genuinely	<p>For effectiveness.</p> <p>Updates to amend site boundary to remove Hillside Park and update site size.</p> <p>Nearby open spaces referenced in site designations and constraints.</p> <p>Development considerations updated to make it clear that development should also consider permeability through the adjacent open space.</p> <p>(Note: Hillside was site reference OIS30 in the pre-hearing modification, site references amended as a result of updates to other sites).</p>
Address	Hillside Estate, N19															
Ownership	London Borough of Islington															
Approximate size of site:	36,508sqm															
Current/previous use	Housing estate															
How the site was identified and relevant planning history	Pre-application discussions															
Allocation and justification	Subject to justifying any loss of social infrastructure, additional residential development including the provision of genuinely															

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			<p>affordable housing. Improvements to play space, amenity space and landscaping across the estate.</p> <p>Site designations and constraints</p> <ul style="list-style-type: none"> • Adjacent to the Whitehall Park Conservation Area. • Hillside Park and Pilgrims Way Garden open spaces fall within the estate boundary. • Adjacent to a locally listed building (131 St. John's Way). • The Hazelville Road frontage of the site is opposite Elthorne Park and Sunnyside Gardens which is a SINC (Borough Grade 2). • The site is adjacent to Hillside Park (which is within the estate boundary but outside of the site allocation) and opposite St John's Way Verge open spaces. <p>Development considerations</p> <ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the site which should be carefully considered as part of a comprehensive landscaping plan for the estate. In addition any potential impacts on the designated open spaces falling within the site boundary should be carefully considered and mitigated. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate and also consider permeability through the adjacent open space at Hillside park. • Opportunities to provide more active frontages to Pilgrims Way and St. John's Way should be explored. • Upgrades to the existing water network infrastructure may be required as a result of demand anticipated from development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine the specific impact on infrastructure. <p>Estimated timescale</p>	
			2021/22-2025/26	

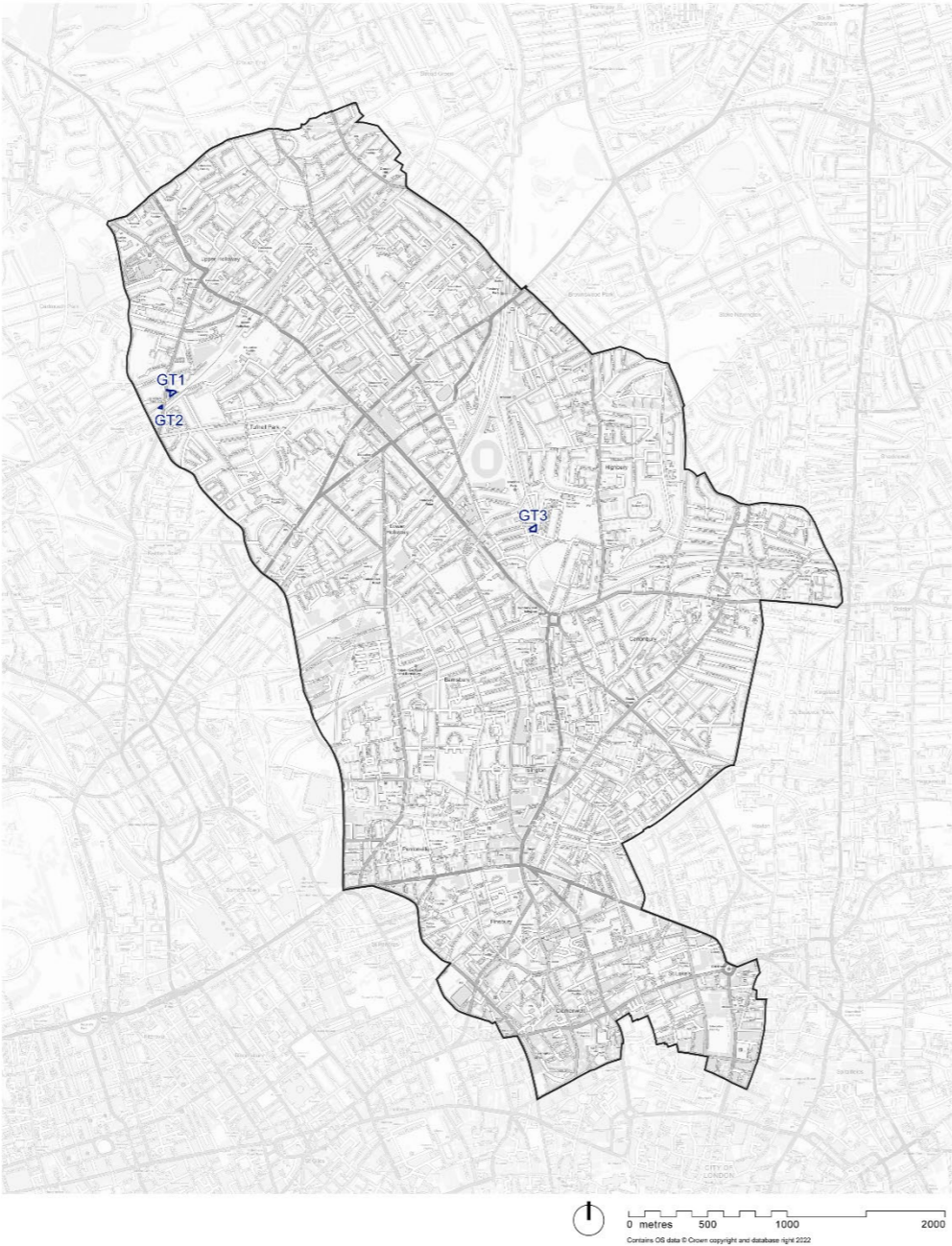
Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason																
SA-MM-117	190	OIS30: Kerridge Court (formerly referenced OIS34)	<p>OIS34OIS30: Kerridge Court</p>  <table border="1" data-bbox="744 905 2050 1890"> <tr> <td data-bbox="744 905 1041 940">Address</td> <td data-bbox="1041 905 2050 940">Kerridge Court, Balls Pond Road and Kingsbury Road, N1</td> </tr> <tr> <td data-bbox="744 940 1041 976">Ownership</td> <td data-bbox="1041 940 2050 976">London Borough of Islington</td> </tr> <tr> <td data-bbox="744 976 1041 1050">Approximate size of site:</td> <td data-bbox="1041 976 2050 1050">13,496sqm</td> </tr> <tr> <td data-bbox="744 1050 1041 1123">Current/previous use</td> <td data-bbox="1041 1050 2050 1123">Housing estate</td> </tr> <tr> <td data-bbox="744 1123 1041 1255">How the site was identified and relevant planning history</td> <td data-bbox="1041 1123 2050 1255">Pre-application discussions</td> </tr> <tr> <td data-bbox="744 1255 1041 1430">Allocation and justification</td> <td data-bbox="1041 1255 2050 1430">Additional residential development including the provision of genuinely affordable housing. 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.</td> </tr> <tr> <td data-bbox="744 1430 1041 1570">Site designations and constraints</td> <td data-bbox="1041 1430 2050 1570"> <ul style="list-style-type: none"> • The site is in close proximity to the Kingsbury Road Conservation Area, incorporating the Grade II listed Jewish Burial Ground, a designated open space which is also a SINC (borough grade 2). • Adjacent to the North London Line East SINC (borough grade 1). </td> </tr> <tr> <td data-bbox="744 1570 1041 1890">Development considerations</td> <td data-bbox="1041 1570 2050 1890"> <ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the estate which should be carefully considered as part of a comprehensive landscaping plan for the estate. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. Development offers an opportunity to improve east to west </td> </tr> </table>	Address	Kerridge Court, Balls Pond Road and Kingsbury Road, N1	Ownership	London Borough of Islington	Approximate size of site:	13,496sqm	Current/previous use	Housing estate	How the site was identified and relevant planning history	Pre-application discussions	Allocation and justification	Additional residential development including the provision of genuinely affordable housing. 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.	Site designations and constraints	<ul style="list-style-type: none"> • The site is in close proximity to the Kingsbury Road Conservation Area, incorporating the Grade II listed Jewish Burial Ground, a designated open space which is also a SINC (borough grade 2). • Adjacent to the North London Line East SINC (borough grade 1). 	Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the estate which should be carefully considered as part of a comprehensive landscaping plan for the estate. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. Development offers an opportunity to improve east to west 	<p>For effectiveness.</p> <p>(Note: Kerridge Court was site reference OIS34 in the pre-hearing modification, site references amended as a result of updates to other sites).</p>
Address	Kerridge Court, Balls Pond Road and Kingsbury Road, N1																			
Ownership	London Borough of Islington																			
Approximate size of site:	13,496sqm																			
Current/previous use	Housing estate																			
How the site was identified and relevant planning history	Pre-application discussions																			
Allocation and justification	Additional residential development including the provision of genuinely affordable housing. 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.																			
Site designations and constraints	<ul style="list-style-type: none"> • The site is in close proximity to the Kingsbury Road Conservation Area, incorporating the Grade II listed Jewish Burial Ground, a designated open space which is also a SINC (borough grade 2). • Adjacent to the North London Line East SINC (borough grade 1). 																			
Development considerations	<ul style="list-style-type: none"> • Any development should ensure high quality design and meet identified local housing needs. • Development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a number of trees on the estate which should be carefully considered as part of a comprehensive landscaping plan for the estate. • Development should increase permeability with the creation of safe, direct, active and overlooked routes through the estate. Development offers an opportunity to improve east to west 																			


Reference	Page	Section/Paragraph/Policy	Proposed change	Reason																
			<p>pedestrian routes through the estate (King Henry's Walk to Kingsland Road) and provide more legible access into the estate, particularly from Balls Pond Road.</p> <ul style="list-style-type: none"> Active frontages should be provided, particularly along Kingsbury Road and Balls Pond Road. 																	
			Estimated timescale 2021/22-2025/26																	
SA-MM-118	189	OIS31: Drakeley Court and Aubert Court (formerly reference OIS33)	<p>OIS33OIS31: Drakeley Court and Aubert Court</p>  <table border="1"> <tr> <td>Address</td> <td>Drakeley Court Estate and Aubert Court Estate</td> </tr> <tr> <td>Ownership</td> <td>London Borough of Islington</td> </tr> <tr> <td>Approximate size of site:</td> <td>18,542sqm</td> </tr> <tr> <td>Current/previous use</td> <td>Housing estate</td> </tr> <tr> <td>How the site was identified and relevant planning history</td> <td>Pre-application discussions</td> </tr> <tr> <td>Allocation and justification</td> <td>Additional residential development including the provision of genuinely affordable housing. Improving access to a new community facility in the heart of the estate that will improve visibility. Improved landscaping, including the creation of a new green square. Improved lighting, seating, play space and security measures across the estate.</td> </tr> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> Adjacent to the Highbury Fields Conservation Area Adjacent to the Grade II listed Highbury Stadium site </td> </tr> <tr> <td>Development considerations</td> <td> <ul style="list-style-type: none"> Any development should ensure high quality design, meet identified local housing needs and respect the integrity of the existing estates where appropriate. </td> </tr> </table>	Address	Drakeley Court Estate and Aubert Court Estate	Ownership	London Borough of Islington	Approximate size of site:	18,542sqm	Current/previous use	Housing estate	How the site was identified and relevant planning history	Pre-application discussions	Allocation and justification	Additional residential development including the provision of genuinely affordable housing. Improving access to a new community facility in the heart of the estate that will improve visibility. Improved landscaping, including the creation of a new green square. Improved lighting, seating, play space and security measures across the estate.	Site designations and constraints	<ul style="list-style-type: none"> Adjacent to the Highbury Fields Conservation Area Adjacent to the Grade II listed Highbury Stadium site 	Development considerations	<ul style="list-style-type: none"> Any development should ensure high quality design, meet identified local housing needs and respect the integrity of the existing estates where appropriate. 	<p>For effectiveness.</p> <p>(Note: Drakeley Court and Aubert Court was site reference OIS33 in the pre-hearing modification, site references amended as a result of updates to other sites).</p>
Address	Drakeley Court Estate and Aubert Court Estate																			
Ownership	London Borough of Islington																			
Approximate size of site:	18,542sqm																			
Current/previous use	Housing estate																			
How the site was identified and relevant planning history	Pre-application discussions																			
Allocation and justification	Additional residential development including the provision of genuinely affordable housing. Improving access to a new community facility in the heart of the estate that will improve visibility. Improved landscaping, including the creation of a new green square. Improved lighting, seating, play space and security measures across the estate.																			
Site designations and constraints	<ul style="list-style-type: none"> Adjacent to the Highbury Fields Conservation Area Adjacent to the Grade II listed Highbury Stadium site 																			
Development considerations	<ul style="list-style-type: none"> Any development should ensure high quality design, meet identified local housing needs and respect the integrity of the existing estates where appropriate. 																			

Reference	Page	Section/Paragraph/ Policy	Proposed change		Reason
				<ul style="list-style-type: none"> • Any development should maximise opportunities to improve urban greening and enhance green infrastructure. There are a large number of trees on the site which should be carefully considered as part of a comprehensive landscaping plan. • Development should increase permeability and usability with the creation of safe, direct, active and overlooked routes through the estates. There is an opportunity to open up access from the estates to Avenell Road. 	
			Estimated timescale	2021/22-2025/26	


11 Gypsy and Traveller Sites

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
SA-MM-119		New paragraphs 11.1-11.3	<p>11.1 Policy H12 sets out an identified need of 6 Gypsy and Traveller pitches to be provided over the plan period. The need is identified in the Gypsy and Traveller Accommodation Assessment (2019). To meet this need the Council is allocating suitable land across 3 sites:</p> <ul style="list-style-type: none"> • GT1: 207a Junction Road • GT2: 154 Junction Road • GT3: 71 Ronalds Road <p>The council will support the delivery of all 3 sites. While site GT3 is owned by the council, the council will work with the landowners of GT1 and GT2 to deliver the sites, including their potential purchase.</p> <p>11.2 All three sites will be subject to consultation with the Gypsy and Traveller community as well as the local community in their design and delivery.</p> <p>11.3 As part of the site search and assessment process, criteria were identified including the need for good residential amenity including overlooking, site access and overall size. Overlooking was considered in terms of the proximity of existing adjacent properties and how significant that overlooking is. Site access was considered in terms of whether direct access already existed onto either a residential road or a more significant road. Other site criteria were also identified – related to infrastructure provision, amenity, availability and deliverability.</p>	To provide context on the need for Gypsy and Traveller pitches within the borough and the site identification process.


Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason
SA-MM-120		Figure 11.1: Location of Gypsy and Traveller site allocations	 <p>The map shows a city area with a black outline indicating the boundary of the proposed change. Three specific sites are marked with blue arrows and labels: GT1 and GT2 are located in the upper left quadrant, and GT3 is located in the center. A scale bar at the bottom indicates distances of 0, 500, 1000, and 2000 metres. A north arrow is also present. The map is overlaid on a detailed street map.</p>	

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason												
SA-MM-121		GT1: 207A Junction Road	<p data-bbox="750 283 1121 317">GT1: 207A Junction Road</p>  <table border="1" data-bbox="750 1073 1976 1862"> <tr> <td data-bbox="750 1073 1020 1140">Address</td> <td data-bbox="1020 1073 1976 1140">207A Junction Road, N19 5QA</td> </tr> <tr> <td data-bbox="750 1140 1020 1207">Ownership</td> <td data-bbox="1020 1140 1976 1207">Transport for London</td> </tr> <tr> <td data-bbox="750 1207 1020 1304">Approximate size of site</td> <td data-bbox="1020 1207 1976 1304">1,032sqm</td> </tr> <tr> <td data-bbox="750 1304 1020 1409">Current/previous use</td> <td data-bbox="1020 1304 1976 1409">Martial arts centre</td> </tr> <tr> <td data-bbox="750 1409 1020 1665">How the site was identified and relevant planning history</td> <td data-bbox="1020 1409 1976 1665">GLA SHLAA Call for Sites 2017 Gypsy and Traveller site search post examination hearings.</td> </tr> <tr> <td data-bbox="750 1665 1020 1862">Allocation and justification</td> <td data-bbox="1020 1665 1976 1862">Gypsy and Traveller site for provision of up to 3 permanent pitches to meet identified Gypsy and Traveller need. The council will work with the current occupiers of the site to identify a suitable site for the re-location of the existing martial arts centre within the local area (Class E(d) use) which should be of</td> </tr> </table>	Address	207A Junction Road, N19 5QA	Ownership	Transport for London	Approximate size of site	1,032sqm	Current/previous use	Martial arts centre	How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017 Gypsy and Traveller site search post examination hearings.	Allocation and justification	Gypsy and Traveller site for provision of up to 3 permanent pitches to meet identified Gypsy and Traveller need. The council will work with the current occupiers of the site to identify a suitable site for the re-location of the existing martial arts centre within the local area (Class E(d) use) which should be of	Allocation proposed to meet the need for Gypsy and Traveller pitches identified in the Gypsy and Traveller Accommodation Assessment (2019) and set out in SDMP Policy H12.
Address	207A Junction Road, N19 5QA															
Ownership	Transport for London															
Approximate size of site	1,032sqm															
Current/previous use	Martial arts centre															
How the site was identified and relevant planning history	GLA SHLAA Call for Sites 2017 Gypsy and Traveller site search post examination hearings.															
Allocation and justification	Gypsy and Traveller site for provision of up to 3 permanent pitches to meet identified Gypsy and Traveller need. The council will work with the current occupiers of the site to identify a suitable site for the re-location of the existing martial arts centre within the local area (Class E(d) use) which should be of															

Reference	Page	Section/Paragraph/ Policy	Proposed change		Reason
				equivalent quality, quantity and accessibility consistent with Policy SC1, Part E.	
			Site designations and constraints	<ul style="list-style-type: none"> In close proximity to Junction Road Cutting SINC Opposite to locally listed buildings at 142-150 Junction Road 	
			Development considerations	<ul style="list-style-type: none"> This backland site is constrained by close proximity to existing residential uses and the railway line. Development must have regard to the potential impact on the nearby residential properties. Development should adequately mitigate impacts on future residential occupiers in terms of noise and vibration from the adjacent railway line. Development should mitigate any impact on surrounding residential property and provide good level of residential amenity and high quality housing through consideration of additional screening / landscaping in particular along the boundary with the railway and with residents of Maple House adjacent to the site boundary. Access off Junction Road. Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. Essential infrastructure (water, sewerage and electricity) should be provided prior to occupation. Consultation with the Gypsy and Traveller community and local community in relation to site design should be undertaken prior to the submission of a planing application. 	
			Estimated timescale	2026/27-2030/31	

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason																
SA-MM-122		GT2: 154 Junction Road	<p data-bbox="750 310 1101 342">GT2: 154 Junction Road</p>  <table border="1" data-bbox="750 1203 1976 1829"> <tr> <td data-bbox="750 1203 1020 1241">Address</td> <td data-bbox="1029 1203 1976 1241">154 Junction Road, N19 5QQ</td> </tr> <tr> <td data-bbox="750 1247 1020 1276">Ownership</td> <td data-bbox="1029 1247 1976 1276">Network Rail</td> </tr> <tr> <td data-bbox="750 1283 1020 1346">Approximate size of site</td> <td data-bbox="1029 1283 1976 1346">272sqm</td> </tr> <tr> <td data-bbox="750 1352 1020 1415">Current/previous use</td> <td data-bbox="1029 1352 1976 1415">Former mini cab office (sui generis), now vacant.</td> </tr> <tr> <td data-bbox="750 1421 1020 1551">How the site was identified and relevant planning history</td> <td data-bbox="1029 1421 1976 1551">Gypsy and Traveller site search</td> </tr> <tr> <td data-bbox="750 1558 1020 1621">Allocation and justification</td> <td data-bbox="1029 1558 1976 1621">Gypsy and Traveller site for provision 1 permanent pitch to meet identified Gypsy and Traveller need.</td> </tr> <tr> <td data-bbox="750 1627 1020 1732">Site designations and constraints</td> <td data-bbox="1029 1627 1976 1732"> <ul style="list-style-type: none"> • In close proximity to Junction Road Cutting SINC • 2 trees with tree preservation orders. </td> </tr> <tr> <td data-bbox="750 1738 1020 1829">Development considerations</td> <td data-bbox="1029 1738 1976 1829"> <ul style="list-style-type: none"> • This site is in close proximity to existing residential uses and the railway line. Development must have regard to the potential impact on the nearby residential properties. </td> </tr> </table>	Address	154 Junction Road, N19 5QQ	Ownership	Network Rail	Approximate size of site	272sqm	Current/previous use	Former mini cab office (sui generis), now vacant.	How the site was identified and relevant planning history	Gypsy and Traveller site search	Allocation and justification	Gypsy and Traveller site for provision 1 permanent pitch to meet identified Gypsy and Traveller need.	Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to Junction Road Cutting SINC • 2 trees with tree preservation orders. 	Development considerations	<ul style="list-style-type: none"> • This site is in close proximity to existing residential uses and the railway line. Development must have regard to the potential impact on the nearby residential properties. 	Allocation proposed to meet the need for Gypsy and Traveller pitches identified in the Gypsy and Traveller Accommodation Assessment (2019) and set out in SDMP Policy H12.
Address	154 Junction Road, N19 5QQ																			
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Approximate size of site	272sqm																			
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Allocation and justification	Gypsy and Traveller site for provision 1 permanent pitch to meet identified Gypsy and Traveller need.																			
Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to Junction Road Cutting SINC • 2 trees with tree preservation orders. 																			
Development considerations	<ul style="list-style-type: none"> • This site is in close proximity to existing residential uses and the railway line. Development must have regard to the potential impact on the nearby residential properties. 																			

Reference	Page	Section/Paragraph/ Policy	Proposed change		Reason	
				<ul style="list-style-type: none"> • Development should adequately mitigate impacts on future residential occupiers in terms of noise and vibration from the adjacent railway line. • Development should provide good level of residential amenity and high quality housing through consideration of additional screening / landscaping in relation to the railway line and junction road. • Access off Junction Road. • Development should be designed minimise impact on existing trees and protect the two trees with Tree Preservation Orders. • Essential infrastructure (water, sewerage and electricity) should be provided prior to occupation. • Consultation with the Gypsy and Traveller community and local community in relation to site design should be undertaken prior to the submission of a planning application. 		
			Estimated timescale	<ul style="list-style-type: none"> • 2021/22-2025/26 		

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason														
SA-MM-123		GT3: 71 Ronalds Road	<p data-bbox="750 310 1074 342">GT3: 71 Ronalds Road</p>  <table border="1" data-bbox="750 1249 2050 1879"> <tr> <td data-bbox="750 1249 1003 1281">Address</td> <td data-bbox="1012 1249 2050 1281">71 Ronalds Road, N5 1XB and land to rear of 10 and 12 Arvon Road</td> </tr> <tr> <td data-bbox="750 1287 1003 1318">Ownership</td> <td data-bbox="1012 1287 2050 1318">London Borough of Islington</td> </tr> <tr> <td data-bbox="750 1325 1003 1388">Approximate size of site</td> <td data-bbox="1012 1325 2050 1388">1,162sqm</td> </tr> <tr> <td data-bbox="750 1394 1003 1457">Current/previous use</td> <td data-bbox="1012 1394 2050 1457">Former car park associated with re-provided Community Centre (D1) and vacant land</td> </tr> <tr> <td data-bbox="750 1463 1003 1598">How the site was identified and relevant planning history</td> <td data-bbox="1012 1463 2050 1598">Planning permission P2013/0311/FUL Gypsy and Traveller site search</td> </tr> <tr> <td data-bbox="750 1604 1003 1667">Allocation and justification</td> <td data-bbox="1012 1604 2050 1667">Gypsy and Traveller site for provision of up to 3 permanent pitches to meet identified Gypsy and Traveller need</td> </tr> <tr> <td data-bbox="750 1673 1003 1879">Site designations and constraints</td> <td data-bbox="1012 1673 2050 1879"> <ul style="list-style-type: none"> • In close proximity to Whistler Street and Highbury Fields Conservation Areas • Adjacent to locally listed buildings at 73 Ronalds Road and 1 Battledean Road • Adjacent to Arvon Road and Olden Gardens Open Space • Adjacent to Drayton Park/Olden Garden SINC </td> </tr> </table>	Address	71 Ronalds Road, N5 1XB and land to rear of 10 and 12 Arvon Road	Ownership	London Borough of Islington	Approximate size of site	1,162sqm	Current/previous use	Former car park associated with re-provided Community Centre (D1) and vacant land	How the site was identified and relevant planning history	Planning permission P2013/0311/FUL Gypsy and Traveller site search	Allocation and justification	Gypsy and Traveller site for provision of up to 3 permanent pitches to meet identified Gypsy and Traveller need	Site designations and constraints	<ul style="list-style-type: none"> • In close proximity to Whistler Street and Highbury Fields Conservation Areas • Adjacent to locally listed buildings at 73 Ronalds Road and 1 Battledean Road • Adjacent to Arvon Road and Olden Gardens Open Space • Adjacent to Drayton Park/Olden Garden SINC 	Allocation proposed to meet the need for Gypsy and Traveller pitches identified in the Gypsy and Traveller Accommodation Assessment (2019) and set out in SDMP Policy H12.
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Reference	Page	Section/Paragraph/ Policy	Proposed change		Reason	
			Development considerations	<ul style="list-style-type: none"> • The number of pitches which can be accommodated on the site will be informed by further design work in consultation with the Gypsy and Traveller community and local community. • Access to site off Ronalds Road. • Site to accommodate suitable pedestrian and vehicular access to the new community centre to the north of the site, including turning space for emergency services vehicles. • Suitable screening /landscaping to provide a good level of residential amenity to be provided along Ronalds Road and for the access road between the new Highbury Roundhouse community centre and pitches. • Development should mitigate any impact on surrounding residential properties and provide good level of residential amenity and high quality housing for future occupiers of the site. • Development should minimise impact on existing trees. • Development should adequately mitigate vibration from the railway tunnel which runs directly underneath the site. • Upgrades to the wastewater network may be required as a result development on this site (including as a result of cumulative impacts). Developers should engage with Thames Water at the earliest opportunity to determine whether wastewater capacity exists, including providing information on the phasing of any proposed new housing. • Essential infrastructure (water, sewerage and electricity) should be provided prior to occupation. 		
			Estimated timescale	2021/22-2025/26		

12 Monitoring

Reference	Page	Section/Paragraph/ Policy	Proposed change	Reason
SA-MM-124	177	Section 10, Monitoring, paragraph 10.4 <i>[Paragraph numbering to be updated once the Gypsy and Traveller Site Allocations Chapter has been inserted into the DPD]</i>	<i>Amend as follows:</i> Future AMRs will include an indicator monitoring the progress of individual site allocations to help the Council assess the success of policy SA1 (Delivering development priorities). Success will be measured in terms of the number of sites permitted in accordance with the allocated uses. Other information relating to The AMR will include specific monitoring of site allocations may also be kept under review, utilising all relevant quantitative and qualitative information. This could including information on the status of a particular site allocation, for example, whether a planning permission has been granted, implemented, completed or has lapsed; and (where relevant) the reasons why specific sites have not come forward in line with the estimated timescales within the allocation. It could also include data on how the quantum of development which is coming forward through applications compares to the site capacity assumptions identified in the Local Plan.	For effectiveness, to provide additional information on how the delivery of allocated sites will be monitored.

13 Appendices

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
SA-MM-125	182	Appendix 2: Glossary and Abbreviations; Term: Business floorspace/buildings/development/uses	<p><i>Amend text as follows:</i></p> <p>Office, research and development and light industrial activities as well as industrial uses B2 general industrial and B8 storage and distribution, and Sui Generis industrial uses. or uses that fall within the B-use class. Sui generis-Generis uses which are akin to business floorspace, such as depots or builders merchants, can be classed as business floorspace for the purposes of the Local Plan.</p>	For effectiveness to reflect changes to the Use Classes Order.
SA-MM-126	187	Appendix 2: Glossary and Abbreviations; Term: Hybrid space	<p><i>Amend text as follows:</i></p> <p>The main feature of hybrid space is that it straddles different B-usebusiness floorspace classes uses.</p>	For effectiveness to reflect changes to the Use Classes Order.
SA-MM-127	187	Appendix 2: Glossary and Abbreviations; Term: Industrial floorspace/buildings/development/uses/land	<p><i>Amend text as follows:</i></p> <p>Activities or uses that fall within light industrial (B1e), general industry (B2) and storage and distribution (B8) uses, Sui Generis industrial uses, and some suiSui generis-Generis akin to industrial uses such as depots and builder's merchants.</p>	For effectiveness to reflect changes to the Use Classes Order.
SA-MM-128	188	Appendix 2: Glossary and Abbreviations; Term: Leisure uses	<p><i>Add new definition:</i></p> <p>Activities or uses including food and drink uses as defined within Class E(b), some indoor recreational activities falling within E(d) and some Sui Generis uses including drinking establishments including pubs and wine bars, hot food take aways, live music venues, cinemas, concert halls, nightclubs and theatres.</p>	For clarity and effectiveness following changes to the Use Classes Order
SA-MM-129	189	Appendix 2: Glossary and Abbreviations; Term: Locally Significant Industrial Sites	<p><i>Amend text as follows:</i></p> <p>Designated areas where light industrial (B1e), general industry (B2) and storage and distribution (B8) are the priority land uses.</p>	For effectiveness to reflect changes to the Use Classes Order.
SA-MM-130	190	Appendix 2: Glossary and Abbreviations; Term: Office-led development	<p><i>Amend text as follows:</i></p> <p>Development where the majority of floorspace/uses is office. within use class B1(a)</p>	For effectiveness to reflect changes to the Use Classes Order.
SA-MM-131	191	Appendix 2: Glossary and Abbreviations; Term: Retail floorspace/buildings/development/uses	<p><i>Amend text as follows:</i></p> <p>Activities or uses that fall within the A1 use class. Uses for the display or retail sale of goods, other than hot food, principally to visiting members of the public - as defined in Class E(A). This includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, domestic hire shops, dry cleaners, funeral directors and internet cafes.</p>	For effectiveness to reflect changes to the Use Classes Order.
SA-MM-132	193	Appendix 2: Glossary and Abbreviations; Term: Social and community infrastructure	<p><i>Amend text as follows:</i></p> <p>Infrastructure that is available to, and serves the needs of, local communities and others, which is often funded in some way by a grant or investment from a government department, public body and/or the voluntary sector. Social and community facilities comprises a wide variety of facilities/buildings including those which accommodate social services such as day-care centres, luncheon clubs, and drop-in centres; education and training facilities including early years providers, nurseries, schools, colleges and universities; children and young</p>	For effectiveness to reflect changes to the Use Classes Order.

		peoples' play facilities; health facilities; youth centres; libraries; community meeting facilities; community halls; places of worship; sport, leisure and recreation facilities; and policing facilities. Social and community infrastructure generally falls within Use Classes E, F.1 or F.2, C2, D1 or D2 , and possibly some Sui Generis uses. This list is not intended to be exhaustive and other facilities can be included as social and community infrastructure.	
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