



Strategic and Development Management Policies

Modifications for consultation

March 2021

Local Plan – Strategic and Development Management Policies Modifications

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Local Plan – Strategic and Development Management Policies Modifications

1 Introduction

- 1.1 This document contains all the changes (known as modifications) to the Strategic and Development Management Policies document proposed since the document was submitted to the Planning Inspectorate for Examination in February 2020.
- 1.2 Modifications are identified as being ‘Main’ or ‘Minor’. The Minor Modifications do not materially affect the substance of the plan, its overall soundness or the submitted sustainability appraisal. The Minor Modifications relate to points of clarification, factual updates and typographical or grammatical errors. The reasons for making each of the changes are clearly set out.
- 1.3 The modifications are structured by chapter of the document for ease of reference. This document is accompanied by schedules setting out relevant changes on the Site Allocations and Bunhill and Clerkenwell Area Action Plan. An update to the Sustainability Appraisal/IIA and relevant changes to the Policies Map have also been published.

Format of changes

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

Blue – new text proposed

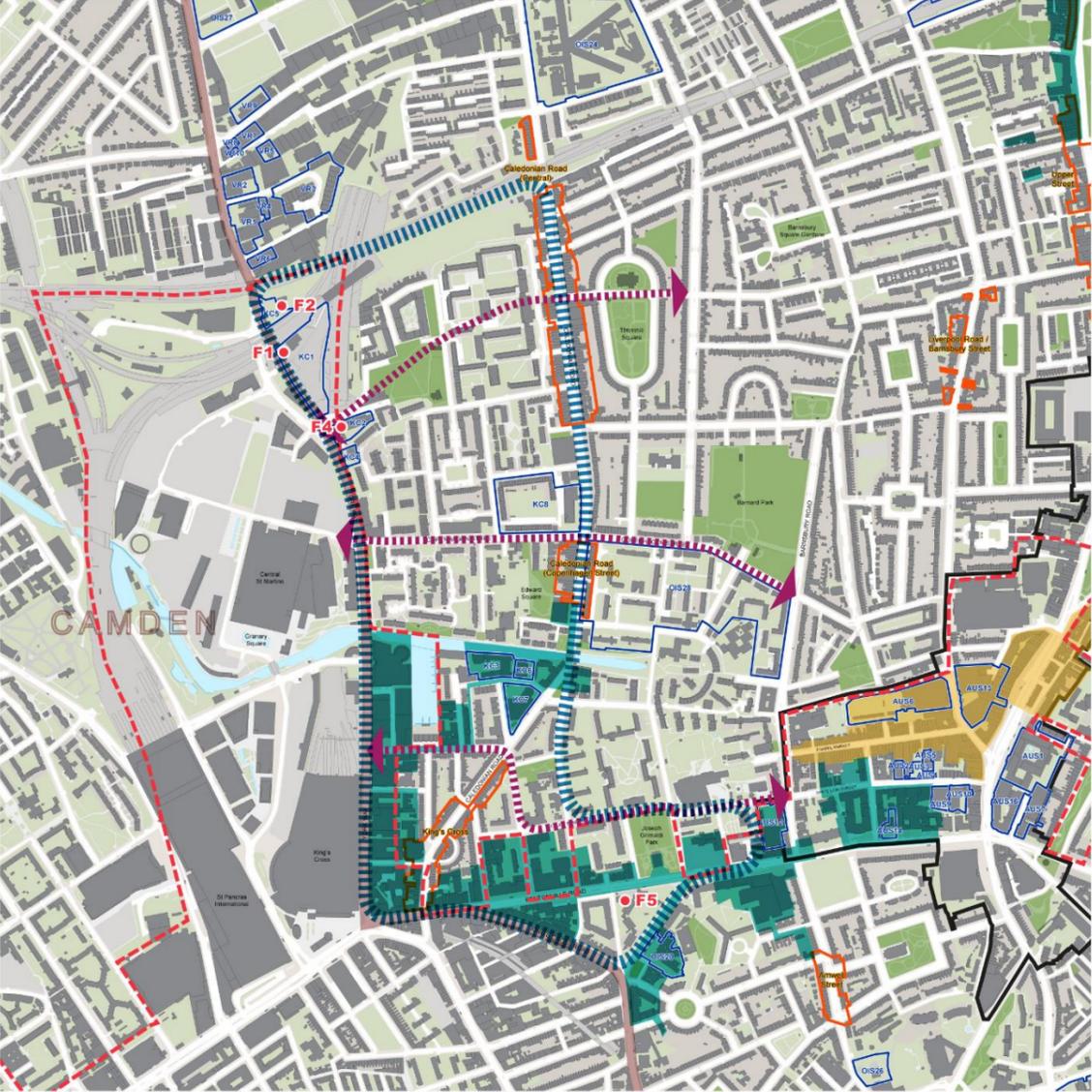
~~Red~~ – text proposed for removal

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

2 Area Spatial Strategies

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason	Main or minor modification
SDM-MO1	4	Paragraph 1.2	Amend text as follows: “...The Local Plan covers the period 2020/21 2021/22 to 2035/36 (“the plan period”).	Update and clarification.	Minor
SDM-MO2	29	Paragraph 2.19	<i>Amend text as follows:</i> “There is a long term Council aspiration Council to see ...”	Correction	Minor
SDM-MO3	27	Policy SP2: King’s Cross and Pentonville Road	<i>Amend text as follows:</i> B. The Knowledge Quarter refers to the area around King’s Cross where many important institutions spanning research, higher education, science, art, culture and media are based. Maximisation of B4 office, research and development and light industrial floorspace in the King’s Cross Spatial Strategy area could support the expansion of the ‘Knowledge Quarter’ in Islington, and advance the development of a commercial corridor along Pentonville Road/City Road.	Update to reflect change to Use Class Order	Main
SDM-MO4	27	Policy SP2: King’s Cross and Pentonville Road	<i>Amend text as follows:</i> I: Proposals for boater facilities and residential moorings, including those which meet an identified housing need for boat dwellers, will be permitted where: (i) they are located on the south of the canal (off-side); (ii) supporting uses and facilities are in place from the first use of the mooring; (iii) public access to and along the towpath is not impeded; (iv) they do not hinder navigation along the waterway; (v) there is no impact on leisure provision; and (vi) there is no detrimental impact on air quality, nature conservation/ and biodiversity value of the and the character and amenity of the waterway= corridor including its function as public open space. J: In addition to part I above: (i) Development of boater facilities will only be acceptable where there is an identified need, which may include being identified in the London Mooring Strategy. (ii) Development of residential moorings must be located on the south of the canal (off-side) and supporting uses and facilities must be in place before the first use of the mooring.	In response to representations from the Canal and River Trust	Main
SDM-MO5	30	Policy SP2: King’s Cross and Pentonville Road	<i>Add new paragraph after paragraph 2.23 as follows:</i>	In response to representations from the Canal and River Trust	Main

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		<p>Supporting text, new paragraph</p>	<p>Residential Moorings including those which meet an identified housing need for boat dwellers. Boater facilities for the canal corridor includes infrastructure such as mooring points, water and electrical supply, and waste collection and does not include the development of buildings, which in accordance with policy G2 should not be developed on significant private open spaces including the canal corridor.</p>																														
<p>SDM-MO6</p>	<p>31</p>	<p>Figure 2.3: King's Cross and Pentonville Road Spatial Strategy diagram</p>	<p>Replace Figure 2.3 with the updated map below:</p>  <p>The map shows the King's Cross and Pentonville Road area in Camden, London. It features several site allocations: KC8 (a large blue area), F1, F2, and F5 (red dots), and AUS1 through AUS10 (yellow and orange areas). The map also shows the town centre, primary and local shopping areas, and various zones including the Central Activities Zone (CAZ) and Priority Employment Locations. A legend at the bottom explains the symbols used on the map.</p> <table border="1" data-bbox="1187 1696 1840 1848"> <tr> <td></td> <td>Spatial Strategy Area</td> <td></td> <td>Commercial corridor for office led mixed use development</td> </tr> <tr> <td></td> <td>Site Allocation</td> <td></td> <td>Improved connections across the area</td> </tr> <tr> <td></td> <td>Potential site for a tall building</td> <td></td> <td>Priority Employment Location</td> </tr> <tr> <td></td> <td>Town centre</td> <td></td> <td>Designated open space</td> </tr> <tr> <td></td> <td>Primary shopping area</td> <td></td> <td>Borough boundary</td> </tr> <tr> <td></td> <td>Local Shopping Area</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Central Activities Zone (CAZ)</td> <td></td> <td></td> </tr> </table>		Spatial Strategy Area		Commercial corridor for office led mixed use development		Site Allocation		Improved connections across the area		Potential site for a tall building		Priority Employment Location		Town centre		Designated open space		Primary shopping area		Borough boundary		Local Shopping Area				Central Activities Zone (CAZ)			<p>To reflect the inclusion of new site allocations, KC8, OIS27, and OIS28 and the amended boundary for site allocation OIS24.</p> <p>Please see Site Allocation modifications for further details.</p>	<p>Minor</p>
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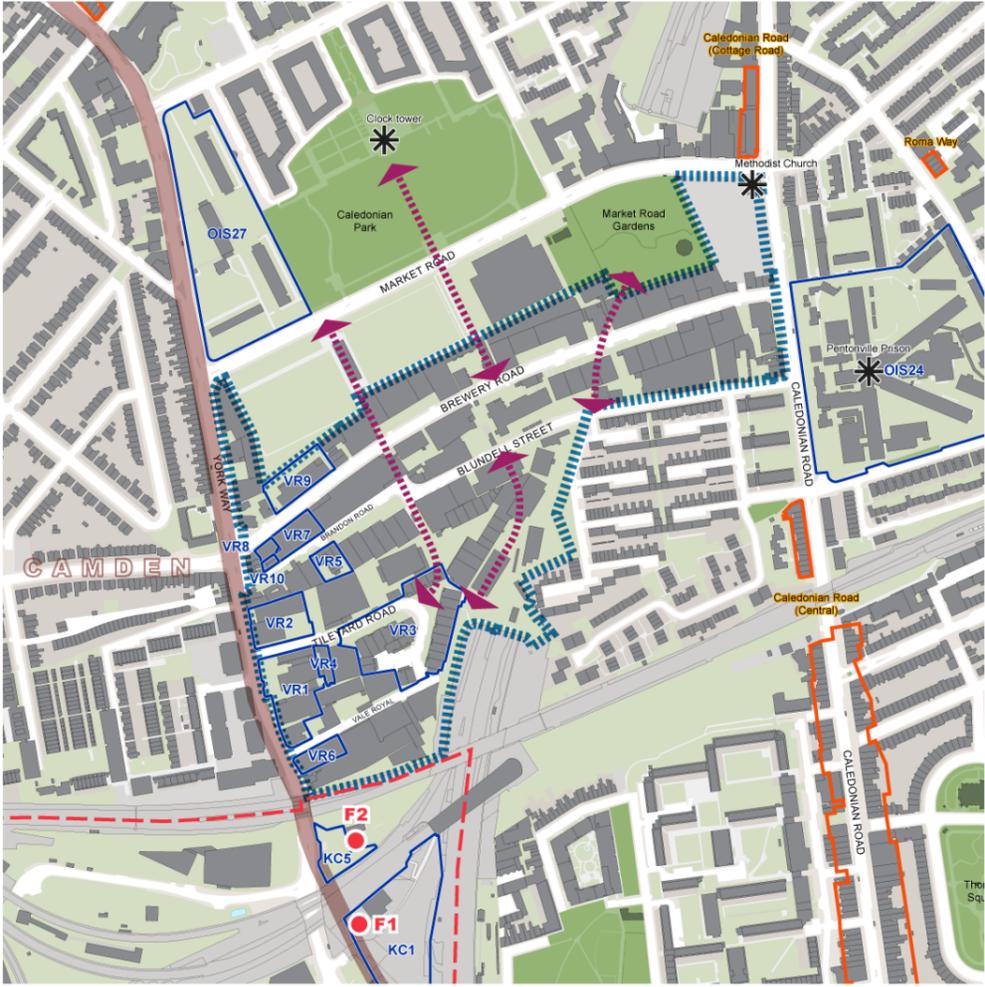
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SDM-MO7	32	Policy SP3: Vale Royal/Brewery Road Locally Significant Industrial Site, part A	<p><i>Amend text as follows:</i></p> <p>A. The Vale Royal/Brewery Road Locally Significant Industrial Site (LSIS) will be retained and strengthened as the borough's most significant industrial location. The principal objective in this area is to retain industrial land and intensify B1(e) light industrial, B2 general industry and B8 storage and distribution uses, including Sui Generis uses akin to these industrial uses. Light industrial is now part of Class E and continues to be sought in the LSIS. For proposals involving light industrial floorspace, the Council will use conditions to limit Class E for this specific purpose and to protect the primary industrial function of the LSIS. To ensure an adequate supply of industrial land and floorspace in Islington, proposals that would result in a loss of industrial land or floorspace, either through change of use or redevelopment, will not be permitted. In addition, encroachment of non-industrial uses (especially office and residential uses) over time, which would jeopardise long term sustainability, economic function and future economic growth of the LSIS as an industrial area will not be allowed.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Main
SDM-MO8	33	Paragraph 2.29	<p><i>Amend text as follows:</i></p> <p>The retention and intensification of industrial uses in the Vale Royal/Brewery Road LSIS is a key priority. The Council considers industrial uses to be those which fall within B1(e) light industrial, B2 general industry and B8 storage and distribution, as well as certain Sui Generis uses with a clear industrial function. The LSIS must be protected and nurtured for a range of industrial uses, including the provision of hybrid workspace, which is particularly supported. The Council's evidence also suggests that the LSIS is an appropriate location for providing space for start-up companies and SMEs, in particular older, lower value stock which remains perfectly functional.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Minor
SDM-MO9	33	Policy SP3: Vale Royal/Brewery Road Locally Significant Industrial Site Supporting text, new paragraphs	<p><i>Add new paragraphs after paragraph 2.30 as follows:</i></p> <p>On 1 September 2020, the Government introduced new Use Classes Order changes, including the new commercial, business and services Class E. Class E now includes light industrial alongside a broad range of other commercial activities such as offices, retail, cafés, indoor leisure activities and health facilities. The additional flexibility this can bring to the commercial market is recognised however, given the particular circumstances of Industrial Land in Islington and the Brewery Road/Vale Royal LSIS in particular, it could have a significant negative impact.</p> <p>Islington's economic success relies on the diversity of its business clusters and the Brewery Road/Vale Royal LSIS is an example of this. In recent years, there has been an increase in "cleaner" industrial activities driven by market demand. Light industrial activities, particularly in the LSIS, have an important function in complementing and supporting general industrial and storage and distribution uses in the area. The LSIS has also an important role in supporting Central London's economy due to its proximity to the CAZ. The introduction of Class E means that light industrial floorspace can change to other uses, including offices, without the need for planning permission. It is expected that some of the existing light industrial floorspace in the LSIS will be lost to other uses within Class E. The Council recognises the important economic function that the LSIS has and the need to safeguard existing and new industrial floorspace in the borough. Existing B2 general industrial and B8 storage and distribution will continue to be protected from change of use to non-industrial. New light industrial floorspace will be protected through the use of conditions to avoid further loses of industrial floorspace to other Class E uses. This will help</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Main

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			to ensure that the LSIS can continue to provide strategic support to the borough's economic growth and to the CAZ.		
SDM-MO10	34	Paragraph 2.31	<p><i>Amend text as follows:</i></p> <p>B1(a) e Office space is sought elsewhere in the borough – particularly in the CAZ and other designated employment areas – due to its contribution to jobs growth and employment floorspace. However, in the LSIS specifically, other forms of industrial business floorspace are prioritised. Proposals involving stand-alone office floorspace will be refused. Office floorspace will only be considered if it is included as part of primarily industrial workspace and clearly complements the primary industrial function of the development. and proposals involving additional floorspace must not result in the overall building being in more than 20% office use. The predominant land use must be industrial use (B1(e)light industrial, B2 and B8, or Sui Generis use akin to an industrial use). Office uses may be acceptable as part of a hybrid workspace scheme where it is clear that it is not the predominant use it is only a small proportion of the development. The introduction of other uses which could compromise the economic function and future economic growth of the LSIS (especially residential uses) will not be allowed, either stand-alone or as part of mixed-use or co-location schemes.</p>	To align with the text in the policy itself and clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Main
SDM-MO11	34	Paragraph 2.32	<p><i>Amend text as follows:</i></p> <p>Notwithstanding this clear priority for industrial uses and the resistance of B1(a) and/or B1(b) and/or general B1 floorspace and/or Sui Generis use floorspace akin to B1(a)/B1(b) within the to other non-industrial business floorspace such as offices and research and development in the Vale Royal/Brewery Road LSIS, if such floorspace is permitted within the LSIS, affordable workspace must be provided in line with policy B4 Part B.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Minor
SDM-MO12	34	Paragraph 2.35	<p><i>Amend text as follows:</i></p> <p>All development proposals in the LSIS must maximise the provision of industrial uses, including the delivery of hybrid workspace in the LSIS. Where new Bindustrial uses are provided, conditions will be attached to the permission to remove any applicable permitted development rights and restrict changes via section 55(2) of the Town and Country Planning Act 1990 (as amended). This will ensure that specific industrial use(s) are retained and that any future loss is assessed against Local Plan policies via a planning application. By maximising these appropriate industrial uses, the LSIS can be developed without harming the delicate balance of existing industrial uses (including lower value uses) that are vital in sustaining economic diversity in the borough, and in supporting the wider economy.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Minor
SDM-MO13	35	Paragraph 2.38	<p><i>Amend sentence as follows:</i></p> <p>The LSIS is characterised by narrow streets. Private forecourts and the limited height of industrial units currently alleviate the impact on the scale of the street. To avoid an overbearing scale of the street – a canyon effect – and allow light penetration, new development should ensure that the width to height ratio of street does not exceed 1:1.35 and optimally stays below 1:1. This can be achieved by the stepping back of development above a certain height on the building line or by sufficiently</p>	Clarification	Minor

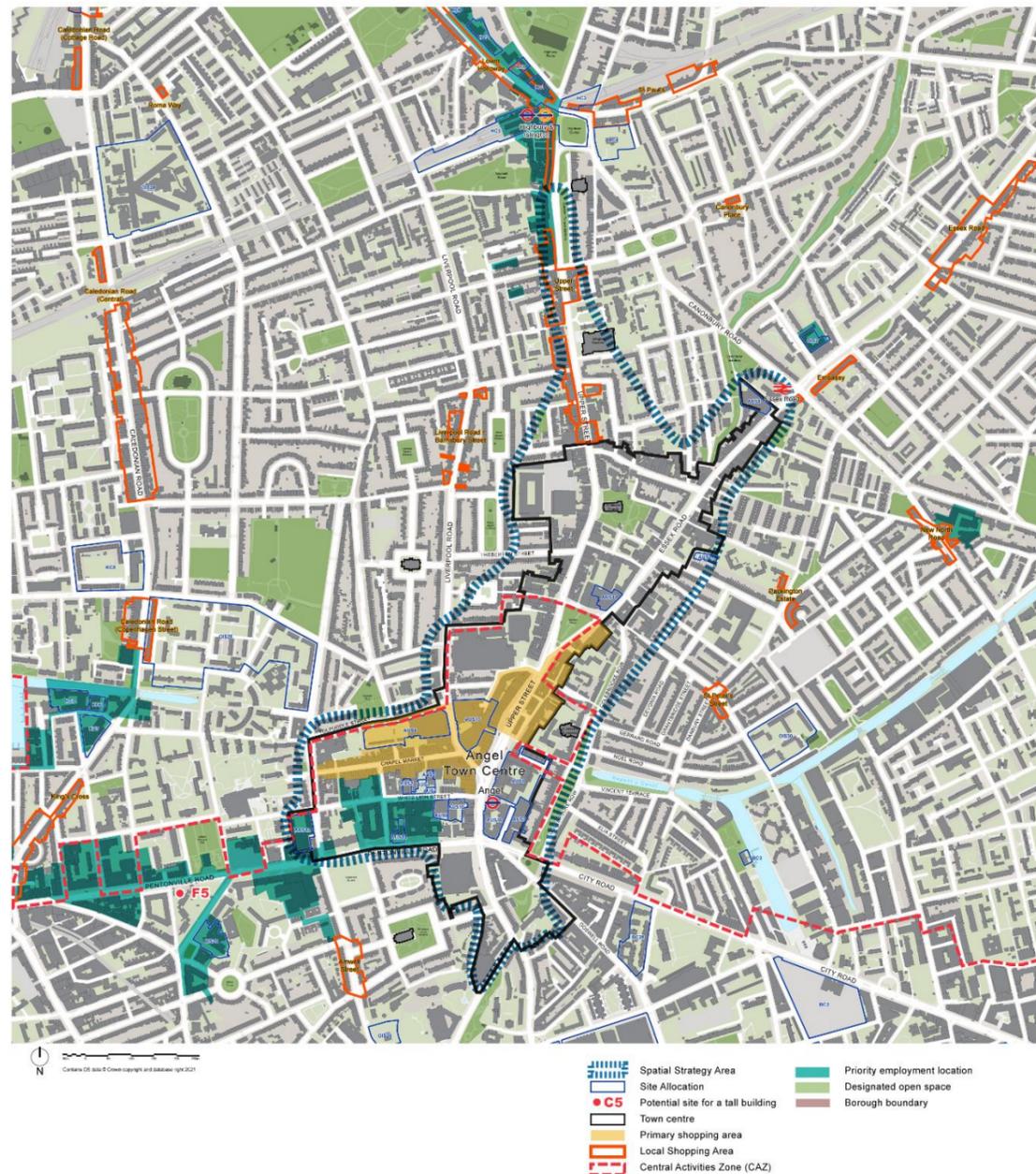
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			<p>pulling the building line back from the street. Any development in the western edge of the LSIS, along York Way, will need to be clearly sub-ordinate in height to the adjacent Maiden Lane tower as, due to the narrow street profile, there is a risk of creating an adverse canyon effect. This can be avoided through appropriate scaling and setting back development in relation to the streetscape. Height of development proposals should be assessed in conjunction with Policy DH3.</p>		
SDM-MO14	37	<p>Figure 2.4: Vale Royal/Brewery Road Locally Significant Industrial Site Spatial Strategy diagram</p>	<p>Replace Figure 2.4 with the updated map below:</p> 	<p>To reflect the inclusion new site allocation OIS27 and the amended boundary for site allocation OIS24.</p> <p>Please see Site Allocation modifications for further details.</p>	Minor
SDM-MO15		<p>Policy SP4: Angel and Upper Street, part I</p>	<p>Amend text as follows:</p> <p>Consistent with the CAZ/CAZ fringe location, business use is a priority land use in Angel Town Centre, and on upper floors in the rest of the Spatial Strategy area. Existing B4 office, research and development and light industrial use will be protected and proposals for new business floorspace must maximise the provision of business floorspace, particularly in White Lion Street,</p>	<p>Update to reflect change to Use Classes Order</p>	Main

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			Pentonville Road and upper floor locations across the Town Centre. The Sainsbury's site is a key strategic site which could deliver a significant amount of new business floorspace.		
SDM-M016		Paragraph 2.52	<p><i>Amend text as follows:</i></p> <p>Crossrail 2 is a proposed North-South South-West – North East rail link across London, with a station planned at Angel. Following the TfL funding settlement in November 2020 the project is ready to be restarted when the time is right. Crossrail 2 will still be needed in the future to support London's growth and TfL has demonstrated the case for the scheme. The route is not yet funded and will not be delivered before until the end of the plan period at the earliest. Any associated development must be in-keeping with the character and function of the area and must prioritise public realm improvements in order to positively improve the experience of the centre. A number of sites within Angel Town Centre are safeguarded to protect land needed to build and operate Crossrail 2, including land for the Crossrail 2 station itself. These sites are allocated in the Site Allocations DPD. Crossrail 2 should improve pedestrian permeability in the area and create a 24-hour pedestrian access between Islington High Street and Torrens Street through RBS building (site allocation AUS1).</p>	TfL Statement of Common Ground	Minor
SDM-M017	42	Figure 2.5: Angel and Upper Street Spatial Strategy diagram	<p><i>Replace Figure 2.5 with the updated map below:</i></p>	<p>To reflect the inclusion of new site allocations, KC8, OIS28, OIS30 and the amended boundary for site allocation OIS24.</p> <p>Please see Site Allocation modifications for further details.</p>	Minor

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SDM-MO18 43 Policy SP5: Nag's Head and Holloway, part E

Amend text as follows:

Morrison's supermarket and its adjacent car park is the key opportunity site ~~to~~ **for the maximise retention and enhancement of retail floorspace provision** in the Town Centre in the longer term, as well as **for the deliverying of** a significant amount of **residential and office floorspace on the upper floors, subject to amenity issues being addressed in line with the agent-of-change principle**. Other Town Centre uses may be appropriate as part of redevelopment of the site, including night-time economy uses such as restaurants. ~~Conventional residential accommodation will be acceptable on the upper floors, subject to amenity issues being addressed in line with the agent-of-change principle.~~ Existing site permeability through to Seven Sisters Road and the Nag's Head market must be maintained and retail user amenity should be improved. Enhancements to the

Clarification for consistency with modification to Site Allocation NH1.

Main

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			covered market are encouraged where they fit with the wider function of the area and do not lead to adverse amenity impacts. Public open space should be provided to act as a focal point for the Town Centre.		
SDM-MO19	43	Policy SP5: Nag's Head and Holloway, part I	<p><i>Amend text as follows:</i></p> <p>Additional accommodation for students will not only be allowed where consistent with policy H6 other than on sites allocated for student accommodation in the Spatial Strategy area.</p>	Clarity. In response to iQ student accommodation	Minor
SDM-MO20	45	Paragraph 2.58	<p><i>Amend text as follows:</i></p> <p>The Nag's Head Shopping Centre is at the heart of the Town Centre and is occupied principally by Morrison's supermarket alongside a number of smaller retail units. The western part of the site fronting Seven Sisters Road includes the Nag's Head covered market, which contains a variety of retail, café and takeaway uses and adds vibrancy to the Town Centres retail and leisure offer. The shopping centre is a key development opportunity in the longer term, which could contribute towards enhancing the improved retail provision in the Town Centre alongside significant residential and also intensifying office provision floorspace, pending consistency with relevant Local Plan policies including agent-of-change. The existing centre could be improved; with reconfiguration to provide a better use of space with additional planting, pop-up stalls and events. The opportunity to create a significant public open space fronting Holloway Road should also be explored. Some residential uses on upper floors of any redevelopment may be acceptable, pending consistency with relevant Local Plan policies including agent-of-change.</p>	Amended to be consistent with the modifications to policy SP5 part E and Site Allocation NH1.	Main
SDM-MO21	47	Figure 2.6: Nag's Head and Holloway Spatial Strategy diagram	<p><i>Replace Figure 2.6 with the updated map below:</i></p>	<p>Updated map to reflect the removal site allocation FP10.</p> <p>Please see Site Allocation modifications for further details.</p>	Minor

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SDM-MO22

49

Policy SP6: Finsbury Park, part D

Amend text as follows:

Finsbury Park has potential to develop as a CAZ satellite location for additional business uses, due to its excellent transport links to Central London and to the wider South East, and its relatively low rents. In order to realise this potential, diminution of **office, research and development, light industrial B4**, B2 and/or B8 uses will be resisted and further intensification of these uses, particularly units suitable for SME occupation and **light industrial B4(e)** 'maker space', will be strongly encouraged.

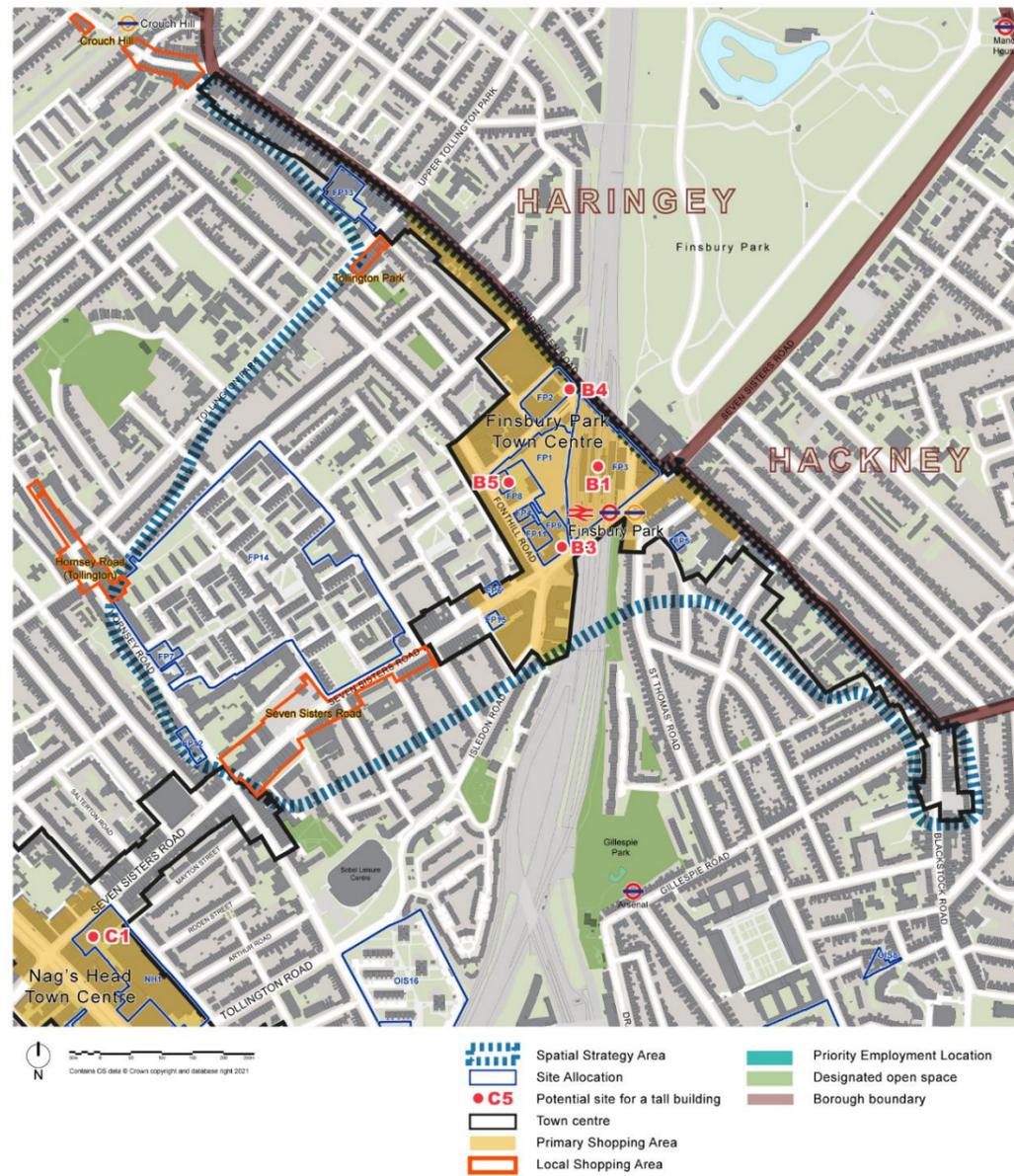
Update to reflect change to Use Classes Order

Minor

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SDM-MO23	49	Policy SP6: Finsbury Park, part M	<p><i>Add to the end of criterion M:</i></p> <p>The area's key heritage assets include the Grade II* listed former Rainbow Theatre and the Grade II listed Church of St. Mark with St. Anne, which contribute significantly to Finsbury Park's character and townscape and will be protected and enhanced. Development proposals must also conserve or enhance heritage assets including those in neighbouring boroughs where impacted.</p>	Modification resulting from Statement of Common Ground with London Borough of Hackney	Main
SDM-MO24	49	Paragraph 2.66	<p><i>Amend text as follows:</i></p> <p>Finsbury Park is a District Town Centre and its predominant commercial role must be maintained. A diverse range of shops within the area is essential, so that the overall retail offer can cater for the needs of different sections of the community, including the least well off residents in the area. The Primary Shopping Area seeks to secure a vibrant and viable A1-use retailing core. However, the overarching commercial role of the area is changing from traditional retailing to more leisure and experience-based retailing.</p>	Update to reflect change to Use Classes Order	Minor
SDM-MO25	50	Paragraph 2.70	<p><i>Amend text as follows:</i></p> <p>Finsbury Park has significant potential to develop as a unique satellite location, outside the CAZ, for additional business uses, due to its excellent transport links to Central London and to the wider South East, and its relatively low rents. In developing this potential location, the focus should be on promoting and enhancing the nascent fashion, tech and creative industries through provision of units suitable for SME occupation and light industrial B1(e) space, particular 'maker space', as well as affordable workspace where appropriate. Ensuring adequate provision of such spaces in Finsbury Park will enable opportunities for the establishment of a mix of dynamic, sustainable local businesses.</p>	Update to reflect change to Use Classes Order	Minor
SDM-MO26	52	Figure 2.7: Finsbury Park Spatial Strategy diagram	<p><i>Replace Figure 2.7 with the updated map below:</i></p>	<p>Updated map to reflect the removal of site allocation FP10.</p> <p>Please see Site Allocation modifications for further details.</p>	Minor

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SDM-MO27

53

Policy SP7: Archway, part F

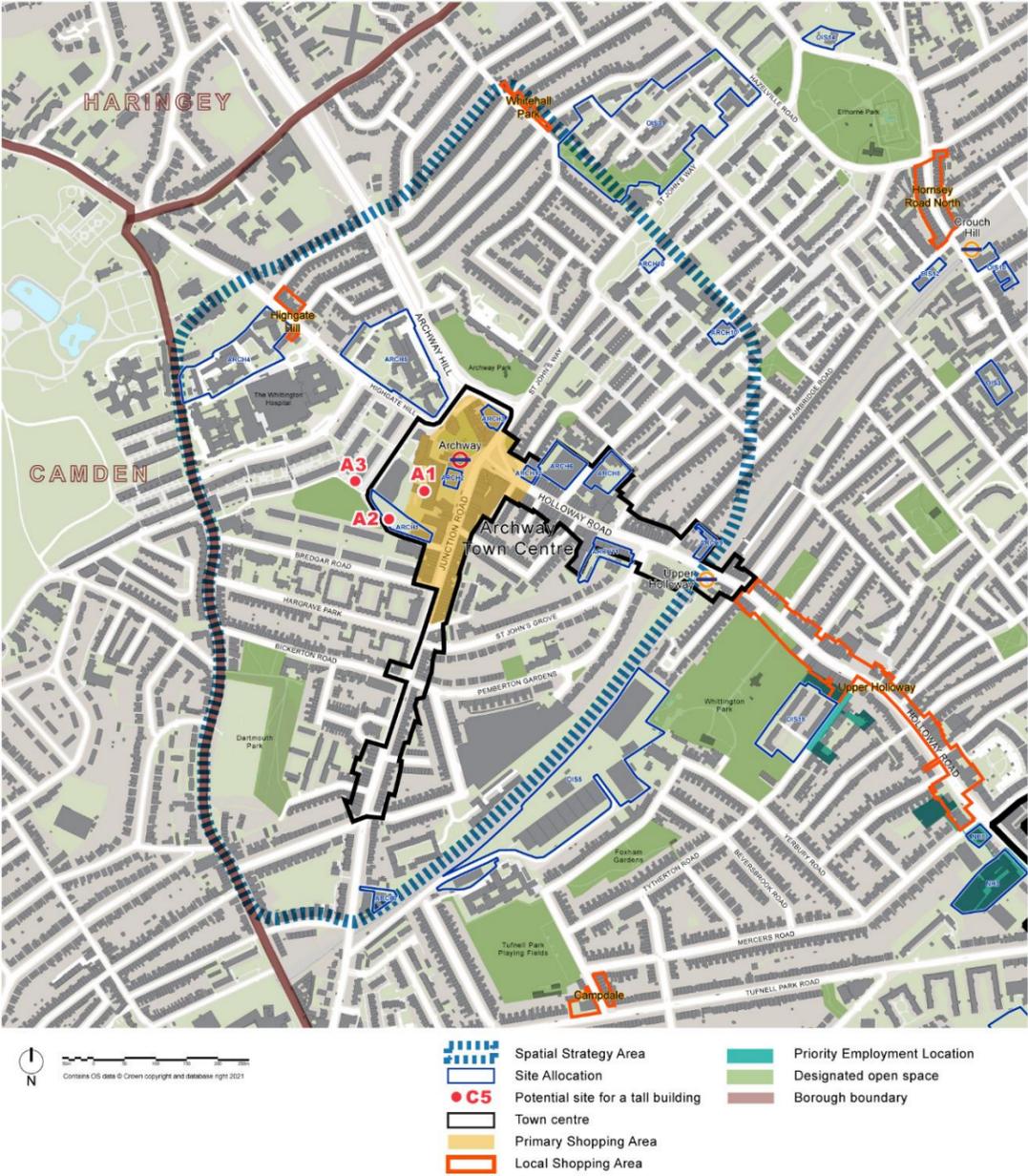
Amend text as follows:

Existing business floorspace will be protected and proposals that result in a net loss of business floorspace in the Town Centre will be resisted. Development proposals for new business floorspace, particularly SMEs and/or **light industrial B1(e)** floorspace which supports the areas cultural offer or other local institutions such as the Whittington Hospital, will be encouraged.

Update to reflect change to Use Class Order

Minor

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SDM-MO28	55	Paragraph 2.88	<p><i>Amend text as follows:</i></p> <p>Primary Shopping Area will remain the focus of A4 retail use with a range of other uses promoted elsewhere in the Town Centre. Archway is identified as a night-time economy of more than local significance in the London Plan; the area has potential for expansion of night-time economy uses, dependent on mitigation of any adverse impacts, particularly noise and disturbance for residents and businesses.</p>	Update to reflect change to Use Class Order	Minor
SDM-MO29	57	Figure 2.8: Archway Spatial Strategy diagram	<p><i>Replace Figure 2.8 with the updated map below:</i></p>  <p>The map displays the Archway area with various planning zones and site allocations. Key features include:</p> <ul style="list-style-type: none"> Spatial Strategy Area: Indicated by a blue dashed line. Site Allocation: Shown as blue outlined areas. Potential site for a tall building (C5): Marked with a red dot. Town centre: A central area outlined in black. Primary Shopping Area: A yellow shaded area. Local Shopping Area: An orange outlined area. Priority Employment Location: A green shaded area. Designated open space: Light green shaded areas. Borough boundary: A brown line. <p>Neighboring areas like Haringey and Camden are also labeled. Specific streets such as Holloway Road, Archway Hill, and Junction Road are visible. A legend at the bottom clarifies the symbols used.</p>	<p>Updated map to reflect the inclusion of Site Allocation OIS31.</p> <p>Please see Site Allocation modifications for further details.</p>	Minor
SDM-MO30	60	Figure 2.9: Highbury Corner and Lower	<p><i>Replace Figure 2.8 with the updated map below:</i></p>	Updated map to reflect amendment to site	Minor

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Holloway Spatial Strategy diagram



allocation OIS24 and removal of site allocation OIS9

Please see Site Allocation modifications for further details.

3 Thriving Communities

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason	Main or minor modification
SDM-MO31	61	Policy H1: Thriving communities, part I	<i>Amend text as follows:</i> The Council will maintain a supply of housing land to meet housing targets over the plan period, with a particular focus on demonstrating a five year supply of land. The Council will produce a housing trajectory, which will be published annually as part of the monitoring framework.	Clarity	Minor
SDM-MO32	66	Policy H2: New and existing conventional housing, part G	<i>Amend text as follows:</i> 'To maintain a supply of larger family homes,...	Clarity	Minor
SDM-MO33	69	Paragraph 3.35	<i>Amend text as follows:</i> ...Further guidance is provided in the Prevented Preventing Wasted Housing Supply SPD...	Correction	Minor
SDM-MO34	82	Paragraph 3.77	<i>Amend text as follows:</i> London Plan policy D6 D4 sets out minimum internal space standards (in GIA) for new residential development, inclusive of space for storage, as well as other specifications for private internal space including bedroom sizes; these standards reflect the Nationally Described Space Standard...	To reflect changes to London Plan policy references consistent with the Publication London Plan.	Minor
SDM-MO35	89	Paragraph 3.107	<i>Amend text as follows:</i> The London Plan requires provision of 35% affordable student accommodation. Islington support this in principle, but the clear priority is for the provision of student bursaries. All new student accommodation, including any extension/intensification to existing built or permitted schemes, should provide both student bursaries and affordable student accommodation, the latter to be provided in line with London Plan policy H15 H17 ...	To reflect changes to London Plan policy references consistent with the Publication London Plan.	Minor
SDM-MO36	91	Policy H7: Meeting the needs of vulnerable older people, part F	<i>Amend text as follows:</i> F. The Council will resist development which involves the loss of floorspace in specialist older peoples accommodation unless: (i) adequate replacement on-site accommodation will be provided that satisfies Part D or Part E ; or (ii) adequate replacement accommodation is provided elsewhere in the borough that satisfies Part D or Part E; or ; and (iii) replacement accommodation satisfies either Part D or Part E of Policy H7; or (iii) the applicant can robustly demonstrate that there is a surplus over a long-term of this housing type in Islington; and it can be demonstrated that the existing accommodation is unsatisfactory for modern standards and/or not fit for purpose.	Clarity	Main
SDM-MO37	92	Paragraph 3.111	<i>Amend text as follows:</i> 'Islington will consider which Use Class a proposal falls into on a case-by-case basis...'	Correction	Minor
SDM-MO38	97	Paragraph 3.127	<i>Add footnote reference:</i> Agreed minimum standards ^x for room sizes and the provision of kitchens and bathrooms are used to determine the maximum number of occupiers and households for an HMO licence.	Clarification	Minor

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			* Islington Council Paper: Standards for houses in multiple occupation Housing Act 2004 or any subsequent update.		
SDM-MO39	101	Policy H12, part A	<p><i>Amend text as follows:</i></p> <p>A. To meet the identified maximum need for 10 Gypsy and Traveller pitches, the Council will seek to provide a site(s) for Gypsy and Traveller accommodation through:</p> <p>(i) use of its own sites identified as part the Council’s ongoing housebuilding programme; and/or</p> <p>(ii) joint working with the GLA and other boroughs to determine scope for accommodating need on a sub-regional basis; and/or</p> <p>(iii) a potential review of Site Allocations where need is not met through Part A(i) and/or (ii).</p>	To reflect changes to the Publication London Plan policy H14 in response to Directions from the Secretary of State which removed the draft London Plan definition of Gypsies and Travellers for the purposes of assessing needs.	Main
SDM-MO40	101	Policy H12: Gypsy and Traveller Accommodation, part B	<p><i>Amend text as follows:</i></p> <p>(iii) provide a good level of residential amenity and high quality housing, in line with relevant policy requirements set out in policy H4;</p>	In response to London Gypsies and Travellers	Minor
SDM-MO41	102	Paragraphs 3.146 to 3.150	<p><i>Amend text as follows:</i></p> <p>3.146 The definition applied to Gypsies and Travellers makes a significant difference in terms of the assessment of accommodation needs. The definition set out in the Government’s Planning Policy for Traveller Sites (PPTS) excludes certain groups of Gypsies and Travellers, for example those who have ceased to travel permanently. However, the draft London Plan definition included ds those who currently live in bricks and mortar dwelling households whose existing accommodation is unsuitable for them, by virtue of their cultural preference not to live in bricks and mortar accommodation. The draft London Plan definition also considered eds those who, on grounds of their own or their family’s or dependants’ educational or health needs or old age, have ceased to travel temporarily or permanently. This definition has since been removed from the Publication London Plan. The effect of these different definitions has been considered as part of the Council’s Gypsy and Traveller Accommodation Assessment (2019).</p> <p>3.147 Previously the council has worked with the Greater London Authority on a pan London study, the London Boroughs’ Gypsy and Traveller Accommodation Needs Assessment 2008. The council considers that the assessment of need is best done at the subregional level, which would better reflect the constraints and current level of provision in individual boroughs. The majority of need for Gypsy and Traveller accommodation is focused in Outer London.</p> <p>3.148 The London Plan policy H146 states that boroughs should meet the identified need for Gypsy and Traveller accommodation, based on a figure of need identified in a needs assessment. A need The Council will seek to identify a site(s) to meet the identified need for 10 pitches was identified in the council’s 2019 assessment, which is based on the draft London Plan definition (this definition has since been removed from the Publication London Plan) . Under rather than the more restrictive PPTS definition the identified need is 6 pitches. The need is for 8 pitches by 2025 with a further two pitches required by 2035 (based on newly forming families on existing sites on the assumption that the initial need by 2025 is met and sites are provided).</p> <p>3.149 In the first instance, the council will seek to identify a site through its ongoing housebuilding programme. The 2019 assessment sets out factors to consider when identifying sites which are likely</p>	To reflect changes to the Publication London Plan policy H14 in response to Directions from the Secretary of State which removed the draft London Plan definition of Gypsies and Travellers for the purposes of assessing needs.	Main

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			<p>to pose particular challenges given the borough’s densely developed context, e.g. sites would not be sought between tower blocks, which potentially rules out a number of council-owned sites.</p> <p>3.150 Depending on the scale of accommodation that can be met through council site(s), there may be further sites needed to meet the full need of 10 pitches, which could be met through a focused review of the Site Allocations document, and/or by working subregionally with other boroughs and the GLA. The policy also sets out assessment criteria for any windfall applications for Gypsy and Traveller accommodation, which would apply to future applications for sites on council owned or privately owned land.</p>																	
SDM-MO42	102	Paragraph 3.150	<p><i>Add to end of paragraph:</i></p> <p>The relevant aspects of policy H4 in relation to amenity includes ensuring a good level of privacy and aspects in relation to high quality housing relate to ensuring provision meets accessibility standards in terms of access to amenity blocks for example. Other aspects of policy H4 may also be relevant.</p>	In response to London Gypsies and Travellers	Main															
SDM-MO43	104-105	Policy SC1: Social and Community Infrastructure	<p><i>Add new criterion C:</i></p> <p>Where a proposed social and community infrastructure use/facility is deemed necessary to mitigate the impacts of existing or proposed development (e.g. a health centre to serve the residents of a large housing scheme), that specific use will be secured at planning stage.</p> <p>Amend criterion D (formerly part C): Where new and/or extended social and community infrastructure is provided on-site it must be designed in line with criteria in part GH.</p> <p>Amend criterion E (formerly part D): The Where a change of use falls within planning control the Council will not permit any loss of social and community infrastructure uses unless:</p>	To clarify the Council’s approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Main															
SDM-MO44	105	Policy SC1: Social and Community Infrastructure, supporting text, new paragraphs after 3.154	<p><i>Add new paragraphs:</i></p> <p>3.155 Within the context of supporting the retention of social and community infrastructure it is necessary to note the impact of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 implemented on 1 September 2020. Social and community infrastructure uses which previously fell within the D1 (non-residential institutions) and D2 (assembly and leisure) Use Classes have been reclassified as follows:</p> <table border="1"> <thead> <tr> <th>Social and Community Infrastructure Use</th> <th>Use Class prior to 01/09/2020</th> <th>Use Class from 01/09/2020</th> </tr> </thead> <tbody> <tr> <td>Health centres, nurseries, day centres</td> <td>D1 (non-residential institutions)</td> <td>E (commercial, business and service)</td> </tr> <tr> <td>Schools, libraries, art galleries</td> <td>D1 (non-residential institutions)</td> <td>F1 (learning and non-residential institutions)</td> </tr> <tr> <td>Community centres</td> <td>D1 (non-residential institutions)</td> <td>F2 (local community)</td> </tr> <tr> <td>Leisure centres, swimming baths, areas for outdoor sports</td> <td>D2 (assembly and leisure)</td> <td>F2 (local community)</td> </tr> </tbody> </table>	Social and Community Infrastructure Use	Use Class prior to 01/09/2020	Use Class from 01/09/2020	Health centres, nurseries, day centres	D1 (non-residential institutions)	E (commercial, business and service)	Schools, libraries, art galleries	D1 (non-residential institutions)	F1 (learning and non-residential institutions)	Community centres	D1 (non-residential institutions)	F2 (local community)	Leisure centres, swimming baths, areas for outdoor sports	D2 (assembly and leisure)	F2 (local community)	To clarify the Council’s approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Main
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			<p>The most significant impact of the reclassification is the inclusion of health centres, nurseries and day centres in the new Class 'E' where they now sit alongside retail (former Class 'A') and business (former Class 'B') uses. Changes of use within Class E are not classed as development so do not require planning permission, meaning that the Council no longer has the ability to resist the loss of existing social and community infrastructure facilities that fall within Class E. With regards to proposals for new or extended social and community infrastructure facilities that sit within Class E, the Council will seek to secure the specific proposed use (e.g. a GP surgery or a nursery) through the planning process where it is deemed necessary to mitigate the impacts of development and/or meet the needs of the community.</p> <p>3.156 As set out above, social and community infrastructure uses not falling within Class E will now be classified as either F.1 (learning and non-residential institutions) or F.2 (local community) uses. Another change, although not one that is anticipated to have a significant effect within a densely developed urban environment such as Islington, is the inclusion of 'local shops' (defined as being no more than 280 sq.m in size, largely selling essential goods including food, and located at least 1 km from another similar shop) within the F.2 use class. Applications involving social and community infrastructure uses within the F.1 and F.2 use classes will be fully assessed against the requirements of policy SC1 and other relevant Local Plan policies.</p>		
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4 Inclusive Economy

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason	Main or minor modification
SDM-MO45	113	Policy B1: Delivering business floorspace, part E	<p><i>Amend text as follows:</i></p> <p>E Islington’s Locally Significant Industrial Sites are the focus for new industrial uses, namely B4(e)light industrial, B2 general industrial and B8 storage and distribution uses, including Sui Generis uses akin to priority industrial uses. Existing industrial land and floorspace will be safeguarded and the introduction of non-industrial uses will not be permitted. The renewal, modernisation and intensification of industrial uses will be encouraged.</p>	To clarify the Council’s approach following the 2020 amendments to the Use Classes Order and the introduction of Class E..	Main
SDM-MO46	114	Policy B1 supporting text new paragraph	<p><i>Amend text as follows:</i></p> <p>The introduction of Class E poses a number of challenges to business floorspace within the borough. The increased flexibility puts existing floorspace at risk of being converted to other non-business uses eroding the overall supply of business floorspace, with particular challenges for smaller, lower grade and more affordable premises. Furthermore if new business floorspace cannot specifically be secured through new development then this could lead to difficulty in demonstrating identified needs are being met. Whilst the flexibility offered by Class E may be beneficial in some parts of the borough and may help to address short term needs, in locations that are particularly suitable for business floorspace the flexibility and potential lost opportunity to provide business floorspace will be damaging not only in terms of local impacts for employment clusters and job creation, but also strategically for Islington’s economy and the wider contribution this makes to London’s nationally important economic output.</p>	To clarify the Council’s approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Main
SDM-MO47	113-114	Paragraph 4.6	<p><i>Amend text as follows:</i></p> <p>Business floorspace in this chapter is considered to be activities or uses that fall within the B-use class (i.e. offices, research and development, industry, or warehousing) and some Sui Generis uses which are akin to business uses, such as building merchants and depots. Employment floorspace is a broader term which refers to activities or uses that generate employment, including offices, industry, warehousing, showrooms, hotels, retail, entertainment, educational, health and leisure uses (regardless of whether the end occupier is private, public or charity sector).</p>	Update to reflect changes to Use Classes Order	Minor
SDM-MO48	114	Paragraph 4.9	<p><i>Amend text as follows:</i></p> <p>The success of Islington’s economy can be attributed to a number of factors, including being located in the CAZ, which accommodates 70% of the borough’s jobs, and several unique economic clusters which are of sub-regional or national significance. These clusters include Tech City around Old Street; the Clerkenwell Design Cluster; the Kings Cross-Moorfields Eye Hospital corridor which links the Kings Cross life sciences cluster/Knowledge Quarter’ with Old Street; and</p>	To clarify the Council’s approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Main

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			the Vale Royal/Brewery Road industrial cluster. There are also a number of smaller scale clusters of business uses and industrial areas which are located across the borough. Given the concentration of jobs in the CAZ, even a small proportional decrease in office floorspace would have a significant impact on the boroughs economy. Equally business clusters in other locations can be undermined by gradual loses of business floorspace, including to other Class E uses, which will have wider negative impacts on the agglomeration benefits that can be created in these areas with the concentration of business floorspace.		
SDM-MO49	115	Paragraph 4.14	<p><i>Amend text as follows:</i></p> <p>LSISs are the focus for B4(e), light industrial, B2 general industrial and B8 storage and distribution uses. Existing industrial land will be safeguarded, and its renewal and modernisation will be encouraged. Non-industrial uses will not be allowed in LSISs. It is recognised, however, that some of the existing premises in the LSISs will be able to utilise the flexibility of the new Class E. The Vale Royal/Brewery Road LSIS is the largest concentration of industrial uses in the borough. The area is an established cluster of industrial uses. In addition to the more conventional industrial uses expected in an inner London industrial area, the area is also home to a small cluster of creative industries and specialist event companies/music orientated businesses. The unique function of this LSIS must be protected and nurtured to allow for an intensification of industrial uses – see policy SP3 for further detail. In other LSISs, industrial land will be protected and the industrial function of the areas will be safeguarded, with renewal and modernisation of this industrial function encouraged.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Minor
SDM-MO50	115-116	<p>Policy B2: New Business Floorspace, part A, C and E.</p> <p>New clause D to be added with other clauses references to be updated accordingly.</p>	<p><i>Amend text as follows:</i></p> <p>A. New business floorspace will be directed to the locations identified in (i) to (iii) below (and shown on Figure 4.1) to support the specific role and function of each of the locations. The Council will use conditions on future proposals to ensure that specific uses such as new office, research and development and light industrial floorspace are secured in these locations. Proposals must maximise the provision of business floorspace in line with the priorities for each location. Proposals which are not considered to maximise business floorspace will not be permitted. Proposals involving existing business floorspace must prioritise the intensification, renewal and modernisation of this business floorspace throughout the borough and particularly in the locations set out below.</p> <p>(i) CAZ and Bunhill and Clerkenwell AAP area: office uses are the clear priority in this area, in order to support London's strategic business role. The primary economic function of the CAZ and AAP area depends on maintaining and enhancing office uses. A range of workspace typologies are supported, including Grade A offices, serviced offices, co-working spaces, hybrid workspace and other types of flexible workspace and lower specification office space suitable SMEs and business services. Residential uses are not a key priority in this location.</p> <p>(ii) CAZ fringe Spatial Strategy areas – Angel and Upper Street; and King's Cross and Pentonville Road: New business floorspace is a priority in these Spatial Strategy areas, particularly on White Lion Street, Pentonville Road and upper floor locations across Angel Town Centre. A variety of business floorspace typologies is encouraged along Pentonville Road and around Kings Cross/York Way, including business space which meets the needs of SMEs.</p>	<p>To clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.</p> <p>Modification to Part D adds cross reference to other relevant policies to clarify approach.</p>	Main

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			<p>(iii) Priority Employment Locations (PELs): Growth and intensification of business uses to provide for the SME sector, as well as meeting local/specialist needs, is the key priority within these areas. Increasing provision of space that is appropriate to meet the diverse needs of the SME economy is supported. Residential use will not be supported in these areas.</p> <p>B. The introduction of uses that could undermine the specific economic function of the locations identified in Part A will be resisted.</p> <p>C. In LSISs shown on Figure 4.1, the overriding priority land uses are industrial uses (B1(e)light industrial, B2 general industrial, B8 storage and distribution and Sui Generis uses which are akin to industrial uses). The retention and intensification of industrial uses and existing clusters of industrial activity in LSISs will be required as part of any proposal within a LSIS. The light industrial element of Class E continues to be sought in the LSIS and will be secured through condition. The provision of hybrid space is supported. The development of office use may be permissible as part of a hybrid workspace scheme, but it must only constitute a small proportion of the overall gross floorspace proposed. The introduction of non-industrial uses would undermine the primary industrial economic function and compromise the future growth of LSISs and will therefore not be permitted unless they are clearly ancillary to a proposal. Residential use is not acceptable within LSISs.</p> <p>D. All development proposals within LSISs must prevent or mitigate impacts on air quality, in line with policy S7 and promote sustainable transport in line with policies T2 and T5. Proposals for industrial uses which would lead to a significant increase in vehicle movements may potentially have particular impacts on air quality, and will be required to put in place robust, specific mitigation measures to minimise the impacts.</p> <p>D E Proposals for B1(a)office, research and development and B1(e)light industrial floorspace that meets local and/or wider demand shouldmust be located on upper floors in the Primary Shopping Area of designated Town Centres consistent with policy R2, but are considered suitable on any floor elsewhere in designated Town Centres and in LSAs subject to the relevant criteria in policies R3 and R4 respectively. as long as the business use provides an active frontage</p>		
SDM-MO51	116	Policy B2: supporting text	<p><i>Add new paragraphs after paragraph 4.17 as follows:</i></p> <p>The south of the borough has an important role in supporting Central London’s economy including knowledge economy due to its strategic position within the CAZ. Other areas outside the CAZ such as Priority Employment Locations and Town Centres are important employment hubs that support economic growth in the borough and supply affordable office space suitable for SME occupiers. A supply of offices outside the CAZ is also important and serves different markets. Amongst other things these locations support the establishment of knowledge networks between the CAZ and other areas, including other</p>	To clarify the Council’s approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Main

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			<p>neighbouring boroughs. These locations suffered significant loses in previous years due to the introduction of Permitted Development Rights. Considering the marked losses of office to residential in past years and the constrained supply, it is important that office floorspace is protected and maximised to ensure that there is a balanced supply to meet demand in key business floorspace locations across the borough.</p> <p>Whilst recognising the benefits and flexibility of class E in different parts of the borough, the Council will use conditions to ensure that in new proposals the office and research and development floorspace is secured for those specific activities in the CAZ, Bunhill and Clerkenwell AAP area and the CAZ fringe Spatial Strategy areas of Angel and Upper Street and King’s Cross and Pentonville Road and PELs. The restriction of other elements of class E in this context is justified and proportionate based on the harmful impacts that changes to business floorspace could have on the wider economy.</p>		
SDM-MO52	120	Paragraph 4.23	<p><i>Amend text as follows:</i></p> <p>Industrial floorspace is vitally important as an economic driver in its own right but also to support other economic functions, including servicing both the wider borough and Central London economies. Within LSISs in particular, the principal objective is to retain and intensify light industrial B1(e), B2 general industry and B8 storage and distribution uses. The introduction of non-industrial uses which could compromise the economic function and future growth of LSISs (including offices and residential uses) will not be permitted. Sui Generis industrial uses may be acceptable but care must be taken to ensure that any non-industrial uses which form part of the overarching Sui Generis use are not of a scale that could adversely impact the LSIS. Similarly, non-industrial uses may be suitable ancillary uses, but only where their operation is clearly ancillary, particularly in terms of scale and function.</p>	Update to reflect changes to Use Class Order	Minor
SDM-MO53	120	Policy B2: supporting text	<p><i>Add new paragraphs after paragraph 4.23 as follows:</i></p> <p>The Council recognises the importance that LSISs have as an economic driver in the borough and Central London economies. Existing B2 general industrial and B8 storage and distribution will continue to be protected from change of use to non-industrial. New light industrial floorspace within LSISs will be secured and protected through the use of conditions in order to protect the primary economic function of the LSISs and avoid further loses of industrial floorspace to other Class E uses. The borough has lost a significant amount of industrial land over recent years. The proportionate use of conditions to secure light industrial uses in the boroughs 6 LSISs is essential to protect the primary industrial function of the last remaining concentrations of industrial land in the borough and their role in supporting Islington’s and London’s economy.</p> <p>Improving air quality is a key aim of the Local Plan, for this reason growth must be managed sensitively. Whilst Islington safeguards, protects and encourages the intensification of industrial uses, these can adapt to the challenges of a 21st century Islington. Policy S7 sets out detailed requirements which development proposals must meet to ensure that adverse impacts on air quality are prevented or mitigated, and that reasonable opportunities to prevent negative impacts on air quality are investigated and implemented. While there are a number of industrial uses that would not cause particular concerns regarding air quality, certain industrial uses could (without specific mitigation) lead to adverse impacts on air quality, due to the specific use or, more likely in the LSIS context, due to associated increases in vehicle movements. The Local Plan transport</p>	<p>To clarify the Council’s approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.</p> <p>To cross reference other relevant policies and clarify approach.</p>	Main

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			<p>policies promote sustainable modes of transport and limit car parking; these policies will be important considerations when assessing development proposals, in conjunction with policy S7, T2, T5 and other relevant Local Plan policies. For avoidance of doubt, the policy aim to intensify industrial uses in the LSIS would not outweigh air quality considerations, meaning that any proposed intensification of use which creates unacceptable impacts on air quality will be refused.</p>		
SDM-MO54	120	Paragraph 4.23	<p><i>Amend sentence as follows:</i></p> <p>Industrial floorspace is vitally important as an economic driver in its own right but also to support other economic functions, including servicing both the wider borough and Central London economies. Within LSISs in particular, the principal objective is to retain and intensify B1(c) light industrial, B2 general industry and B8 storage and distribution uses. The introduction of non-industrial uses which could compromise the economic function and future growth of LSISs (including offices, retail or other main town centre uses and residential uses) will not be permitted. Sui Generis industrial uses may be acceptable but care must be taken to ensure that any non-industrial uses which form part of the overarching Sui Generis use are not of a scale that could adversely impact the LSIS. Similarly, nonindustrial uses may be suitable ancillary uses, but only where their operation is clearly ancillary, particularly in terms of scale and function.</p>	Clarification	Main
SDM-MO55	120	Paragraph 4.24	<p><i>Amend text as follows:</i></p> <p>Where new B-uses are business floorspace is provided in the borough, conditions may be attached to the permission to remove any applicable permitted development rights and/or restrict changes via section 55(2) of the Town and Country Planning Act 1990 (as amended). The Council will also use conditions to ensure that new office, research and development and light industrial floorspace is secured and protected as such longer term. For example, this may include restricting business floorspace to B1(a)offices or B1(e)light industrial uses only, within Class E the wider B1 use class which ordinarily would not be classed as development. The condition could be worded as follows:</p> <p><i>Operation of Section 55(2)(f) of the Town and Country Planning Act 1990 is precluded with regard to permitted B1(a)office/B1(e)light industrial use [DELETE AS APPLICABLE]. The premises shall only be used for B1(a)office/B1(e)light industrial use [DELETE AS APPLICABLE] and for no other purpose (including any other purpose within Class B1E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and subsequent Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.</i></p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Main
SDM-MO56	122	Policy B3: Existing business floorspace	<p><i>Amend text as follows:</i></p> <p>A The Council will protect existing business floorspace throughout the borough.</p> <p>B Proposals resulting in the net loss of business floorspace within the CAZ, Bunhill and Clerkenwell AAP area, PELs, LSISs, Town Centres, LSAs, and non-designated locations, either</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Main

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			<p>through change of use or redevelopment, will be refused unless there are exceptional circumstances which demonstrate:</p> <ul style="list-style-type: none"> (i) there is no demand for the use of the floorspace, unit, building and/or site for a business use appropriate to the role and function of the area. Evidence must be submitted demonstrating that such space has been vacant and continuously marketed for a period of at least 24 months, in line with Appendix 1. This must include marketing for the current use as well as other class E uses; and (ii) the loss of business floorspace – either individually or cumulatively – would not compromise the operation of the wider area, and that the proposed non-business use is compatible with existing uses (including consideration of amenity impacts on uses in the vicinity). <p>C For proposals where the business floorspace is conditioned to be within a particular Class E use, the property must be marketed for that particular use for at least 6 months to demonstrate that there is no longer demand for that use before being able to utilise full class E flexibility, as set out in Appendix 1. For loss of class E to other non-commercial uses, part B applies.</p> <p>D In addition to Part B which relates to all business floorspace, where existing business uses are industrial in nature – i.e. B1(e) light industrial uses (subject to provisions of Class E), B2 general industrial or B8 storage and distribution uses, or Sui Generis uses which are akin to industrial uses – there must be at least no net loss of industrial uses as part of development proposals. Marketing requirements for proposals involving the net loss of industrial uses must market the floorspace for continued industrial use; where a proposal is outside an LSIS, marketing must be primarily for industrial use but could include marketing for other business uses (offices and research and development) as a potential option.</p>		
SDM-MO57	123	Paragraph 4.36	<p>Amend text as follows:</p> <p>Industrial uses have seen wholesale losses in recent years. There continues to be significant pressure to redevelop Islington’s remaining industrial land for other uses, due to its often perceived lower value. However, as noted in policy B2, a good supply of industrial land is integral to ensuring inclusive economic development in Islington and Central London. Islington’s Employment Land Study forecasts further losses of industrial land, some 90,000sqm up to 2036. Given the importance of industrial land, the Local Plan will strongly resist the loss of all industrial uses. The London Plan, policy identifies Islington as a borough which must retain and intensify industrial floorspace capacity and follow a general principle of no net loss across The Council will ensure that a sufficient supply of industrial land is maintained to meet future demand in the borough, and that the retention, enhancement and provision of additional industrial capacity is adequately managed and monitored, consistent with the London Plan.</p>	To reflect updates to Policy E4 in line with the Publication London Plan December 2020 version.	Main
SDM-MO58	124	Policy B4: Affordable Workspace	<p><i>Amend text as follows:</i></p> <p>A Within the CAZ, Bunhill and Clerkenwell AAP area, CAZ fringe Spatial Strategy areas (Angel and Upper Street; and Kings Cross and Pentonville Road), PELs and Town Centres, major development proposals involving 1,000sqm or more gross B1(a) office and/or B1(b) research and development and/or general B1-use and/or a Sui Generis use akin to B1(a) office/B1(b) research and development floorspace must incorporate at least 10% affordable workspace (as</p>	To clarify the Council’s approach following the 2020 amendments to the Use Classes Order and the introduction of Class E.	Minor

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			<p>a proportion of proposed B1(a) office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to office/research and development B1(a)/B1(b) floorspace GIA) to be leased to the Council at a peppercorn rate for a period of at least 20 years. The Council will subsequently lease the space to a Council-approved operator.</p> <p>B A requirement for affordable workspace will also apply to any major development proposals involving 1,000sqm or more gross B1(a) office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to office/research and development B1(a)/B1(b) floorspace within a LSIS.</p> <p>C For proposals involving 10,000sqm or more gross B1(a) office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to office/research and development B1(a)/B1(b) floorspace; or significant office extensions/intensification proposals in high value areas, 10% affordable workspace (as a proportion of proposed B1(a) office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to office/research and development B1(a)/B1(b) floorspace GIA) for a peppercorn period longer than 20 years will be sought, including space in perpetuity.</p> <p>D Where 1,000sqm or more gross B1(a) office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to office/research and development B1(a)/B1(b) floorspace is proposed outside areas identified in parts A and B of this policy, the maximum amount of affordable workspace must be provided, based on site-specific viability information.</p>		
SDM-MO59	125	Paragraph 4.44	<p><i>Amend text as follows:</i></p> <p>Affordable workspace is business floorspace/workspace which is leased to the Council at a peppercorn rate for a period of at least 20 years, and managed by a Council approved operator (which could be the Council itself or a Council-approved operator selected through a commissioning process in return for social value). Rental values for end occupiers will ultimately depend on the quality of space and its location, and will be considered on a case-by-case basis through the Council's Affordable Workspace Commissioning Process; however, rents (including service charges) must be significantly below the prevailing market rate for the specific sector and/or location, otherwise the workspace would not be affordable. The Council's Inclusive Economy team will lead on the Affordable Workspace Commissioning Process selection of a Council-approved operator once affordable workspace is secured. More information is provided in the Council's Affordable Workspace Strategy.</p>	Clarification	Minor
SDM-MO60	125	Paragraph 4.45	<p><i>Amend text as follows:</i></p> <p>For the avoidance of doubt, floorspace which does not meet these requirements will not be considered to be affordable workspace for the purposes of policy B4. This includes stand-alone small business units, although such units may be required in addition to affordable workspace, under policy B2. Proposals for business floorspace (including various different typologies such as individual desk spaces and co-working space) at a discounted market rent let directly to an end occupier will not be considered to be affordable workspace (regardless of the level of discount) if the space is not let through the Council's Affordable Workspace Commissioning Process managed by a Council-approved operator, or the Council itself (incorporating requirements</p>	Clarification	Minor

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			for letting the head lease at peppercorn rent, with the space being let and managed by a Council approved operator).		
SDM-MO61	125	Paragraph 4.46	<p><i>Amend text as follows:</i></p> <p>Major development proposals for 1,000sqm or more (gross floorspace) of B1(a)office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to office/research and development B1(a)/B1(b) floorspace within the CAZ, Bunhill and Clerkenwell AAP area, CAZ fringe Spatial Strategy areas of Angel and Upper Street and King's Cross and Pentonville Road, PELs and Town Centres, must provide at least 10% of affordable workspace, as a proportion of proposed B1(a) office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to office/research and development B1(a)/B1(b) floorspace GIA. For PELs and Town Centre Locations outside of the CAZ where wholly commercial schemes are proposed, site specific viability evidence in respect to affordable workspace provision will be considered on a case by case basis.</p>	Clarification added in relation to viability evidence, and changes to reflect amendments to the Use Classes Order and the introduction of Class E.	Main
SDM-MO62	126	Paragraph 4.47	<p><i>Amend text as follows:</i></p> <p>For proposals involving redevelopment, refurbishment (or refurbishment and extension), the requirement would apply to all redeveloped, refurbished and/or extended space, regardless of the fact that there is existing floorspace. For proposals solely involving extension of floorspace with no change to existing floorspace, the requirement can be considered to apply to the new floorspace only. In the event that plans to refurbish existing floorspace were arbitrarily excluded and brought forward in a separate proposal (if it required planning permission), this would be subject to affordable workspace requirement at that time. Where proposals involve a small uplift of office floorspace relative to existing office use floorspace, site specific viability evidence will be considered on a case by case basis.</p>	Clarification added in relation to viability evidence	Main
SDM-MO63	126	Paragraph 4.48	<p><i>Amend text as follows:</i></p> <p>Where new business floorspace is proposed outside the locations specified in Parts A and B of the policy¹, and where 1,000sqm or more gross B1(a)office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to B1(a)office/B1(b)research and development floorspace is proposed, affordable workspace will be required. The quantum of affordable workspace to be provided must be the maximum amount that is viable, based on site-specific viability information.</p>	Changes to reflect amendments to the Use Classes Order	Minor
SDM-MO64	126	Paragraph 4.49	<p><i>Amend text as follows:</i></p> <p>A requirement for affordable workspace will also apply to any major development proposals involving 1,000sqm or more gross B1(a)office and/or research and development B1(b) and/or general B1 and/or a Sui Generis use akin to office/research and development B1(a)/B1(b) floorspace within the LSISs. Policies SP3 (with regard to the Vale Royal/Brewery Road LSIS specifically) and B2 are clear that industrial uses within B1(c)light industrial, B2 general</p>	Changes to reflect amendments to the Use Classes Order	Minor

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			<p>industrial and B8 storage and distribution uses classes are the priority uses within the LSISs, and that other business uses floorpace, namely B1(a) office, B1(b) and research and development and general B1 floorpace capable of being used for B1(a) or B1(b), will not be permitted except as part of a hybrid workspace scheme where such uses only constitute a small proportion of the overall gross floorpace proposed. Notwithstanding this, in circumstances where B1(a) office, B1(b) and research and development and/or general B1 uses are is proposed, affordable workspace would be required from any permitted floorpace. There is no general requirement for seeking affordable workspace from industrial/hybrid uses within the LSISs as seeking affordable workspace from non-office/research and development B1(a)/B1(b)/general B1 uses in this area is more likely to constrain viability of such uses and therefore may preclude them coming forward, contrary to policy aims for the area; however, B1(a) office and research and development B1(b) floorpace has no such viability concerns, and hence any proposals which would allow for the development of B1(a) office or research and development B1(b) must provide affordable workspace. For avoidance of doubt, this requirement must not undermine the clear policy position to resist non-industrial uses in the LSISs.</p>		
SDM-MO65	126	New paragraph	<p><i>Amend text as follows after paragraph 4.48:</i></p> <p>On mixed use proposals which deliver on-site affordable housing, in exceptional circumstances, where the provision of affordable workspace will undermine the ability to the scheme to secure affordable housing compliant with the Policy H3, the provision of affordable housing will take priority.</p>	Clarification added in relation to viability evidence	Main
SDM-MO66	126	Footnote 25	<p><i>Amend as follows:</i></p> <p>Such proposals would need to justify the suitability of the location in line with Policy B2 Part E</p>	Clarification	Minor
SDM-MO67	126	Footnote 26	<p><i>Amend as follows:</i></p> <p>Sui Generis floorpace akin to office/research and development B1(a)/B1(b) is any floorpace where the predominant use is B1(a) office and/or B1(b) research and development but the overarching lawful use is Sui Generis by virtue of elements of other uses which would not constitute an ancillary use.</p>	Changes to reflect amendments to the Use Classes Order	Minor
SDM-MO68	127	Affordable workspace office contributions formula	<p><i>Amend as follows:</i></p> <p>Step 1: calculate projected B1(a) oOffice rental values from subject property or comparables (on a per square metre per annum basis). Step 2: Identify 10% of floorpace in square metres (NIA) Step 3: 10% of floorpace (from step 2) x rental value per square metre (from step 1) = rent per annum Step 4: identify B1(a) oOffice yields from subject property or comparables (All Risks Yield) Step 5: calculate multiplier as follows: $\frac{(1+i)^n - 1}{i(1+i)^n}$ <i>n = number of years at peppercorn rent (20 years)</i> <i>i = All Risks Yield (calculated as Yield divided by 100)</i> Step 6: rent per annum x multiplier = level of Affordable Workspace Contribution required</p>	Changes to reflect amendments to the Use Classes Order	Minor
SDM-MO69	127	Footnote 27	<p><i>Amend as follows:</i></p> <p>This formula may be updated in future in line with market trends and through a SPD</p>	Clarification	Minor
SDM-MO70	128	Paragraph 4.54	<p><i>Amend as follows:</i></p>	Clarification	Minor

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			<p>4.1 The design of affordable workspace will vary, depending on the end occupier or sector; however, all affordable workspace units must be built to at least Category A Fit Out. There is no standard definition for Category A Fit Out, but for the purposes of this policy, it must include, as a minimum:</p> <ul style="list-style-type: none"> • raised floors and suspended ceilings; • internal surface finishes; • installation of mechanical and electrical services; • toilets and kitchenette; • blinds; and • basic fire detection systems. 		
SDM-MO71	129	Policy B5 part C	<p><i>Amend text as follows:</i></p> <p>C) Financial contributions to help support initiatives which tackle worklessness will be sought as set out in the Planning Obligations (Section 106) SPD and its future updates and/or other relevant supplementary documents.</p>	Clarification to add reference to Planning Obligations (Section 106) SPD and potential future updates which financial contributions are subject to.	Minor
SDM-MO72	130	Policy R1: Retail, leisure and services, culture and visitor accommodation	<p><i>Amend text as follows:</i></p> <p>Retail, Leisure and Services</p> <p>A. Town Centres are a focal point for commercial, cultural and civic activity in the borough. There are four Town Centres in Islington: Angel; Nags Head; Finsbury Park; and Archway. Each Town Centre has its own character and serves different functions, which must be maintained and enhanced. Each Town Centre is covered by a specific Spatial Strategy, set out in chapter 2. The Town Centre boundaries are defined on the Policies Map and shown in Figures 4.2 to 4.5 below.</p> <p>B. The Council will seek to ensure that all Town Centres develop in a way that supports their continued vitality and viability to meet the needs of local residents and provide a diverse retail and leisure experience for residents, workers and visitors alike. In order to support Town Centres, the Council is seeking a proportionate tiered approach to development involving Class E proposals where alongside recognising the flexibility provided Class E, impacts are appropriately considered using assessments in relation to the scale of a proposal and the location of a proposal.</p> <p>C. Primary Shopping Areas are where retail (particularly A1 uses) uses are concentrated in Islington's Town Centres. The Primary Shopping Area boundaries in each Town Centre are defined on the Policies Map and shown in Figures 4.2 to 4.5 below. Where possible retail uses will be subject to stronger protection maintained in Primary Shopping Areas. Outside the Primary Shopping Area, a range of main Town Centre uses are considered suitable, in order to promote and encourage diverse shopping and leisure destinations.</p>	<p>To clarify the Council's approach following the 2020 amendments to the Use Classes Order.</p> <p>Additional clarifications added.</p>	Main

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			<p>D. LSAs provide more local services, particularly essential convenience retail which caters for daily shopping needs. Some LSAs also have a more diverse mix of commercial uses, particularly leisure uses, which can help to sustain the vibrancy of these areas. LSAs are identified on the Policies Map.</p> <p>E. There are a number of other retail and leisure uses that provide a valuable service to local communities but are not within specifically designated areas. These dispersed uses, particularly within retail the A1 and A3 café/restaurant use classes, will must be protected where possible.</p> <p>F. Residential uses have significant potential to cause adverse impacts on the vitality and viability of designated retail areas. As such, they must be located outside the Primary Shopping Area (where proposed in a Town Centre) and situated on upper floors (where proposed elsewhere in Town Centres or in LSAs). Residential uses must also fully prevent/mitigate risk of future impacts through their design, consistent with relevant Local Plan policies including the agent-of-change principle.</p> <p>G. Small shops contribute to the unique character of Islington and support local businesses. The Council will protect the ancillary space of ground floor units and existing small retail units shops where possible. The Council will and promote new small shop provision as part of new developments at ground floor.</p> <p>H. Specialist Shopping Areas, such as Fonthill Road and Camden Passage, have a add to the unique selling proposition function and character within Angel and Finsbury Park Primary Shopping Areas, and contribute to the vitality and viability of the borough. Retail uses in this area will be strongly protected.</p> <p>I. Retail, service and leisure uses will be resisted where, by virtue of their location and/or concentration, they would have negative impacts on the character, function and amenity of an area or would negatively impact on the health and wellbeing of the borough's residents. The impact of a concentration of similar Class E uses may be considered where planning permission for development is sought.</p>		
SDM-MO73	132	Policy R1 supporting text	<p><i>Amend text as follows:</i></p> <p>4.68. Each of Islington's Town Centres includes a Primary Shopping Area designation. The Primary Shopping Area (PSA) is located in the core of each Town Centre and is the Council is seeking the PSA to remain the focal point for A1 uses retail. Units within the Town Centre Outside of the Primary Shopping Area conversely have there is greater flexibility both for Class E uses and to change to other suitable main Town Centre uses which will to help increase the diversity and vibrancy of uses.</p> <p><i>Add new paragraphs as follows:</i></p> <p>Class E combines a large range of uses that include retail and services, cafes/restaurants, professional/financial services, as well as business (offices, research and development, light industrial), health and nursery, and indoor recreation uses. This introduces additional flexibility for the commercial market which, whilst beneficial in some situations, could also impact on Islington's established retail hierarchy and access to goods and services. In response to a wide range of uses within Class E being able to change use without permission, it is necessary for the council to consider the impact of development for Class</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Main

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			<p>E in certain locations, in order to manage the wider function of the use of land, meet identified needs and achieve sustainable development.</p> <p>The government’s intention is that Class E responds to the changing fortunes of retail centres with a wide range of activities, allowing flexibility to adapt to changing market needs. The Council is taking a tiered approach to class E which recognises the fundamental flexibility which has been introduced and considers the impacts of that flexibility on the wider expectation that the planning system will continue to help to meet the needs of residents, visitors and workers in the borough. The effects of Class E will vary depending on the scale of the proposal and its location and the tiered approach aims to encourage development to maintain the existing retail hierarchy as far as possible in order to help meet retail needs in the most sustainable locations, providing the necessary spaces for convenience and comparison goods and services whilst ensuring adequate floorspace to allow for growth in the retail sector. It is important to continue to seek to meet these needs whilst acknowledging and responding to the government’s intention of increased commercial flexibility.</p> <p>Impact assessments are an important tool to assess the harm that might arise from the range of uses within Class E and other main town centre uses. Different locations in the borough have the ability to absorb different levels of impact. Further details about impact assessments, including thresholds, where relevant, are set out in more detail in policies R2 to R5. Individual and cumulative impacts of development should be considered as part of an impact assessment. A range of quantitative impacts such as hours of operation, cycle parking, ancillary space, noise, odour; and more qualitative impacts such as vibrancy, character, function, social value will be required in impact assessments. Impact assessments will differ depending on location, scale and range of uses. They will be also be used as a tool to help identify appropriate mitigation measures. Further detail on impact assessments will be set out in guidance.</p>		
SDM-MO74	133	Paragraph 4.73	<p><i>Amend text as follows:</i></p> <p>Retail to residential prior approval applications, currently permitted under Part 3, Class M of the General Permitted Development Order (“the GPDO”) will be assessed against relevant Local Plan policies related to prior approval categories; such policies are material to the prior approval determination. The most relevant prior approval category related to land use is condition M.2(1)(D), which requires an assessment of whether it is undesirable for the building to change to residential use because of the impact of the change of use:</p> <ul style="list-style-type: none"> (i) on adequate provision of Use Class A1/A2 retail and professional/financial services, but only where there is a reasonable prospect of the building being used to provide such services; or (ii) where the building is located in a key shopping area, on the sustainability of that shopping area. 	Update to reflect changes to the Use Class Order.	Minor
SDM-MO75	133	Paragraph 4.74	<p><i>Amend text as follows:</i></p> <p>Applicable policies will be dependent on the location of the building subject to the application, for example policies R2 and R3 will apply to applications in the Primary Shopping Areas of and Town Centres, while policy R4 will apply to applications in LSAs. In the absence of a definition of the term ‘key shopping area’ set out in the GPDO, a key shopping area (for the purposes of any prior approval assessment) will be considered to be any Town Centre or LSA designated in the Local Plan.</p>	Clarification	Minor

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SDM-MO76	135	Policy R2: Primary Shopping Areas	<p><i>Amend text as follows:</i></p> <p>A. In order to meet retail needs and support a retail function within Primary Shopping Areas (PSA), the Council is seeking a the percentage of retailA1 uses must be maintained at a minimum of 60% in Angel and Nag's Head Major Town Centres; 55% in Finsbury Park District Town Centre; and 50% in Archway District Town Centre.</p> <p>B. New development at ground floor in the PSA should contribute to the retail function as set out in Part A and will be appropriately conditioned to maintain this.</p> <p>C. Proposals for Class E which do contribute to the retail function at the ground floor within the PSA must:</p> <p>(i) demonstrate that the premises have been vacant for a continuous period of at least two years. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used for continued A1 use, or other appropriate main Town Centre uses;</p> <p>(i) Provide an impact assessment, prevent/mitigate any individual or cumulative impact on the objective to maintain the vitality, viability, character, vibrancy of the and predominantly A1 retail function of the Primary Shopping Area;</p> <p>(ii) provide an active main town centre use frontage at ground floor level, particularly where fronting main transport/pedestrian route(s) and</p> <p>(iii) ensure there is no harmful break in the continuity of retail units the active frontage.</p> <p>D. Where retail floorspace is conditioned for that use, and is seeking a change of use to another Class E use or full class E flexibility, the proposal must demonstrate continuous marketing evidence for a period of 6 months, to demonstrate that there is no reasonable prospect of the unit being used for continued retail use.</p> <p>E. Proposals for change of use from Class E use to other main town centre uses will be required to demonstrate that the premises have been vacant for at least 12 months; and that the premises have been marketed for a continuous period of at least 12 months. Continuous marketing evidence to cover this period must be provided to demonstrate that there is no reasonable prospect of the unit being used in its current use as well as other main town centre E uses as set out in the Appendix 1, to demonstrate that no main town centre E use is viable.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Main
SDM-MO77	135 - 136	Policy R2 supporting text, paragraphs 4.86 – 4.90	<p><i>Amend text as follows:</i></p> <p>4.86 The Council seeks to To ensure support the vitality and viability is maintained, the Primary Shopping Areas of Islington's Town Centres, meet retail needs and maintain a retail function will be protected and enhanced. Primary Shopping Areas contain the greatest concentration of shops retail (A1 retail use); are the most accessible part of the Town Centre; and are key to protecting the character and function of Town Centres, and ensuring their continued vibrancy, vitality and viability. Where proposals within Town Centres fall outside the Primary Shopping Area, Policy R3 will apply.</p> <p>4.87 To ensure support a critical mass of retailing uses is maintained within Primary Shopping Areas, the A1 retail function must remain the principal use; this will be achieved by imposing a</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Main

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		<p>specific percentage requirement for A1 uses within Primary Shopping Areas. Proposals which would result in the overall percentage falling below this minimum level must provide marketing and vacancy evidence and meet other criteria to demonstrate that potential adverse impacts are prevented. Appendix 1 sets out the information to be provided in relation to marketing of vacant floorspace. proposals which require planning consent will be expected to demonstrate their impact through an assessment. An Impact assessment is especially necessary given the wide range of uses within the E use class and therefore the wide range of impacts. An impact assessment will be required for any development seeking flexible E use, to explore the different impacts of the individual E uses and the cumulative impacts these could have on the retail function of the PSA and, depending on the scale of change, on the wider town centre. In regard to other main town centre use development the Council may request an impact assessment depending on whether the scale and use is considered to have potential for significant adverse impacts.</p> <p>4.88 To determine the existing Primary Shopping Areas retail make-up A1 percentage figure, the number of Use Class A1 'retail' units with a ground floor presence within the Primary Shopping Area should be divided by the total number of units with a ground floor presence within the Primary Shopping Area. A unit with a ground floor presence would include those with additional space below and/or above ground floor level. Other methods to calculate the percentage, for example considering only specific frontages, will not be acceptable for the purposes of meeting monitoring policy R2. The Camden Passage and Fonthill Road Specialist Shopping Areas provide a unique retail proposition that contributes to the character of Angel and Finsbury Park Town Centres. These are included in the PSA but where development is proposed in these areas, Policy R7 is applicable.</p> <p>4.89 Appendix 1 sets out the information to be provided in relation to marketing and vacancy of floorspace. Where specifically an E use proposed to change to a non-E main town centre use(s), the premises must be marketed for 12 months and vacant for at least 12 months. This helps to maintain and promote the retail core of town centres whilst recognising the flexibility that Class E brings. A period of 12 months is considered to be appropriate to reflect the importance of publicly accessible E uses that contribute most significantly to town centres vibrancy, vitality and viability, whilst not making the change of use to other main town centre uses that can also contribute positively to town centres unduly onerous.</p> <p>4.89 4.90 While the loss of space below and above ground floor level may not trigger policy R2 where a ground floor use is unaffected, policy R3 Part F C may apply. Where the change of use of ancillary space below and/or above ground floor level would necessitate significant changes to the frontage to facilitate separate access, this must be factored into the frontage percentage calculations, e.g. it must be classed as the introduction of a separate use into the frontage, which would affect the percentage calculations.</p> <p>4.90 4.91 To ensure the Primary Shopping Areas sustain their vitality and function as important the retail hubs of Town Centres and the borough, it is important to avoid harmful breaks in retail active frontages. What constitutes as a 'harmful break' will be assessed on a case-by-case basis taking into account site specific circumstances, but generally refers to the introduction of a use that does not complement the Primary Shopping Area and detracts from the continuity of a publicly accessible, active and engaging frontage. This includes conversion to non-main town centre commercial uses in the centre of a frontage, corner units or larger units. Heritage</p>		
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			considerations, shopfront design and the relationship to neighbouring units will also be considered.		
SDM-MO78	136-137	Policy R3: Islington's Town Centres	<p><i>Amend text as follows:</i></p> <p>A. The Council will seek to maintain and enhance the retail, service and leisure function of Islington's four Town Centres, which are designated on the Policies Map and shown on Figures 4.2 to 4.5.</p> <p>B. Proposals for A1-A5, D2 and/or Sui Generis main Town Centre use floorspace should be located within a designated Town Centre. Proposals for these uses outside a designated Town Centre will only be permitted where they meet relevant criteria under Part C, D or E.</p> <p>C F. Any development proposed within a designated Town Centre must:</p> <ul style="list-style-type: none"> (i) be of an appropriate scale related to the size and role of the centre; (ii) ensure there are no adverse impacts on vibrancy, vitality and viability of the centre, including as a result of concentrations of non-A1 Class E uses and non-retail uses. (iii) provide a frontage which engages positively with local character and the street scene. Where historic shopfronts and features are present, these must be retained. (iv) provide a high quality design including meeting policies related to accessibility and sustainability; (v) provide a good level of amenity for residents and businesses and ensure that adverse impacts from noise, odour, fumes, anti-social behaviour and other potential harms are fully mitigated; (vi) not involve the loss of ancillary floorspace (e.g. storage, back-office functions) which could compromise the future operation of the unit and make the unit less desirable for future occupiers. (vii) In addition to those criteria above, where development is over 350sqm gross floorspace an impact assessment will be required. <p><u>Central Activities Zone (CAZ)</u></p> <p>D. The CAZ is the primary office location and offices will be supported and secured in line with Policies BC1 (AAP) and B1. Proposals for other elements of class E including retail and other main Town Centre use floorspace in the CAZ may be acceptable where:</p> <p>C. Proposals for A1-A5, D2 and/or Sui Generis main Town Centre use floorspace in the CAZ may be acceptable where:</p> <ul style="list-style-type: none"> (i) the scale of the development would not have an adverse individual or cumulative impact on the character, function, vitality and viability of Islington's Town Centres or LSAs. An impact assessment may be required to fully assess potential impact; (ii) the proposal can be accommodated without adverse impact on the amenity of residents and businesses; and (iii) the proposal does not negatively impact the primary business function of the CAZ involve the loss of existing business floorspace in line with Policy B3; complements the overarching business floorspace focus within the CAZ; and does not detract from the policy requirement to maximise the amount of business floorspace as part of new development. <p><u>Local Shopping Areas</u></p> <p>E D. Proposals for development of up to 200sqm of A1-A5, D2 and/or Sui Generis main Town Centre uses in LSAs are not required to meet the sequential test. Proposals in excess of 200sqm must meet the sequential test and actively investigate and consider preferable locations in line</p>	To clarify the Council's approach following the amendments to the Use Classes Order.	Main

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			<p>with the Council’s retail hierarchy. An impact assessment may also be required for proposals in excess of 200sqm, to assess the impact of larger proposals on the existing character and function of the LSA and relevant Town Centres.</p> <p><u>Edge of centre/Out of centre</u> F E. Any proposal for A1-A5, D2 and/or Sui-Generis main Town Centre uses floorspace in an edge-of-centre location outside LSAs or in an out-of-centre location must:</p> <ul style="list-style-type: none"> (i) meet the sequential test and actively investigate and consider sequentially preferable locations in line with the Council’s retail hierarchy, and provide robust justification for not locating in sequentially preferable locations; and (ii) provide a detailed impact assessment which determines whether there would be likely significant adverse impacts on relevant Town Centres and/or LSAs. <p>Moved up to part C – F. Any development proposed within a designated Town Centre must:</p> <ul style="list-style-type: none"> (i) be of an appropriate scale related to the size and role of the centre; (ii) ensure there are no adverse impacts on vibrancy, vitality and viability of the centre, including as a result of concentrations of Class E uses and non-A1 uses. (iii) provide a frontage which engages positively with local character and the street scene. Where historic shopfronts and features are present, these must be retained. (iv) provide a high quality design including meeting policies related to accessibility and sustainability; (v) provide a good level of amenity for residents and businesses and ensure that adverse impacts from noise, odour, fumes, anti-social behaviour and other potential harms are fully mitigated; (vi) not involve the loss of ancillary floorspace (e.g. storage, back-office functions) which could compromise the future operation of the retail the unit and make the unit less desirable for future occupiers <p><u>Residential</u> G. Residential uses are not suitable in Town Centres at Ground Floor level or below. Any applications for residential uses in such locations will be strongly resisted. Applications involving the change of use from existing Class E A1-A5, D2 and/or main Town Centre uses (on any floors) to residential use must:</p> <ul style="list-style-type: none"> (i) demonstrate that the premises have been vacant for a continuous period of at least two years. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used in its current use or any other E main Town Centre use which could reasonably be assumed to occupy the premises; (ii) follow the ‘agent-of-change’ principle consistent with policy DH5. (iii) not involve the loss of ancillary floorspace (e.g. storage, back-office functions) which could compromise the future operation of a the unit and make the unit less desirable for future occupiers; (iv) ensure that access to the proposed residential use does not affect the operation of any continued main town centre A1-A5, D2 and/or Sui-Generis main Town Centre use floorspace or impact on the streetscene and the provision of an active frontage, especially where the loss of floorspace is proposed to facilitate access; and (v) provide high quality dwellings with a high standard of residential amenity, consistent with other relevant policies, including those relating to housing standards, design, accessibility and sustainability. 		
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			H. Any applications for new residential uses in Town Centre locations not involving change of use of existing A1-A5, D2 and/or Sui Generis main Town Centre uses must be located on upper floors. Proposals must address criteria set out in Part G(ii) to (v).		
SDM-MO79	143-144	Policy R3 supporting text paragraphs 4.92-4.99	<p><i>Amend text as follows:</i></p> <p>4.92 Islington's Town Centres are the primary focus for retailing in the borough. The core of retail in Town Centres is focused in Primary Shopping Areas (see policy R2), with locations outside of this suitable for a range of, A1-A5, D2 and/or Sui Generis main Town Centre uses.</p> <p>4.93 Ensuring that retail and other important services and facilities (such as solicitors, post offices, groceries and newsagents) remain readily accessible is essential to the vitality and viability of Town Centres. Focusing these shopsretail and services within Town Centres will contribute to the inclusivity and sustainability of local communities and the local economy and reduce the number and length of trips undertaken.</p> <p>4.94 To promote the economic and cultural function of Town Centres, in line with the National Planning Policy Framework, the Council will apply a sequential approach to assessing applications for retail, services, entertainment, assembly and leisure uses outside of the Town Centres. For the purposes of this policy, the local impact assessment threshold is 0sqm, meaning that any proposal in an edge-of-centre or out-of-centre location may be required to submit an impact assessment. The level of detail provided in the impact assessment must be proportionate to the scale of the proposed development.</p> <p>4.95 Offices in the B1 use class are also considered a Town Centre use however such applications will be considered in relation to other relevant Local Plan policies and their impact on the predominant retail and leisure function of Town Centres.</p> <p>4.96 London's CAZ has a unique role in the retail hierarchy. The CAZ function is primarily linked to business floorspace, but retail uses are important supporting uses. The CAZ contains clusters of retail premises, notably at Angel (partly covered by the CAZ), which is a designated Town Centre. There are four LSAs within the CAZ, covered by policy R4 and the Bunhill and Clerkenwell AAP. Given the nature of the CAZ, retail uses are also dispersed in numerous other locations. Proposals for new A1-A5, D2 and/or, Sui Generis, main Town Centre use floorspace within the CAZ may be appropriate where it would not undermine the overarching business function of the CAZ and would not detrimentally affect the vitality and viability of Town Centres and/or local amenity. An impact assessment may be required where the proposed scale of retail could have adverse impacts on nearby Town Centres, LSAs or other undesignated clusters of retail, service and leisure uses.</p> <p>4.97 Residential uses on ground floors or below are not appropriate in Town Centres, primarily due to the harmful break in active frontages shopfront continuity which affects the viability, vitality and vibrancy of the centre, and therefore is detrimental to the retail and commercial function of Town Centres. Ground floor and basement levels can often also provide ancillary space for storage or backroom functions and therefore must be preserved for the effective operation of retail and main town centre use commercial units. Residential development on the ground floor or below also raises issues of amenity for the future residential occupiers, as Town Centre uses create heavy footfall and can create disturbance. The quality of retailretail conversions to residential is generally poor and therefore would not provide high quality housing as required by policy H4.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor

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			<p>4.98 For proposals to change the use of existing ground floor units (or below) to residential use, continuous marketing evidence will be required demonstrating lack of demand for main Town Centre uses. Appendix 1 sets out the information to be provided in relation to marketing of vacant floorspace.</p> <p>4.99 Residential uses may be suitable on upper floors in Town Centres, outside of Primary Shopping Areas, where they adhere to specified criteria set out in the policy. With regard to facilitating access to upper floor residential units, this must not affect the continued operation of any E, A1-A5, D2 and/or Sui Generis or F.2 main Town Centre use floorspace, or impact the street scene or the provision of an active frontage. The loss of such floorspace to facilitate access would trigger Part G of policy R3, unless it was of such a small scale that it was considered de minimis. Other policies may also apply, for example policy DH7.</p>		
SDM-MO80	143	Footnote 29	<p><i>Amend as follows:</i> B4 Office uses are also suitable Town Centre uses; however, proposals for B4 Office uses in Town Centres will be assessed against policy B2</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO81	143	Footnote 30	<p>Amend as follows: The sequential approach does not apply to F.1/F.2 D4 uses, for example, health clinics, museums and day centres. Applications for new D4 F.1/F.2 uses will be assessed against policy SC1. In certain circumstances some E uses that provide a clinic, health centre, nursery, day centre function will not be required to adhere to the sequential test but may be conditioned to operate in that use.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO82	144-145	Policy R4: Local Shopping Areas	<p><i>Amend text as follows:</i></p> <p>A. All proposals must maintain and enhance the retail and service function of the Local Shopping Areas (shown in Figure 4.6).</p> <p>B. Proposals involving the change of use from E-A4 – including ground floor, basement and first floor operational or ancillary space - to non-E-A4 commercial main town centre use must demonstrate that:</p> <p>(i) the premises have been vacant for a continuous period of at least six months and continuous marketing evidence to cover this period has been provided which demonstrates that there is no reasonable prospect of the unit being used in its current E-A4 use;</p> <p>(ii) there would not be a significant adverse effect on amenity, particularly the surrounding residential amenity; and</p> <p>(iii) the proposal does not cause any individual or cumulative adverse impact on the vitality, viability, character, vibrancy and function of the area.</p> <p>C. New development in the E use class over 200sqm gross floorspace will be required to provide an impact assessment and may need to meet the sequential test in line with Policy R3. Development within the E use class under 200sqm conditioned to retail use will not have to provide an impact assessment.</p> <p>D. The Council may consider there is a deficiency in retail premises created by new development or change of use if there is no such provision providing essential daily goods within 300m of the site, and conditions may be sought to secure retail use.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Main

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			<p>G E. Residential uses in Local Shopping Areas at Ground Floor level or below will be strongly resisted. Applications for the change of use of A1-A5, D2 Class E and/or- main Town Centre uses floorspace to residential use and/or a use other than those specified in Part B must:</p> <ul style="list-style-type: none"> (i) demonstrate that the premises have been vacant for a continuous period of at least two years and continuous marketing evidence to cover this period has been provided, which demonstrates that there is no reasonable prospect of the unit being used in its current use and any other use which could reasonably be assumed to occupy the premises; (ii) prevent/mitigate any individual or cumulative impact on the vitality, viability, character, vibrancy and function of the area; (iii) comply with the ‘agent-of-change’ principle consistent with Policy DH5; (iv) not create a harmful break in the active commercial frontage of the Local Shopping Area; (v) not involve the loss of ancillary floorspace (e.g. storage, back-office functions) which could compromise the loss of ancillary space that is integral to the future operation of the retail unit and make the unit less desirable for future occupiers in the future (vi) ensure that access to the proposed residential use does not affect the operation of any continued, A1-A5, D2 and/or Sui Generis main Town Centre use floorspace or impact on the streetscene and the provision of an active frontage, especially where the loss of floorspace is proposed to facilitate access; and (vii) provide high quality dwellings with a high standard of residential amenity, consistent with other policies relating to housing standards, design, accessibility and sustainability. <p>D F. Any applications for new residential uses in a Local Shopping Area not involving change of use of existing A1-A5, D2 and/or Sui Generis main Town Centre uses must be located on upper floors. Proposals must address criteria set out in Part C (ii), (iii), (v), (vi) and (vii) of Policy R4.</p>		
SDM-MO83	148	Policy R4: Local Shopping Areas, supporting text	<p><i>Amend text as follows:</i></p> <p>4.102 The impact of proposals will therefore affect LSAs differently, with the loss of retail and service uses in smaller LSAs being felt more acutely. The impact on the amenity of local users of a LSA will depend on its size, the current mix of uses, and its proximity to other centres (whether that be LSAs or Town Centres).</p> <p>4.103 LSAs are not immune from wider changes to the retail environment, and therefore need to be resilient to any future changes, such as increases in online shopping. For LSAs to be resilient they need to be able to change use class more flexibly in response to changing demands and trends in local shopping. Recognising this need for flexibility the Council is taking a tiered approach to class E which recognises the fundamental flexibility which has been introduced and considers the impacts of that flexibility on the wider expectation that the planning system will continue to help to meet needs of residents, visitors and workers in the borough. The effects of Class E will vary depending on the scale of the proposal and its location and the tiered approach aims to encourage development to maintain the existing retail hierarchy as far as possible in order to help meet retail needs in the most sustainable locations. In the context of LSA the six-month period of vacancy and marketing evidence for a change of use from E to non-E main town centre use or conditioned retail A4 to other E non-A1 commercial uses and the 200sqm threshold for provision of an impact assessment reflects this increased flexibility.</p> <p>4.104 Non-retail A1 commercial main town centre uses refer to those uses that provide an active frontage and enhance the function of Town Centres through employment or the provision of leisure and retail services. Non-retail A1 main town centre uses commercial uses may include</p>	To clarify the Council’s approach following the 2020 amendments to the Use Classes Order.	Main

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			<p>professional/financial services, cafes/restaurants, offices, research and development, light industrial, indoor recreation, outdoor recreation, assembly and community, pubs, hot food takeaways and some further sui generis uses A2-A5, B1(a), B1(c), D2 and some Sui-Generis uses. However, non-retail A1 main town centre commercial uses can vary in their impact, therefore proposals of this nature (including what constitutes a suitable non-retail A1 main town centre commercial use) will be assessed on a case-by-case basis.</p> <p>4.105 An impact assessment is necessary given the wide range of uses within the E use class and therefore the wide range of impacts, an impact assessment will be required for any development seeking flexible E use over 200sqm to explore the different impacts of the individual E uses and the cumulative impacts these could have on the LSA and on neighbouring LSA/town centres viability and amenity. In regard to other commercial development the Council may request an impact assessment depending on whether the scale and use is considered to have potential significant adverse impacts.</p> <p>4.106 For proposals that are marketed within Class E, Appendix 1 sets out the requirements. Applicants must engage with Appendix 1 closely and submit marketing evidence in line with this. Where an E use seeks to change to a non- E main town centre use, the premises must be vacant and marketed for 6 months. This ensures that suitable E uses that have the ability to provide key goods and services, and leisure uses like cafes/restaurants are demonstrated not to be in demand before a change of use away from Class E takes place.</p> <p>4.107 4.105 In order to protect the function of LSAs, proposals to change the use of ground floor units (including space below ground floor) from A1-A5, D2 and/or Sui-Generis main Town Centre use floorspace to residential use will be required to provide marketing and vacancy evidence for a period of two years, to demonstrate that there is no continued demand for the existing use and any other use which could reasonably be assumed to occupy the premises.</p> <p>4.108 4.106 Proposals of this nature must also not cause a harmful break in the continuity of commercial/active/retail frontages. What constitutes as a ‘harmful break’ will be assessed on a case-by-case basis taking into account site specific circumstances, but generally refers to the introduction of a use that does not complement the LSA and detracts from the continuity of a publicly accessible, active and engaging frontage. This includes conversion to non-main town centre commercial uses in the centre of a frontage, corner units or larger units. Heritage considerations, shopfront design and the relationship to neighbouring units will also be considered.</p> <p>4.109 4.107 Residential uses may be suitable on upper floors in LSAs where they adhere to specified criteria set out in the policy. With regard to facilitating access to upper floor residential units, this must not affect the continued operation of any A1-A5, D2 and/or Sui-Generis main Town Centre use floorspace or, impact the streetscene or the provision of an active frontage. The loss of such floorspace to facilitate access would trigger Part E G of policy R4, unless it was of such a small scale that it was considered de minimis. Other policies may also apply, for example policy DH7.</p>		
SDM-MO84	149	Policy R5: Dispersed retail and leisure uses	<p><i>Amend text as follows:</i></p> <p>A. The Council will support and protect retail A1 uses located outside designated Town Centres and LSAs. Proposals involving the loss of dispersed shops-retail and cafes/restaurants –</p>	To clarify the Council’s approach following the 2020 amendments to the Use Classes Order.	Main

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			<p>including ground floor, basement and first floor operational or ancillary space to non-E main town centre use - must:</p> <p>(i) demonstrate that the premises have been vacant for a continuous period of at least one year. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used in its current use or any other suitable E use; and</p> <p>(ii) provide evidence that there will be accessible provision of essential daily goods (typically convenience retail) within a short walking distance (within 300m).</p> <p>B. The Council will support and protect dispersed A3 uses located outside designated Town Centres and LSAs. Proposals involving the loss of dispersed A3 units – including ground floor, basement and first floor operational or ancillary space – must:</p> <p>(i) demonstrate that the premises have been vacant for a continuous period of at least six months. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used in its current use; and</p> <p>(ii) demonstrate that the loss of the A3 unit will not have an adverse impact on the local community, including through the loss of social value.</p> <p>B. Where a new retail development comes forward in some circumstances where there is a particular local need, the council will seek to condition the unit in retail use to provide essential daily goods.</p> <p>C. Proposals for the change of use of dispersed A1 or A3 retail or café/restaurant units to residential use will only be considered acceptable where Part A and B of this policy is are satisfied, where high quality dwellings with a high standard of residential amenity will be provided consistent with other policies and standards relating to housing and design, and where the Change of Use would not detrimentally affect the street scene and/or the wider character of an area.</p>		
SDM-MO85	149-150	Policy R5 Supporting text	<p><i>Amend text as follows:</i></p> <p>4.108 Local shops located outside designated Town Centres and LSAs can provide a valuable service to the local community by providing for essential day-to-day needs. Their accessibility is particularly important for those with mobility difficulties.</p> <p>4.109 There has been a loss of a number of local shops, particularly to residential use, in recent years. Continuous marketing evidence will be required for proposals for the Change of Use of existing retail units, demonstrating lack of demand for retail or an appropriate commercial use that provides an essential service to residents. Appendix 1 sets out the information to be provided in relation to marketing of vacant floorspace.</p> <p>4.110 Protection of retailA1 units can assist with work to mitigate the prevalence of food deserts in the borough, in line with the overarching plan objective on healthy environments. Food deserts are where local access to affordable and healthy food is lacking, which can contribute to ill health including cancer, heart disease, diabetes and mental health problems. Accessible provision of essential goods has multiple benefits including a balanced diet, active travel, reduced transport congestion, and increased social contact.</p> <p>4.111 Dispersed café/restaurantA3 leisure units can contribute positively towards the vibrancy and character of places outside of Town Centres and LSAs, especially in residential areas. These</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor

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			<p>units often provide an inclusive meeting place within a community, contributing to community cohesion and can significantly increase the wellbeing and social interaction of those with mobility issues such as the elderly. Facilitating social contact through café/restaurantA3 premises benefit mental health and promotes civic activity by providing spaces that can be used as informal community hubs. The Council will seek to protect such uses and any change of use must provide evidence that loss of the café/restaurantA3 unit will not have an adverse impact on the local community. Appendix 1 sets out the information to be provided in relation to marketing of vacant floorspace.</p> <p>4.112 Proposals for the Change of Use of dispersed retail or café/restaurantA1/A3 to residential use must demonstrate and ensure a high standard of design and residential amenity for occupants (consistent with policy H4) and must not lead to unacceptable adverse impacts on the street scene and the character of an area.</p>		
SDM-MO86	150	Policy R6: Maintaining and enhancing Islington's unique retail character	<p><i>Amend text as follows:</i></p> <p>A. The Council views the retention of small shops as a baseline and places great weight on the need to retain any retail units shops which currently or potentially could be utilised by small retailers. In order to encourage new provision of small retail shop units, the Council will seek to secure small retail shop units (generally considered to be units of around 80sqm GIA or less) suitable for occupation by small retailers by:</p> <p>(i) requiring proposals for new retail development to incorporate small retail shop premises, proportionate to the scale of the proposal;</p> <p>(ii) requiring proposals for the redevelopment of small retail shop units to incorporate adequate re-provision of small units to compensate for any loss, particularly for essential services;</p> <p>(iii) requiring proposals for major housing developments to incorporate small retail shop units where there is no accessible provision of essential daily goods available within a short walking distance (within 300m); and</p> <p>(iv) where appropriate, attaching conditions to permissions for small retail shop units, requiring planning permission to be sought for the future amalgamation of units into larger premises; specifying a certain level of convenience goods in order to protect and promote essential services; and/or making planning consent personal to a specific individual/organisation.</p> <p>B. In order to maintain Islington's retail character, particularly the prevalence of small retail shop units, the Council will resist the amalgamation of individual E use shop units incorporating A Use Classes. Amalgamation of retail units may be suitable where development proposals demonstrate that the intensification of use would not:</p> <p>(i) detrimentally affect the street scene and/or character of the local area; and/or cause unacceptable adverse impacts on the local environment and/or amenity, including impacts from altered/intensified delivery and servicing arrangements.</p> <p>(ii) cause unacceptable adverse impacts on the local environment and/or amenity, including impacts from altered/intensified delivery and servicing arrangements.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO87		Policy R6 supporting text	<p><i>Amend text as follows:</i></p> <p>4.113 Islington's many small shops help lend the borough its special character and contribute to the identity of its neighbourhoods. Small shops provide an important role in servicing the day-to-day needs of local residents, workers and visitors, and can provide greater consumer choice and local employment. Certain types of small and independent shops perform an essential service and must be easily accessible to all residents. These essential services can include butchers,</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Main

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			<p>bakers, greengrocers, grocers, fishmongers, chemists, post offices, newsagents, cobblers, hardware stores, dry cleaners and laundrettes. The loss of retail shop units suitable for such shops, particularly units which contribute to local character, individuality, convenience and the wider commercial success of an area, will be resisted. Applicants for significant retail developments will be encouraged to seek out independent retailers for small units wherever possible</p> <p>4.114 For the purposes of policy R6, a small retail shop is generally considered to be a unit of around 80sqm GIA or less, usually within the E(A) use A1-use-class. Retention of units suitable for occupation by small retailers must be the starting point when drafting development proposals. Any proposals which have not explored the possibility of retaining these units will be resisted.</p> <p>4.115 Proposals for new retail development in the borough must incorporate small E use shop premises suitable for occupation by small retailers. Proposals for major residential developments will also be encouraged required to provide small retail units shops where no suitable retail provision is accessible within a short walking distance (300m or less). Proposals involving the loss of existing small E use units shops must re-provide small E use shop units. Where new small E use shop units are provided, the Council may put in place measures to control their occupation, and guard against future loss through use of relevant planning conditions.</p> <p>4.116 The amalgamation of individual retail shop units can result in material impacts, primarily relating to physical changes and intensification of use. Amalgamation of retail shop units will be resisted where they materially and detrimentally affect the character of Islington's shopping areas, including the impact of amended active frontages shopfronts. Amalgamated retail shop units may also result in different patterns of delivery and servicing; small supermarkets, for example, depend on very fast sales rates, which (where adequate storage is not available) requires 'just in time' deliveries. This can result in more traffic movements by delivery vehicles, which in turn can impact on residential amenity and environmental quality, and cause adverse impacts on the local highway. Where unacceptable adverse impacts arise, the amalgamation of individual retail shop units will be resisted. Policy T5 will be used to assess proposed delivery and servicing arrangements.</p>		
SDM-MO88	151-152	Policy R7: Markets and Specialist Shopping Areas	<p><i>Amend text as follows:</i></p> <p>A. The Council will seek to maintain, and support the enhancement of, existing markets within the borough.</p> <p>B. New markets are encouraged in Town Centres and appropriate locations in the CAZ, where they support and enhance the function of a specific locality and do not adversely impact any predominant 'bricks-and-mortar' based uses.</p> <p>C. The Council will continue to protect and promote the role of Specialist Shopping Areas at Camden Passage and Fonthill Road, as far as possible within the revised Use Class Order. Proposals which should not result in the percentage of A1- retail uses in the Specialist Shopping Areas falling below 75%. must:</p> <p>(i) demonstrate that the premises have been vacant for a continuous period of at least two years. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used for continued A1 use or other retail or leisure uses which would complement the specialist shopping function;</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Main

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			<p>(ii) ensure that the proposal would not result in a break in continuity of retail frontage of more than one non-A1 unit in any linear stretch of three units.</p> <p>(iii) prevent/mitigate D. Any individual or cumulative impacts on the vitality, viability, character, vibrancy and predominantly A1 retail function of the Specialist Shopping Area should be prevented and/or mitigated.</p> <p>; and (iv) provide an active frontage at ground floor level fronting main transport/pedestrian route(s).</p> <p>D. Regardless of the resulting percentage of A1 uses, proposals that result in the partial loss of A1 floorspace (including ancillary floorspace) in Specialist Shopping Areas must demonstrate that the loss will not undermine the effective operation of the A1 unit and/or collectively undermine the function of the Specialist Shopping Area.</p>		
SDM-MO89	152	Paragraph 4.118	<p><i>Amend text as follows:</i></p> <p>The Council wishes to see markets continue and thrive, and will encourage a co-ordinated approach to development and management of markets in matters such as deployment of signage, pavement furniture and other market infrastructure. New markets must make a positive contribution to character and support the existing function of the proposed location whilst complementing existing retail shops and services. If markets are poorly designed and managed, they can cause harm to surrounding areas in terms of congestion of local roads and pavements, rubbish and refuse, storage and noise.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO90	152	Paragraph 4.119	<p><i>Amend text as follows:</i></p> <p>Specialist Shopping Areas provide a significant benefit to their local areas, with the ability to draw shoppers from outside the borough due to the more bespoke nature of the goods on offer, as well as adding significant value to the character and vitality of their respective areas. Specialist Shopping Areas in Islington –the antique/curio shops at Camden Passage in Angel and the clothing shops at Fonthill Road in Finsbury Park – have a high level of units in A1 retail use and provide a major contribution toward a healthy retail offer in these centres. The retention of at least 75% A1 retail use in these areas will maintain the specialist character and function of these areas.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO91	152-153	Paragraph 4.120	<p><i>Amend text as follows:</i></p> <p>Fonthill Road has a rich history of fashion manufacturing and wholesale commerce. The upper floors of buildings on Fonthill Road were used as workshops and are now generally used either for storage or have been converted to other uses. The Council will seek to retain these upper floor ancillary spaces (e.g. storage space, back office) in all Specialist Shopping Areas to support the effective operation of the retail units or for stand-alone uses – including SME units for creative enterprises – which complement the area and do not adversely impact the ongoing operation of the area. Proposals that result in the partial loss of A1 retail floorspace (including ancillary floorspace) in Specialist Shopping Areas must demonstrate that the loss will not undermine the effective operation of the A1 retail unit and/or collectively undermine the function of the Specialist Shopping Area.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO92	153	Paragraph 4.121	<p><i>Amend text as follows:</i></p>	To clarify the Council's approach following the	Minor

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			To determine the percentage of retail A4 uses in Specialist Shopping Areas, the total number of retail A4 units within the Specialist Shopping Area should be divided by the total number of units within the Specialist Shopping Area. The Fonthill Road Specialist Shopping Area incorporates some units on Wells Terrace as well as those on Fonthill Road. The Camden Passage Specialist Shopping Area includes units on Camden Passage and Pierrepont Row.	2020 amendments to the Use Classes Order.	
SDM-MO93	153-154	Policy R8: Location and concentration of uses	<p><i>Amend text as follows:</i></p> <p>A. Proposals will be resisted where they result in an unacceptable concentration of uses, such as night-time economy uses, hot food takeaways, betting shops and other gambling facilities, payday loan shops, estate agents. The wide range of Class E uses also allows for overconcentration of certain uses such as but not limited to café/restaurants that have potential to cumulatively cause heightened adverse amenity impacts. Concentration of uses will be assessed based on the number of units within a 500m radius of the proposed development. Proposals must be accompanied by sufficient information to allow for assessment of concentration and potential impacts, including information on how these uses will be managed and operated.</p> <p>B. In addition to the general assessment of overconcentration in Part A:</p> <p>(i) proposals for hot food takeaways (Sui Generis Use Class-A5) will be resisted within 200m of primary and secondary schools.</p> <p>(ii) proposals for hot food takeaways (Sui Generis Use Class-A5) will be resisted where:</p> <p>a. they would result in 4% or more of total units being in hot food takeaway A5-use, in LSAs of 26 units or more; or</p> <p>b. they would result in two or more hot food takeaway A5 units, in LSAs with 25 units or less.</p> <p>(iii) proposals for betting shops and adult gaming centres will be resisted where:</p> <p>a. they would result in 4% or more of total units being in betting shop/adult gaming centre use, in LSAs of 26 units or more; or</p> <p>b. they would result in two or more betting shop/adult gaming centre units, in LSAs with 25 units or less.</p> <p>(iv) proposals for betting shops or adult gaming centres in Town Centres will not be permitted where there is an existing betting shop or adult gaming centre within 200m walking distance; or where the resulting amount of betting shops and adult gaming centres would exceed 1.5% of the total units in the Town Centre.</p> <p>C. Where proposals for uses serving food and drink are permitted – particularly café/restaurant A3-and hot food takeaway-A5-uses, and retail A4-uses such as coffee shops and sandwich bars – a condition will be attached to require the operator to achieve, and operate in compliance with, the Healthier Catering Commitment standard.</p> <p>D. Where proposals for betting shops, adult gaming centre, payday loan shops, high interest 'rent-to-own' retail stores, pawnbrokers and other similar uses are permitted, conditions may be attached (where relevant) to:</p> <p>(i) require the display of information about local credit unions, debt advice services and/or gambling addiction charities;</p> <p>(ii) require the operator to sign up to, and operate in compliance with, any scheme(s) which promotes community safety and/or other good practice; and</p> <p>(iii) require the display of information about any applicable interest rates, fees and charges.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Main

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SDM-MO94	154	Paragraph 4.124	<p><i>Amend text as follows:</i></p> <p>The policy has restrictions (percentage and/or quantum of units) for hot food takeaways (Use Class Sui Generis A5) and betting shops and adult gaming centres (Sui Generis). These restrictions are necessary due to the adverse impacts on health and wellbeing and vitality and viability of retail centres that these uses can cause. These restrictions are part of a wider comprehensive approach to tackle the causes of ill health, in co-operation with other Council departments including Public Health. The restrictions, either the percentage or the quantum, may be updated in future through an SPD.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO95	155	Paragraph 4.126	<p><i>Amend text as follows:</i></p> <p>All applications for Sui Generis A5 Hot Food Takeaway's or Betting Shops must provide a Management and Operating Strategy which includes all the standard information needed when the operator applies for a premises licence. Management and Operating Strategies must also consider any other potential impacts on vitality, viability, character, amenity, function and health and wellbeing.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO96	155	Paragraph 4.127	<p><i>Amend text as follows:</i></p> <p>Hot food takeaway A5 uses are often associated with unhealthy food, but they are not the only type of premises to serve unhealthy food; retail and cafe/restaurant A3 uses such as newsagents, coffee shops and cafes also often sell/serve unhealthy food. Applications for relevant retail A4, café/restaurant A3 and hot food takeaway A5 uses will therefore be conditioned to achieve, and operate in compliance with, the Healthier Catering Commitment standard. This will help provide easier access to healthier food across the borough.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO97			<p><i>Amend text as follows:</i></p> <p>Islington has a relatively high number of betting shops, compared with other boroughs in London and across the country. Betting shops can have a variety of adverse impacts on communities including worsening mental health (particularly with incidences of problem gambling) and exacerbating incidences of anti-social behaviour and crime. There is evidence of betting shops clustering in deprived areas, and this will be a key consideration as part of any assessment of overconcentration. Tools and evidence such as the gambling-related harm risk index work produced by Geofutures may be utilised to inform this assessment.</p>	Correction	Minor
SDM-MO98	155-156	Policy R9: Meanwhile and temporary uses, part A	<p><i>Amend text as follows:</i></p> <p>A. Applications for meanwhile/temporary use of individual vacant E, F.2 or Sui Generis A1-A5, D2 or Sui Generis uses in Town Centre locations and in the CAZ will be appropriate where:</p> <p>(i) the temporary use sought is a within-retail, professional/financial service, café/restaurant, office, entertainment – such as cinema, bingo, music halls, indoor recreation, or outdoor recreation A use class, B1 or D2 use or is, in the Council's view, a suitable community and/or cultural use;</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO99	156	Paragraph 4.131	<p><i>Amend text as follows:</i></p>	To clarify the Council's approach following the	Minor

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			Vacant premises can detrimentally affect the vibrancy, vitality and viability of places. The efficient use of land is crucial to sustain a vibrant and engaging built environment and vacant premises can provide opportunities for businesses to establish themselves. This is especially applicable to start-ups and businesses within the creative industries. Despite the flexibility introduced by Class E which combines a large range of activities into one use class there are still circumstances where meanwhile use may be beneficial.	2020 amendments to the Use Classes Order.	
SDM-MO100	156	Paragraph 4.132	<i>Amend text as follows:</i> The Council will encourage meanwhile/temporary use of retail, professional/financial service, café/restaurant, office, entertainment such as cinema, bingo, music halls, indoor recreation, or, outdoor recreation and pubs A-use, D2 and Sui Generis -main Town Centre use units/building/sites in the CAZ and Town Centres, where potential adverse impacts are prevented/mitigated. Temporary use must not preclude permanent occupation of units/buildings/sites, and the Council expect marketing exercises for permanent occupation for an appropriate use to continue throughout the temporary occupation (pending consistency with relevant policies).	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO101	157	Paragraph 4.137	<i>Amend text as follows:</i> To encourage meanwhile/temporary use of vacant retail, professional/financial service, café/restaurant, office, entertainment – such as cinema, bingo, music halls, indoor recreation, or, outdoor recreation, pub or hot food takeaway A-use, D2 and Sui Generis -A use, D2 use and Sui Generis units, the Council will explore the potential to implement a meanwhile/temporary Use Local Development Order (LDO) which permits temporary uses in specific locations, where certain conditions are met.	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO102	158	Policy R10: Culture and Night Time Economy, part C	<i>Amend text as follows:</i> C. The loss and/or change of use of cultural facilities in the borough will be strongly resisted. Any proposals for the loss and/or change of use of such facilities must: (i) demonstrate that the premises have been vacant for a continuous period of at least two years. Continuous marketing evidence to cover this period must be provided, to demonstrate that there is no reasonable prospect of the unit being used for continued cultural use or other suitable cultural or main town centre commercial -uses consistent with the character and function of the area. Such evidence must meet the marketing and vacancy requirements set out in Appendix 1;	Clarification	Minor
SDM-MO103	160	Paragraph 4.147	<i>Amend text as follows:</i> Music venues in particular – including pubs which have a frequent live music offer-- highlight the potential dual economic and social role of a cultural use. They are frequented by people from all walks of life, which fosters inclusivity; and can contribute significantly to the local economy both in their own right and as a destination which encourages supporting activities. Across London, music venues are in decline due largely to development pressures and an increase in residential uses located in close proximity to existing venues. Falling within the definition of a cultural use and also part of the night-time economy, music venues usually F.2 D2 or Sui Generis use will be afforded strong protection in future. The Council supports development of new music venues where appropriate.	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor

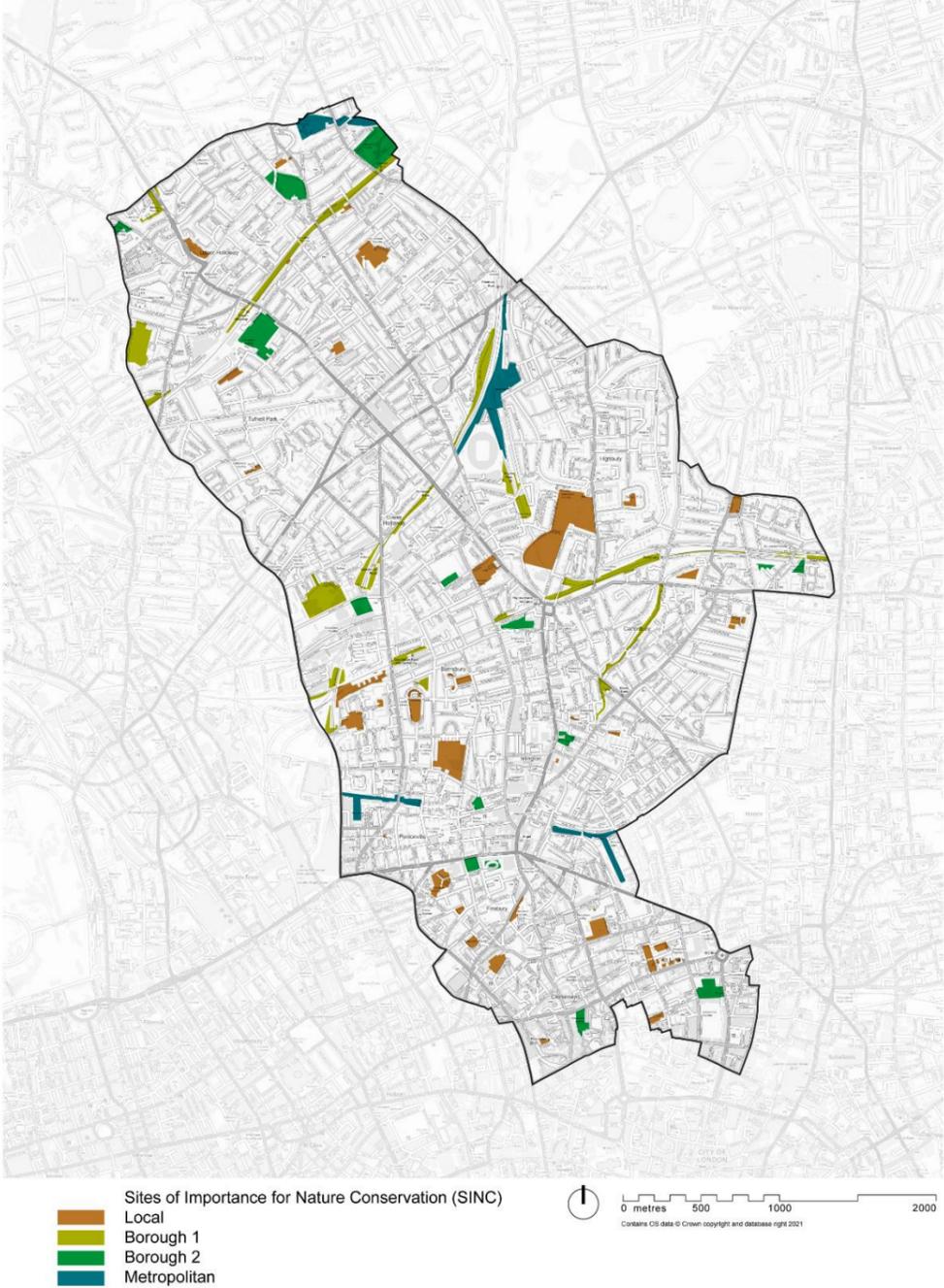
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SDM-MO104	160	Paragraph 4.148	<p><i>Amend text as follows:</i></p> <p>The daytime use (including meanwhile/temporary use) of cultural venues that operate solely or predominantly at night can greatly enhance the cultural offer and economy of Town Centres and the CAZ. This can increase employment and add to the vibrancy of an area. Retail, professional/financial services, cafes/restaurants, pubs, and offices A-class uses and office, research and development, light industrialB4 uses are considered particularly suitable uses in this context.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO105	160	Paragraph 4.150	<p><i>Amend text as follows:</i></p> <p>The Council's strategic employment policy notes the importance of the 24-hour economy, which ensures that a variety of economic activities – both activities which drive and support economic growth – can take place across the borough to help achieve the Council's economic ambitions. The specific night-time economy plays an important role in realising these ambitions. There is crossover between night-time economy uses and cultural uses but the latter holds a wider definition. For the purposes of this policy, night-time economy uses generally fall within the café/restaurantA3, pub A4, hot food takeaway A5, entertainment and recreationD2 and further sui generis uses classes, although this is not considered exhaustive and could include other uses – for example some F.1D4 uses such as art galleries.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO106	162	Paragraph 4.156	<p><i>Amend text as follows:</i></p> <p>Islington has retained a substantial number of Public Houses, which are valued by local residents and visitors to the borough, but there is increasing pressure to convert pubs to other uses. The Council will resist proposals that result in the removal or change of use of a Public House or a Change of Use away from the A4 Use Class, particularly where this would result in loss of heritage and/or social/community value, and/or would constitute the loss of a pub which contributes to the night-time economy.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO107	162	Paragraph 4.158	<p><i>Amend text as follows:</i></p> <p>Public houses can contribute positively to the vitality of Town Centres, LSAs and communities in Islington. They can also contribute to the night-time economy and serve the leisure demands of residents and visitors alike. The contribution to the night-time economy will be thoroughly assessed for applications seeking a change of use from a pub an A4 use.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor
SDM-MO108	163	Paragraph 4.164	<p><i>Amend text as follows:</i></p> <p>Any change of use from A4 a pub must maintain an active frontage which engages positively with the street scene. Public Houses often provide an active frontage which engages with a wide demographic in the daytime and night-time, therefore a loss of an active frontage may be detrimental to the character of an area.</p>	To clarify the Council's approach following the 2020 amendments to the Use Classes Order.	Minor

5 Green Infrastructure

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason	Main or minor modification
SDM-MO109	173	Policy G2: Green Infrastructure	<p><i>Amend text as follows:</i></p> <p>A. Development is not permitted on any public open space and significant private open spaces. The exception to this is where development associated with the use of the canal is proposed, including changes to existing canal facilities. Relevant criteria are set out in policy SP2: King’s Cross and Pentonville Road and Bunhill and Clerkenwell AAP Policy BC4: City Road. Such development may be acceptable where it meets the relevant criteria in these policies and does not unacceptably impact the quality and function of the open space.</p>	In response to the representation from the Canal and River Trust.	Main
SDM-MO110	175-176	Policy G4, part G	<p><i>Amend text as follows:</i></p> <p>...The Council will normally refuse permission or consent for the removal of protected trees, i.e. trees subject to a Tree Preservation Protection Order (TPO) and trees within a conservation area; and for proposals that would have a detrimental impact on the health of protected trees.</p>	To correct an error	Minor
SDM-MO111	177	Figure 5.2: Sites of Importance to Nature Conservation (SINC) designation	<p><i>Map to be updated to reflect amended boundary to the SINC at 351 Caledonian Road.</i></p>	Revision to correct an error and to improve accuracy of mapping. See Policies Map Changes for full explanation.	Main

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			 <p>Sites of Importance for Nature Conservation (SINC)</p> <ul style="list-style-type: none"> Local Borough 1 Borough 2 Metropolitan <p>0 metres 500 1000 2000</p> <p><small>Contains OS data © Crown copyright and database right 2021</small></p>		
SDM-MO112	187	Policy G5: Green Infrastructure, supporting text, paragraphs 5.51 and 5.52	<p><i>Amend text as follows:</i></p> <p>5.51 Development proposals must prioritise biodiversity-based extensive green roofs in favour of intensive and semi-intensive green roofs, unless it can be demonstrated that an intensive or semi-intensive green roof will enhance the biodiversity, sustainable drainage and cooling functions of the green roof. Accessible intensive or semi-intensive green roofs with areas of amenity space will not be allowed unless it can be demonstrated this is necessary to meet other policy requirements, including those relating to the provision of private open space. Clear</p>	To clarify that intensive and semi-intensive green roofs are not always accessible as amenity space, and may be acceptable if they prioritise biodiversity, sustainable	Main

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			<p>and convincing evidence must be provided to demonstrate that provision of alternative on-site amenity space is not possible in order to justify why an extensive roof cannot be installed.</p> <p>5.52 'Intensive' and 'semi-intensive' green roofs require higher levels of design and maintenance and can provide different degrees of accessible amenity space, such as rooftop gardens and food growing areas and require higher levels of design and maintenance. These types of roofs must be installed on a stronger structure in order to support the additional weight requirements of deeper soils or substrate and features such as paths. As a result, they can also often support a greater diversity of planting and richer ecology including shrubs and tree planting, in addition to wildflowers found on extensive green roofs. Intensive green roofs can provide very effective sustainable drainage as they can support the weight requirements of blue roof storage, which can also be used to irrigate the planting and trees.</p>	<p>drainage and cooling functions.</p>	
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6 Sustainable Design

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason	Main or minor modification
SDM-MO113	188	Paragraph 6.6	<p><i>Amend text as follows:</i></p> <p>...Furthermore, prioritising energy efficient design ensures that the associated carbon reductions are guaranteed...</p>	Correction	Minor
SDM-MO114	188 – 189	Policy S1: Delivering Sustainable Design, supporting text, Paragraphs 6.9, 6.10, 6.11	<p><i>Amend text as follows:</i></p> <p>6.9 Islington’s existing heat networks have developed around gas engine combined heat and power (CHP) systems. However, the carbon savings from gas engine CHP are now declining as a result of National Grid electricity decarbonisation, and there is increasing evidence of adverse air quality impacts related to their use. Despite this, Islington’s gas CHP powered heat networks are still considered to be an effective and low-carbon means of supplying heat when compared to other heat sources, particularly as heat networks offer opportunities to transition to zero carbon heat sources faster than individual building approaches. In order to minimise negative impacts on air quality, CHP technologies used to develop heat networks will only be acceptable where they do not emit significant levels of Nitrogen Oxides (NOx).</p> <p>6.10 The expansion of Islington’s heat networks is a priority for the Council, particularly because heat networks offer opportunities to transition to zero carbon heat sources faster than individual building approaches. Proven low-carbon and Low-emission CHP technology using natural gas will only be allowed in exceptional cases where CHP is essential for the creation of a strategic heat networkwill continue to be used, where appropriate, to develop new networks in Islington, with planned future transition to cost-effective secondary sources, including low-grade waste heat. The Council is committed to transition to the use of secondary sources to power heat networks in the long term; however practical limitations relating to the use of these sources (such as government direction, available technology and funding requirements) mean that low-carbon natural gas CHP is the most appropriate heat source to develop the borough’s heat networks in the interim. The transition to heat networks powered by secondary sources will ultimately be driven by central government and the evolution of carbon reduction targets through updates to the Building Regulations.</p> <p>6.11 The energy mapping undertaken by Buro Happold suggests that there are a number of sources of low grade heat in the Borough, including London Underground ventilation, data centres and substations. Identifying and capturing such sources of low carbon heat will be key to moving beyond natural gas CHP in the future when heating systems will be required to specify a lower annual carbon content of heat, and natural gas CHP will no longer be a low carbon option.</p>	<p>To clarify that gas CHP is no longer considered to be ‘low carbon’ due to the decarbonisation of the electricity grid and updated energy assessment methodology (SAP10).</p> <p>To clarify that the use of low-emission CHP systems will only be acceptable to support the expansion of area-wide heat networks as part of the planned transition to the use of secondary sources to power heat networks.</p>	Main
SDM-MO115	202-203	Policy S5: Energy Infrastructure, part A	<p><i>Amend text as follows:</i></p>	Update. DUKES only provides information on past energy/carbon data.	Main

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			<p>A. All major developments are required to have a communal low-temperature heating system. Heating systems must have a maximum annual carbon content of heat of less than 280 gCO₂/kWh, calculated using the carbon emissions factor for grid electricity from the most recently available Digest of UK Energy Statistics (DUKES) BEIS energy projections (UEPs) for the first 25 years of operation of the building. The heat source for the communal heating system must be selected in accordance with the following heating hierarchy:</p> <ol style="list-style-type: none"> 1. connect to local existing or planned heat networks (subject to parts F and G below) 2. use zero-emission or local secondary heat sources (in conjunction with heat pump, if required). 3. use low-emission CHP (only where there is a case for CHP to enable the delivery of an area-wide heat network). 4. use ultra-low NO_x gas boilers. 	The BEIS dataset provides a better reflection of a development's future carbon emissions because it includes reliable energy projections.	
SDM-MO116	203	Policy S5: Energy Infrastructure, Part C	<p><i>Add new Part C (references to other parts to be updated accordingly):</i></p> <p>C. Larger minor new-build developments should have a communal heating system where feasible and select the heat source for the system in accordance with the heating hierarchy in Part A of this policy.</p>	To clarify the policy approach to larger minor new-build developments following amendments to Part D (formally Part C).	Main
SDM-MO117	203	Policy S5: Energy Infrastructure, Part D	<p><i>Amend Part D (formerly part C):</i></p> <p>C.D. Minor new-build residential developments with an individual heating system are required to prioritise low carbon heating systems. use ultra-low NO_x gas boilers as the system heat source. The use of individual air source heat pumps (ASHPs) as the heat source for minor new-build residential developments is not acceptable unless the development is located in an area which is not connected to the gas network; or where the development will achieve minimal heat demands through Passivhaus standards or similar. The use of individual ASHPs may be appropriate for some minor new-build non-residential developments. Larger minor new-build developments should have a communal heating system where feasible and should be designed to connect to a current or planned heat network where Part F of this policy is applicable. Where network connection is not possible, a communal gas boiler or ASHP system may be appropriate.</p>	<p>To clarify the policy approach to minor new-build developments with an individual heating system. This modification clarifies that low carbon heating systems, including ASHPs, are prioritised over gas boilers.</p> <p>The government has proposed to phase out the use of gas boilers to heat new homes by 2025 as part of the Future Homes Standard. The carbon content of electricity has reduced in recent years due to the decarbonisation of the grid and the growing use of renewable energy. As a result, heating systems using electricity will result in substantially lower carbon emissions compared to gas powered heating systems.</p>	Main

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SDM-MO118	203	Policy S5 Part E	<p><i>Amend Part E (formerly part D):</i></p> <p>D.E. As part of the SDCS, all major developments must demonstrate that they have assessed the feasibility of heat network connection (including a Shared Heat Network SHN) or other appropriate heat sources, in accordance with the heating hierarchy, in order to ensure low and zero carbon heating options are prioritised. Larger minor developments that are able to connect to a heat network under Part GF must assess the feasibility of connection as part of the SDCS.</p>	To clarify what SHN stands for and to take account of lettering change due to addition of new Part C.	Minor
SDM-MO119	204	Policy S5 Part J	<p><i>Amend Part J (formerly part I):</i></p> <p>I.J. Where connection to an existing or future heat network is deemed possible under parts GF and HG above, major developments are required to provide a preferred energy strategy and an alternative energy strategy (as part of the SDCS). The preferred energy strategy should be enacted based on connection to a heat network. In cases where it is not reasonably possible to connect to a heat network the alternative energy strategy should be enacted and the heat source will be selected in accordance with the heating hierarchy. Minor developments that are able to connect to a heat network are required to provide details of the connection as part of the SDCS.</p>	To take account of lettering change due to addition of new Part C.	Minor
SDM-MO120	204-205	Policy S5 supporting text, paragraphs 6.60 to 6.70	<p><i>Amend text as follows and add new paragraphs 6.67, 6.69 and 6.70:</i></p> <p>6.60. The selection of heat sources for major developments and larger minor developments in line with the heating hierarchy will ensure that developments prioritise low and zero carbon heating options in order to contribute to the decarbonisation of heat, and therefore, the reduction of carbon emissions. The use of low and zero carbon heating options, particularly heat networks and secondary heat sources will also help to reduce fuel poverty and increase energy resilience. Examples of secondary heat sources include recovering waste heat from London Underground ventilation shafts, recovering energy from the cooling requirements of datacentres, and using canal water for heating. Waterways such as canals can be an important local energy resource that can be used for both heating and cooling.</p> <p>6.61. The use of existing or planned heat networks must be prioritised. Developments must connect to a heat network if they are located within the specified distance of an existing or future network in accordance with Parts GF and HG. Larger minor new-build developments are defined as developments involving five units or more, or 500sqm of floorspace or more. Such developments must have a communal heating system where feasible.</p> <p>6.62. Where connection to a heat network is not possible (due to distance or feasibility), all developments must consider alternative low and zero carbon heat options in accordance with policy S5.</p> <p>6.63. The use of ASHPs may be suitable where it can be demonstrated that other heat network connections or other appropriate heating systems are not suitable. The appropriateness of using individual and communal Air Source Heat Pump (ASHP) systems will be considered by the council on a case-by-case basis and will depend on the heat loads associated with the development as ASHPs perform better where heat can be delivered using lower flow/return temperatures, and as a result are less suitable in residential buildings which tend to have high heat demands or high hot water demands. There are also operational, control and fuel poverty issues linked to the use of individual air source heat pump systems, which mean that their use is often not suitable in residential developments. Where the use of an</p>	<p>To clarify the council's approach to the use of communal Air Source Heat pumps. A high specification of fabric energy efficiency will ensure the system operates efficiently.</p> <p>To clarify the requirements for minor new-build developments with an individual heating system following the amendments to Part D (formerly part C).</p> <p>To clarify the requirements for the use of individual ASHPs. The decarbonisation of the electricity grid, alongside improvements in ASHP technology, means that when combined with high standards of fabric energy efficient design, ASHPs will generally be the most energy efficient heat source for individual heating systems while also being cost effective.</p>	Main

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			<p>ASHP system is considered to be appropriate for use in a residential development, the council will prefer a communal system to an individual system. The use of individual or communal ASHPs may be acceptable in major and minor non-residential developments, depending on the heat loads involved.</p> <p>6.64. Where the use of ASHPs is considered appropriate, a high specification of fabric energy efficiency will be expected to ensure the system operates efficiently and to reduce peak electricity demand. Where feasible, it must be demonstrated that an ASHP system provides one external point of connection enabling heat and hot water supply from a future heat network system. The appropriateness of individual and communal ASHPs will be considered by the council on a case-by-case basis. The use of ASHPs will continue to be reviewed as Building Regulation carbon factors are updated, and as domestic fossil fuel heating systems are gradually phased out. Islington's Environmental Design SPD contains further information on the use of ASHPs.</p> <p>6.65. Development proposals incorporating variable refrigerant flow (VRF) heat pump systems will be treated in the same way as any other ASHP-based systems, and must also ensure they comply with the overheating and cooling requirements in Policy S6. VRF systems use a refrigerant as the cooling and heating medium and are generally specified to provide both cooling and heating.</p> <p>6.66. Proposals for the use of low-emission CHP systems to support area-wide heat networks will continue to be considered on a case by case basis and will only be acceptable where there is a strategic case for low-emission CHP systems to support the delivery of area-wide heat networks as part of the transition to the use of secondary sources to power heat networks in the long term. Low-emission CHP in this policy refers to those technologies which inherently emit very low levels of NOx.</p> <p>6.67. The use of ultra-low NOx gas boilers as the heat source for the communal heating system of major and larger minor developments will be considered by the council on a case-by-case basis and will only be acceptable where it can be demonstrated that heat network connection and zero-emission or local secondary heat sources are not feasible. Gas will only be considered as the heat source for communally heated developments as part of a hybrid system involving heat pumps. This may be particularly relevant in refurbishments where less can be achieved with the building fabric, and higher heating flow temperatures are therefore needed. The use of direct electric heating as the heat source for a communal heating system will only be acceptable in very exceptional circumstances and is unlikely to be suitable as part of a modern building design.</p> <p>6.68. (formerly 6.67) A key consideration when selecting heat sources that use natural gas is their impact on air quality due to the resulting NOx emissions, with Nitrogen Dioxide (NO2) in particular having a major impact on air pollution. This policy adopts an integrated approach to energy supply to ensure that the selection of heat sources will result in low or zero emissions of both carbon dioxide and NOx. In order to avoid further deterioration of existing poor air quality, all development proposals using CHP in Islington must provide evidence to demonstrate that emissions related to energy generation will be equivalent or lower than those of an ultra-low NOx gas boiler. CHP and ultra-low NOx gas boiler communal or heat network systems must be designed to ensure that they have no significant impact on local air quality.</p>	<p>To clarify that the use of low-emission CHP systems to support the expansion of area-wide heat networks will only be acceptable as part of the planned transition to the use of secondary sources to power heat networks.</p> <p>To clarify when the use of direct electric heating and ultra-low NOx gas boilers may be considered for different types of development.</p>	
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			<p>6.69. The most appropriate low carbon heating systems for use in minor new-build developments with an individual heating system will be Air Source Heat Pumps (ASHPs). A high standard of fabric energy efficiency is particularly important where the use of an individual ASHP is proposed. The use of individual ASHPs as the heat source for minor new-build residential developments will only be acceptable where the development will achieve minimal heat demands. Passivhaus standards or similar are strongly encouraged. The council must be satisfied that operational, control and fuel poverty issues have been minimised. The use of smart energy systems and tariffs should be used to help reduce energy bills.</p> <p>6.70. The use of direct electric heating as the heat source for the individual heating system of a minor development will only be acceptable in exceptional circumstances where it can be demonstrated that an ASHP is not feasible. Due to the high running costs associated with direct electric heating, such systems will only be acceptable where the building has been designed to have a very high standard of fabric energy efficiency (Passivhaus standards or similar) and heat demand has been reduced to a very low level. The use of ultra-low NOx gas boilers as the heat source for the individual heating system of a minor development will only be acceptable in exceptional circumstances where it can be demonstrated that an ASHP or direct electric heating is not feasible.</p>		
SDM-MO121	206	Paragraph 6.75 (formerly 6.72)	<p><i>Amend text as follows:</i></p> <p>In order to minimise fuel poverty linked to energy prices, the consequences of energy supply decisions at the planning stage must be assessed not only in terms of carbon efficiency, but also in terms of the likely energy supply prices. This is particularly important in the context of promoting low carbon heating systems because some systems, such as direct electric heating, can be low carbon while also leading to high energy bills. Part FE of this policy seeks to resolve this by requiring all residential developments to estimate the anticipated heat unit supply price (£/kWh), annual standing charge and estimated annual maintenance costs of their proposed heating system; and requiring major applications to provide estimates of the life cycle costs of the proposed heating system using CIBSE quoted plant lifetimes.</p>	Update to take account of changes to policy references following modifications.	Minor
SDM-MO122	206-207	Paragraphs 6.78 and 6.79 (formerly 6.75)	<p><i>Amend former 6.75 to divide into two paragraphs and amend the text as follows:</i></p> <p>6.78 The Council will assess whether a development can reasonably connect to an existing heat network or can be designed to connect to a planned heat network based on a feasibility assessment, which must be submitted (as part of the SDCS) at the earliest possible stage of the planning process, ideally at pre-application stage. The feasibility assessment will assess the technical feasibility of a development’s heat demand being supplied in part or wholly through connection to a heat network, and the financial reasonableness of the proposed connection charges.</p> <p>6.79 The feasibility assessment will be carried out using a whole life-cycle assessment methodology, including maintenance requirements, to be outlined by the council. A whole life-cycle assessment methodology will enable the council to make a fair comparison between heat networks and other heat source options. Further guidance on what will be expected as part of a whole-cycle assessment methodology will be provided in a revision of the Environmental Design SPD and/or Net Zero Carbon SPD. The Council, or relevant Energy Service Company, will provide relevant information to inform the feasibility</p>	The new text clarifies that major developments should assess the feasibility of heat network connection using a whole life-cycle assessment methodology which captures a building’s operational emissions from energy consumption as well as its embodied emissions. This will enable the council to make a fair comparison between carbon emissions associated with heat	Main

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			<p>assessment, including an assessment of the approximate cost of connection. Feasibility assessments must consider a range of factors, including:</p> <ul style="list-style-type: none"> the size and use class of the development, and the associated heat load and energy demands; the capability of the network to supply part or all of the heat demand; the location of the development and the distance to network pipes; physical barriers e.g. roads and railways; other developments in the vicinity that may also be required to connect to the network; and an assessment of the financial implications of connection, using a Whole Life Costing methodology. 	network connection and other heat source options.	
SDM-MO123	207	Paragraph 6.80 (formerly 6.76)	<p><i>Amend text as follows:</i></p> <p>Where connection of a development to an existing or future planned heat network is required in accordance with Parts GF and HG of this policy, and is deemed to be feasible, developers are required to commit to connection prior to occupation via a Section 106 agreement for major developments, and a Unilateral Undertaking for minor developments. The legal agreement will include provision for a reasonable financial contribution to the Council to enable connection and the submission of an updated energy strategy prior to implementation. Major developments located within 500 metres of a planned future heat network are required to be designed to be able to connect to that network in the future, in accordance with Part HG of this policy.</p>	To take account of lettering change due to addition of new Part C.	Minor
SDM-MO124	208	Policy S5 supporting text	<p><i>Insert new paragraph after 6.84 (formerly 6.80):</i></p> <p>The council will produce a Zero Carbon SPD to assist with the implementation of the council’s planning policies as part of the council’s wider net zero commitment. Policies S1-S5 cover an area where changes in technology, national policy, best practice and guidance is evolving quickly. These changes will be kept under review with further guidance produced, where required, to set out how these policies should be applied.</p>	Update to provide link to future guidance.	Main
SDM-MO125	222	Paragraph 6.118	<p><i>Amend text as follows:</i></p> <p>This means that in the majority of cases Part (a) of the Exception Test will not be required as it can be demonstrated that met when any potential flood risk will be outweighed by other sustainability factors; and the fact. A site specific flood risk assessment can help determine whether part (b) of the Exceptions Test can be met. Part (b) of the Exceptions Test will be met when it can be demonstrated that the development will be safe during its lifetime, considering climate change, without increasing flood risk elsewhere and where possible reduce flood risk overall. This can be achieved through the use of mitigation and adaptation measures.</p>	Clarification to ensure the requirements of the Exception Test are clear. In response to representations from the Environment Agency.	Minor
SDM-MO126	224	Policy S9, Part C	Development proposals for impermeable paving will be resisted, including on small surfaces such as front gardens and driveways, unless they can demonstrate that the level of run-off will not exacerbate flood risk in the area, either both direct and cumulative risk.	Error. Clarification that direct and cumulative risk should be considered.	Minor

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SDM-MO127	225	Policy S9, Part G	<p><i>Amend text as follows:</i></p> <p>Major developments involving works to an existing building are encouraged to should reduce run-off rates for the site as a whole, rather than focusing solely on new buildings.</p>	Clarification to ensure major developments utilise opportunities to reduce run-off rates.	Main
SDM-MO128	226	Policy S9, Part O	<p><i>Amend text as follows:</i></p> <p>The development of land affected by contamination must not create unacceptable risks to human health and the wider environment, including local water resources. Assessment and adequate treatment remediation of any contaminated land must be carried out before any development commences on site.</p>	In response to representations from the Environment Agency	Minor
SDM-MO129	229	Paragraph 6.147	<p><i>Amend text as follows:</i></p> <p>Full Preliminary details of the proposed decontamination will be required as part of any planning application before it is considered.</p>	In response to representations from the Environment Agency	Minor
SDM-MO130	231	Policy S10, part G	<p><i>Amend text as follows:</i></p> <p>All developments are required to take all possible measures to minimise the impact of construction on the environment and comply with Islington's Code of Practice for Construction Sites.</p>	For clarity. In response to representations from the Environment Agency	Minor

7 Public Realm and Transport

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason	Main or minor modification
SDM-MO131	233 - 235	Policy T1 supporting text	<p><i>Add the following paragraph after 7.1:</i></p> <p>The Islington Transport Strategy was adopted on 26 November 2020. It sets the Council's vision for a fairer, healthier, safer, greener transport environment in the borough by 2041. Its overarching themes are the delivery of People Friendly Streets, Vision Zero and a borough wide programme of Low Traffic Neighbourhoods. The Low traffic neighbourhoods are a long term initiative that restrict through traffic to create more space for pedestrians and cyclists on local streets. Through traffic is traffic that is simply taking a short cut through a local area but has no origin or destination within that area.</p>	To reflect the recently adopted Islington Transport Strategy and respond to representations from Islington Living Streets	Main
SDM-MO132	235	Policy T2 supporting text	<p><i>Amend text as follows:</i></p> <p>7.11 The Local Plan promotes sustainable transport choices in order to mitigate the impact of developments on the environment, improve air quality, reduce health impacts, respond to congestion affecting roads and public transport, and promote healthier lifestyles. Walking is a priority mode of transport; development proposals must be designed from the outset to facilitate walking to and from the development, in line with the Council's Inclusive Landscape Design and Streetbook SPDs, as well as the Mayor's Transport Strategy and TfL's Healthy Streets Indicators.</p> <p>7.15 The Council supports cycling infrastructure improvements that adhere to guiding principles and achieve the good design outcomes set out in the London Cycling Design Standards.</p>	Transport for London Statement of Common Ground	Minor
SDM-MO133	238	Paragraph 7.17	<p><i>Amend as follows:</i></p> <p>The lack of secure and accessible cycle parking is commonly recognised as one of the main barriers to cycling. Cycle parking – including accessible cycle parking spaces for mobility bicycles and tricycles, for cyclists with disabilities, as well cycles for parents with children - must be provided as part of development proposals, including, but not limited to, uses within the E(a) and F2(a) A4 (shops), E(c) A2 (financial and professional services), E(b) A3 (restaurants and cafés), E(c) B4 (offices), D1 (non-residential institutions), D2 F2(b) and E(d) (assembly and leisure) and Sui Generis Use Classes. Cycle parking provision (including accessible parking and visitor parking) must be provided in line with Appendix 4.</p>	In response to the Use Class Order and reflecting TfL SOCG	Minor
SDM-MO134	245	Policy T5, part A	<p><i>Amend text as follows:</i></p> <p>A. Delivery and Servicing Plans will be required for developments that may impact on the operation of the public highway, private roads, the public realm and/or the amenity of residents and businesses, by virtue of likely vehicle movements. These plans must demonstrate how safe, clean and efficient deliveries and servicing has been facilitated and any potential impacts will be mitigated and Delivery and Servicing Plans will be required to assess the ongoing freight impact of the development and minimise and mitigate the impacts of this on the transport system.</p>	Clarification to be consistent with the London Plan	Main

Local Plan – Strategic and Development Management Policies Modifications

SDM-MO135	245	Policy T5, new part C Other clauses references to be updated	<p><i>Add new part C as follows:</i></p> <p>Proposals for uses which generate deliveries to end customers as part of their operation (for example, retail and restaurants) must prioritise non-motorised sustainable modes of transport. Such proposals are required to robustly demonstrate that all options for non-motorised sustainable modes, such as cargo cycles have been fully explored and have been maximised before exploring motorised modes. Following this, ‘clean’ vehicles (such as electric vehicles) should be used unless there are exceptional reasons why this is not possible.</p>	Clarification and update for consistency with Islington’s Transport Strategy.	Main
SDM-MO136	245	Policy T5	<p><i>Add new part, after part D as follows:</i></p> <p>Proposals within LSISs and other development incorporating vehicle usage as an integral part of industrial operations should facilitate sustainable freight movement, including demonstrating opportunities to maximise use of more sustainable, non-motorised modes of transport, including for deliveries and servicing.</p>	Clarification for consistency with the London Plan and Islington’s Transport Strategy	Main
SDM-MO137	247	New paragraph	<p><i>Add new supporting paragraph after paragraph 7.52 as follows:</i></p> <p>Through the Council’s Transport Strategy, the council is committed to reducing the number of vehicle trips in the borough. Promoting sustainable freight movement within the borough will be a key part of this. The council has a committed to developing a freight consolidation strategy to reduce the impact of deliveries and where these are made, wherever possible, this is done through non-motorised means. Development should investigate how sustainable and non-motorised modes can be maximised through their design as well as how motorised vehicle trips can be reduced (this includes developments that generate deliveries, for example restaurants and supermarkets or any other form of activity which involves delivering to costumers). Measures can include parking, end of trip facilities, last mile delivery considerations as well as freight consolidation to optimise vehicular movements. Details should be set out in a Transport Assessment/Transport Statement as appropriate. Further guidance may be provided on this.</p>	Clarification and update to link to the Transport Strategy.	Main

8 Design and Heritage

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason	Main or minor modification
SDM-MO138	255	Policy DH2 Heritage Assets Part B Conservation Areas	<p><i>Amend text as follows:</i></p> <p>Development within conservation areas and their settings – including alterations to existing buildings and new development - must conserve and or enhance the significance of the area, and must be of a high quality contextual design. Proposals that harm the significance of a conservation area must provide clear and convincing justification for the harm; where proposals will cause substantial harm to the significance of a conservation area, they will be strongly resisted.</p>	<p>To ensure DH2 is consistent with the duty in the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>In response to the representation from Lion Portfolio.</p> <p>To ensure consistency with Policy DH1.</p>	Minor
SDM-MO139	253	Figure 8.1	<p><i>Figure 8.1 to be updated with replacement map which does not depict St John's Gate as a scheduled monument. St John's Gate has been de-scheduled (as a historic monument). It remains a grade I listed building.</i></p>	<p>In response to representation from Historic England</p>	Minor

Local Plan – Strategic and Development Management Policies Modifications

SDM-MO140	257	Paragraph 8.34	<p><i>Amend text as follows:</i></p> <p>There are two scheduled monuments in the borough — St. John’s Gate and the Nunnery of St. Mary de Fonte. These are identified on the Policies Map.</p> <p>There is one scheduled monument in the borough – the Benedictine nunnery of St Mary, Clerkenwell, which is identified on the Policies Map.</p>	<p>In response to representation from Historic England</p> <p>St John’s Gate has been de-scheduled (as a historic monument). It remains a grade I listed building.</p>	Main
SDM-MO141	257	Paragraph 8.32	<p><i>Add footnote:</i></p> <p>“The following Archaeological Priority Areas^x are identified on the Policies Map”</p>	<p>In response to HE Regulation 19 comments</p>	Minor

Local Plan – Strategic and Development Management Policies Modifications

			<p>* Further information on Archaeology Priority Areas is available at: https://historicengland.org.uk/content/docs/planning/apa-islington/</p>		
SDM-MO142	258	Paragraph 8.35	<p><i>Amend text as follows:</i></p> <p>All planning applications likely to affect important archaeological remains are required to include an Archaeological Assessment and may require trial excavations to establish the significance and vulnerability of surviving remains. Historic England recommend pre-application consultation with the Greater London Archaeological Advisory Service (Historic England) for all development sites over 0.5 hectares and for smaller development sites in Archaeological Priority Areas.</p> <p>Footnote: Refer to GLAAS consultation guidelines at https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/</p>	In response to representation from Historic England	Minor
SDM-MO143	266	Policy DH3 Tall Buildings Part F	<p><i>Amend text as follows:</i></p> <p>All proposals for tall buildings must mitigate the individual and cumulative visual, functional and environmental impacts on the surrounding and wider context, and fully satisfy all the following criteria.</p> <p>Tall buildings must be high quality in accordance with policy PLAN1. Designs for tall buildings must consider the individual and cumulative visual, functional, and environmental impacts, avoid negative impacts through good design, and mitigate any remaining negative impacts as far as possible. The following criteria must be fully satisfied:...</p>	Clarification	Main

9 Strategic Infrastructure

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason	Main or minor modification
SDM-MO144	285	Paragraph 9.4	<i>Add additional text as follows:</i> Developer contributions may be secured retrospectively where it has been necessary to forward fund infrastructure projects.	In response to representations from the Department for Education.	Main
SDM-MO145	285	Paragraph 9.6	<i>Add additional text as follows:</i> Should future demand for school places exceed supply, infrastructure costs will be sought through CIL.	In response to representations from the Department for Education.	Minor
SDM-MO146	286	Paragraph 9.11	<i>Add additional text as follows:</i> In line with the plan the safeguarded Hornsey Street Re-use and Recycling Centre is identified on the Policies Map.	Clarification	Main
SDM-MO147	287	Policy ST3: Telecommunications, communications and utilities equipment, Part C	<i>Amend text as follows:</i> Applications for mobile phone network development must demonstrate that they have followed and are in accordance with the Code of Best Practice on Mobile Network Development in England or subsequent similar guidance, and the latest TfL Streets toolkit guidance.	In response to TfL City Planning Regulation 19 response	Minor
SDM-MO148	287	Paragraph 9.12	<i>Amend text as follows:</i> In general, it is not acceptable to locate satellite dishes and other telecommunications and utilities equipment on the front of buildings and other locations where they are visible from the public realm. On-street location of telecommunications boxes and other utilities equipment should be avoided. Where this is not possible, equipment must be designed and located to prevent street clutter and conflict with pedestrian movement and street furniture. conflict with pedestrian and cycle movement, and street furniture.	In response to Cycle Islington response	Minor

10 Monitoring

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason	Main or minor modification																																			
SDM-MO149	284	Monitoring	<p><i>Add additional text after paragraph 10.7 as follows:</i></p> <p>Whilst the AMR will report on a broad range of indicators that will be updated over time and reflect on new and changing sources of data, some of the key indicators that cover a range of policies within the plan and that will be used to help with monitoring are set out below. Further information on monitoring is also set out in the Site Allocations document and Bunhill and Clerkenwell Area Action Plan.</p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Key Indicator</th> <th>Target/milestone (if applicable)</th> <th>Relevant policy</th> </tr> </thead> <tbody> <tr> <td>SDM1</td> <td>Number of homes and amount of business floorspace completed in spatial strategy areas (cumulative totals)</td> <td></td> <td>SP1-SP8</td> </tr> <tr> <td>SDM2</td> <td>Housing completions and net change</td> <td>Progress in meeting the 10 year housing target set out in the London Plan (775 per year and 7750 overall)</td> <td>H2: New and existing conventional housing</td> </tr> <tr> <td>SDM3</td> <td>Mix of dwelling sizes in completed developments</td> <td>Development to be in line with housing mix priorities set out in table 3.2</td> <td></td> </tr> <tr> <td>SDM4</td> <td>1. Gross and net affordable housing completions for major developments</td> <td>1. 50% of total net additional homes to be genuinely affordable over the plan period.</td> <td rowspan="2">H3: Genuinely affordable housing</td> </tr> <tr> <td>SDM5</td> <td>2. Affordable housing contributions secured for minor schemes (permitted)</td> <td>2. Contributions secured in the monitoring year.</td> </tr> <tr> <td>SDM6</td> <td>Non-self-contained units completed by type: (i) within sites identified for student accommodation development; and (ii) outside sites identified for student accommodation</td> <td>No new purpose built student accommodation on sites outside those allocated or sites with existing purpose built student accommodation</td> <td>H6: Purpose-built Student Accommodation</td> </tr> <tr> <td>SDM7</td> <td>Progress in meeting identified needs for Gypsy and Traveller Accommodation</td> <td>Written update to provide annually on progress against policy objectives.</td> <td>H12: Gypsy & Traveller Accommodation</td> </tr> <tr> <td>SDM8</td> <td>Business floorspace completed (and net change) in major developments within (i) CAZ and Bunhill and Clerkenwell AAP (ii) CAZ fringe Spatial Strategy areas – Angel and Upper Street; and King’s Cross and Pentonville Road</td> <td></td> <td>B1: Delivering business floorspace</td> </tr> </tbody> </table>	Reference	Key Indicator	Target/milestone (if applicable)	Relevant policy	SDM1	Number of homes and amount of business floorspace completed in spatial strategy areas (cumulative totals)		SP1-SP8	SDM2	Housing completions and net change	Progress in meeting the 10 year housing target set out in the London Plan (775 per year and 7750 overall)	H2: New and existing conventional housing	SDM3	Mix of dwelling sizes in completed developments	Development to be in line with housing mix priorities set out in table 3.2		SDM4	1. Gross and net affordable housing completions for major developments	1. 50% of total net additional homes to be genuinely affordable over the plan period.	H3: Genuinely affordable housing	SDM5	2. Affordable housing contributions secured for minor schemes (permitted)	2. Contributions secured in the monitoring year.	SDM6	Non-self-contained units completed by type: (i) within sites identified for student accommodation development; and (ii) outside sites identified for student accommodation	No new purpose built student accommodation on sites outside those allocated or sites with existing purpose built student accommodation	H6: Purpose-built Student Accommodation	SDM7	Progress in meeting identified needs for Gypsy and Traveller Accommodation	Written update to provide annually on progress against policy objectives.	H12: Gypsy & Traveller Accommodation	SDM8	Business floorspace completed (and net change) in major developments within (i) CAZ and Bunhill and Clerkenwell AAP (ii) CAZ fringe Spatial Strategy areas – Angel and Upper Street; and King’s Cross and Pentonville Road		B1: Delivering business floorspace	To provide further clarification about how the plan will be monitored.	Main
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Local Plan – Strategic and Development Management Policies Modifications

			(iii) Priority Employment Locations (PELs)		
			SDM9 Town centre uses completed within Town Centres, and within the Bunhill and Clerkenwell AAP area		Policy R1: Retail, leisure and services, culture and visitor accommodation
			SDM10 Proportion of units within each Town Centre that are vacant	Trend in vacant units over time	Policy R3: Islington's Town Centres
			SDM11 Proportion of units within each Local Shopping Area that: (i) are in class E use; (ii) are vacant; (iii) have changed to C3 use within the monitoring year.	(i) Percentage change from previous year (ii) No target (iii) Zero	Policy R4: Local Shopping Areas
			SDM12 Public houses gained and lost (completions)		Policy R11: Public Houses
			SDM13 Visitor accommodation change (completions) in schemes and bed spaces in identified locations and outside of identified locations		Policy R12: Visitor accommodation
			SDM14 Proportion of completed new hotel rooms that are wheelchair accessible		
			SDM15 Designated public open space gains and losses (sqm) (completions)	No loss	G2: Protecting open space
			SDM16 On-site carbon reduction achieved for major development	To achieve minimum target for on-site reduction on average.	S4: Minimising greenhouse gas emissions
			SDM17 Offsetting contributions from completed new developments	Overall amount of offset contributions in a monitoring year.	
			SDM18 Major developments (completions) that have: 1. Connected to a heat network. 2. Where there is a Commitment to connect to a future network		S5: Energy infrastructure
			SDM19 Annual mean air pollution levels for nitrogen dioxide and PM10	Reduction	S7: Improving Air Quality
			SDM20 Circular Economy Statements for referable applications (permissions)	Performance against metrics and targets set out in GLA circular economy statement guidance.	S10: Circular Economy and Adaptive Design
			SDM21 Change in mode share	Increase in mode share of sustainable transport modes over time.	T1: Enhancing the public realm and sustainable transport
			SDM22 S106 contributions for accessible parking bays		T3: Car-free development

Local Plan – Strategic and Development Management Policies Modifications

			SDM23	Additions and removals from the Historic England Buildings at Risk Register	No target	DH2: Heritage assets		
			SDM24	Tall buildings completed in identified locations and outside of identified locations	All new tall buildings to developed in locations identified in DH3	DH3: Building heights		
			SDM25	Review the Infrastructure Delivery Plan on a regular basis		ST1: Infrastructure Planning and Smarter City Approach		

11 Appendices

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason	Main or minor modification
SDM-MO150	285	Appendix 1: Marketing and Vacancy Criteria	<p><i>Amend text as follows:</i></p> <p><u>Additional considerations in relation to Class E</u></p> <p>For proposals that are marketed within class E it will be important that the existing use plus all uses within class E are specified in order to robustly demonstrate there is no demand for the floorspace. A log should be provided evidencing the range of uses advertised, prices advertised and all offers received, this should be accompanied by a signed declaration. Where specific Class E uses are not marketed or are excluded from marketing due to site specific or local circumstances this should be robustly justified. Where a property is vacant and is being marketed, if a new occupier is found the council encourages properties to be brought back into commercial use as soon as possible to avoid unnecessary vacancy.</p> <p>Where a specific use or uses is conditioned, for example within Class E, six months of marketing for the specific use will be required to demonstrate that there is no longer demand for the use(s) it was secured for. In this instance there is no requirement for the premises to be vacant.</p> <p>Marketing and vacancy criteria will be kept under review and may need to be changed over time – this will be done through guidance.</p>	Clarification in response to changes to Use Class Order	Main
SDM-MO151	287	Appendix 2: Noise and vibration	<p><i>Amend text as follows:</i></p> <p>22. Any development which includes residential floorspace adjacent to non-residential uses must submit an assessment of the internal sound transfer, including for any development which may increase noise impacts in existing multi-use buildings. Some examples of where an assessment would be required are:</p> <ul style="list-style-type: none"> • a new development incorporating an A4 bar (Sui Generis) on the ground floor and residential flats above; • conversion of an existing ground floor premises A1 shop to an A3 restaurant where there is an existing residential flat above; or • conversion of an office sharing a party wall with a light industrial use into a residential dwelling • conversion of an existing ground floor shop to a gym or nursery where there is an existing residential flat above <p>23. In some cases, an airborne sound insulation standard will be specified rather than requiring compliance with a noise rating criterion.</p>	Updated to reflect Use Classes Order changes.	Main

Local Plan – Strategic and Development Management Policies Modifications

			<p>24. Party walls, floors and ceilings between the non-residential premises and residential floorspace should be designed to achieve the following minimum airborne sound insulation weighted standardised level difference:</p> <ul style="list-style-type: none"> • For A4 premises drinking establishments, D4\D2-Sui Generis/F.2- premises such as places of worship, concert halls, community space for hire or B2\B8 industrial premises, standards will be judged on a case by case basis depending on the exact nature of the use. Greater than 60dB DnT,w + Ctr is likely to be necessary • For cafes and restaurants A3 or A5-Take away premises or large A1-cafes, shops and supermarkets: At least 55dB DnT,w + Ctr <p>25. Where non-residential uses are placed above residential floorspace or high impact generating uses such as gyms are placed on the ground floor and residential above there are likely to be impact noise issues. An impact sound insulation limit will be specified. These will be determined on a case by case basis and in such cases specialist advice and assessment will be necessary.</p>																														
SDM-MO152	293	Appendix 3 – Table A3.1	<p><i>Amend table as follows:</i></p> <p>Table A3.1: Thresholds for Transport Assessments and Full Travel Plans</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Threshold</th> </tr> </thead> <tbody> <tr> <td>A4E(a) Retail</td> <td>Equal or more than 1,000sqm</td> </tr> <tr> <td>A2E(c)i Financial Services</td> <td>Equal or more than 1,000sqm</td> </tr> <tr> <td>A3/A4/A5E(b)/Sui Generis hot food takeaway</td> <td>Equal or more than 750sqm</td> </tr> <tr> <td>B4B2/B8/E(c) / E(g)</td> <td>Equal or more than 2,500sqm</td> </tr> <tr> <td>C1 Hotels</td> <td>Equal or more than 50 beds</td> </tr> <tr> <td>C3 Residential</td> <td>Equal or more than 50 residents</td> </tr> <tr> <td>D4E(e) Hospitals/medical centres*</td> <td>Equal or more than 50 staff</td> </tr> <tr> <td>D4F1(a) Schools</td> <td>All developments to have a school travel plan</td> </tr> <tr> <td>D4F1(a) Higher and further education</td> <td>Equal or more than 2,500sqm</td> </tr> <tr> <td>D4F1(c) and F1(e) Museum/gallery</td> <td>Equal or more than 100,000 visitors annually</td> </tr> <tr> <td>D4F1(f) Places of worship</td> <td>Equal or more than 200 members/regular attendees</td> </tr> <tr> <td>D2E(d), F(c-d) and Sui Generis Assembly and Leisure</td> <td>Equal or more than 1,000sqm</td> </tr> <tr> <td>General Class E (unspecified activity)</td> <td>Equal or more than 750sqm</td> </tr> </tbody> </table> <p><i>*It is mandatory for NHS trusts to have travel plans, required by separate Department of Health and Social Care guidance.</i></p>	Use	Threshold	A4E(a) Retail	Equal or more than 1,000sqm	A2E(c)i Financial Services	Equal or more than 1,000sqm	A3/A4/A5E(b)/Sui Generis hot food takeaway	Equal or more than 750sqm	B4B2/B8/E(c) / E(g)	Equal or more than 2,500sqm	C1 Hotels	Equal or more than 50 beds	C3 Residential	Equal or more than 50 residents	D4E(e) Hospitals/medical centres*	Equal or more than 50 staff	D4F1(a) Schools	All developments to have a school travel plan	D4F1(a) Higher and further education	Equal or more than 2,500sqm	D4F1(c) and F1(e) Museum/gallery	Equal or more than 100,000 visitors annually	D4F1(f) Places of worship	Equal or more than 200 members/regular attendees	D2E(d), F(c-d) and Sui Generis Assembly and Leisure	Equal or more than 1,000sqm	General Class E (unspecified activity)	Equal or more than 750sqm	In response to the Use Class Order and reflecting TfL SOCG	Main
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SDM-MO153	293	Appendix 3	<p><i>Insert the following paragraph after paragraph 3:</i></p> <p>4. Unspecified Class E activities need a transport assessment for premises larger than 750sqm. This new threshold is designed to ensure that the flexibility of Class E does not result in unintended negative transport impacts. When Class E activities are specified, specific thresholds apply.</p>	In response to changes to the Use Class Order	Main																												

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SDM-MO154	294	Appendix 3, footnote 62	Update URL to: https://tfl.gov.uk/info-for/urban-planning-and-construction/guidance-for-applicants	In response to TfL City Planning Regulation 19 response	Minor																	
SDM-MO155	295	Appendix 3, footnote 63	Update URL to: https://tfl.gov.uk/info-for/urban-planning-and-construction/guidance-for-applicants	In response to TfL City Planning Regulation 19 response	Minor																	
SDM-MO156	296	Appendix 4	<p><i>Insert the following paragraphs after paragraph 2:</i></p> <p>3. The table below describes minimum cycle parking standards. The nature and amount of cycle parking required varies by use. For instance within Class E, the needs for long or short stay cycle parking, as well as the amount will vary depending on whether a development caters for an office or a retail use. An office would be expected to provide more long stay parking, while a store should provide more short stay cycle parking.</p> <p>4. These differing standards within Class E or Class F mean that cycle parking needs to be delivered in a way which can easily be adapted to respond to the different activities within the same land use category. The Council therefore expects provision of cycle parking to be mainly located at ground floor, in a way that provides flexibility between short and long stay, and support the flexibility of activities sought by Class E.</p> <p>5. Where unspecified Class E activities are proposed developers should provide cycle parking in line with the requirement below and in a way which facilitates switching from long stay to short stay cycle parking based on changing activity needs. Flexibility is essential to ensure different uses can be adequately provided for and to adapt to different uses over time.</p>	In response to the Use Classes Order and reflecting TfL SOCG	Main																	
SDM-MO157	296	Appendix 4, Table A4.1,	<p><i>Amend table as follows:</i></p> <p>Table A4.1: Minimum cycle parking standards (excluding circulation space)</p> <table border="1"> <thead> <tr> <th>Use class</th> <th>Use</th> <th>Spaces per member of staff or resident (GIA) of which 20% accessible</th> <th>Spaces per visitors or customers (GIA) of which 20% accessible</th> <th>Spatial equivalent – standard cycle</th> <th>Spatial equivalent – accessible cycle</th> </tr> </thead> <tbody> <tr> <td rowspan="2">A+E(a) / E(b)</td> <td>Retail - food</td> <td>from a threshold of 100sqm: 1 per 175sqm</td> <td>First 750sqm, from a threshold of 100sqm: 1 space per 20sqm. Beyond 750sqm, 1 space per 150sqm</td> <td>1sqm</td> <td>2sqm</td> </tr> <tr> <td>Retail – non food</td> <td>from a threshold of 100sqm: 1 per 250sqm. Beyond 1000sqm, 1 space per 1000sqm</td> <td>First 1000sqm, from a threshold of 100sqm: 1 space per 60sqm. Beyond 1000sqm, 1 space per 500sqm</td> <td>1sqm</td> <td>2sqm</td> </tr> </tbody> </table>	Use class	Use	Spaces per member of staff or resident (GIA) of which 20% accessible	Spaces per visitors or customers (GIA) of which 20% accessible	Spatial equivalent – standard cycle	Spatial equivalent – accessible cycle	A+E(a) / E(b)	Retail - food	from a threshold of 100sqm: 1 per 175sqm	First 750sqm , from a threshold of 100sqm: 1 space per 20sqm. Beyond 750sqm, 1 space per 150sqm	1sqm	2sqm	Retail – non food	from a threshold of 100sqm: 1 per 250sqm. Beyond 1000sqm, 1 space per 1000sqm	First 1000sqm , from a threshold of 100sqm: 1 space per 60sqm. Beyond 1000sqm, 1 space per 500sqm	1sqm	2sqm	In response to Groveworld Regulation 19 response, TfL SOCG and Use Classes Order changes.	Main
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Local Plan – Strategic and Development Management Policies Modifications

			A2E(c)	Financial and professional services	from a threshold of 100sqm: 1 per 175sqm	from a threshold of 100sqm: 1 space per 20sqm	1sqm	2sqm		
			A3E(b)	Restaurants and cafés	1 per 175sqm	from a threshold of 100sqm: 1 space per 20sqm	1sqm	2sqm		
			A4Sui Generis	Drinking establishments	1 per 175sqm	from a threshold of 100sqm: 1 space per 20sqm	1sqm	2sqm		
			A5Sui Generis	Hot food takeaways	1 per 175sqm	from a threshold of 100sqm: 1 space per 20sqm	1sqm	2sqm		
			B1(a)E(c) / E(g)	Offices	1 per 75sqm	First 5000sqm: 1 space per 500sqm. Thereafter: 1 space per 5000sqm	1sqm	2sqm		
			E(c) / E(g)	Other	1 per 250sqm	1 space per 1000sqm	1sqm	2sqm		
			B2	General industry	1 per 500sqm	1 space per 1000sqm	1sqm	2sqm		
			B8	Storage and distribution	1 per 500sqm	1 space per 1000sqm	1sqm	2sqm		
			C1	Hotels	1 per 20 bedrooms	1 space per 50 bedrooms	1sqm	2sqm		
			C1	Hotels (Sui Generis)	1 per 20 bedrooms	1 space per 50 bedrooms	1sqm	2sqm		
			C1C2	Hospitals	1 space per 5 FTE staff	1 space per 30 FTE staff	1sqm	2sqm		
			C1C2	Care homes / secure accommodation	1 space per 5 FTE staff	1 space per 20 bedrooms	1sqm	2sqm		
			C3-C4	Housing	1 per studio or 1 person dwelling, 1.5 per 2 persons 1 bedroom dwelling , 2 spaces per all other dwellings	5 space per 40 dwellings, thereafter: 1 space per 40 dwellings	1sqm	2sqm		
				Specialist older people housing	1 per 10 bedrooms	1 space per 40 bedrooms	1sqm	2sqm		

Local Plan – Strategic and Development Management Policies Modifications

			<table border="1"> <tr> <td>C4</td> <td>Student accommodation</td> <td>0.75 spaces per bedroom</td> <td>1 space per 40 bedrooms</td> <td>1sqm</td> <td>2sqm</td> </tr> <tr> <td rowspan="7">D4E(e-f) / F1</td> <td>Nurseries</td> <td>1 space per 8 staff and 1 per 8 pupils</td> <td>X</td> <td>1sqm</td> <td>2sqm</td> </tr> <tr> <td>Schools</td> <td>1 per 8 staff plus 1 per 8 students</td> <td>1 space per 100 students</td> <td>1sqm</td> <td>2sqm</td> </tr> <tr> <td>Higher education</td> <td>1 per 4 staff plus 1 per 20 peak time students</td> <td>1 space per 7 students</td> <td>1sqm</td> <td>2sqm</td> </tr> <tr> <td>Libraries or churches (for staff and visitors)</td> <td>1 per 8 staff</td> <td>1 space per 100sqm</td> <td>1sqm</td> <td>2sqm</td> </tr> <tr> <td>Health facilities/clinics (for staff and visitors)</td> <td>1 per 5 staff</td> <td>1 space per 3 staff</td> <td>1sqm</td> <td>2sqm</td> </tr> <tr> <td>Community centres (for staff and visitors)</td> <td>1 per 3 staff</td> <td>1 space per 100sqm</td> <td>1sqm</td> <td>2sqm</td> </tr> <tr> <td rowspan="2">D2E(d) / F(c-d)</td> <td>Theatres and cinemas</td> <td>1 per 8 staff</td> <td>1 space per 30 seats</td> <td>1sqm</td> <td>2sqm</td> </tr> <tr> <td>Leisure and sports</td> <td>1 per 8 staff</td> <td>1 space per 100sqm</td> <td>1sqm</td> <td>2sqm</td> </tr> <tr> <td>General Class E</td> <td>Unspecified activity</td> <td colspan="2">Provision to be delivered at ground floor to ensure flexibility.</td> <td>1sqm</td> <td>2sqm</td> </tr> <tr> <td></td> <td></td> <td colspan="2">First 1,000sqm: 1 space per 20sqm</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td colspan="2">Beyond first 1,000: 1 space per 65sqm</td> <td></td> <td></td> </tr> <tr> <td>Sui Generis</td> <td colspan="5">As per most relevant other standard.</td> </tr> <tr> <td>Stations</td> <td colspan="5">To be considered on a case by case basis in liaison with TfL.</td> </tr> </table>	C4	Student accommodation	0.75 spaces per bedroom	1 space per 40 bedrooms	1sqm	2sqm	D4E(e-f) / F1	Nurseries	1 space per 8 staff and 1 per 8 pupils	X	1sqm	2sqm	Schools	1 per 8 staff plus 1 per 8 students	1 space per 100 students	1sqm	2sqm	Higher education	1 per 4 staff plus 1 per 20 peak time students	1 space per 7 students	1sqm	2sqm	Libraries or churches (for staff and visitors)	1 per 8 staff	1 space per 100sqm	1sqm	2sqm	Health facilities/clinics (for staff and visitors)	1 per 5 staff	1 space per 3 staff	1sqm	2sqm	Community centres (for staff and visitors)	1 per 3 staff	1 space per 100sqm	1sqm	2sqm	D2E(d) / F(c-d)	Theatres and cinemas	1 per 8 staff	1 space per 30 seats	1sqm	2sqm	Leisure and sports	1 per 8 staff	1 space per 100sqm	1sqm	2sqm	General Class E	Unspecified activity	Provision to be delivered at ground floor to ensure flexibility.		1sqm	2sqm			First 1,000sqm: 1 space per 20sqm						Beyond first 1,000: 1 space per 65sqm				Sui Generis	As per most relevant other standard.					Stations	To be considered on a case by case basis in liaison with TfL.						
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SDM-MO158	296	Appendix 4, Table A4.1, column two	<i>Amend text within table heading as follows:</i> GIAGEA			In response to TfL City Planning Regulation 19 response	Minor																																																																												
SDM-MO159	296	Appendix 4, Table A4.1, column three	<i>Amend text within table heading as follows:</i> GIAGEA			In response to TfL City Planning Regulation 19 response	Minor																																																																												
SDM-MO160	N/A	Appendix 5: Social Value self-assessment	<i>Add following social value benefit as new ref 15 in table:</i>			In response to FFI	Main																																																																												

Local Plan – Strategic and Development Management Policies Modifications

			Promote low carbon behaviour in the operation and use of the building to reduce carbon emissions.		
SDM-MO161	333	Appendix 9: Glossary and abbreviations; Term: Affordable Workspace	<i>Amend text as follows:</i> Business floorspace/workspace which is leased to the Council at a peppercorn rate for a specified period and managed by a Council approved operator, including the Council itself . Affordable workspace should be let to end occupiers at rents significantly below the prevailing market rent for the specific sector and/or location. Actual rental values will be considered on a case-by-case basis through the Council's Affordable Workspace Commissioning Process.	Clarification	Minor
SDM-MO162	335	Appendix 9: Glossary and abbreviations Term: Business floorspace/buildings/development/uses	<i>Amend text as follows:</i> Amend text as follows: Office, research and development and light industrial aActivities 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.	Update following changes to the Use Classes Order	Main
SDM-MO163	338	Appendix 9: Glossary and Abbreviations; Term: Commercial floorspace/buildings/development/uses	<i>Amend text as follows:</i> Activities or uses which involve business activities and/or the sale of good or services. For the purposes of the Local Plan, this is a broad term which encompasses business and retail uses.	Correction	Minor
SDM-MO164	348	Appendix 9: Glossary and Abbreviations; Term: Hybrid space	<i>Amend text as follows:</i> The main feature of hybrid space is that it straddles different B-use business floorspace classes uses.	To reflect the removal of the 'B1' use class from the Town and Country Planning (Use Classes) Order 1987 following the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.	Minor
SDM-MO165	348	Appendix 9: Glossary and Abbreviations; Term: Industrial floorspace/buildings/development/uses/land	<i>Amend text as follows:</i> Activities or uses that fall within light industrial (B1c) , general industry (B2) and storage and distribution (B8) uses, Sui Generis industrial uses , and some sui Sui generis Generis akin to industrial uses such as depots and builder's merchants.	To reflect the removal of the 'B1' use class from the Town and Country Planning (Use Classes) Order 1987.	Main
SDM-MO166	351	Appendix 9: Glossary and Abbreviations; Term: Locally Significant Industrial Sites	<i>Amend text as follows:</i> Designated areas where light industrial (B1c) , general industry (B2) and storage and distribution (B8) are the priority land uses.	To reflect the removal of the 'B1' use class from the Town and Country Planning (Use Classes) Order 1987.	Minor
SDM-MO167	354	Appendix 9: Glossary and Abbreviations; Term: Office-led development	<i>Amend text as follows:</i> Development where the majority of floorspace/uses is office. within use class B1(a)	To reflect the removal of the 'B1' use class from the Town and Country Planning (Use Classes) Order 1987.	Minor

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SDM-MO168	356	Appendix 9: Glossary and Abbreviations; Term: Primary Shopping Area	<p><i>Amend text as follows:</i></p> <p>Spatial designations that contain the greatest concentration of A1-shops retail within a Town Centre; are the most accessible part of the Town Centre; and are key to protecting the character and function of Town Centres, ensuring their continued vibrancy, vitality and viability</p>	Update following changes to the Use Classes Order	Minor
SDM-MO169	360	Appendix 9: 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 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.</p>	To reflect the removal of the D1 and D2 use classes from the Town and Country Planning (Use Classes) Order 1987.	Minor
SDM-MO170	357	Appendix 9: 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>	To reflect the removal of the 'A' use class from the Town and Country Planning (Use Classes) Order 1987.	Main
SDM-MO171	360	Appendix 9: Glossary and Abbreviations; Term: Source Protection Zones	<p><i>Amend text as follows:</i></p> <p>Areas of influence around groundwater sources used for public drinking which provide additional protection to safeguard drinking water quality, through constraining the close proximity of an activity that may impact upon a drinking water abstraction.</p>	Error	Minor
SDM-MO172	N/A	Appendix 9: Glossary and Abbreviations; Term: Leisure uses	<p><i>Add following 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>	Update following changes to the Use Classes Order	Main
SDM-MO173	N/A	Appendix 9: Glossary and Abbreviations; Term: Conventional housing	<p><i>Add following definition:</i></p> <p>Conventional housing: self-contained homes from new build, conversions or changes of use</p>	In response to Line Planning	Minor
SDM-MO174	N/A	Appendix 9: Glossary and Abbreviations; Term: Non-self contained housing	<p><i>Add following definition:</i></p> <p>Non-self-contained housing: housing such as bedrooms in hostels or halls of residence</p>	In response to Line Planning	Minor
SDM-MO175	352	Appendix 9: Glossary and Abbreviations; Term: Low Traffic Neighbourhoods	<p><i>Add following definition:</i></p> <p>Low Traffic Neighbourhoods: Low Traffic Neighbourhoods restrict through traffic to create more space for pedestrians and cyclists on local streets. Through traffic is traffic that is simply taking a short cut through a local area but has no origin or destination within that area. However, Low Traffic Neighbourhoods maintain access for local residents, their visitors, the emergency services, and local shops and businesses. A</p>	Added following the Council's adoption of the Transport Strategy on 26 November 2020.	Main

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			reduction in through traffic will improve air quality and allow more space for local people to travel safely around their local streets on foot and by bicycle		
SDM-MO176	N/A	Appendix 9: Glossary and Abbreviations; Term: Local resident (mentioned in Policy B5 part A)	<i>Add following definition of local resident:</i> A local resident means a person who lives within the administrative area of Islington Council.	Clarification	Minor
SDM-MO177	N/A	Appendix 9: Glossary and Abbreviations; Term: Shop	<i>Add following definition:</i> Shop: refers to the function of uses that operate as shops. However, in relation to planning applications that involve the loss or development of a ‘shop’ the encompassing definition of ‘retail’ will be used in determining applications.	Clarification	Main
SDM-MO178	N/A	Appendix 9: Glossary and Abbreviations; Term: Non-motorised forms of transport	<i>Add following definition:</i> This refers to active travel and human powered transportation, including walking and cycling, and variants such as small-wheeled transport (cycle rickshaws, cargo cycles, skateboards, push scooters and hand carts, and hybrid electric cycles) and wheelchair travel. The Council also considers mobility scooters form part of that category.	Clarification	Main