

Appendix E – London Plan Policy Matrix

Policy	Content summary	Extent of policy and comment
Policy 1.1 – Delivering the strategic vision and objectives for London	Strategic vision and objectives for London including managing growth and change in order to realise sustainable development and ensure that all Londoners are able to enjoy a good and improving quality of life.	The development adheres to the vision and objectives for London, managing an increase in density and land use to realise sustainable development.
Policy 2.10 – Central Activities Zone (CAZ) – strategic priorities	Strategic vision to enhance and promote the unique role of the CAZ.	The proposal will regenerate an underused, underfunded, underdeveloped area of the CAZ and bring forward appropriate employment and affordable residential units.
Policy 2.12 – Central Activities Zone – predominantly local activities	Policy seeks to protect and enhance residential neighbourhoods within CAZ to develop sensitive mixed-use policies to ensure housing doesn't compromise CAZ.	The proposal includes the provision of employment space, and open space to ensure that the CAZ is not compromised by an overdevelopment of housing.
Policy 2.13 – Opportunity Areas and Intensification Areas	Vision to realise growth potential and build on development frameworks, and to encourage intensification of those areas.	The Order responds to the potential of the area and seeks to intensify appropriate uses in accordance with development framework.
Policy 3.3 – Increasing housing supply	Ensure that the housing need is met by pressing for more homes in London to promote opportunity and provide real choice at an affordable price.	The proposal seeks to bring 125 units between 24% - 48.8% units as affordable units, providing a choice of housing tenure.
Policy 3.4 – Optimising housing potential	After taking into account local context, development should optimise housing output for different types of location within the relevant density range shown in table 3.2.	The site is within the CAZ and has a PTAL of 6b. The density standards seek a development of between 175 – 355u/ha. The Order proposed 290 u/ha and is therefore compliant with the London Plan standards.
Policy 3.5 – Quality and design of housing developments	Housing developments should be of the highest quality internally and externally and in relation to their context.	The Order seeks high quality, efficient, affordable units in accordance with policy 3.5.
Policy 3.7 – Large residential developments	Proposals for large residential developments including non-residential uses are encouraged in areas of high public transport accessibility.	The proposal is car free in an area afforded a PTAL of 6b – the most accessible. It is therefore proposing sustainable transport uses in a sustainable location.
Policy 3.8 – Housing choice	Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality	The Order contains a number of different housing types suitable to a number of different users. The Order comprises 1, 2, and 3 bedroom flats with a mixture of both affordable and market

	environments.	level units.
Policy 3.9 – Mixed and balanced communities	A balanced mix of tenures should be sought in all parts of London, particularly in some neighbourhoods where social renting predominates and there are concentrations of deprivation.	The Order proposes a number of different tenures to provide a mixture of affordable and private units within the area.
Policy 3.10 – Definition of affordable housing	Affordable housing is social rented, affordable rented and intermediate housing (see para. 3.61), provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.	The Order proposes 24% – 48.8% affordable units based on total number of units. This will be confirmed once the final viability has been assessed based on the sale value of the freehold. The final type and tenure can be confirmed at this stage.
Policy 3.11 – Affordable housing targets	The Mayor will, and boroughs and other relevant agencies and partners should, seek to maximise affordable housing provision and ensure an average of at least 17,000 more affordable homes per year in London over the term of this Plan.	Of the 125 units that are proposed within the Order, 24 – 48.8% are affordable, as shown within the viability statement. This will depend on final calculations to be undertaken post referendum. This financial viability statement demonstrates why the scheme cannot achieve 50% affordable. The provision of affordable housing within this scheme is higher than the provision under the extant permission.
Policy 6.3 – Assessing the effects of development on transport capacity	Vision to ensure that any impacts on transport capacity and the transport network are addressed.	The sites location is considered very sustainable due to its location within the Central Activities Zone (CAZ) and in close proximity to shopping facilities and schools. The site is located within zone 1 of the Transport for London travel zones and is afforded a PTAL of 6b (excellent). It is very well served by transport modes.
Policy 6.9 – Cycling	Strategic policy to bring about a significant increase in cycling in London, so that it account for at least 5% of modal share by 2026.	A minimum of 242 long stay secure cycle parking spaces are proposed at ground floor for use by residents. A further minimum of 16 short stay spaces are proposed as noted within the Transport Statement.
Policy 6.10 – Walking	Strategic policy to increase walking in London by emphasising pedestrian movements.	The existing site is very well connected. A total of nine bus routes have stops within 640m of the site.
Policy 7.1 – Building London’s neighbourhoods and communities	The concept of lifetime neighbourhoods as places where people can live at all	The proposal includes 125 units at a range of different sizes, including 1,200 sq. m. of

	<p>stages of their lives. People should be able to get around, have a choice of homes, and belong to a cohesive community.</p>	<p>commercial space and a new communal area over 900 sq.m. This provision of a variety of space caters to a mixed-use community.</p>
<p>Policy 7.2 – An inclusive environment</p>	<p>New development should meet the highest standards of accessible and inclusive design that supports key principles of inclusive design including ability to be used safely, convenient and welcoming, flexible and responsive, realistic and balance needs.</p>	<p>The Order includes a new ‘pocket park’ that provides additional communal ground on site. The proposals are highly accessible and support inclusive design by opening up the street scene and creating a permeable site.</p>
<p>Policy 7.4 – Local character</p>	<p>Policy requires that development should have regard to the form, function, and structure of an area place or street and the scale, mass, and orientation of surrounding buildings.</p>	<p>As outlined in the Heritage Statement, this Order echoes but does not mirror the surrounding character areas. In particular consideration has been given to the streets and squares of Bloomsbury and Islington and the commercial and former industrial buildings of Clerkenwell.</p>
<p>Policy 7.6 – Architecture</p>	<p>Supports architecture making a positive contribution to a coherent public realm, streetscape and wider cityscape.</p>	<p>As demonstrated in the Design Statement, there are two different distinct public realm characteristics to the Order, notably the mews/yard areas, and the pocket park. This design of the area adds to the streetscape and wider cityscape. The Design Statement discusses the architecture in greater detail.</p>
<p>Policy 7.8 – Heritage assets and archaeology;</p>	<p>Supports the protection of heritage assets and the historic environment.</p>	<p>As outlined in the attached Heritage Statement, the Order does not adversely affect heritage assets within the wider area.</p>