



Finsbury Park Neighbourhood Plan

Neighbourhood Area study

WORKING DRAFT

Introduction

Context

- In recent years, Finsbury Park has often felt like the ‘forgotten corner of three Boroughs’.
- At the Finsbury Park Regeneration Conference in 2015, a group of local residents and workers were enthused by the idea that a Neighbourhood Plan for Finsbury Park could help secure a more coherent and prosperous future for the area.
- A working group formed, and has been gathering support for a Neighbourhood Plan ever since. In due course, this group will form the basis of a ‘Neighbourhood Forum’, a formally constituted body governed by the Localism Act 2010 - quite separate from the three local councils.

What is a Neighbourhood Plan?

- If approved, the Neighbourhood Plan would form part of planning policy, tackling issues such as:
 - The scale, location, design, and height of new development
 - Affordable housing
 - Retail, leisure, business workspace, and community facilities
 - Transport and connectivity
 - The historic and natural environment (potentially including some or all of Finsbury Park itself)
- At the end of 2016, around 200 communities across the country had prepared a Neighbourhood Plan, another 400 were at a draft stage, and around 1,000 others are at an earlier stage.

Why a Neighbourhood Plan for Finsbury Park? (Page 1 of 2)

- **Creating a coherent vision for the future:** Finsbury Park spans multiple administrative boundaries. Despite an accord signed by the three local councils in June 2012, coordination has not always been effective. A Neighbourhood Plan will provide a single set of coherent planning policies for the area.
- **Bringing together community champions:** Enthusiasm for a Neighbourhood Plan was first revealed at an event in February 2015. Since then, a working group has emerged, with increasing interest and support from local residents and other stakeholders. The new relationships formed and skills gained from preparing a Neighbourhood Plan may also help the community in other ways in future.
- **Designating areas for regeneration and conservation:** Neighbourhood Plans can help to focus new development in the most appropriate locations, whilst protecting assets such as local green spaces and buildings with heritage value.
- **Improving the environment:** Finsbury Park itself is a great asset to the area, but heavy traffic flows detract from the local environment. Planning policies can directly and indirectly affect public realm and landscape, green infrastructure (such as street trees, parks, and water courses), car parking, drainage, air quality, energy and water consumption, and noise.

Why a Neighbourhood Plan for Finsbury Park? (Page 2 of 2)

- **Transport and connectivity:** Despite excellent public transport links, areas of Finsbury Park are dominated by motor vehicles. The railway lines and roads with heavier traffic disconnect parts of the community from one another. A Neighbourhood Plan can set out a vision for land use, public realm, and transport infrastructure. This could include proposals to improve accessibility for pedestrians and cyclists - although some elements of this vision may not form planning policy.
- **Delivering community facilities in line with growth:** Our local area has a diverse population, each with different needs - and newcomers will increase demands on existing services. Planning policy can highlight need for community facilities, and outline expectations for developers to contribute towards meeting these.
- **Ensuring that change benefits everyone:** Finsbury Park's convenient transport links and vibrant amenities have attracted new investment and development. But rising rents and living costs have meant that existing residents and businesspeople have sometimes lost out. A Neighbourhood Plan can promote affordability and diversity in its policies.
- **Funding for local projects:** Neighbourhood Forums have powers to determine which local projects should receive a share of funding from developers in the area.

Progress to date

- **21 Feb 2015:** Finsbury Park Regeneration Conference
- **16 Jun 2016:** Transport and Connectivity themed event
- **26 Nov 2016 to XX XXXX 2017** - Boundary Survey
 - Online
 - **Four** street survey sessions
 - **Targeted door knocking (tbc)**
- **02 Dec 2016:** Notified all relevant ward councillors
- **16 Jan 2017:** Culture and leisure themed event
- **Ongoing:** Open meetings



What happens next?

Step 1: Defining the boundary (Target Easter 2017)

- The first step is for the community to define the boundary of the Neighbourhood Plan area.
- The working group will submit a 'Neighbourhood Area Application' to the three relevant councils.

Step 2: Setting up the Neighbourhood Forum (Target summer 2017)

- A minimum of 21 members will make up the Neighbourhood Forum - a mix of residents, businesspeople, and elected officials
- The working group will draft a constitution and submit this to the Councils for approval in a 'Neighbourhood Forum Application'.

Step 3: Drafting Planning Policy (Target summer 2019)

- It is important that we build up a robust evidence base to support our policymaking, drawing on existing data sources, our own surveys and observations, and plenty of consultation with the community
- The Neighbourhood Forum will draft planning policies that respond to the findings from the evidence base
- We need to draw upon the specialist skills and goodwill of individuals who live and work in the area!

Step 4: Approval and adoption (Target winter 2019)

- Local residents will be asked to approve the draft Neighbourhood Plan by referendum
- The Councils will then be asked to adopt the Neighbourhood Plan as a formal planning policy document

We need YOU...

The most powerful aspect of Neighbourhood Plans is that they are prepared by the local community - bringing together passionate community champions in the process. But this requires community involvement!

Individuals

- **Spreading the word** - via word of mouth, social media, forwarding on emails, printing and putting up posters, and raising the topic at local events
- **Putting us in touch** with people on our target list of key stakeholders - and adding to it
- Helping us **refine the boundary** for the Neighbourhood Plan, by completing our online Boundary Survey yourself, sharing it more widely, helping conduct street surveys, and door knocking
- Letting us know about any **time, resources and skills** that you can offer

Businesses, voluntary, community, and faith groups

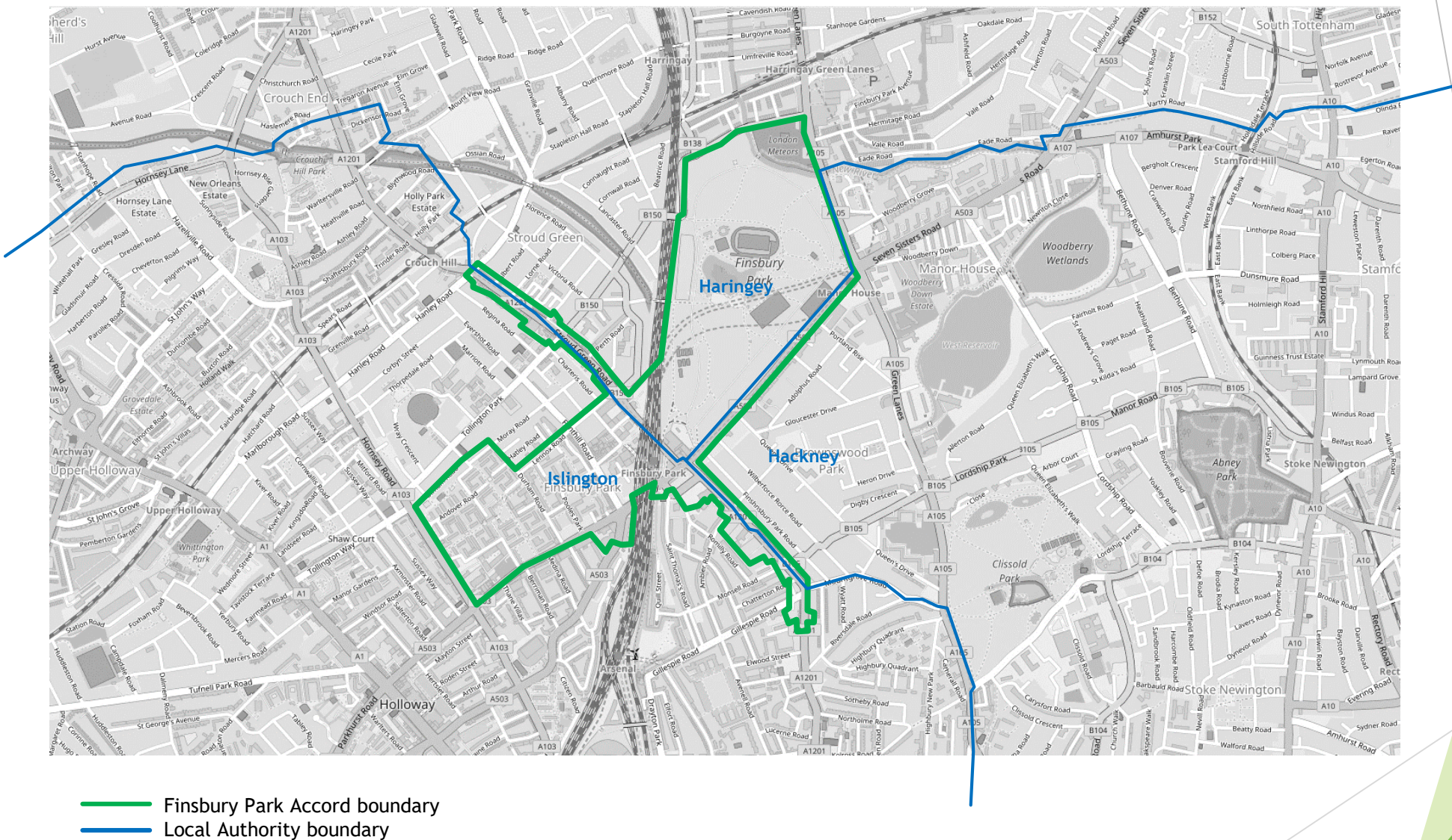
- Writing **letters of support** from local to add weight to our applications to the three Councils
- Helping us hear the views of **as many people as possible**, by canvassing the opinion of, and representing, the views of your customers, members, or beneficiaries
- Offering **resources** such as printers and meeting space

To become a 'Neighbourhood Forum', we eventually need...

- A minimum of **21 individuals** each of whom either...
 - lives in the neighbourhood area concerned;
 - works there (whether for a business carried on there or otherwise), or;
 - is an elected member of Hackney, Haringey, or Islington councils

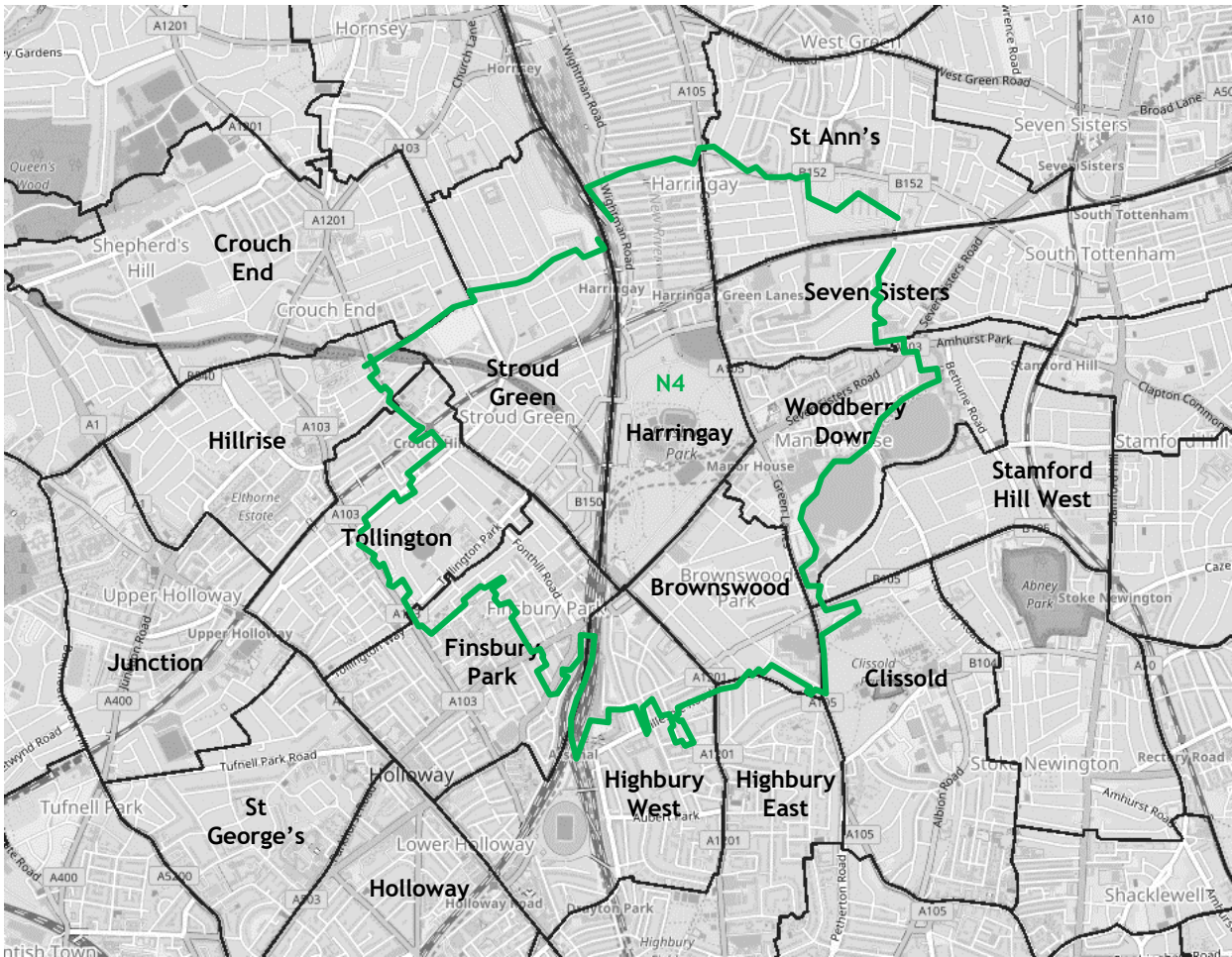
Evidence base for the Boundary

Local authority boundaries, and the Finsbury Park Accord area



NB - All boundaries approximate

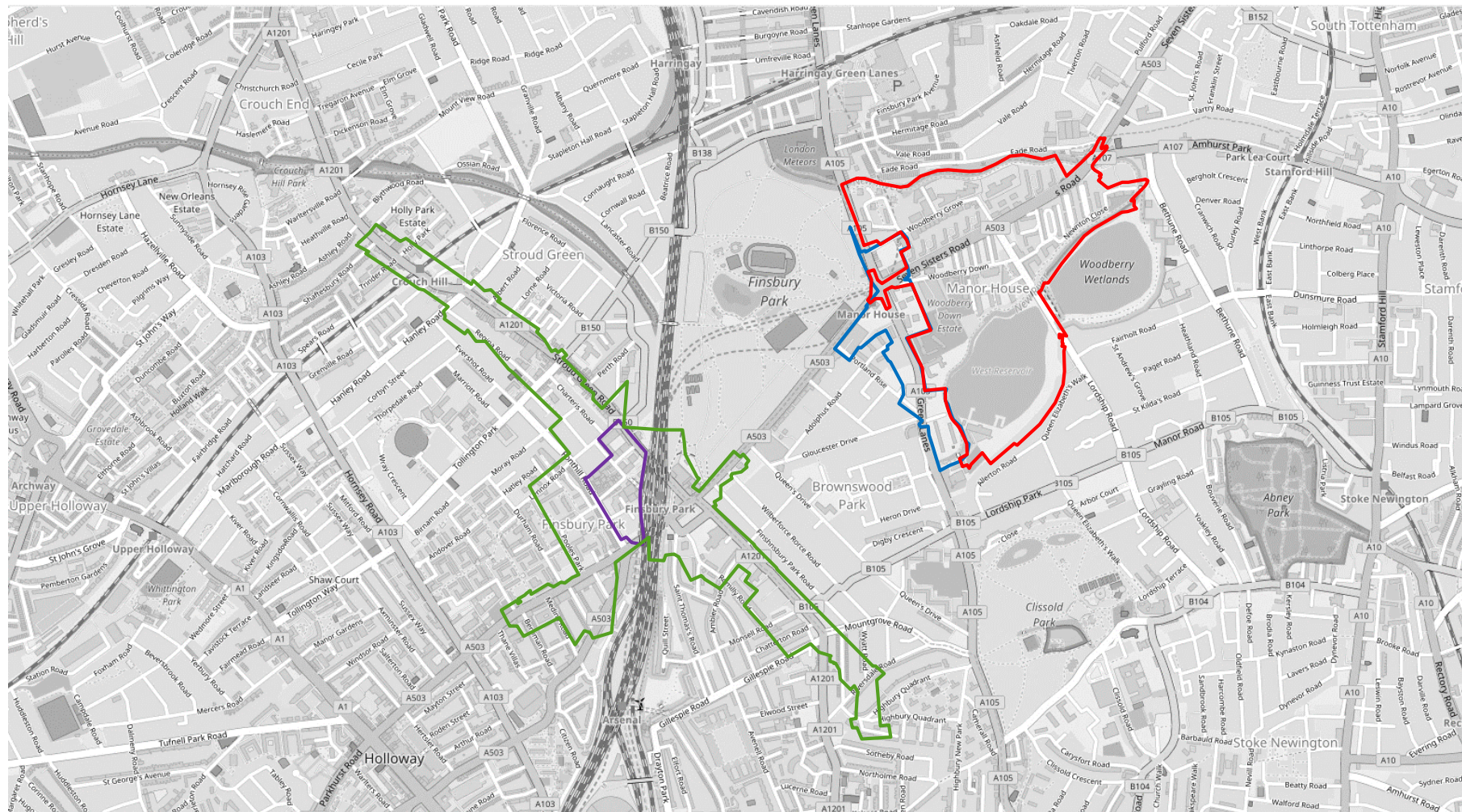
Electoral wards and N4 postcode sector



- Electoral ward
- N4 postcode sector

NB - All boundaries approximate

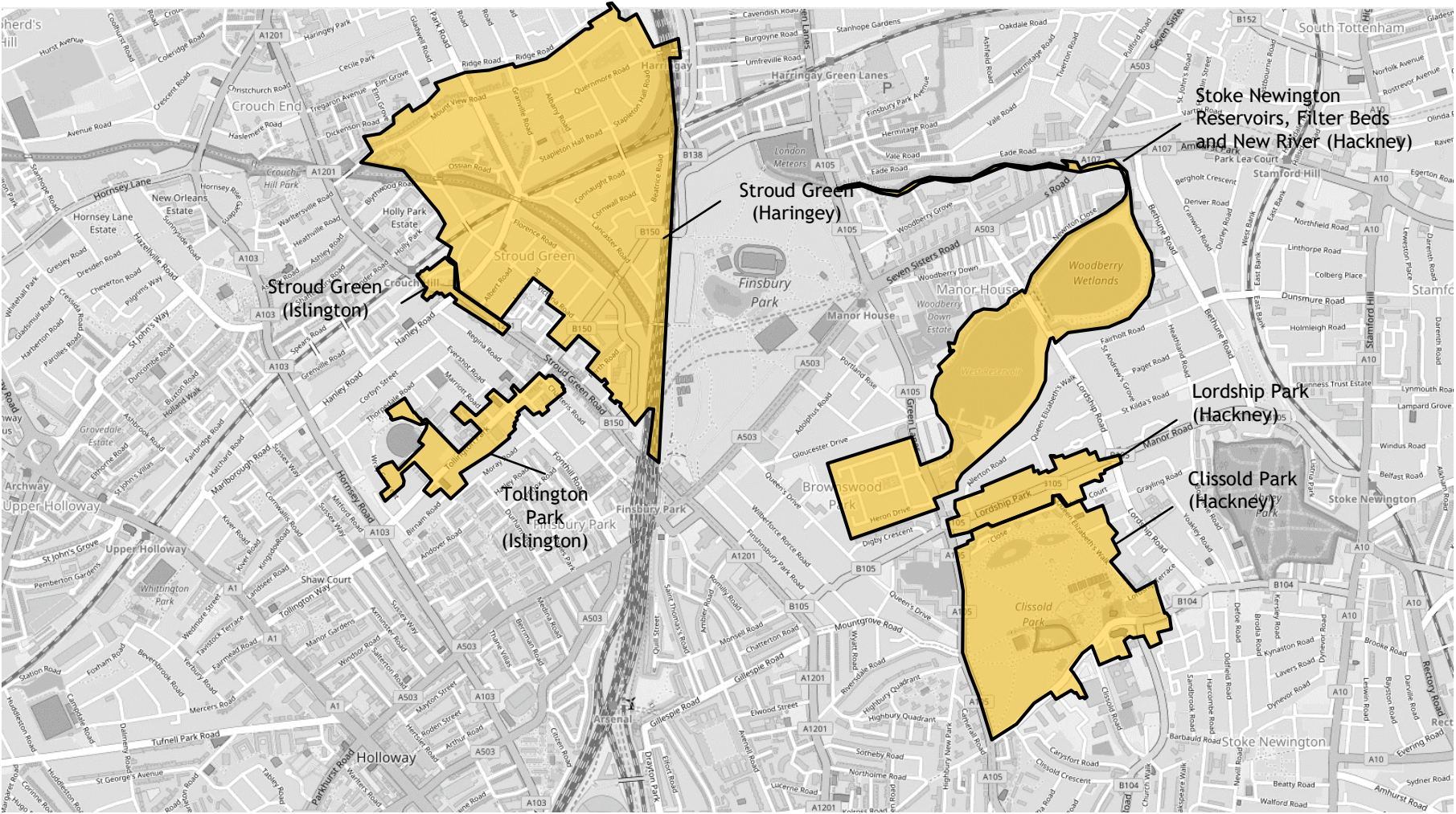
Planning policy - Supplementary Planning Documents / major applications




- LB Islington (2015) Finsbury Park Development Framework SPD
- Haringey Council (2014) Finsbury Park Town Centre SPD
- Hackney Council (2013) Manor House Area Action Plan
- Woodberry Down hybrid planning application (2013/3223)

NB - All boundaries approximate

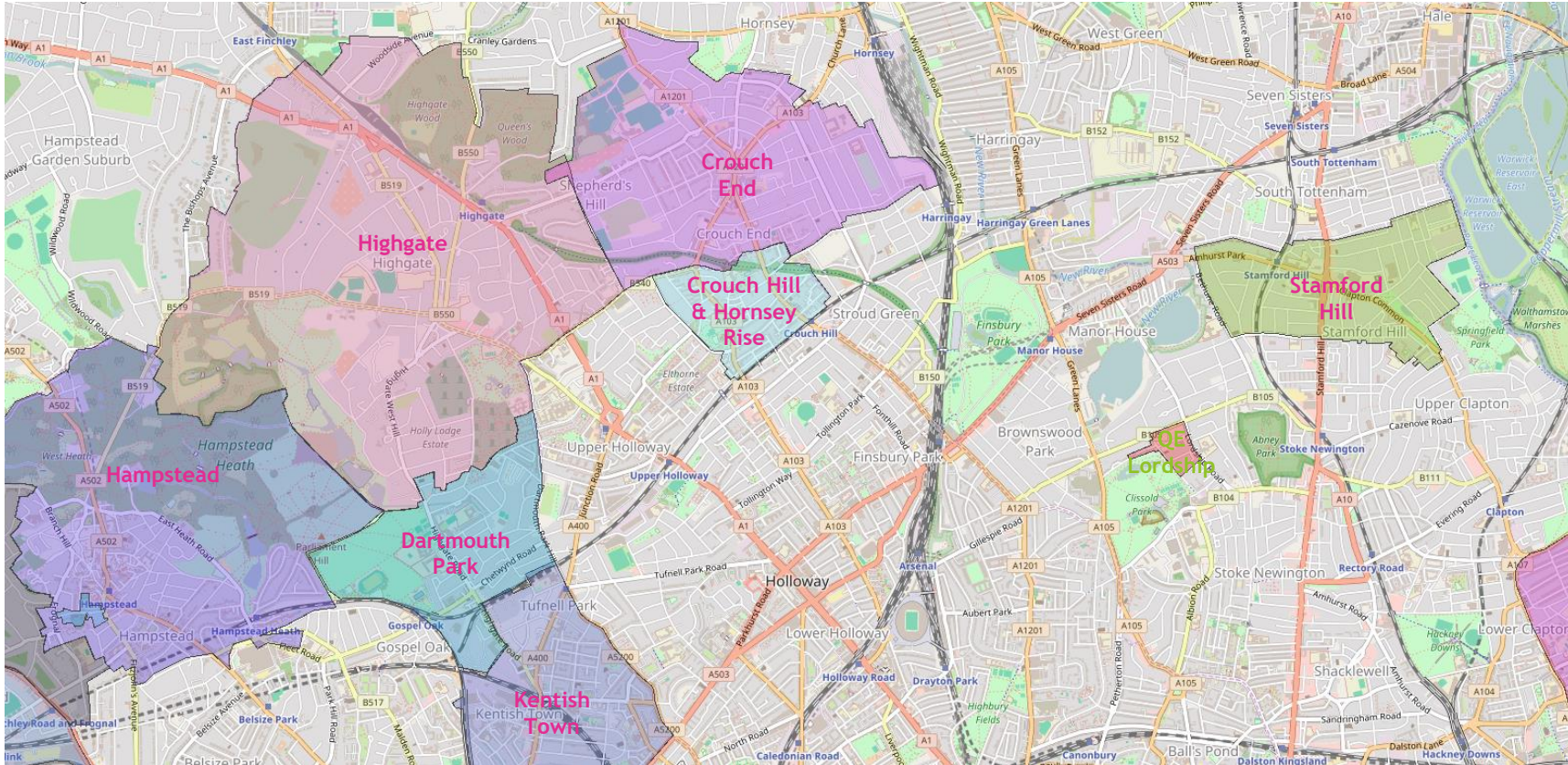
Planning policy - Relevant Conservation Areas



 Conservation area

NB - All boundaries approximate

Existing and emerging Neighbourhood Forums



Source: Local Government Association (October 2016)

- The Highgate Neighbourhood Area is very large geographically, but comprises a lot of open space!
- With two London Underground lines, a busy National Rail station, and major bus terminus, Finsbury Park naturally has a large catchment area of people who associate with it.
- Finsbury Park has a density of around 50 households per hectare (around 2.5 acres) - so even a small area will have a fairly large population

Existing boundary features

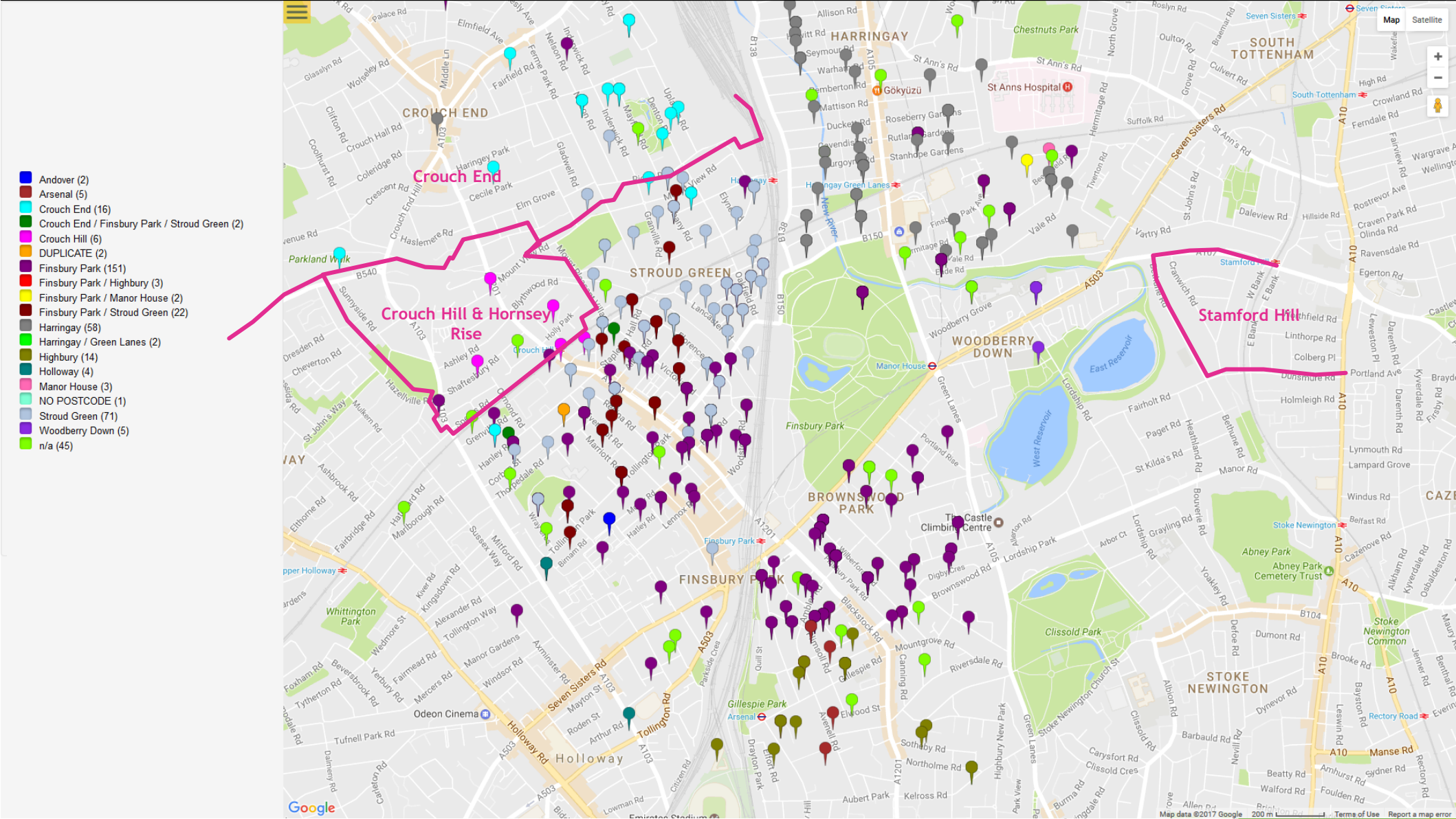


- Heavy traffic
- Waterway
- Railway
- Greenway
- Existing / emerging Neighbourhood Plan Area
- Irregular street pattern

NB - All boundaries approximate

Boundary survey

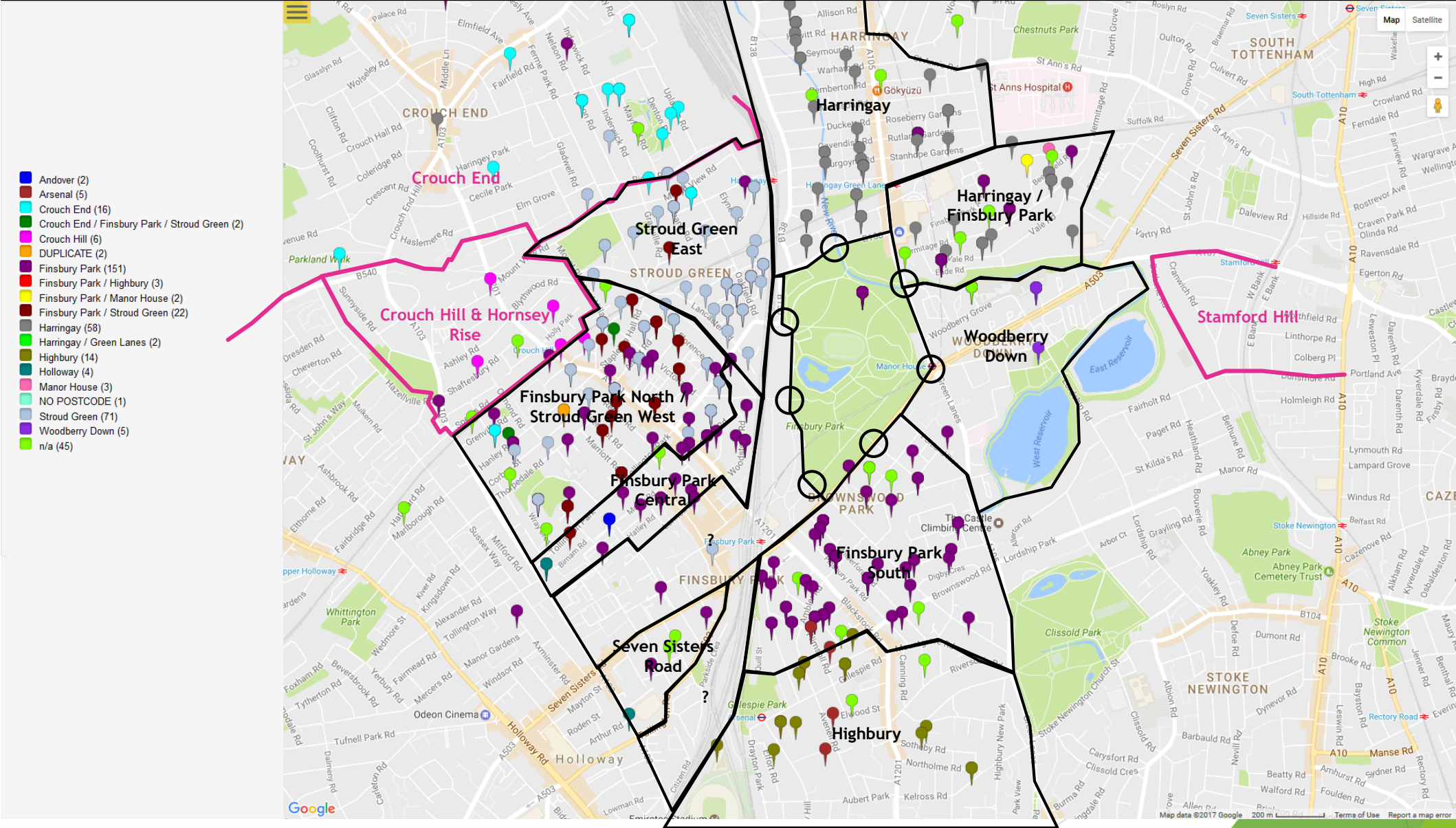
- Between 26 November 2016 and XX XXXX 2017, we asked people to answer the following questions:
 - What is your postcode?
 - When describing where you live, what do you call your local area?
 - Do you feel that your local area is part of "Finsbury Park"? (Yes or No)
- We did this via...
 - An online survey, generating XXX responses
 - Street surveys, generating XXX responses
 - Times and locations



NB - Responses with less than two mentions removed; all boundaries are approximate.

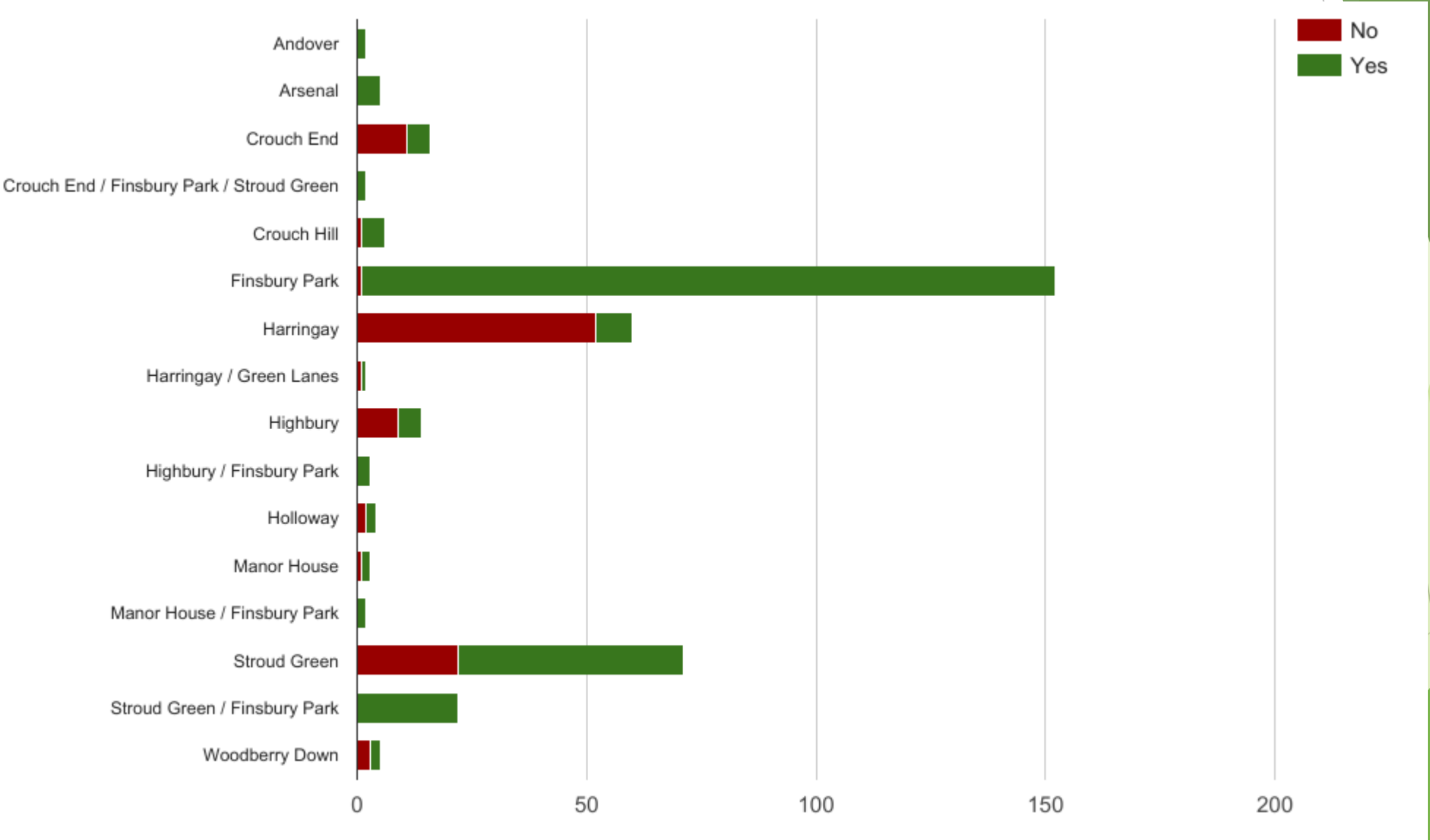
Boundary Survey results - Local areas

FOR DISCUSSION PURPOSES ONLY



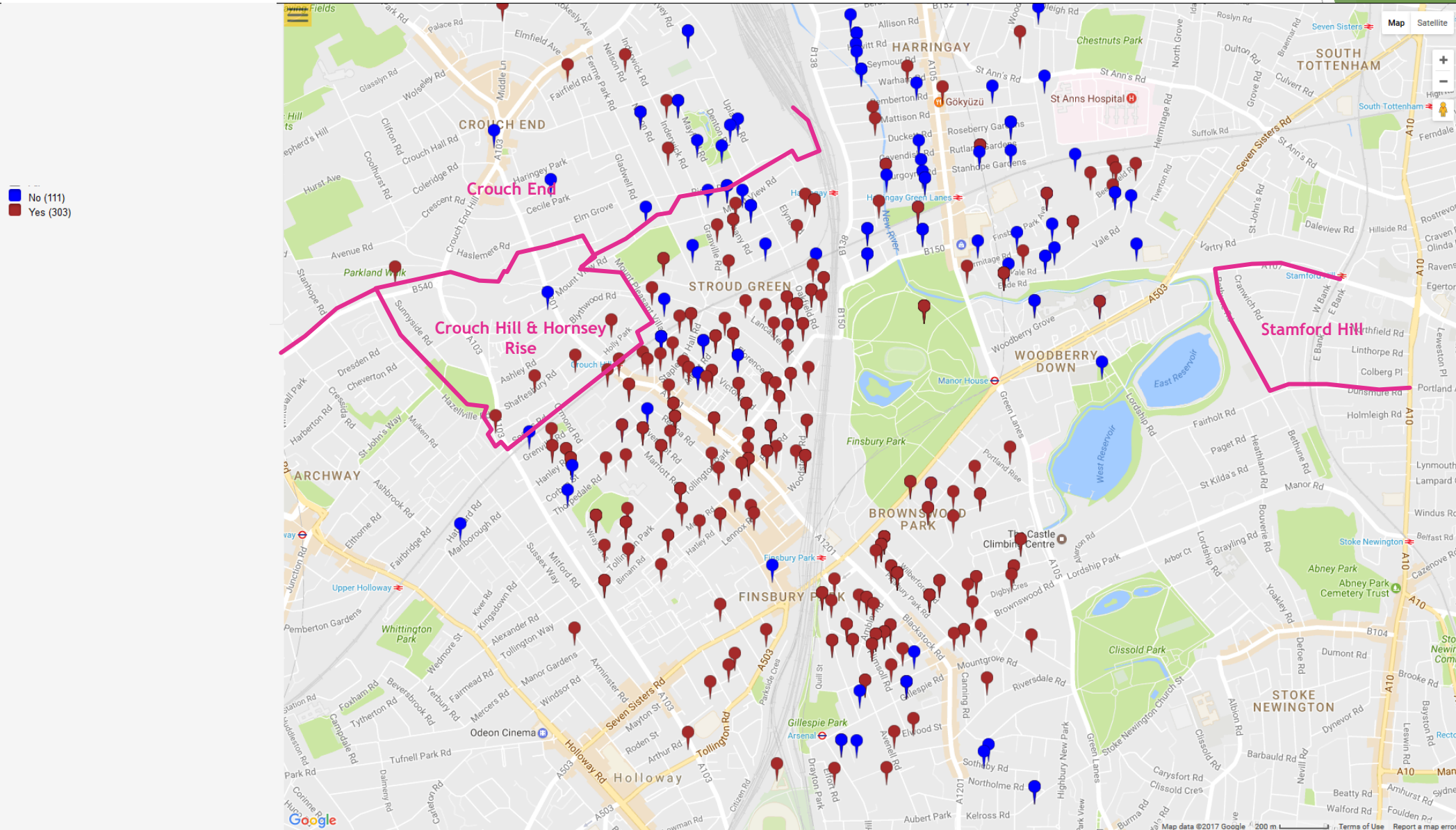
NB - Responses with less than two mentions removed; all boundaries are approximate.

Do you feel that your local area is part of “Finsbury Park”?



Boundary Survey results - Finsbury Park?

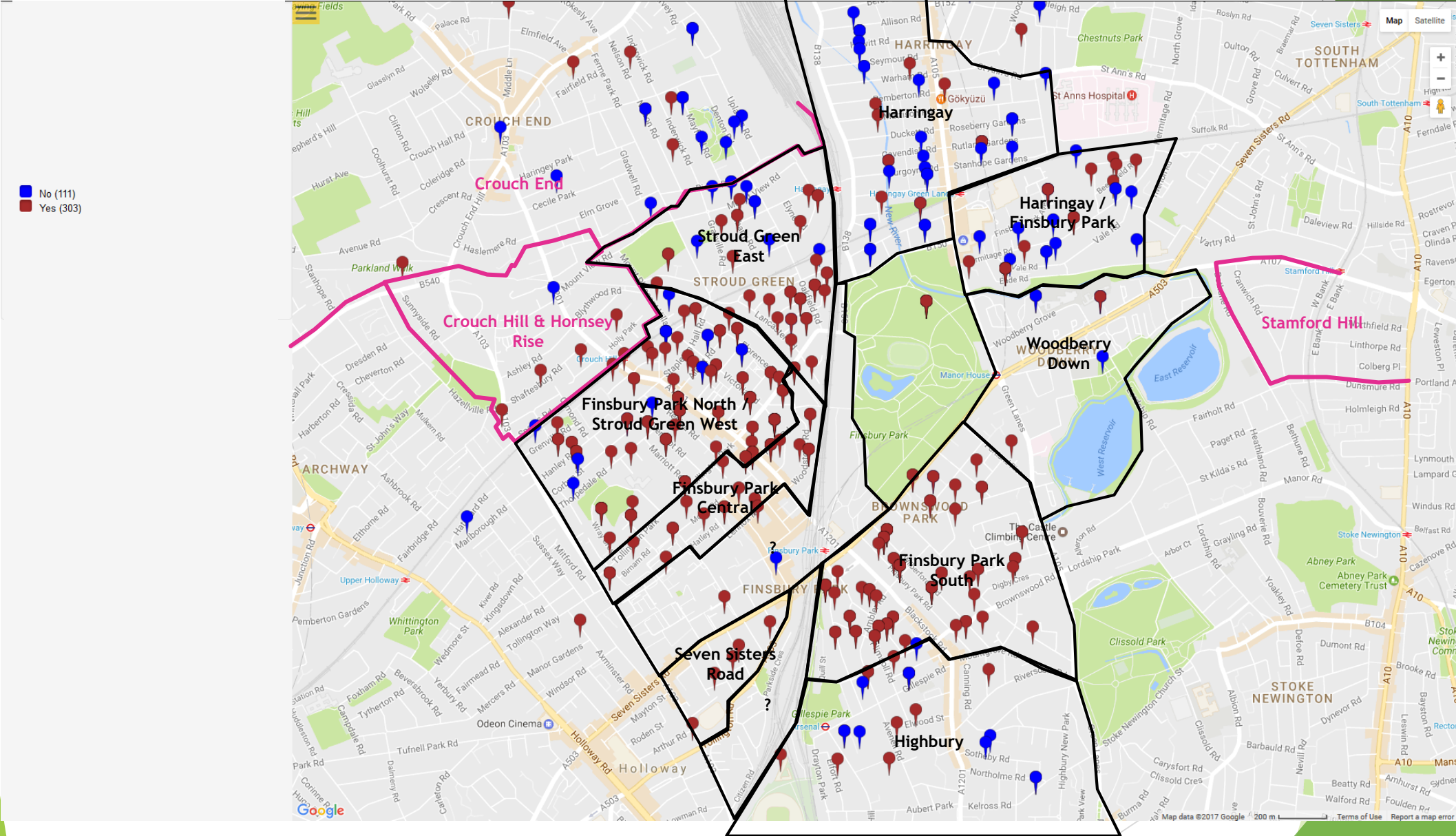
INTERIM RESULTS



NB - Responses with less than two mentions removed; all boundaries are approximate.

Boundary Survey results - Finsbury Park?

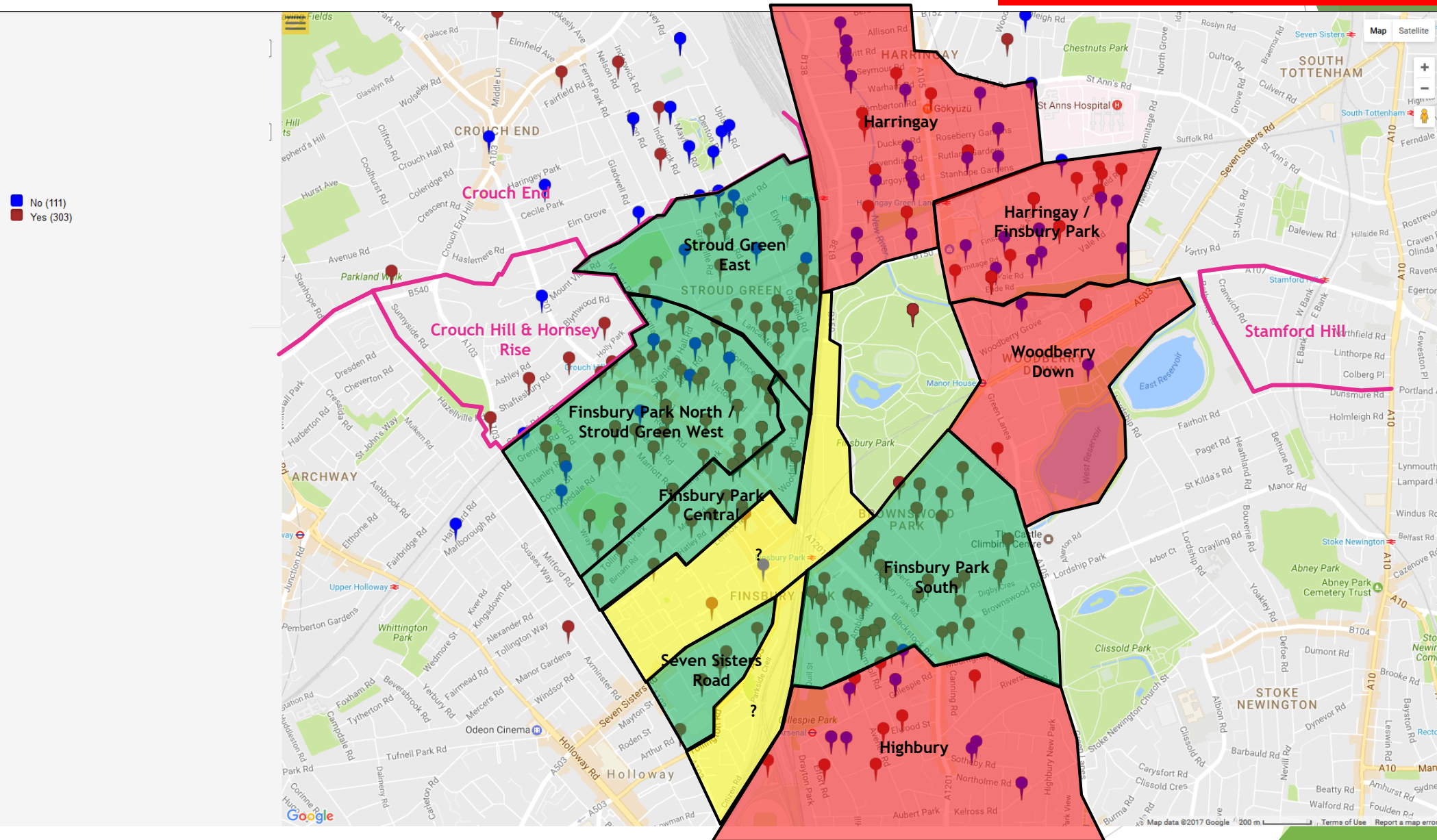
FOR DISCUSSION PURPOSES ONLY



NB - Responses with less than two mentions removed; all boundaries are approximate.

Boundary Survey results - Towards a draft boundary...

FOR DISCUSSION PURPOSES ONLY



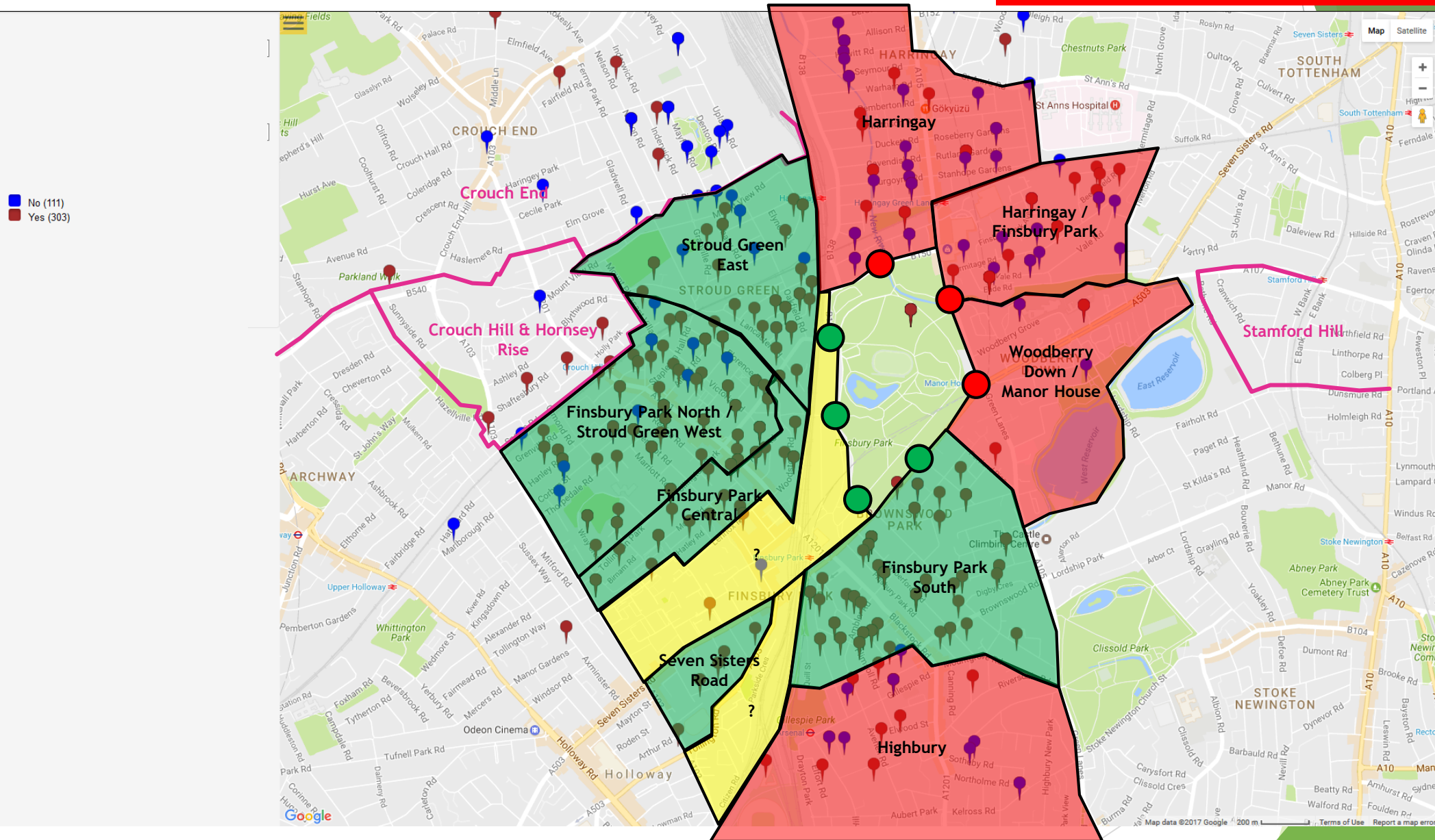
NB - Responses with less than two mentions removed; all boundaries are approximate.

Options for Finsbury Park itself...

1. **Include all** of Finsbury Park within the 'Finsbury Park with Stroud Green' Neighbourhood Plan area
 - Potential to adjust the boundary as other Neighbourhood Plans emerge surrounding the Park
2. **Include a portion** of Finsbury Park within the 'Finsbury Park with Stroud Green' Neighbourhood Plan area
 - Split by entrances?
 - Potential for other Neighbourhood Plans surrounding the Park to include portions, as appropriate
3. **Exclude all** of Finsbury Park from the 'Finsbury Park with Stroud Green' Neighbourhood Plan area
 - Exclude from all Neighbourhood Plans

Boundary Survey results - Towards a draft boundary...

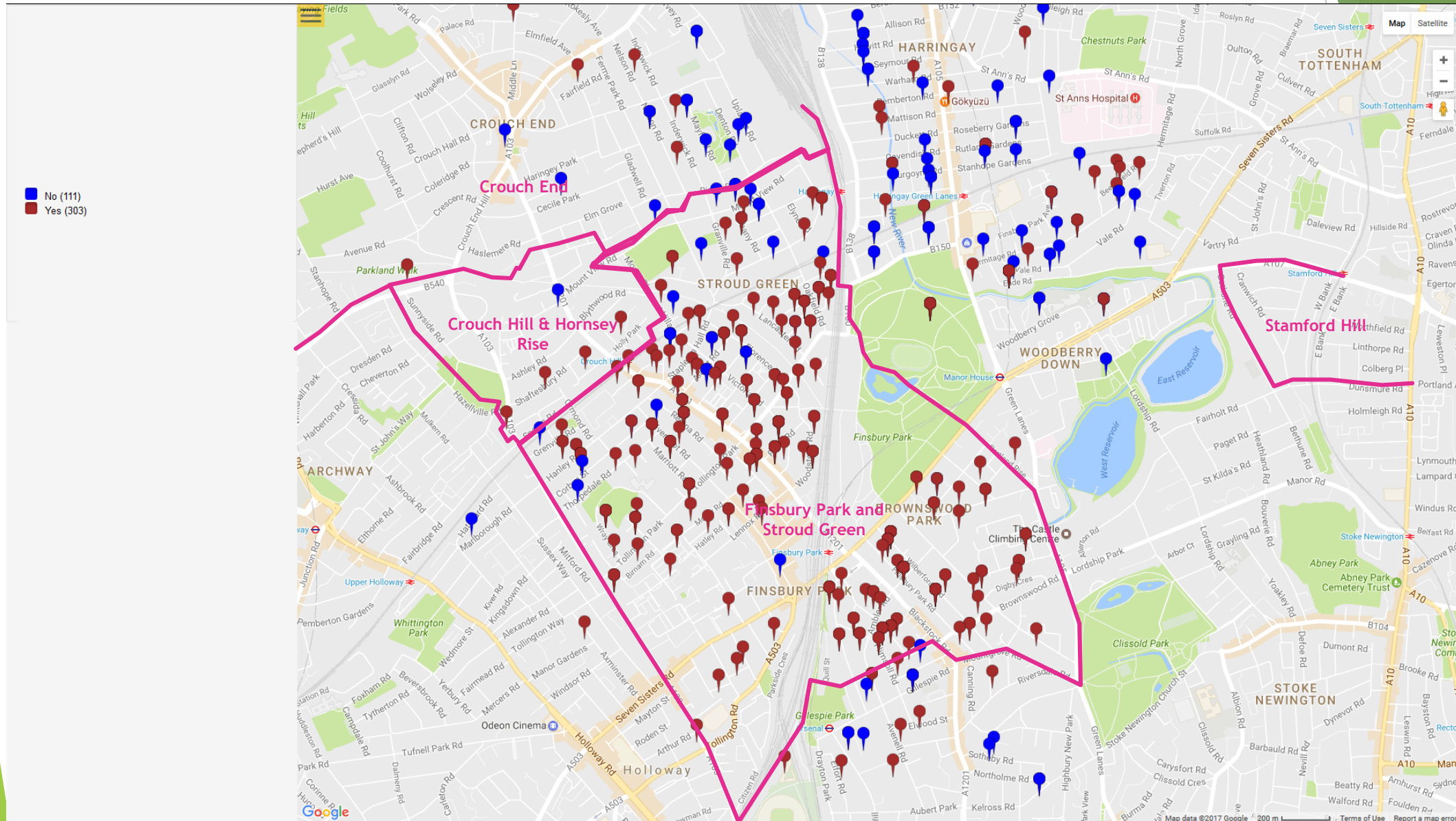
FOR DISCUSSION PURPOSES ONLY



NB - Responses with less than two mentions removed; all boundaries are approximate.

Boundary Survey results - Towards a draft boundary...

FOR DISCUSSION PURPOSES ONLY



NB - Responses with less than two mentions removed; all boundaries are approximate.