



Finsbury Park Neighbourhood Plan

Boundary Designation

WORKING DRAFT

Introduction

TEXT TO BE APPROVED

A group of local residents and workers are currently gathering support to develop a **Neighbourhood Plan for Finsbury Park**. In due course, this working group will form the basis of a 'Neighbourhood Forum', a formally constituted body governed by legislation.

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.

What is a Neighbourhood Plan?

If approved, the Neighbourhood Plan would form part of **planning policy**, tackling issues such as:

- The scale, location, and height of new development
- Affordable housing
- Retail, leisure and community facilities
- Transport and connectivity
- The historic and natural environment (potentially including some or all of Finsbury Park itself)

Why a Neighbourhood Plan for Finsbury Park?

TEXT TO BE APPROVED

- **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 from local residents and other stakeholders [need letters of support]. 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, and protect assets such as local green spaces of all sizes and buildings with heritage value.
- **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.

What happens next?

TEXT TO BE APPROVED

Preparing a Neighbourhood Plan is a significant undertaking - the working group is currently hoping to have a plan adopted by the middle of 2019.

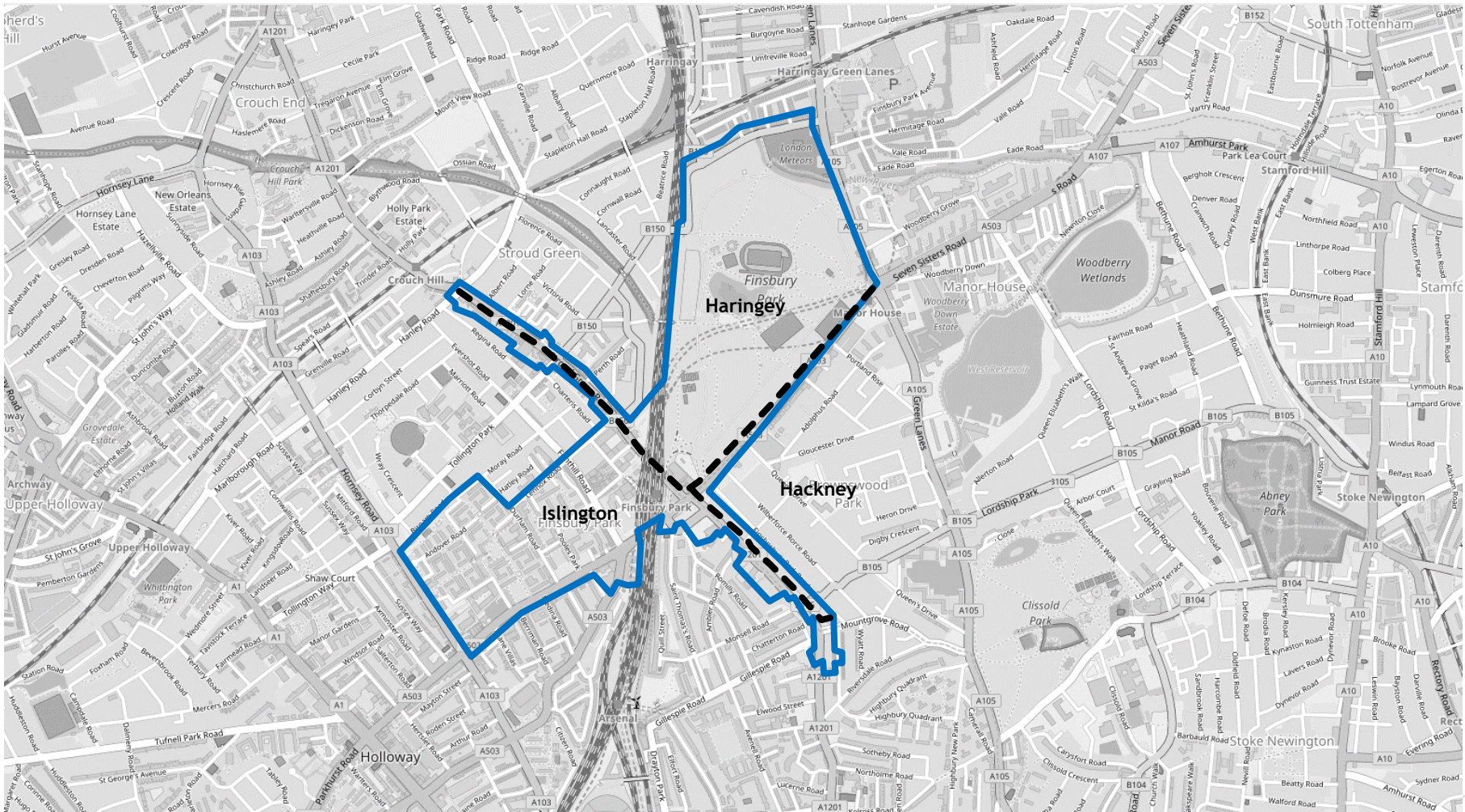
However, the first step is to **define the boundary** of the Neighbourhood Plan area, and we would like to hear from people who wish to be involved in this process - and beyond!

The working group is currently hoping to submit a Neighbourhood Area application to the three relevant councils in March 2017.



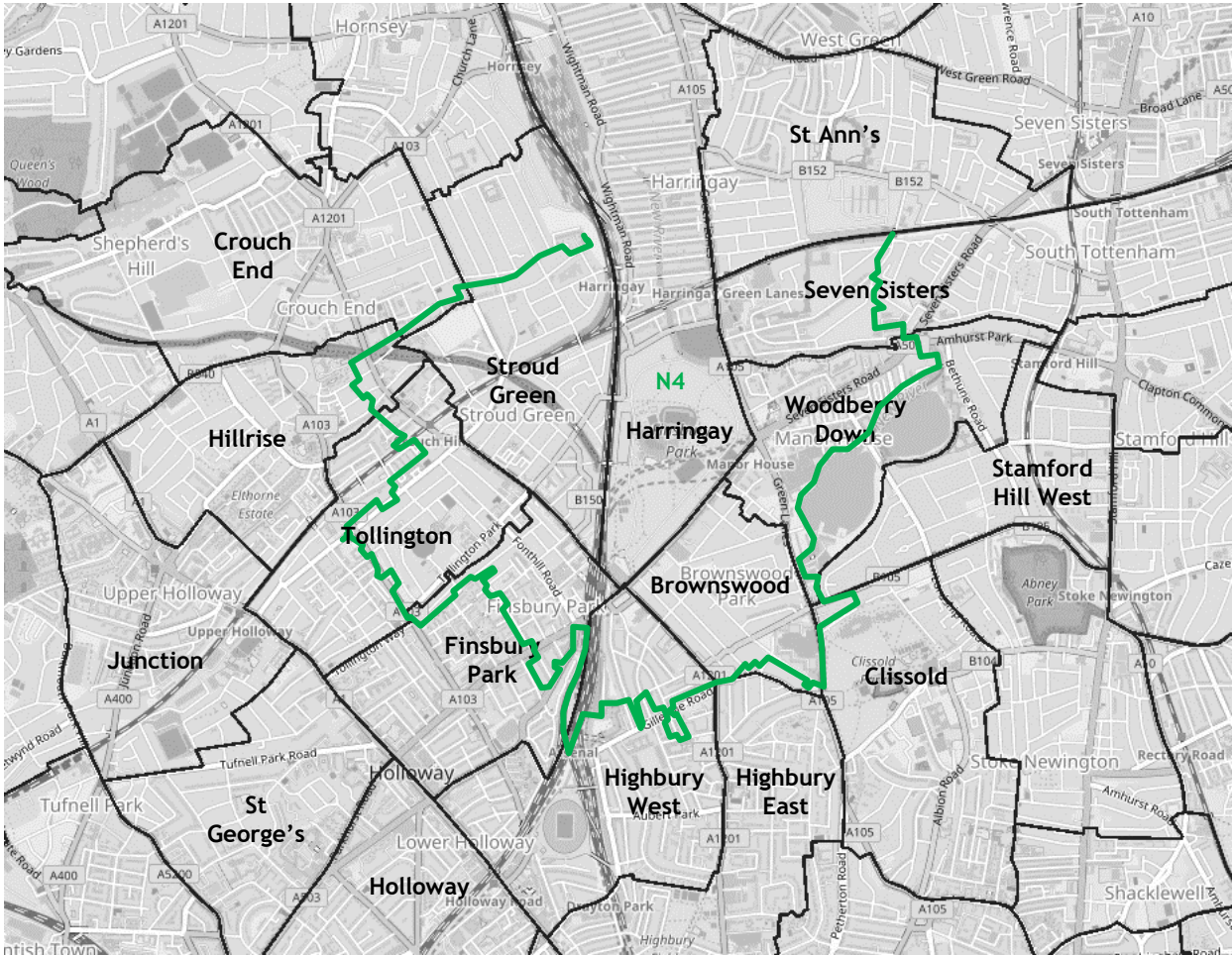
Evidence base for the Boundary

Local authority boundaries, and the Finsbury Park Accord



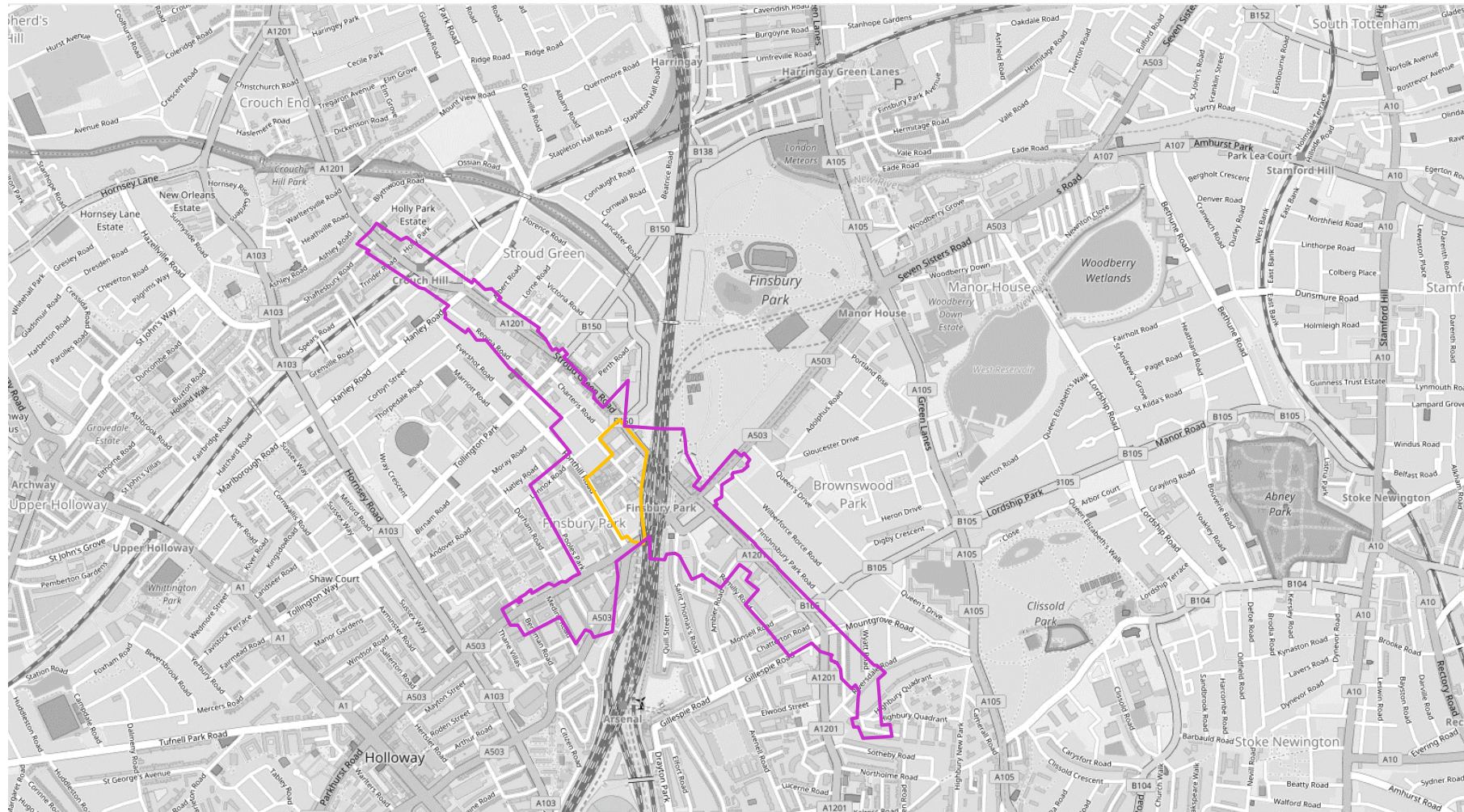
— Finsbury Park Accord boundary

Electoral wards and N4 postcode sector (partial)



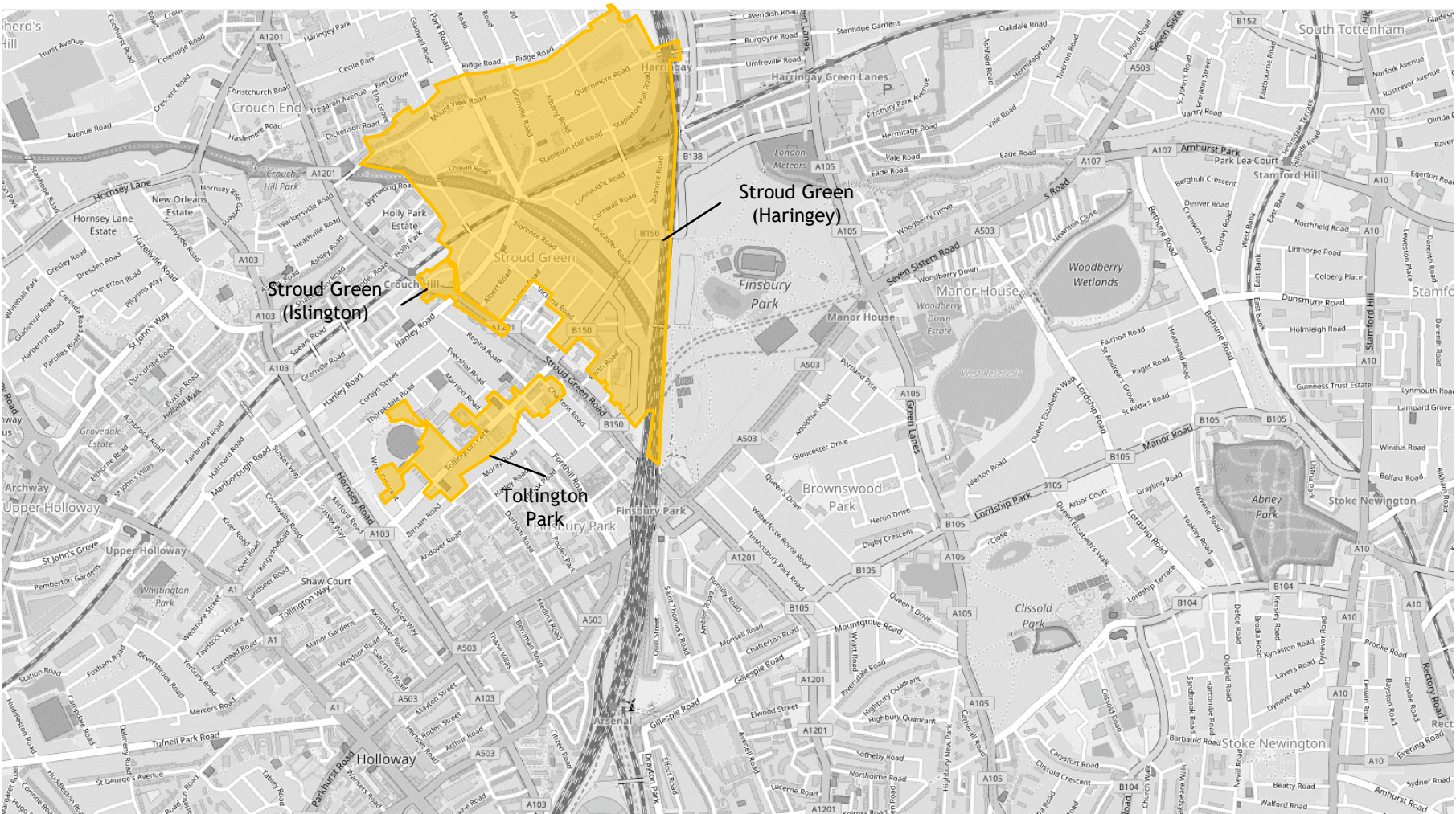
- Electoral ward
- N4 postcode sector

Planning policy - Supplementary Planning Documents



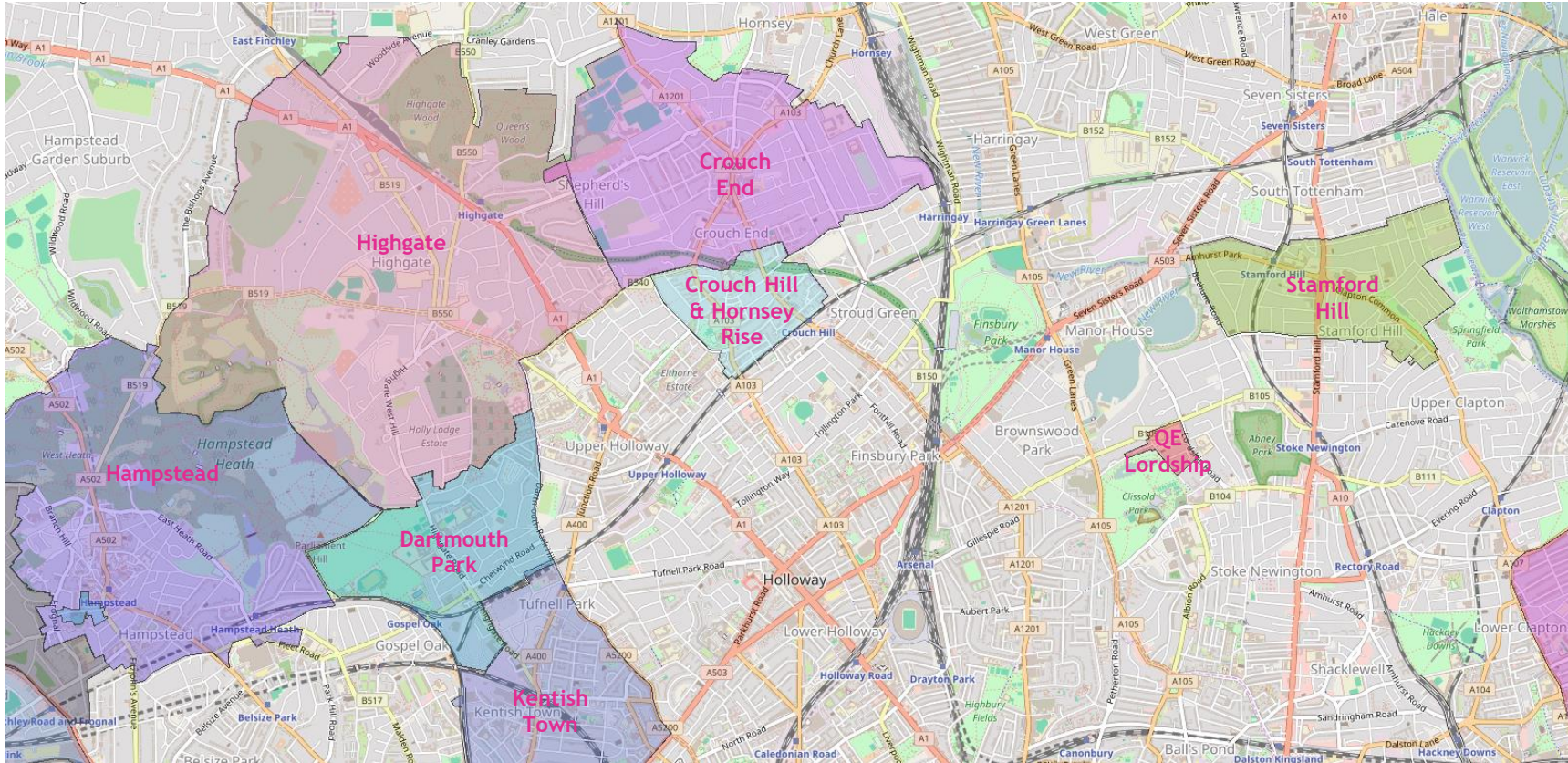
- LB Islington (2015) Finsbury Park Development Framework SPD
- Haringey Council (2014) Finsbury Park Town Centre SPD

Planning policy - Conservation Areas



 Conservation area

Existing and emerging Neighbourhood Forums



Source: Local Government Association (October 2016)

Highgate NF area is very large, but comprises a lot of open space!

With two London Underground lines, an important National Rail station, and bus terminus, Finsbury Park will naturally have a large catchment area of people who associate with it.

Existing boundary features

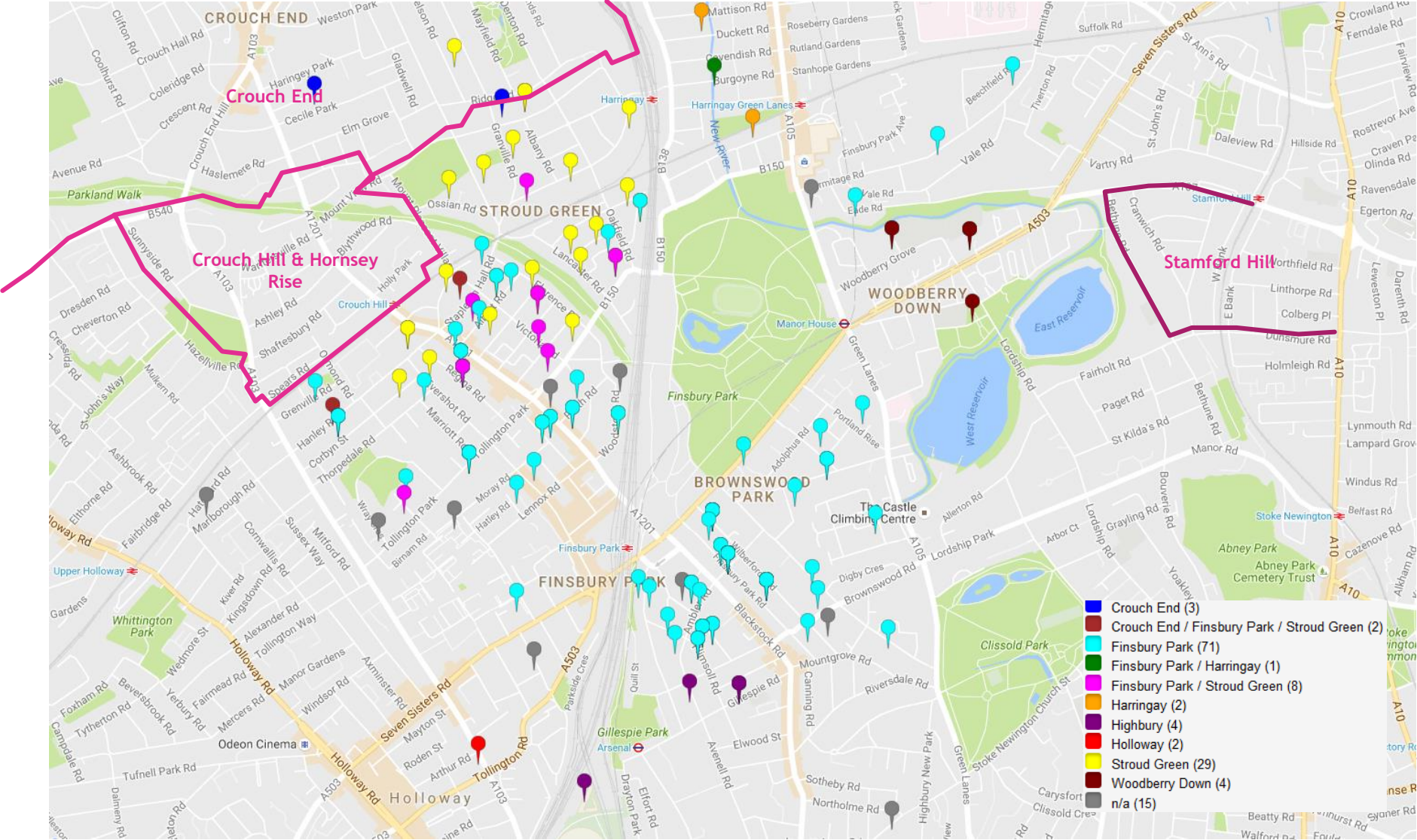


- Fast-flowing traffic
- Waterway
- Railway
- Greenway
- Existing / emerging Neighbourhood Area
- Irregular street pattern

Boundary survey

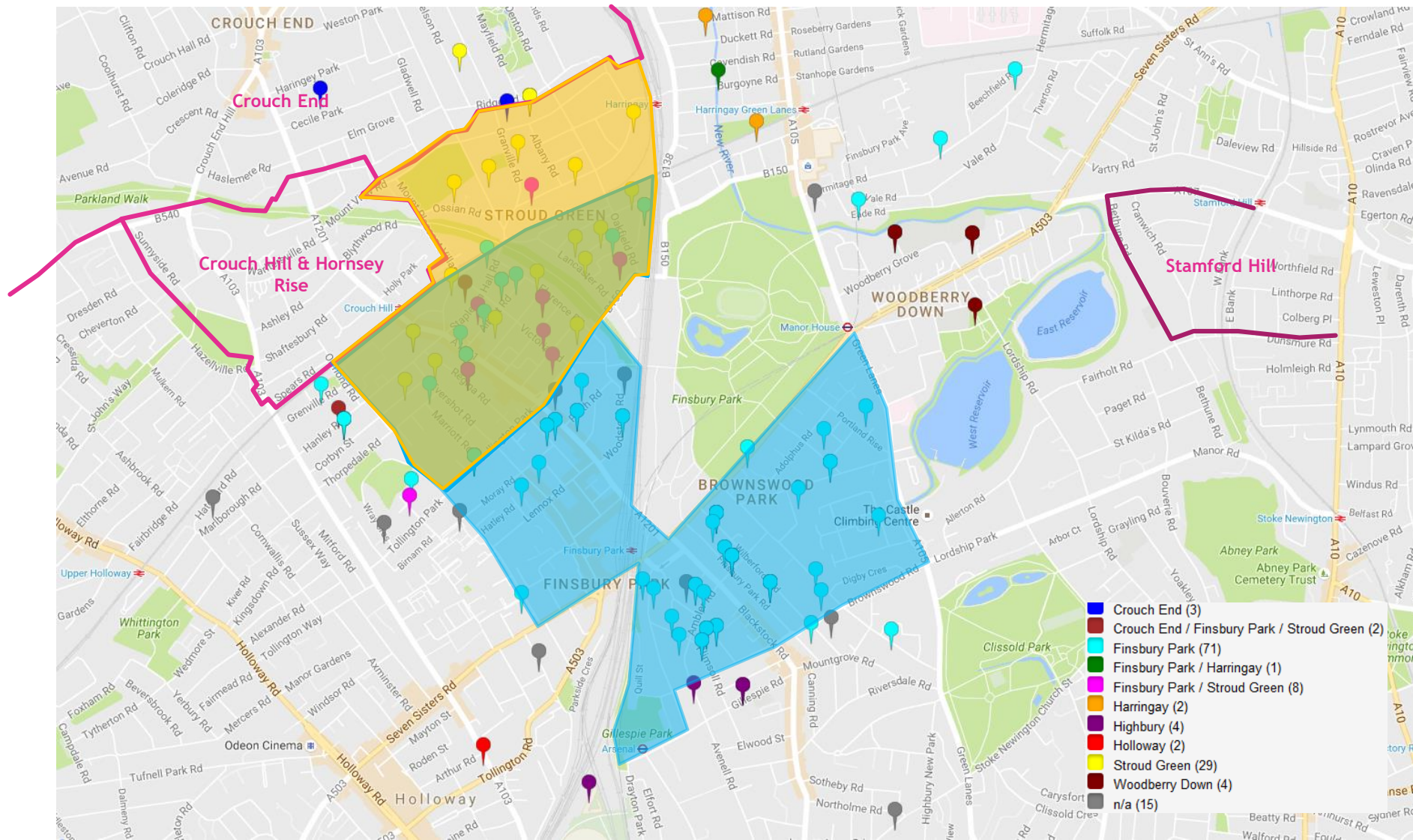
- ▶ Details tbc

Boundary Survey results - Local areas



NB - Responses with less than two mentions removed

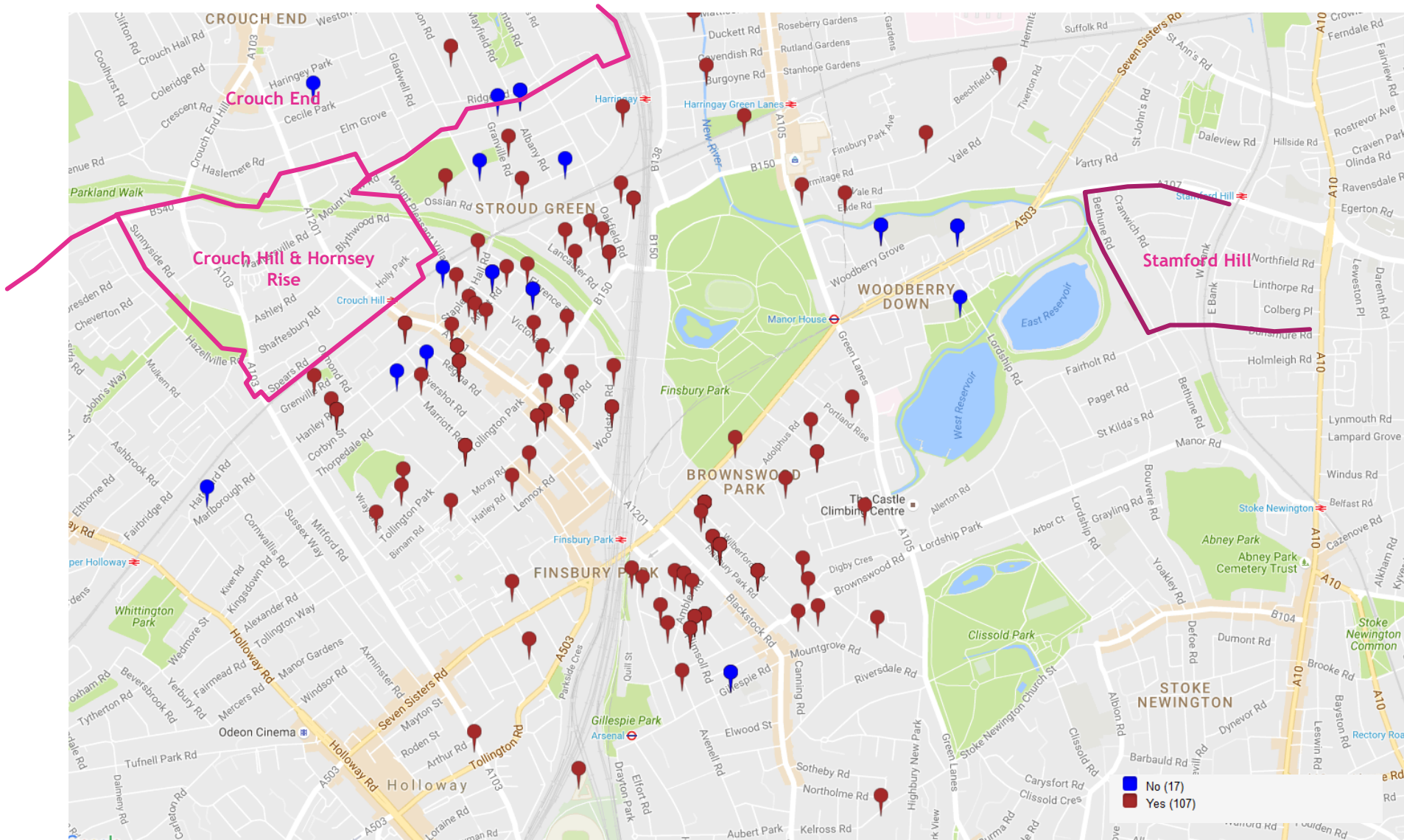
Boundary Survey analysis - 'Finsbury Park and Stroud Green' INTERIM RESULTS



NB - Responses with less than two mentions removed
Boundaries added for discussion purposes only

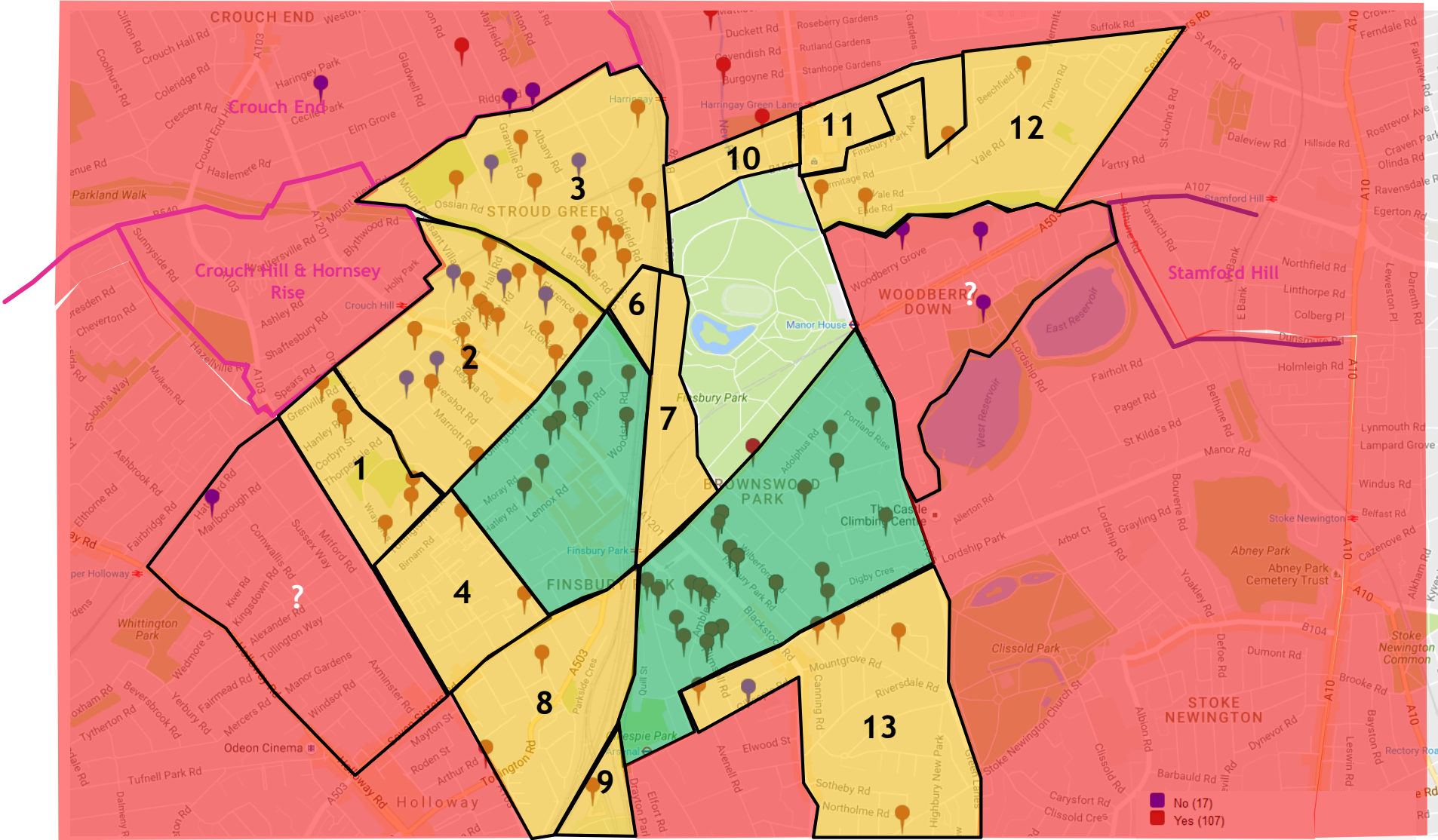
Boundary Survey results - Finsbury Park?

INTERIM RESULTS



Boundary Survey analysis - Focus for consultation?

INTERIM RESULTS



- Included area
- Potential area – Focus of consultation
- Excluded area

Boundaries added for discussion purposes only