

Finsbury Park and Stroud Green
Neighbourhood Plan
c/o Finsbury Park Trust
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LONDON
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finsburyparkstroudgreen@gmail.com

21 April 2018

Dear B. Johnson,

Re: Applications to the London Boroughs of Hackney, Haringey and Islington under Schedule 9 of the Localism Act 2011

The Finsbury Park and Stroud Green Neighbourhood Plan Working Group is pleased to submit this application to establish a Neighbourhood Area and Neighbourhood Forum for Finsbury Park and Stroud Green under Schedule 9 of the Localism Act 2011.

Why a Neighbourhood Plan for Finsbury Park?

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.

These applications to the London Boroughs of Hackney, Haringey and Islington are the culmination of work by, with, and for the local community since that time – and I would like to thank all those who have helped along the way, particularly the Finsbury Park Trust.

The vision, policies, masterplans and projects in the Neighbourhood Plan will be drafted based upon a robust evidence base and engagement with the local community. The Neighbourhood Plan must also be compliant with strategic policies within the Local Plans of the three councils, and our Neighbourhood Area Study outlines the current planning policy framework for the area. Without prejudice to this, we anticipate that the Neighbourhood Plan initiative will focus on:

- **Creating a coherent vision for the future:** Finsbury Park spans multiple administrative boundaries. Whilst an accord was signed by the three local councils in June 2012, there are opportunities to make coordination more 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 whilst, 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.
- **Improving 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.

- **Ensuring the delivery of 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 housing policies, and the creation of employment opportunities in line with housing growth.
- **Directing funding for local projects:** Neighbourhood Forums have powers to direct the investment of the neighbourhood element of Community Infrastructure Levy (CIL) funding.

Neighbourhood Area application

Requirements of Section 61G of the Town and Country Planning Act 1990

(1) A “neighbourhood area” means an area within the area of a local planning authority in England which has been designated by the authority as a neighbourhood area; but that power to designate is exercisable only where— (a) a relevant body has applied to the authority for an area specified in the application to be designated by the authority as a neighbourhood area, and (b) the authority are determining the application (but see subsection (5))

(2) A “relevant body” means (a) a parish council, or (b) an organisation or body which is, or is capable of being, designated as a neighbourhood forum (on the assumption that, for this purpose, the specified area is designated as a neighbourhood area).

The organisation making the area application is capable of being designated as a neighbourhood forum, in accordance with The Neighbourhood Planning (General) Regulations 2012, as detailed below.

(3) The specified area— (a) in the case of an application by a parish council, must be one that consists of or includes the whole or any part of the area of the council, and (b) in the case of an application by an organisation or body, must not be one that consists of or includes the whole or any part of the area of a parish council.

The proposed Neighbourhood Area does not consist of or include the whole or any part of a parish council.

Requirements of Section 5(1) of The Neighbourhood Planning (General) Regulations 2012

(a) A map which identifies the area to which the area application relates

The enclosures to this letter include a detailed atlas identifying the area to which the area application relates.

(b) A statement explaining why this area is considered appropriate to be designated as a neighbourhood area

The enclosures to this letter include a Neighbourhood Area Study explaining why this area is considered appropriate to be designated as a neighbourhood area.

In summary, we have ensured that the boundary:

- Follows the guidance provided by Paragraph 33 of DCLG’s Neighbourhood Planning Practice Guidance
- Makes it easier for the three local councils to work together, rather than making it more difficult

- Reflects the sense of belonging of people who live and work either side of it
- Allows areas with strong identities to bring forward their own Neighbourhood Plans
- Avoids splitting areas that function as one, such as high streets, open spaces, and catchment areas for walking to local services
- Avoids splitting up existing planning policy designations, such as conservation areas and Town Centres
- Takes into account existing infrastructure such as railways lines and roads where they form natural boundaries

We have taken care to not pre-judge the boundary, but collect and interpret evidence to determine it. This includes the collection of responses from almost 1,100 residents and workers to a Boundary Survey, gathered by volunteers by hosting themed events, attending community events, publicising online, running street stalls, and door knocking over the period 26 November 2016 to 28 August 2017.

The methodology and a working draft boundary were consulted upon at an Open Meeting in March 2017. The final draft boundary was circulated to a mailing list of 485 local residents, workers and elected officials in September 2017, as well as being published on www.finsburyparkstroudgreen.com. Comments were invited via email and an online discussion board. The boundary was also discussed with ward councillors at two briefings sessions, on Monday 4 and Tuesday 12 September 2017. This process resulted in further refinements to the constitution.

(c) A statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

The organisation making the area application is a relevant body for the purposes of section 61G of the 1990 Act, and in accordance with The Neighbourhood Planning (General) Regulations 2012, as detailed below.

Neighbourhood Forum application

Requirements of Section 61F(5) of the Town and Country Planning Act 1990

A local planning authority may designate an organisation or body as a neighbourhood forum if the authority are satisfied that it meets the following conditions—

(a) It is established for the express purpose of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned (whether or not it is also established for the express purpose of promoting the carrying on of trades, professions or other businesses in such an area)

The enclosures to this letter include a copy of the written constitution of the proposed neighbourhood forum. Section 5 - Objectives includes the following object:

To promote or improve the social, economic and environmental well-being of the Finsbury Park and Stroud Green Neighbourhood Area, through the preparation and implementation of a Neighbourhood Plan, in accordance with the Localism Act 2011

(b) Its membership is open to— (i) individuals who live in the neighbourhood area concerned, (ii) individuals who work there (whether for businesses carried on there or otherwise), and (iii) individuals who are elected members of a county council, district council or London borough council any of whose area falls within the neighbourhood area concerned

The enclosures to this letter include a copy of the written constitution of the proposed neighbourhood forum. Section 6 – Membership of the Forum provides for four types of member:

- *Resident Member – a person whose usual residence is within the Neighbourhood Area;*

- *Worker Member – an employee / self-employed person whose usual workplace is within the Neighbourhood Area;*
- *Elected Official Member – a ward councillor, Member of Parliament, or London Assembly Member whose constituency forms part of the Neighbourhood Area, and;*
- *Affiliated Organisation – a formally constituted community group that has an interest in the Neighbourhood Area.*

The proposed constitution for the Neighbourhood Forum ensures a balance between productive and proactive engagement with Affiliated Organisations who have an interest in the Neighbourhood Area, and the need to represent the interests of those who live and work within the Neighbourhood Area.

(c) Its membership includes a minimum of 21 individuals each of whom— (i) lives in the neighbourhood area concerned, (ii) works there (whether for a business carried on there or otherwise), or (iii) is an elected member of a county council, district council or London borough council any of whose area falls within the neighbourhood area concerned

The enclosures to this letter include a Register of Members (CONFIDENTIAL – NOT FOR PUBLIC RELEASE), with the following breakdown by borough and type of member:

Type of Forum Member	TOTAL	Hackney	Haringey	Islington
Resident	70	16	25	29
Worker	8		4	4
Elected Official	4	2	1	1
TOTAL	82	18	30	34

We also have several applications from Forum Members (including Affiliated Organisations), that have yet to be processed.

(d) It has a written constitution

The enclosures to this letter include a copy of the written constitution of the proposed neighbourhood forum.

The purpose and principles, bodies and roles, powers and decision making, structure and quorum of the Neighbourhood Forum were consulted upon at an Open Meeting in April 2017. The final draft constitution was circulated to a mailing list of 485 local residents, workers and elected officials in September 2017, as well as being published on www.finsburyparkstroudgreen.com. Comments were invited via email and an online discussion board. The constitution was also discussed with ward councillors at two briefings sessions, on Monday 4 and Tuesday 12 September 2017. This process resulted in further refinements to the constitution.

(e) Such other conditions as may be prescribed

In addition to the requirements of the Town and Country Planning Act 1990 and The Neighbourhood Planning (General) Regulations 2012, we have been asked by the three local authorities to:

- **Provide a list of addresses identifying the area to which the area application relates** – A schedule of addresses is duly enclosed; however, it should be noted that the Neighbourhood Area atlas provides the definitive record of the Neighbourhood Area boundary.
- **Ensure that the Forum has at least 21 members per borough (beyond the statutory requirements for 21 members in total)** - We duly enclose a Register of Members (CONFIDENTIAL – NOT FOR PUBLIC RELEASE). This currently comprises 82 Forum Members, and is shown broken down by borough. We have also enclosed 21 signed and validated Membership Application Forms (CONFIDENTIAL – NOT FOR PUBLIC RELEASE).
- **Demonstrate that we have made efforts to engage with businesses and organisations within and beyond the proposed Neighbourhood Area** - Our membership comprises a small but growing number of Worker Forum Members. Our enclosed Equalities Assessment

outlines engagement with organisations within and beyond the proposed Neighbourhood Area to date, as well as those with which we propose to engage in due course.

- **Demonstrate that we have made efforts to engage with councillors** – We can confirm that we notified all relevant ward councillors by email in December 2017 / May 2017, and hosted two briefing sessions with them, on Monday 4 and Tuesday 12 September 2017. The list of Forum Members includes four ward councillors (see enclosed Register of Members), enabling them to stand for election to the Steering Group at the appropriate point, if they so wish. We will continue to proactively engage with ward councillors, and encourage them to formalise their involvement by becoming Elected Official Forum Members.
- **Demonstrate that we have made arrangements with adjacent Neighbourhood Forums to cooperate on cross-boundary issues** – Crouch End Neighbourhood Forum has applied to become an Affiliated Organisation, and we have engaged with representatives from the Crouch Hill Neighbourhood Area.
- **Provide an Equality Assessment to accompany our application** – This is duly enclosed, including a study of Protected Characteristics within the Neighbourhood Area. We have also included an Equality, Diversity and Inclusivity Statement.

Requirements of Section 61F(7)(a) of the Town and Country Planning Act 1990

A local planning authority must, in determining under subsection (5) whether to designate an organisation or body as a neighbourhood forum for a neighbourhood area, have regard to the desirability of designating an organisation or body—

(i) which has secured (or taken reasonable steps to attempt to secure) that its membership includes at least one individual falling within each of subparagraphs (i) to (iii) of subsection (5)(b)

Our membership currently has the following composition by type of member:

Type of Forum Member	TOTAL
Resident	70
Worker	8
Elected Official	4
TOTAL	82

We also have a number of applications from Forum Members (including Affiliated Organisations), that have yet to be processed.

(ii) whose membership is drawn from different places in the neighbourhood area concerned and from different sections of the community in that area

We have made considerable efforts to ensure that our membership is drawn from all places of our Neighbourhood Area and sections of our community. The timeline below outlines some of the key activities that we have undertaken:

- 21 Feb 2015: Finsbury Park Regeneration Conference 2015
- 16 Jun 2016: Transport and Connectivity themed event
- 26 Nov 2016 to 28 August 2017: Boundary Survey (online, street stalls, door knocking)
- 02 Dec 2016 / 24 May 2017: Notified all relevant ward councillors
- 16 Jan 2017: Culture and leisure themed event
- 8 Mar 2017: Meeting with neighbourhood planning officers from the local authorities
- 25 Mar 2017: Workshop at Finsbury Park Regeneration Conference 2017
- 17 Apr 2017: Walkaround of eastern and southern boundary
- 21 May 2017: Walkaround of western boundary
- 04 and 12 September 2017: Briefings with ward councillors
- Throughout: Open Meetings



Photographs, from left to right: Culture and Leisure Themed Event; street stall; Open Meeting.

The enclosures to this letter include a Neighbourhood Area Study, which shows the geographical spread of the 1,097 responses to our Boundary Survey, and the location of the nine street stalls that we have run.

Our membership currently has the following composition by borough:

	TOTAL	Hackney	Haringey	Islington
TOTAL	82	18	30	34

The enclosures to this letter include an Equality Assessment, which includes a study of Protected Characteristics within the Neighbourhood Area.

(iii) whose purpose reflects (in general terms) the character of that area

The enclosures to this letter include a copy of the written constitution of the proposed neighbourhood forum. The objectives set out in Section 5 – Objectives reflect (in general terms) the character of the proposed Neighbourhood Area. These objectives were consulted upon at an Open Meeting in April 2017.

Requirements of Section 8 of The Neighbourhood Planning (General) Regulations 2012

(a) The name of the proposed neighbourhood forum

The name of the proposed neighbourhood forum is Finsbury Park and Stroud Green Neighbourhood Forum.

(b) A copy of the written constitution of the proposed neighbourhood forum

The enclosures to this letter include a copy of the written constitution of the proposed neighbourhood forum.

(c) The name of the neighbourhood area to which the application relates and a map which identifies the area

The name of the neighbourhood area to which the application relates is Finsbury Park and Stroud Green Neighbourhood Area. The enclosures to this letter include a map identifying the area to which the area application relates.

(d) The contact details of at least one member of the proposed neighbourhood forum to be made public under regulations 9 and 10

We propose Ben Myring (Haringey resident) as the main point of contact for communication with the Neighbourhood Forum, pending the election of officers and the Steering Group. Ben can be reached

via email at: finsburyparkstroudgreen@gmail.com. As requested, we confirm that Ben's name and this email address can be made public.

(e) A statement which explains how the proposed neighbourhood forum meets the conditions contained in section 61F(5) of the 1990 Act.

The proposed neighbourhood forum meets the conditions contained in section 61F(5) of the 1990 Act, as detailed above.

Proposed protocol for communication between Neighbourhood Forum and Neighbourhood Planning teams

We understand that the London Borough of Islington will be the lead authority for neighbourhood planning within the Finsbury Park and Stroud Green Neighbourhood Area, following the guidance within Paragraph 31 of DCLG's Neighbourhood Planning Practice Guidance.

LB Islington has proposed officer Ben Johnson as the main point of contact for communication with the Neighbourhood Planning teams. As stated earlier, we propose Ben Myring as the main point of contact for communication with the Neighbourhood Forum, pending the election of officers and the Steering Group.

We also propose that at least one officer and Forum Member from Hackney and Haringey are copied into all correspondence between the Neighbourhood Forum and the Neighbourhood Planning teams. You already have the contact details for our proposed Forum Member representatives, Susie Barson and Geraldine Timlin (Hackney residents), and Dorothy Newton (Islington resident).

Next steps

Our proposed process towards adoption of the Neighbourhood Plan by the three local councils is set out overleaf.

As outlined in our Equality, Diversity and Inclusivity Statement, we recognise the importance of community engagement in terms of empowerment and capacity building; increasing understanding of the Neighbourhood Area, leading to better outcomes from policies, masterplans and projects; avoiding unconstructive conflict, and; ensuring legitimacy. As such, we will engage continuously with the community throughout the process, to ensure that all voices are heard.

Whilst our applications are being considered, we intend to press forward with a Scoping Review, in order to establish the methodologies, key data sources and assumptions, case studies, and consultations that we intend to make use of in preparing our evidence base.



PERMISSION TO PREPARE A PLAN

- 1 Working Group formed out of Finsbury Park Regeneration Conference 2015
- 2 Define the Neighbourhood Area
- 3 Set up a Neighbourhood Forum
- 4 Apply to the three local councils

Statutory (legal) consultation period of six weeks
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DRAFTING THE PLAN

- 5 Draft a 'Scoping Review' (next steps) document
- 6 Gather evidence in line with Scoping Review
- 7 Prepare 'Emerging Draft Version' of Plan...
 - Defining themes, objectives and vision
 - Options appraisal
 - Masterplanning key sites / areas
 - Drafting planning policies
- 8 Consultation with community
- 9 Make amendments to 'Emerging Draft Version' of the Plan
- 10 Send 'Final Draft Version' of the Plan to the three local councils

Informal consultation
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Lots of community engagement here!
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Formal consultation
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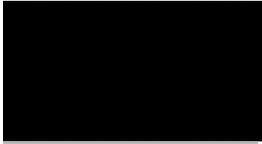
GETTING THE PLAN APPROVED

- 11 Examination by independent inspector
- 12 Make amendments to 'Submission Version' of the Plan
- 13 Community votes in a referendum
- 14 Plan 'made' (adopted) by three local councils

If referendum successful
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We look forward to the determination of the three councils in due course. In the meantime, we would be happy to provide any further information or clarifications, if required.

Yours sincerely,



Ben Myring, Haringey resident

On behalf of the Finsbury Park and Stroud Green Neighbourhood Plan Working Group

By email, Cc:

- James Delamere, LB Islington
- Sue Cooke and Katie Glasgow, LB Hackney
- Philip Crowther and Joanna Turner, LB Haringey
- Susie Barson and Geraldine Timlin, Hackney residents
- Dorothy Newton, Islington resident

Enclosures:

- **Neighbourhood Area Study** – Explaining why this area is considered appropriate to be designated as a neighbourhood area
- **Neighbourhood Area atlas** – Detailed atlas of maps identifying the area to which the area application relates
- **Neighbourhood Area addresses schedule** – List of addresses identifying the area to which the area application relates
- **Constitution** of the proposed Neighbourhood Forum
- **Equality, Diversity and Inclusivity Statement**
- **Equality Assessment**, including a **Protected Characteristics Study**
- **Register of Members** (CONFIDENTIAL – NOT FOR PUBLIC RELEASE) – Showing the breakdown of members by borough and type of member
- **21 signed and validated Membership Application forms** (CONFIDENTIAL – NOT FOR PUBLIC RELEASE)