



ISLINGTON

Consultation Report

Finsbury Park Development Framework Supplementary Planning Document (SPD)

March 2015



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1. Summary

- 1.1 The Finsbury Park Development Framework Supplementary Planning Document (SPD) has been prepared to guide the future regeneration of the area.
- 1.2 Public consultation on the draft SPD took place between Monday 17 November 2014 and Monday 15 December 2014.
- 1.3 23 responses were received in total. Five main messages emerged from the responses that were received:
- General support for the six key principles of the draft SPD.
 - General support for the building heights guidance set out in the document. This supports key principle A of the draft Finsbury Park Development Framework SPD. A small number of comments expressed concerns that the building heights guidance may restrict development activity on certain sites.
 - General support for respecting and enhancing the character of the area, including the retention of the former Sir George Robey public house. This broadly supports objective B of the draft Finsbury Park Development Framework SPD and supports the council's statement that it wishes to see the building retained and brought back into use at section 2.5.3 of the document. One response objected to the draft SPD's statement on the retention of the building.
 - Support for measures that will improve the local environment for cyclists. This supports key principle E of the draft Finsbury Park Development Framework SPD
 - Concerns relating to the potential impacts of new development in the area, including the impacts of increased population, increased pollution levels and disruption as a result of construction work.

2. Background

- 2.1** Finsbury Park Town Centre occupies a unique position at the meeting point of three London boroughs. The excellent and improving public transport connections, the area's growing creative and cultural industries and the strong historic legacy of mid-late Victorian building stock, including the Grade II* listed former Rainbow Theatre, contribute to the area's unique and vibrant character.
- 2.2** For many years, the town centre's location on the boundary of Islington, Haringey and Hackney has complicated adopting a co-ordinated approach to securing positive change. The first step in working together and overcoming cross-boundary challenges to deliver lasting change came in the form of a tri-borough agreement: the Finsbury Park Accord. One of the Accord's eleven key priorities was the creation of a cross-borough spatial strategy in the form of a Supplementary Planning Document (SPD) to guide the area's future development.
- 2.3** The Finsbury Park Town Centre SPD was prepared and consulted on in 2013, and was adopted by Islington, Haringey and Hackney Councils in summer 2014. The SPD sought to set out a single vision for the regeneration of Finsbury Park Town Centre.
- 2.4** Following the adoption of the document, the council took the decision to prepare further detailed planning guidance for the area directly to the west of Finsbury Park Station. This area is currently the focus of development activity, and the council anticipates that further development proposals will come forward in future years. The intention behind the draft Finsbury Park Development Framework SPD is to provide additional guidance on how the council wishes to see the area developed through the application of its adopted planning policies to secure the highest possible quality of development at a key part of the town centre.
- 3.5** Once adopted, the framework will be used by the council as a material consideration in the determination of planning applications. National, regional and local planning policy may change and any applications will be determined in light of the adopted planning policies at the time a decision on an application is made.
- 2.6** The results of the public consultation will be presented to Islington Council's Executive at its meeting on 12 March 2015. At this meeting the Executive will be asked to adopt the final SPD.

3. Methodology

3.1 Public consultation on the draft SPD took place between Monday 17 November 2014 and Monday 15 December 2014. Comments submitted up to 22 December 2014 have been considered. Three consultation events were held during this period.

Tuesday 25 November 2014	3pm – 6pm	John Jones Arts building, Morris Place, London, N4 3JG
Thursday 4 December 2014	5pm – 8pm	FinSpace, 225-229 Seven Sisters Road, London, N4 2DA
Saturday 6 December 2014	11am – 2pm	John Jones Arts building, Morris Place, London, N4 3JG

3.2 Approximately 3,000 information letters were distributed to residents, businesses and stakeholders in the catchment area shown in Appendix D.

3.3 The letter included:

- an explanation of the purpose of the consultation and the Council's aspirations for the area;
- a plan showing the SPD area;
- details of where to find the draft SPD on the council's website;
- details of how to request a hard copy of the document;
- an invitation to the drop-in information sessions;
- details of a link to an online survey;
- information on what will happen once the public consultation period has finished, including approximate timescales;
- a request for comments and concerns about the draft SPD (responses by freepost address or by email); and
- a note stating that the council will report the outcome of the consultation on its website soon after the consultation has been completed.

3.4 Information about the consultation was posted on the council's Finsbury Park Town Centre webpage (www.islington.gov.uk/finsburypark) included:

- details of how to view the SPD at the borough's ten libraries and how to request a hard copy of the document;
- details of the drop-in information sessions;
- information on what would happen once the public consultation period finished;
- a request for comments and concerns about the draft SPD; and
- a note that we will post the consultation report on the website after consultation.

4. Response to public consultation

4.1 There was a significant degree of online interest during the consultation period. Between 17 November 2014 and 15 December 2014 there were 1,290 visits to the project webpage. These visitors spent an average of two minutes and seven seconds on the webpage. As part of the council's Twitter campaign on the consultation, 338 users followed links from tweets to access the project webpage. The council's tweets relating to the consultation were retweeted 44 times, meaning that around 227,000 people may have seen messages relating to the consultation.

4.2 Thirty people attended the three drop-in information sessions, and 23 responses were received in total.

4.3 This response rate was lower than anticipated. For the tri-borough Finsbury Park Town Centre SPD that was consulted on in 2013, 523 responses were received. However, the boundary of the adopted tri-borough SPD and the consultation covered a much larger area and the draft Finsbury Park Development Framework SPD built upon principles already established. Therefore consultees may have felt little need to provide further comments.

4.4 The responses are set out in full in Appendix A. The breakdown of these responses is as follows:

- 9 responses were submitted through the online survey;
- 3 responses were emailed directly to the project team;
- 10 responses were submitted by stakeholders; and
- 1 response was from a politician.

4.5 The post code analysis set out at 5.2 has been derived solely from the nine responses that were submitted through the online survey. The data indicates that out of these nine responses, the majority were submitted by respondents that live within the postcode zone covering the draft Finsbury Park Development Framework SPD area.

4.6 One representation was received from a politician, and the remaining responses were from the following stakeholder groups:

- Highways Agency
- English Heritage
- Environment Agency

- London Borough of Haringey

- Marine Management Organisation
- Transport for London
- The Theatre's Trust
- Metropolitan Police Service (Designing Out Crime)

- Collins and Coward on behalf of the owner of the former Sir George Robey

4.7 Five main messages have emerged from the responses that were received. These include:

- General support for the six key principles of the draft SPD.
- General support for the building heights guidance set out in the document. This

supports key principle A of the draft Finsbury Park Development Framework SPD. A small number of comments expressed concerns that the building heights guidance may restrict development activity on certain sites.

- General support for respecting and enhancing the character of the area, including the retention of the former Sir George Robey public house. This broadly supports objective B of the draft Finsbury Park Development Framework SPD and supports the council's statement that it wishes to see the building retained and brought back into use at section 2.5.3 of the document. One response objected to the draft SPD's statement on the retention of the building.
- Support for measures that will improve the local environment for cyclists. This supports key principle E of the draft Finsbury Park Development Framework SPD
- Concerns relating to the potential impacts of new development in the area, including the impacts of increased population, increased pollution levels and disruption as a result of construction work.

4.8 Appendix A lists all comments received on the draft SPD. Appendix B sets out the council's response to each of the comments.

5. Profile of respondents

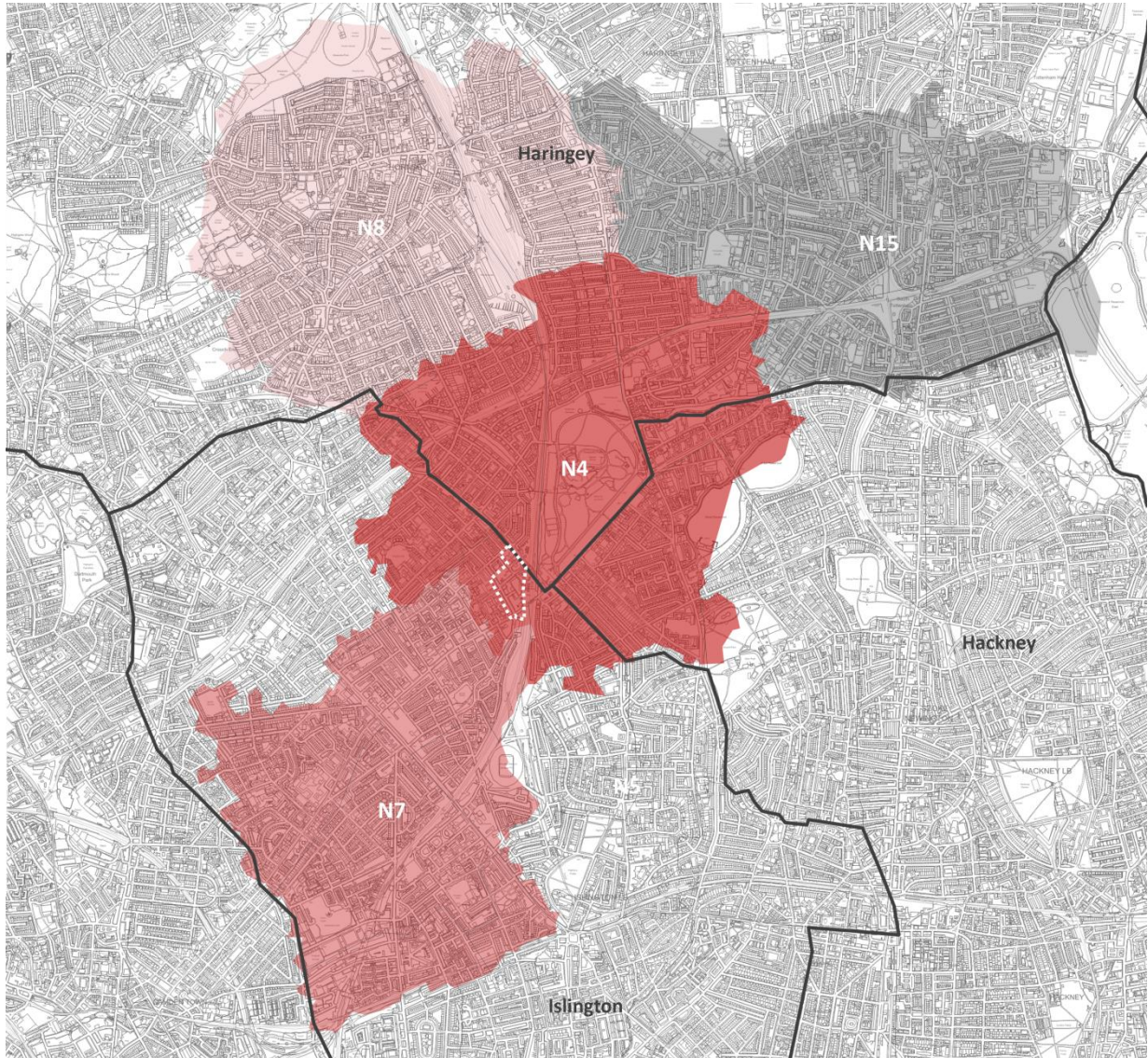
5.1 Respondents to the online survey were asked to specify if they live or work in the local area and their post code, along with other demographic information. Out of the overall 23 responses received, nine online responses were received. Therefore, the information set out below only represents data for nine of the 23 responses that were received, a very small sample.

	Number of respondents
Post code analysis	
N4	4
N7	3
N8	1
N15	1
No data	14
Live/work in the area	
Live	4
Work	0
Both	2
Neither	3
No data	14
Age profile	
Under 16	0
16-24	0
25-44	4
45-60	4
60+	1
No data	14
Gender profile	
Male	4
Female	5
Transgender	0
No data	14
Ethnic profile	
White	8
Black	0
Asian	1
Other	0
No data	14

5.2 The post code data has been used to map out the post code zones with the highest number of responses. Borough and ward boundaries straddle post code zones, which can be seen on the plan below.

5.3

The Finsbury Park Development Framework SPD boundary is shown as a white dotted line on the plan below. The data from the nine online responses indicates that the majority of responses were submitted by respondents that live within the postcode zone that covers the draft Finsbury Park Development Framework SPD area, the N4 zone.



6. Overview of comments received

6.1 A total of 63 comments were made on the draft SPD by 23 respondents. These comments cover 57 different issues. All 57 issues are listed in Appendix A.

6.2 During analysis of the responses, 14 categories and areas of comment emerged, with the most commented on categories being development issues, building heights, traffic and transport, Finsbury Park Station and the potential related impacts of the proposals. The 14 categories are listed at Appendix A in order of the number of comments received, with the category with the highest number of comments made listed first.

6.3 The 14 categories in order of the number responses received are:

Rank	Issue	Total comments	% of overall total
1	Development issues	7	11%
1	Building heights	7	11%
1	Traffic and transport	7	11%
1	Finsbury Park Station	7	11%
1	Related impacts of proposals	7	11%
2	Land use	6	10%
3	Former Sir George Robey	5	8%
4	General support	3	5%
4	Cycling	3	5%
4	Heritage	3	5%
4	Crime and safety	3	5%
5	Amenity	2	3%
5	Local environment	2	3%
6	Design quality	1	2%

6.4 The list of comments set out at Appendix A includes a breakdown of responses from the general public, politicians and stakeholders, which are shown alongside the overall number of responses per comment. The council's response to the comments on the draft SPD is set out within Appendix B of this report.

Appendix A

List of responses received

A.1 Development issues (7 comments, 11% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
1	1			1.1	Comment that any new development should not encourage the use of private cars.
1	1			1.2	Comment on the poor environmental quality of the Seven Sisters Road corridor.
1	1			1.3	Suggestion that the area should be identified for high density development in line with London Plan policies in terms of meeting borough and London wide housing targets, and that the proposed building heights are too conservative.
1	1			1.4	Comment that the approach to regeneration in the area is piecemeal.
1	1			1.5	Comment that the pace of change in the area is too slow.
1		1		1.6	Support for the adopted allocation for site identified as Site C (Morris Place/Wells Terrace) in the Islington Site Allocations DPD.
1		1		1.7	Support for the emerging cultural hub centred around Clifton Terrace and Morris Place.

A.2 Building heights (7 comments, 1% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
2	1	1		2.1	Support for objective A: guidance on building heights.
1	1			2.2	Concern regarding the restrictions on building heights that the document sets out.
1	1			2.3	Comment that the SPD should make stronger commitment to keeping building heights low.
1		1		2.4	Support for the aspirations of the Zone 2 building heights guidance as shown on Figure 4.1.
1		1		2.5	Support for the principle of new development significantly stepping down in height from the two twenty-one storey towers of the City North scheme.
1			1	2.6	Comment that any new tall buildings will destroy the character of the area irrevocably.

A.3 Traffic and transport (7 comments, 11% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
1	1			3.1	Request for measures to reduce traffic volumes on Seven Sisters Road.
1		1		3.2	Suggestion for Section 4 of the SPD to include the provision of taxi ranks and set down areas.
1		1		3.3	Request for TfL to be consulted on all future development proposals that may affect the transport network and/or infrastructure.
1		1		3.4	Request for a reference to the 'Accessible bus stop design guidance 2006' to be added to section 3.8 of the draft SPD.
1		1		3.5	Request for a reference to coach set down and pick up facilities at coach traffic generating venues to be included where appropriate.
1		1		3.6	Request for Legible London wayfinding signage to be supported where appropriate.
1		1		3.7	Request for a reference to be added to Section 4 of the document acknowledging that any works to the Transport for London Road Network (TLRN) can only be undertaken in consultation and with the approval of TfL.

A.4 Finsbury Park Station (7 comments, 11% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
1	1			4.1	Suggestion that the SPD should make greater reference to the need for step-free access at the station.
1	1			4.2	Concern that new western entrance may render Seven Sisters Road entrance redundant.
1	1			4.3	Does not support further improvements to Finsbury Park Station.
1		1		4.4	Request for reference to the Wells Terrace entrance closure at section 6.3.2 of the draft SPD to be changed to 'April 2015'.
1		1		4.5	Request for any future design work for Finsbury Park Station to seek opportunities for wider improvements.
1		1		4.6	Request for section 3.6.2 of the draft SPD to be amended to clarify that the tunnels within Finsbury Park Station are not a public right of way.
1			1	4.7	Support for changes to Finsbury Park Station.

A.5 Related impacts of proposals (7 comments, 11% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
1	1			5.1	Concern relating to impacts of the City North scheme, specifically relating to loss of greenery.
1	1			5.2	Does not support any increase in population due to current levels and impacts on the park itself.
1	1			5.3	Concerns regarding pollution levels.
1	1			5.4	Concern that new development will impose further community division.
1		1		5.5	Reference to the significant increase in the number of residents, students, commuters and visitors to the Finsbury Park area.
1			1	5.6	Concerns regarding the disruption caused to local residents from new developments.
1			1	5.7	Comment that social infrastructure needs as a result of increased population should be considered.

A.6 Land use (6 comments, 10% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
1	1			6.1	Comment that the document fails to acknowledge rising demand for housing and other land uses.
1	1			6.2	Comment on negative effect of betting shops, slot machines, pawn brokers and pound shops.
1	1			6.3	Support for any improvements to retail corridors: Seven Sisters Road, Fonthill Road.
1			1	6.4	Support for new arts facilities in the context of attracting visitors and contributing to local economy.
1			1	6.5	Support for key principle D: frontages on Wells Terrace and Goodwin Street being retained for active uses.
1			1	6.6	Comment that Fonthill Road may benefit from a more diverse mix of uses to improve its character during the evenings.

A.7 Former Sir George Robey (5 comments, 8% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
1	1			7.1	Request for the former Sir George Robey to be returned to pub use and to contribute to growing cultural offer in area.
1		1		7.2	Request for council's position for the former Sir George Robey to be retained to be updated in light of the consent for demolition of the building.
1		1		7.3	Suggestion for the former Sir George Robey to be considered a development site in light of the consent for demolition.
1		1		7.4	Suggestion for the former Sir George Robey to be removed from the zone 3 building heights designation.
1			1	7.5	Support for principle of the former Sir George Robey being brought back into use.

A.8 General support (3 comments, 5% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
3	1	1	1	8.1	General support for the broad objectives of the SPD.

A.9 Cycling (3 comments, 5% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
2	2			9.1	Support for key principle E: improving the environment for cyclists.
1	1			9.2	Suggestion that the council explores the potential for a contraflow cycle facility on Lennox Road.

A.10 Heritage (3 comments, 5% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
2		1	1	10.1	Support for key principle B: respecting and enhancing character of the area.
1		1		10.2	Comment that the document should refer to Islington's Stroud Green Conservation Area, Haringey Stroud Green Conservation area and Grade II listed Finsbury Park.

A.11 Crime and safety (3 comments, 5% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
1	1			11.1	Suggestion that more should be done to tackle fear of crime in area.
1	1			11.2	Support for improvements to the viaducts at Seven Sisters Road and Stroud Green Road (lighting etc.). Support for key principle E - improving beneath bridges.
1		1		11.3	Comment that crime figures reveal high levels of anti-social behaviour, violence, personal theft, property crime and robbery in the area.

A.12 Amenity (2 comments, 3% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
1		1		12.1	Request for references to be added to section 4.5 of the draft SPD relating to the need to support the ongoing operation of existing cultural venues (whose operations may cause noise and vibration), and noting that development proposals for new development (particularly residential development) in close proximity to cultural venues should be designed to fully mitigate any potential conflicts in the first instance.
1			1	12.2	Support for key principle C: ensuring amenity for residential development.

A.13 Local environment (2 comments, 3% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
1	1			13.1	Comment that the draft SPD should more directly acknowledge role of trees in enhancing area and environmental benefits.
1	1			13.2	Suggestion for the draft SPD to set out areas where new street trees may be planted.

A.14 Design quality (1 comment, 2% of the total comments received)

Total responses	Response breakdown			Ref	Comment
	General	Stakeholder	Politician		
1	1			14.1	Support for key principle D: high quality design.

Appendix B

Analysis of responses

	Ref	Comment	Response	Change to SPD
1. Development issues	1.1	Comment that any new development should not encourage the use of private cars.	All new development in Islington must be 'car free', as set out within Core Strategy Policy CS10 (Sustainable development), Part H and Development Management Policy DM8.5 (Vehicle parking), Part A (Residential parking).	None.
	1.2	Comment on the poor environmental quality of Seven Sisters Road corridor.	Noted.	None.
	1.3	Suggestion that the area should be identified for high density development in line with London Plan policies in terms of meeting borough and London wide housing targets, and that the proposed building heights are too conservative.	The draft SPD includes various references to the opportunity for intensification and high density development in the area. Section 2.3.2 of the draft SPD sets out Core Strategy Policy CS 2 (Finsbury Park), Part B of which refers to the council's aspiration for low-density employment sites around Finsbury Park Station to be redeveloped for mixed-use development. The policy also provides that the loss of some storage and distribution space in the area may be acceptable if re-provided by the intensified use of surrounding sites, which can provide between 500 - 700 housing units. Key principle F of the draft SPD (set out at section 1.4.6) includes a reference to the opportunity for high density new development and the intensification of sites to achieve a high quality mixed-use environment. However, any proposals for new development in the area should consider the guidance on building heights as set out at section 4.3 of the draft SPD.	Section 4.3.7 of the draft SPD will be updated to include a reference to Part E of Core Strategy Policy CS9 (Protecting and enhancing Islington's built and historic environment) on high density development and high quality design.
	1.4	Comment that the approach to regeneration in the area is piecemeal.	The adoption of the tri-borough Finsbury Park Town Centre SPD in 2014 and the preparation of the draft Finsbury Park Development Framework SPD indicates that the council is committed to ensuring that new development in the area comes forward in the context of a clearly defined spatial framework.	None.

Appendix B

	1.5	Comment that the pace of change in the area is too slow.	Noted.	None.
	1.6	Support for the adopted allocation for site identified as Site C (Morris Place/Wells Terrace) in the Islington Site Allocations DPD.	Noted.	None.
	1.7	Support for the emerging cultural hub centred around Clifton Terrace and Morris Place.	Noted.	None.
2. Building heights	Ref	Comment	Response	Change to SPD
	2.1	Support for key principle A: guidance on building heights	Noted.	None.
	2.2.	Concern regarding the restrictions on building heights that the document sets out.	The draft SPD's guidance on appropriate building heights has been informed by Islington Council's adopted planning policies.	None.
	2.3	Comment that the SPD should make stronger commitment to keeping building heights low.	The draft SPD's guidance on appropriate building heights has been informed by Islington Council's adopted planning policies. The guidance provides an interpretation of Parts A and E of Core Strategy Policy CS 9 (Protecting and enhancing Islington's built and historic environment) and parts A (vii) and C of Development Management Policy DM2.1 (Design) on building heights. The council's interpretation of these adopted policies is shown in spatial form in Figure 4.1 of the draft SPD.	None.
	2.4	Support for the aspirations of the Zone 2 building heights guidance as shown on Figure 4.1.	Noted.	None.
	2.5	Support for the principle of new development significantly stepping down in height from the two twenty-one storey	Noted.	None.

		towers of the City North scheme.		
	2.6	Comment that any new tall buildings will destroy the character of the area irrevocably.	Noted.	None.
3. Traffic and transport	Ref	Comment	Response	Change to SPD
	3.1.	Request for measures to reduce traffic volumes on Seven Sisters Road.	This issue will be considered as part of a transport study that is currently underway, which is exploring opportunities for improvements to the local transport network and public realm.	None.
	3.2	Suggestion for Section 4 of the SPD to include the provision of taxi ranks and set down areas.	This comment refers to an area that lies outside of the draft Finsbury Park Development Framework SPD area.	None.
	3.3	Request for TfL to be consulted on all future development proposals that may affect the transport network and/or infrastructure.	As usual, any proposals for changes to the local transport network will be taken forward in discussion with the relevant transport operators.	None.
	3.4	Request for a reference to the 'Accessible bus stop design guidance 2006' to be added to section 3.8 of the draft SPD.	Section 3.8 of the SPD is largely descriptive and a policy reference in this location would not be appropriate.	None.
	3.5	Request for a reference to coach set down and pick up facilities at coach traffic generating venues to be included where appropriate.	Coach parking facilities will be addressed on an application by application basis.	None.
	3.6	Request for Legible London wayfinding signage to be supported where appropriate.	Islington Council has developed its own style of wayfinding that has been rolled-out across the borough.	None.

Appendix B

	3.7	Request for a reference to be added to Section 4 of the document acknowledging that any works to the Transport for London Road Network (TLRN) can only be undertaken in consultation and with the approval of TfL.	Noted. As usual, any proposals for changes to the local transport network will be taken forward in discussion with the relevant transport operators.	Appendix 1 of the draft SPD to be updated to include an acknowledgment that any proposals for changes to the local transport network will be taken forward in discussion with Transport for London.
4. Finsbury Park Station	Ref	Comment	Response	Change to SPD
	4.1	Suggestion that the SPD should make greater reference to the need for step-free access at the station.	Transport for London has confirmed that Finsbury Park Station will become step-free as part of the wider improvements that will see the creation of a new western station entrance.	None.
	4.2	Concern that new western entrance may render Seven Sisters Road entrance redundant.	Noted.	None.
	4.3	Does not support further improvements to Finsbury Park Station	Islington Council has been lobbying Transport for London (TfL) for a number of years to secure improvements at Finsbury Park Station. Within the next two and a half years, TfL will complete works that will see the opening of a new western ticket hall and step-free access at Finsbury Park Station.	None.
	4.4	Request for reference to the Wells Terrace entrance closure at section 6.3.2 of the draft SPD to be changed to 'April 2015'.	Noted.	Section 6.3.2 of the draft SPD to be updated.
	4.5	Request for any future design work for Finsbury Park Station to seek opportunities for	Noted.	None.

		wider improvements.		
	4.6	Request for section 3.6.2 of the draft SPD to be amended to clarify that the tunnels within Finsbury Park Station are not a public right of way.	Noted.	Section 3.6.2 of the draft SPD will be updated to clarify that the tunnels within Finsbury Park Station are not a public right of way.
	4.7	Support for changes to Finsbury Park Station.	Noted.	None.
5. Related impacts of proposals	Ref	Comment	Response	Change to SPD
	5.1	Concern relating to impacts of the City North scheme, specifically relating to loss of greenery.	The City North site was formerly in industrial use. The consented development proposals for the site include soft landscaping and tree planting, and will also provide new public space in the form a new route through the site between Goodwin Street and Wells Terrace, connecting these two areas and providing direct links to the new western ticket hall.	None.
	5.2	Does not support any increase in population due to current levels and impacts on the park itself.	Part B of Core Strategy Policy CS2 (Finsbury Park) sets out the council's aspiration to see 500 - 700 new homes come forward in the area. This is part of the council's commitment to meeting the borough housing target that is set out in Section 3.3 of the Core Strategy.	None.
	5.3	Concerns regarding pollution levels.	Islington Council commissioned an air quality source apportionment study in 2014 as part of the Islington Air Quality Strategy 2014-17. The study shows modelled concentrations of pollution levels across the borough, and indicates that in Finsbury Park car use is the main source of pollution. Islington's car free policy for new homes is one way of reducing a future increase in pollution levels as a result of private car use. Any proposals for new development in the area must align with the Mayor of London's Air Quality Neutral policy (2014) and be in line with Islington's adopted planning policies, including Development Management Policy DM6.1	None.

			(Healthy development) Part E, which requires new development in locations of poor air quality to be designed to mitigate potential impacts.	
	5.4	Concern that new development will impose further community division.	A number of elements are out of the control of the council, such as private property prices and rents. However, in line with Core Strategy Policy CS 12 Part G, any development proposal for housing will be required to include the maximum reasonable amount of affordable home, ensuring that the housing needs of a broad range of the community are met.	None.
	5.5	Reference to the significant increase in the number of residents, students, commuters and visitors to the Finsbury Park area.	Noted.	None.
	5.6	Concerns regarding the disruption caused to local residents from new developments.	Where appropriate, new development in the area will be required to adhere to the guidelines set out within the Code for Sustainable Homes and Code of Construction Practice.	None.
	5.7	Comment that social infrastructure needs as a result of increased population should be considered.	When preparing strategic plans such as Core Strategies and Local Plans, the council liaises with social infrastructure providers to identify any potential major impacts at a high level. Councils engage with service providers to consider and plan for emerging and future needs.	None.
6. Land use	Ref	Comment	Response	Change to SPD
	6.1	Comment that the document fails to acknowledge rising demand for housing and other land uses.	The draft SPD at various sections references the council's aspirations for new housing and mixed-use development in the area. Section 2.3.2 of the draft SPD refers to Core Strategy policy CS2 (Finsbury Park) part B, which sets out the council's aim for up to 700 new homes in the area. Key principle F sets out the council's aspiration to see high-density mixed-use development come forward in the area.	None.

Appendix B

	6.2	Comment on negative effect of betting shops, slot machines, pawn brokers and pound shops.	Islington Council is in the process of preparing an SPD that sets out an approach to controlling the concentration of certain uses, including betting shops and money lenders, in the area. This will be consulted on in Spring 2014.	Add reference to the draft SPD.
	6.3	Support for any improvements to retail corridors: Seven Sisters Road, Fonthill Road.	Noted.	None.
	6.4	Support for new arts facilities in the context of attracting visitors and contributing to local economy.	Noted.	None.
	6.5	Support for key principle D: frontages on Wells Terrace and Goodwin Street being retained for active uses.	Noted.	None.
	6.6	Comment that Fonthill Road may benefit from a more diverse mix of uses to improve its character during the evenings.	Fonthill Road is designated as a primary retail frontage as stated at section 4.8.8 of the draft SPD. The Development Management Policies set out guidance on how these areas should be treated. Policy DM4.5 (Primary and Secondary Frontages) seeks to ensure that retail uses will not fall below 60% within primary frontages and seeks to ensure that there are no more than one non-retail units on a continuous retail frontage. Whilst there may be scope for other uses on Fonthill Road, the requirements of Development Management Policy DM4.5 (Primary and secondary frontages) Part A must be met.	None.
	7.1 Former Sir George Robey	Ref	Comment	Response
7.1		Request for the former Sir George Robey to be returned to pub use and to contribute to growing cultural offer in area.	The principle of the building's demolition was established by the Planning Inspectorate (not Islington Council) at appeal. Despite the consent of a prior approval application regarding the method of the building's demolition, the council wishes to see the building retained.	None.

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	7.2	Request for council's position for the former Sir George Robey to be retained to be updated in light of the consent for demolition of the building.	The principle of the building's demolition was established by the Planning Inspectorate (not Islington Council) at appeal. Despite the consent of a prior approval application regarding the method of the building's demolition, the council wishes to see the building retained.	None.
	7.3	Suggestion for the former Sir George Robey to be considered a development site in light of the consent for demolition.	The principle of the building's demolition was established by the Planning Inspectorate (not Islington Council) at appeal. Despite the consent of a prior approval application regarding the method of the building's demolition, the council wishes to see the building retained.	None.
	7.4	Suggestion for the former Sir George Robey to be removed from the zone 3 building heights designation.	As set out at section 4.3.4 of the draft SPD, new development within the area identified as Zone 3 in Figure 4.1 is required to step down in height from development in Zone 2 and sit comfortably in context to existing nearby buildings. As set out at section 4.3.5 of the draft SPD, the acceptable height of new buildings and extensions to existing buildings will be agreed on a site specific basis and will depend on the design, treatment of roofs and the layout of development proposals in relation to the surrounding townscape context.	None.
	7.5	Support for principle of the former Sir George Robey being brought back into use.	The principle of the building's demolition was established by the Planning Inspectorate (not Islington Council) at appeal. Despite the consent of a prior approval application regarding the method of the building's demolition, the council wishes to see the building retained.	None.
8.1 General support	Ref	Comment	Response	Change to SPD
	8.1	General support for the broad objectives of the SPD.	Noted.	None.
9. Cycling	Ref	Comment	Response	Change to SPD
	9.1	Support for key principle E: improving the environment for cyclists	Noted.	None.
	9.2	Suggestion that the council explores the potential for a	This issue will be considered as part of a transport study that is currently underway, which is exploring opportunities for	None.

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		contraflow cycle facility on Lennox Road.	improvements to the local transport network and public realm.	
10. Heritage	Ref	Comment	Response	Change to SPD
	10.1	Support for key principle B: respecting and enhancing character of the area.	Noted.	None
	10.2	Comment that the document should refer to Islington's Stroud Green Conservation Area, Haringey Stroud Green Conservation area and Grade II listed Finsbury Park.	Noted.	Section 3.5 of the draft SPD will be updated to include references to the conservation areas and the listing of Finsbury Park.
11. Crime and safety	Ref	Comment	Response	Change to SPD
	11.1	Suggestion that more should be done to tackle fear of crime in area.	Cross-borough police meetings have been taking place since October 2013. The group was established to ensure a co-ordinated approach to reviewing and managing anti-social behaviour and crime issues in the town centre. In summer 2014 Islington officers conducted an operation that aimed to tackle anti-social behaviour on Seven Sisters Road.	None.
	11.2	Support for improvements to the viaducts at Seven Sisters Road and Stroud Green Road (lighting etc.). Support for key principle E - improving beneath bridges.	Noted.	None.
	11.3	Comment that crime figures reveal high levels of anti-social behaviour, violence, personal theft, property crime and robbery in the area.	Noted.	None.

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	Ref	Comment	Response	Change to SPD
12. Amenity	12.1	Request for references to be added to section 4.5 of the draft SPD relating to the need to support the ongoing operation of existing cultural venues (whose operations may cause noise and vibration), and noting that development proposals for new development (particularly residential development) in close proximity to cultural venues should be designed to fully mitigate any potential conflicts in the first instance.	<p>The council recognises the importance of amenity issues. Section 4.5 of the draft SPD lists planning policies that refer to amenity considerations, including noise and vibration issues from both infrastructure (such as roads and railways) and neighbouring development.</p> <p>The council supports Finsbury Park's emerging cultural quarter, which includes the Park Theatre and the John Jones Arts Building as described at Section 3.2 and shown in Figure 4.1 of the draft SPD.</p> <p>A reference will be added to section 4.5 of the document acknowledging that the operations and viability of existing and future cultural facilities should not be compromised by future neighbouring uses.</p>	A reference to the amenity issues specifically relating to cultural venues will be added to section 4.5 of the draft SPD, which addresses amenity considerations.
	12.2	Support for key principle C: ensuring amenity for residential development.	Noted.	None.
13. Local environment	Ref	Comment	Response	Change to SPD
	13.1	Comment that the draft SPD should more directly acknowledge role of trees in enhancing area and environmental benefits.	References to Core Strategy and Development Management policies referring to open space and green infrastructure will be added to section 4 of the SPD.	Key policies on open space and green infrastructure to be added to section 4 of the SPD.
	13.2	Suggestion for the draft SPD to set out areas where new street trees may be planted.	This will be managed through Islington's tree planting programme.	None.
14. Design quality	Ref	Comment	Response	Change to SPD
	14.1	Support for key principle D: high quality design	Noted.	None.

Appendix C

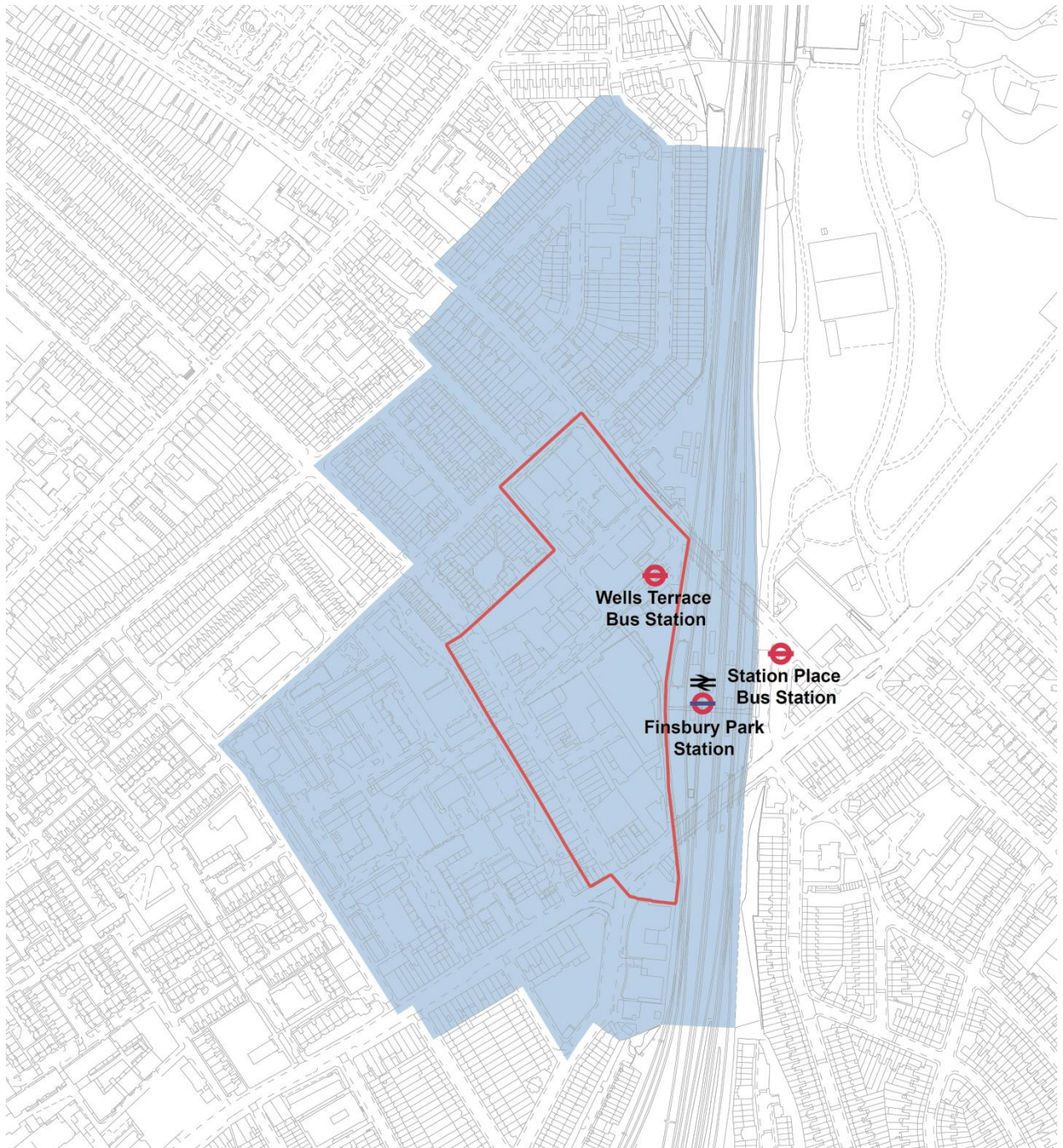
List of text changes

SPD reference	Description of issue/change	Suggested text amendments to the SPD Additional text shown as blue bold Deleted text shown as strikethrough text
A1.2.2 (new paragraph)	A reference has been added to acknowledge that any works to the Transport for London Road Network (TLRN) can only be undertaken in consultation and with the approval of Transport for London.	Any works to the Transport for London Road Network (TLRN) can only be undertaken in consultation and with the approval of Transport for London.
2.2.2	Timescales referring to the Location and concentration of uses SPD has been updated.	'emerging SPDs such as the Location and Concentration of uses SPD (to be consulted on in Spring 2015) and...'
4.5.2 (new paragraph)	A new paragraph has been added to refer to amenity issues relating to cultural venues.	The operations and viability of existing and future cultural facilities should not be compromised by future neighbouring uses.
3.5.5 (new paragraph)	A new paragraph has been added to refer to the surrounding heritage context.	A number of conservation areas are located outside of the framework area. The Tollington and Stroud Green Conservation Areas in Islington and the Stroud Green Conservation area in Haringey are all located to the north of the framework area. The Grade II listed Finsbury park lies to the east of the framework area.
3.6.2	A reference has been added to clarify that the tunnels in Finsbury Park Station are not public rights of way and to update the planned date of close of the Wells Terrace entrance.	The closure of the Wells Terrace station entrance in November 2014 April 2015 will remove this opportunity, preventing north-south and east-west pedestrian routes through the station. However, the tunnels are not public rights of way.
4.3.7	Reference added to Part E of Core Strategy Policy CS9 (Protecting and enhancing Islington's built and	Core Strategy Policy CS 9 Part E refers to the fact that 'high densities can be achieved through high quality design without the need for tall buildings', so whilst tall buildings are not

	<p>historic environment) on high density development and high quality design.</p>	<p>appropriate, new development should still contribute to achieving high density mixed-use development.</p>
<p>4.6.12 (new paragraph)</p>	<p>References to a number of the council's sustainable design policies have been added.</p>	<p>In line with Islington Core Strategy Policy CS 15 (Open Space and Green Infrastructure), development proposals must consider Islington's aspiration to create a greener borough, which includes the protection of trees. Further detail on this policy is provided within Islington's Development Management Policies DPD Policy DM6.2 (New and improved public open spaces) and Policy DM6.3 (Protecting open space) and DM6.5 (Landscaping, trees and biodiversity).</p>

Appendix D

SPD boundary and leaflet distribution catchment area



Finsbury Park Development Framework SPD area



Finsbury Park Development Framework SPD consultation catchment area

