

**Report of: Executive Member for Housing and Development**

<b>Executive</b>	<b>Date: 4 02 16</b>	<b>Ward(s): Clerkenwell</b>
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**SUBJECT: Designation of Mount Pleasant Neighbourhood Area and Forum**

**1. Synopsis**

- 1.1 A Neighbourhood Area application (Appendix 1) and Neighbourhood Forum application (Appendices 2 and 3) were submitted by a community group - the Mount Pleasant Association. This report considers the designation of a Mount Pleasant Neighbourhood Area and Mount Pleasant Neighbourhood Forum. The applications identify the area within which the group intends to operate and provide details of the group's membership and constitution. This report also summarises the content of the applications and the results of consultation on them (Appendix 4).
- 1.2 The designation of a Neighbourhood Forum and Area are the first steps in the neighbourhood planning process. Following designation a Neighbourhood Forum has the opportunity to utilise planning powers to shape their neighbourhood area, for example through the production of a Neighbourhood Plan.
- 1.3 The proposed neighbourhood area straddles the Camden and Islington borough boundaries. Officers from both councils have been working together and Camden Council will be making decisions on the designation of a Mount Pleasant Neighbourhood Area and Forum consistent with the recommendations set out in this report.

**2. Recommendations**

- 2.1 To consider the summary of responses to the consultation on the applications for the Mount Pleasant Neighbourhood Area and Neighbourhood Forum (Appendix 4).
- 2.2 To agree to designate a boundary for the Mount Pleasant Neighbourhood Area, as identified in Appendix 3, pursuant to Section 61G and 61I of the Town and Country Planning Act (1990) in so far as that area is within the London Borough of Islington (subject to and following the same determination by the London Borough of Camden).

- 2.3 To agree to designate the Mount Pleasant Neighbourhood Forum, as set out in Appendix 2, pursuant to Section 61F of the Town and Country Planning Act (1990) (subject to and following the same determination by the London Borough of Camden).

### **3. Background**

- 3.1 Neighbourhood planning was introduced by the Localism Act (2011), which amended the Town and Country Planning Act (1990). The Neighbourhood Planning (General) Regulations, specifying the procedures to be undertaken when implementing the new provisions, came into force on 6 April 2012 and have since been subject to several amendments.
- 3.2 Neighbourhood planning allows communities to influence the development and growth of their local area through the production of a Neighbourhood Plan, a Neighbourhood Development Order or a Community Right to Build Order:
- Neighbourhood Plans set out a strategy for the physical development of an area, and form part of the borough's Development Plan once adopted.
  - Neighbourhood Development Orders allow specified types of development to be built within an area without the need for planning permission.
  - Community Right to Build Orders allow community organisations to bring forward small-scale development without the need for planning permission.
- 3.3 The Mount Pleasant Association have expressed an interest in both a Neighbourhood Plan and a Community Right to Build Order, having begun work on the latter following funding from the Greater London Authority (GLA).
- 3.4 In Islington, neighbourhood planning will be taken forward by Neighbourhood Forums, these bodies operating within a designated Neighbourhood Area.

#### **Summary of the applications**

- 3.5 The Mount Pleasant Association began work on neighbourhood planning in 2014. The Council has provided feedback on several iterations of the forum and area applications before valid applications (i.e. consistent with the relevant regulations) were submitted to Islington and Camden Councils in October 2015.

#### **Neighbourhood Area Application**

- 3.6 The Neighbourhood Area application includes the following relevant information as required under Regulation 5 of the Neighbourhood Planning (General) Regulations (2012) (see Appendix 1):
- A map identifying the proposed Neighbourhood Area (the area to which the application relates to);
  - A statement explaining why the area is considered to be appropriate to be designated; and
  - A statement that the organisation is a relevant body (i.e. an organisation or body which is, or is capable of being, designated as a Neighbourhood Forum as defined in section 61G of the Town and Country Planning Act (1990)).
- 3.7 In addition to a map of the proposed area in section 1 of the area application, an explanation for the proposed boundary is set out in section 2. A statement explaining how the Mount Pleasant Association is a body capable of being designated as a Neighbourhood Forum is provided in section 3, and this also cross refers to the Neighbourhood Forum application.
- 3.8 After providing feedback on several iterations of the area application, officers (of Islington and Camden) are satisfied that the application submitted for the designation of a Neighbourhood Area meets the requirements set out in Regulation 5 of the Neighbourhood Planning (General) Regulations (2012) and Section 61G of the Town and Country Planning Act (1990).

- 3.9 The Royal Mail Sorting Office is at the core of the proposed Neighbourhood Area with the wider boundary in both Camden and Islington being modified over time through discussions with residents, other community groups, Neighbourhood Forums and Council officers. The boundary to the west and south follows the physical boundaries of Grays Inn Road and Clerkenwell Road respectively. Where the boundary reflects the interests of other community groups this is reflected in the application and has been particularly influential to the north and east – for example the emerging Neighbourhood Forum at King’s Cross, the Calthorpe Project, Granville Square Residents’ Association, Margery Street Estate Tenants’ and Residents’ Association and the Clerkenwell Green Preservation Society. In addition, it is stated that the more intricate eastern boundary in Islington is to reflect the historical geography associated with the lower valley of the former River rather than simply following the line of Farringdon Road.
- 3.10 In addition to the Royal Mail Sorting Office site that spans both Camden and Islington (that is an allocated development site and has planning permission), the area also contains:
- Several other sites allocated within the Finsbury Local Plan: 119 Farringdon Road (site allocation BC43); the Former Clerkenwell Fire Station (site allocation BC44), the NCP Car Park, Farringdon Road (site allocation BC46) and Vine Street Bridge (site allocation BC42).
  - Part of the designated Farringdon Intensification Area: an area identified by the Mayor of London, part of which is in Islington, as having significant potential for increases in residential, employment and other uses through development of sites at higher densities.
  - All or part of several Employment Growth Areas/Employment Priority Areas where business floorspace is protected and prioritised.
  - Part of the Exmouth Market Local Shopping Area.
  - An area of designated open space on the corner of Exmouth Market and Rosebery Avenue.
  - Several housing estates within the borough including the Margery Street Estate, Sherston Court, and Catherine Griffiths Court.

The proposed Neighbourhood Area is also partially covered by two conservation areas in Islington – Clerkenwell Green and Rosebery Avenue.

- 3.11 The Town and Country Planning Act (1990), Section 61G(5)(c) allows the Local Planning Authority (LPA) to refuse to designate a proposed Neighbourhood Area if it is considered to be inappropriate. Section 61G(9) requires the LPA to give reasons for refusing to designate a Neighbourhood Area application. However, if Members are minded to refuse to designate the Neighbourhood Area boundary as proposed, the provisions of the Town and Country Planning Act (1990) (as amended) Section 61G(5) would apply. This requires the Council to exercise its power of designation so as to secure that some or all of the specified area forms part of one or more areas designated (or to be designated) as Neighbourhood Areas. This means that a smaller Neighbourhood Area would need to be designated (removing any areas which instigated refusal). As the proposed Neighbourhood Area crosses a local authority boundary the powers of designation apply to each Local Planning Authority for their own area only.
- 3.12 National Planning Practice Guidance (PPG) provides guidance on what considerations could be taken into account when deciding the boundaries of a Neighbourhood Area. This includes:
- village or settlement boundaries, which could reflect areas of planned expansion
  - the catchment area for walking to local services such as shops, primary schools, doctors’ surgery, parks or other facilities
  - the area where formal or informal networks of community based groups operate
  - the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style
  - whether the area forms all or part of a coherent estate either for businesses or residents
  - whether the area is wholly or predominantly a business area
  - whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway
  - the natural setting or features in an area
  - size of the population (living and working) in the area
  - electoral ward boundaries, which can be a useful starting point for discussions on the appropriate

size of a neighbourhood area; these have an average population of about 5,500 residents

- 3.13 The PPG also states that, when deciding whether to designate a Neighbourhood Area, a Local Planning Authority should avoid pre-judging what a qualifying body may subsequently decide to put in its draft Neighbourhood Plan or Order; and it should not make assumptions about the Neighbourhood Plan or Order that will emerge from developing, testing and consulting on the draft Neighbourhood Plan or Order when designating a Neighbourhood Area.

#### **Neighbourhood Forum Application**

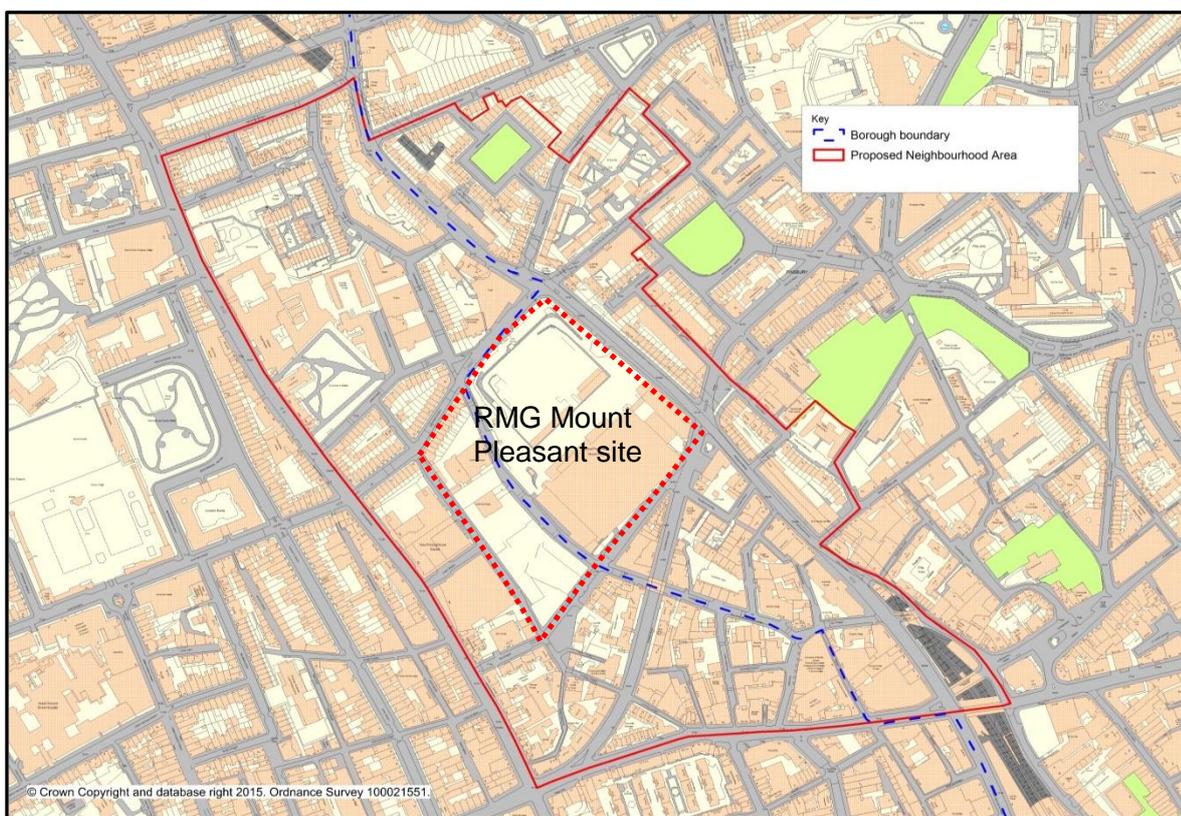
- 3.14 The minimum requirements for a Neighbourhood Forum application are set out in the Neighbourhood Planning Regulations (2012). Under Regulation 8, as well as the name of the forum and area (sections 1 and 2 of the forum application) and contact details of at least one member (section 4), applications must also include a copy of the written constitution (at Appendix 3) and a statement which explains how the forum meets the conditions set out in section 61F(5) of the Town and Country Planning Act (1990). This requires that an organisation must be established for the express purpose of promoting or improving the social, economic and environmental well-being of the area and is set out in section 5 of the forum application. It also requires membership of the forum to be open to individuals who live, work or are elected members in the area and that membership includes at least 21 individuals each of whom falls within one of these categories (as set out in sections 5 and 7 of the forum application).
- 3.15 In addition to ensuring, or taking reasonable steps to ensure membership from each category, section 61F(7) of the Town and Country Planning Act (1990) requires that, in determining whether to designate a Neighbourhood Forum for a Neighbourhood Area, a Local Planning Authority must have regard to the desirability of designating an organisation whose membership is drawn from different places and different sections of the community in the area and whose purpose reflects (in general terms) the character of the area. Sections 5 and 6 of the forum application provide details about the forum's purpose and aims for the area. Section 7 of the forum application provides an overview of the membership of the forum. There are 34 members which includes people who live and/or work within the area. Councillors from Islington and Camden are also represented on the committee. Efforts have been made to consult and involve different parts of the area and different sections of the community - as set out in sections 7, 8, 9 and 10 of the forum application.
- 3.16 After providing feedback on several iterations of the forum application officers of Islington and Camden Councils are satisfied that the application submitted for designation of a Neighbourhood Forum meets the requirements set out in Regulation 8 of the Neighbourhood Planning (General) Regulations (2012) and Sections 61F(5) and 61F(7) of the Town and Country Planning Act (1990).
- 3.17 If a Neighbourhood Forum is designated then the Town and Country Planning Act (1990), Section 61F (8 and 9) is clear that this designation will expire after 5 years. In addition a Local Planning Authority can withdraw the designation if they consider the organisation is no longer meeting the conditions by reference to which it was designated or any other criteria to which the Local Planning Authority is required to have regard to in making the designation. If a forum designation is withdrawn the reasons for this must be set out.
- 3.18 If a decision is made to refuse to designate a Neighbourhood Forum the Local Planning Authority must publicise their decision and set out their reasons for making that decision in a "refusal statement", as required under Regulation 11 of the Neighbourhood Planning (General) Regulations (2012) and consistent with Section 61F(6) of the Town and Country Planning Act (1990).

#### **Consultation and discussion of responses**

- 3.19 Islington and Camden Councils carried out a joint consultation exercise on both applications. Under Regulations 6 & 9 of the Neighbourhood Planning (General) Regulations (2012) the councils were required to publicise the applications to those who live or work in the area to which the applications relate. The consultation took place for 6 weeks from 9 October to 20 November 2015. Copies of the applications were made available on the Council's website, along with information on how to make representations. Copies of the application were also made available for inspection at the Council's offices and Lewis Carroll Library (the nearest library to the proposed area whilst Finsbury Library was closed for refurbishment). Notices were also placed in local newspapers and displayed at various

locations throughout the proposed Neighbourhood Area. Finally, individuals and organisations on the Planning Policy database were notified about the consultation, where to find further information and how to respond.

- 3.20 The Council received 40 responses in total during the consultation period. A summary of all responses received, and the Council's response to these, is provided at Appendix 4.
- 3.21 Seventeen responses expressed support for both the forum and area applications. Of these, 10 were from local residents (7 of which were Islington residents) and seven were from individuals or organisations involved with the proposed Neighbourhood Forum including the Mount Pleasant Association and a Camden Councillor. There were a further nine responses in support of the proposed Neighbourhood Forum, five of which were from individuals or organisations involved with the proposed Neighbourhood Forum, three of which were Islington residents and one response was from a nearby community organisation. There were an additional five responses which focused on the proposals for the Royal Mail site without explicitly stating support for the proposed Neighbourhood Forum and/or Area. There were a further eight general responses, mainly from statutory consultees.
- 3.22 Only one objection was received in relation to proposed Neighbourhood Area and this objection was made on behalf of Royal Mail Group (RMG) who own the large Sorting Office site (referred to as the Mail Centre) at the centre of the proposed area as indicated within the dotted line in the map below.



- 3.23 RMG consider it inappropriate to include their site within the boundary and say that the boundary should be revised to exclude the Mount Pleasant Mail Centre Site. RMG say that it is inappropriate to include an already designated strategic development site within the neighbourhood plan area. In this regard they refer to the R (Daws Hill Neighbourhood Forum) v Wycombe 2014 (the Daws Hill case).
- 3.24 In the Daws Hill case the Court of Appeal upheld the view of the High Court judge that the Local Authority had acted within its discretion in excluding two strategic sites that were well advanced from a proposed neighbourhood area<sup>1</sup>. RMG refer to the Local Planning Authority reasons from the Daws Hill

<sup>1</sup> In the case of R (Daws Hill Neighbourhood Forum) v Wycombe 2014 (the Daws Hill case) the Court of Appeal upheld the view of the High Court judge that the LPA has a broad discretion when considering whether a specified area is an appropriate area to be designated as a Neighbourhood Area; and that in exercising that discretion the LPA should take

case as follows: "...the sites would 'have implications that impact on a wider sphere of influence and are larger than local impacts' and by designating an area to include a key strategic site could 'unrealistically raise expectations as to the effectiveness of a Neighbourhood Plan in relation to strategic development sites.'" RMG say that this reasoning was supported in the courts. RMG also say that because the Mount Pleasant Supplementary Planning Document (SPD) was adopted in 2012 there is an up-to-date planning framework that meets the objectives of the Council and the local community, and question the need to include their site and any other strategic development sites within the neighbourhood area. In this regard too they refer to the Daws Hill case as outlined above

- 3.25 RMG say that the stage reached in the planning process is also relevant to the consideration of the neighbourhood area. RMG highlighted that both the Islington and Camden elements of the Mount Pleasant Mail Centre site have received planning permission and preparatory work has commenced for the first phase of development which is anticipated to come forward in 2016. RMG state that each planning permission was judged against the planning policies for the area in place at the time of consent and is subject to a Section 106 Agreement setting out the legal mechanisms for the ongoing management and delivery of the development and local stakeholders were consulted extensively on these planning applications. RMG consider that given the stage of delivery the inclusion of the site in a neighbourhood plan is inappropriate.
- 3.26 Members are referred to the following advice concerning the Daws Hill case:
- That the Local Planning Authority has a broad discretion when considering whether a specific area is an appropriate area to be designated as a Neighbourhood Area.
  - That in exercising that discretion the Local Planning Authority should take into account the factual and policy matrix that exists in each individual case at the time the decision is made.
  - In the circumstances of that case the council were entitled to reach their conclusion given the combination of factors.
- 3.27 Officers advise that the guidance in the PPG is that a Neighbourhood Area can include land allocated in a Local Plan as a strategic site depending on the context and circumstances in consultation with the Local Planning Authority. Officers' view is that the designation of a neighbourhood area is not considered to affect RMGs ability to implement the extant permission. Officers would also refer members to the PPG, highlighted above, and the guidance that when deciding whether to designate a Neighbourhood Area, an LPA should avoid pre-judging what a qualifying body may subsequently decide to put in its draft Neighbourhood Plan or Order. The PPG is also clear that any future Neighbourhood Plan should not be used to constrain delivery of a strategic site allocated for development in a Local Plan.
- 3.28 The forum and area applications show that the Mount Pleasant Mail Centre site lies at the heart of the Neighbourhood Area and proposed Forum's objectives for the future. Paragraph 2.1 of the forum application for example, highlights that "The creation of a new neighbourhood area derives from the successful integration of the Royal Mail Group's proposed Mount Pleasant development and the peripheries of the surrounding five established neighbourhoods". Whilst it is clear that the prospective neighbourhood forum do have intentions to take forward proposals on the site – as evidenced by reference to the 'Alternative Vision' that has been developed and the Community Right to Build project – they also have clear aims and objectives for the area irrespective of what is built on the site. The Mount Pleasant Mail Centre site is one of a number of sites identified within the area as acknowledged in paragraph 5.2 of the forum application. The site forms part of the wider context of development and change that the area faces and to which the forum hopes to respond to. Paragraph 5.3 of the forum application highlights that the aim is to ensure that local residents are properly engaged in the planning process and get a fair deal from development in the neighbourhood.

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into account the factual and policy matrix that exists in each individual case at the time the decision is made. In the Daws Hill case the local planning authority excluded two strategic sites where the planning process was very well advanced. It was held that in the circumstances of that case the council were entitled to conclude that the neighbourhood plan would be overtaken by events and that false expectations would be raised and time and resources wasted. That that combination of factors could not sensibly be described as an irrelevant consideration. The court confirmed that the character of the area proposed for designation as a Neighbourhood Area is bound to be a relevant consideration when an LPA is deciding whether its designation is appropriate.

- 3.29 In summary, it is considered that the proposed neighbourhood area has been explained and justified in a way that is consistent with the requirements of relevant legislation. Officers' have taken account of the potential implications of the Daws Hill case and the other considerations relevant to the Mount Pleasant Area and Forum applications and are satisfied that the designation falls within the Council's broad discretion.
- 3.30 On 11 December 2015 the Mount Pleasant Association submitted a letter to Camden and Islington Councils responding to the points raised in RMGs consultation response.

#### **Joint borough working**

- 3.31 Officers from Islington and Camden have worked closely on managing the neighbourhood planning process in Mount Pleasant and will continue to do so to ensure consistency in advice to the prospective Neighbourhood Forum and that regulations are met throughout the process.
- 3.32 Camden Council officers will report to their Lead Member recommending agreement to designate the Neighbourhood Area and Neighbourhood Forum on 4 February 2016.
- 3.33 It is recommended that the designations are only agreed subject to Camden agreeing the Forum designation and the Neighbourhood Area designation for the part of the Neighbourhood Area in Camden. Should Camden resolve not to determine the applications, or determine a smaller Neighbourhood Area, officers would prepare a revised report to the Executive considering the implications of this and, where appropriate, any revised recommendations.

#### **Next steps**

- 3.34 If the Neighbourhood Area and Neighbourhood Forum applications are approved by both Islington and Camden Councils then the designations will be publicised consistent with Regulations 7 and 10 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 3.35 If designated, the Neighbourhood Forum can develop a draft Neighbourhood Plan, in consultation with residents and other stakeholders. The final Neighbourhood Plan and accompanying material would be submitted to Islington and Camden Councils, who will invite representations on the plan for a period of six weeks. Following this, the plan would be assessed by an independent examiner to ensure basic requirements have been met. If the examiner and Councils are satisfied, a referendum on the proposed plan would be held. All registered voters in the Neighbourhood Area would be entitled to vote. A majority of votes in favour is required for the Councils to be able to adopt the plan. Upon adoption, the Neighbourhood Plan would form part of Islington's statutory Local Plan and would be used to make decisions on planning applications.
- 3.36 The Mount Pleasant Association have also expressed interest in a Community Right to Build Order and have received funding from the GLA to pursue this. This is intended to allow community organisations within a designated Neighbourhood Area to bring forward small scale development for a specific site without the need for planning permission. The current intention is to bring forward a Community Right to Build Order for part of the Royal Mail site (almost entirely falling within Camden). The process for such an order is similar to that for creating a neighbourhood plan – it still needs to go through independent examination and a referendum once the draft order has been consulted on and submitted to the Local Planning Authority.
- 3.37 Officers from Camden and Islington will continue to advise the Neighbourhood Forum when developing any further neighbourhood planning proposals in order to ensure that they are effective and consistent with local policies. The Council will set out expectations of the process; this will include setting milestones and strong encouragement of ongoing dialogue between the Forum, local communities and councillors.
- 3.38 The Council is yet to formalise its arrangements for how Community Infrastructure Levy (CIL) income will be allocated to specific projects, but the PPG states that 25% of CIL receipts from an area with an adopted Neighbourhood Plan should be allocated in consultation with the local community; this is also applicable where developments are secured through a Neighbourhood Development Order or Community Right to Build Order.

## 4 Implications

### **Financial implications:**

- 4.1 The cost of assessing the Neighbourhood Area and Forum applications and consultation costs have been met through existing budgets within the Planning and Development division; costs associated with publicising any decision to designate a neighbourhood area will also be met through existing budgets.
- 4.2 The Government provides funding to help local authorities meet the cost of their Neighbourhood Planning responsibilities and to support local communities. Local Planning Authorities can claim £5,000 for each Neighbourhood Area designated and a further £5,000 for each Neighbourhood Forum designated. The resource implications of supporting the work of the forum is likely to be significantly greater than this. If this is the case this may impact on the ability of the Service to deliver other priorities.

### **Legal Implications:**

- 4.3 The consultation on the Neighbourhood Area and Forum applications has been conducted in line with the relevant planning regulations.
- 4.4 The Neighbourhood Planning (General) Regulations (2012) (as amended) set a prescribed date for the determination of an area application. In this case, the prescribed date is 20 weeks from the date immediately following that on which the application is first publicised, which is 26 February 2016.
- 4.5 Section 61G(5) of the Town and Country Planning Act (1990) states that the Council must exercise their power of designation so as to secure that some or all of the specified area forms part of one or more areas designated (or to be designated) as Neighbourhood Areas. This means that if the boundary as proposed is refused, a smaller Neighbourhood Area would need to be designated (removing any areas which instigated refusal). A justification would also need to be set out for the changes to the boundary.
- 4.6 If a decision is made to refuse to designate a Neighbourhood Forum the Local Planning Authority must publicise the decision and set out their reasons in a "refusal statement", as required by Section 61F(6) of the Town and Country Planning Act (1990).
- 4.7 Other legal implications are included within the body of the report.

### **Environmental Implications:**

- 4.7 There are not deemed to be any significant environmental implications from the designation of the Mount Pleasant Neighbourhood Area and Forum. These are only likely to arise if and when a designated Neighbourhood Forum proceeds with the production of a Neighbourhood Plan for the area and progresses a Community Right to Build Order.

### **Resident Impact Assessment:**

- 4.8 The Council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The Council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The Council must have due regard to the need to tackle prejudice and promote understanding.
- 4.9 It is important to note that neighbourhood planning activities are carried out by local communities and not the Council. Nevertheless officers can work with local community groups and encourage them to consider resident/equality impacts at relevant stages as proposals are developed. RIAs will only inform Council decision making. However where equalities implications are identified officers will raise these and encourage community groups to consider social/equalities impacts as part of the evidence for more detailed proposals – for example, as part of a wider Sustainability Appraisal. With regard to the forum application officers have worked closely with the Mount Pleasant Association to ensure that as far as possible the forum is open to all, including protected characteristics as defined in the Equalities Act (paragraph 7.1), with membership drawn from different sections of the community and from different

places within the area, as required by legislation. The application demonstrates a commitment to continue to engage with the local community and be as inclusive as possible, working to identify and engage diverse members of the local community.

- 4.10 A Resident Impact Assessment (RIA) of the Council's decisions on the Neighbourhood Area and Forum designations has been completed and has shown that there are no specific equalities implications. Future decisions related to the Neighbourhood Area and/or Forum may be accompanied by an updated RIA as well as undertaking RIAs where more detailed proposals are developed, for example a neighbourhood plan.

## 5. Reasons for the recommendations / decision:

- 5.1 An application for the designation of a Mount Pleasant Neighbourhood Area, as identified on the map in the submitted Neighbourhood Area application (at Appendix 1), has been made to the Council and the proposal has been subject to consultation. The application meets the relevant regulations.
- 5.2 An application for the designation of a Mount Pleasant Neighbourhood Forum (Appendix 2) has been made to the Council and the proposal has been subject to consultation. The application meets the relevant regulations.
- 5.3 Forty consultation responses were received by the Council in relation to both applications. Officers consider that these representations do not raise any issues which render the proposed Neighbourhood Area or Forum inappropriate for designation.
- 5.4 For the reasons set out above it is recommended that the Executive agrees to designate the Mount Pleasant Neighbourhood Area and Mount Pleasant Neighbourhood Forum.

**Signed by:**



19.1.16

Executive Member for Housing and Development      Date

## Appendices

- [Area application](#) (Appendix 1)
- [Forum application](#) (Appendix 2)
- [Forum constitution](#) (Appendix 3)
- Summary of responses (Appendix 4)
- [Detailed map, including borough boundary](#) (Appendix 5)

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