



ISLINGTON

Consultation Report

Finsbury Park Town Centre Supplementary Planning Document (SPD)

June 2014



1. Summary

1.1 The Finsbury Park Town Centre Supplementary Planning Document has been prepared to guide the future regeneration of the area.

1.2 Public consultation on the draft SPD started on Monday 1 July 2013, and ended on Monday 12 August 2013. Comments submitted up to 19 August 2013 have been considered. Five consultation events were held during this period.

Sunday 30 June 2013	12 noon -2pm	Finsbury Park Mosque
Saturday 13 July 2013	11am – 2pm	N4 Library
Monday 15 July 2013	5pm – 8pm	Park Theatre
Tuesday 16 July 2013	3pm – 6pm	Park Theatre
Thursday 15 August 2013	5pm – 8pm	FinSpace

1.3 The results of the public consultation will be presented to Islington Council’s Executive at its meeting on 10 July 2014. At this meeting the Executive will be asked to adopt the final SPD. The Cabinet of Haringey Council will be asked to adopt the final SPD on 25 June 2014, and Hackney’s Cabinet on 21 July 2014.

1.4 Around 24,000 information leaflets were distributed to residents, businesses and stakeholders in the catchment area shown in Appendix D. Information about the consultation was posted on Islington Council’s website. Islington Council officers also attended a meeting of the Tollington Ward Partnership on 25 June 2013 and the Finsbury Park Ward Partnership on 10 July 2013. Officers from Hackney attended the Brownswood Forum on 17 July 2013, and officers from Haringey attended the Crouch End & Stroud Green Joint Area Assembly on 22 July 2013.

1.5 The information leaflet contained a brief overview of the SPD’s core objectives as well as information about the website and drop-in sessions.

1.6 523 responses were received in total. This is a good response rate, and indicates that there is support for change in the area.

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

- 1.7
- 394 responses were mail back forms from the information leaflet;
 - 75 responses were submitted through the online survey;
 - 32 responses were emailed directly to the project team;
 - 20 responses were submitted by stakeholders; and
 - 2 responses were from politicians.

1.8 The post code analysis set out at 5.2 shows that the majority of responses were submitted by respondents that live within the three postcode zones that interfaced with the boundary of the Finsbury Park Town Centre draft SPD.

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

- General support for the broad objectives of the draft SPD.
- Support for the strengthening of the area’s existing retail offer on the main high streets including: diversifying the retail offer; support for shop front improvements; the promotion

of small and independent businesses and support for reducing the amount of takeaways and uses such as betting shops, money lenders and pawn brokers. This supports objective one of the Finsbury Park Town Centre draft SPD.

- Requests for more affordable and key worker housing. This supports objective two of the Finsbury Park Town Centre draft SPD.
- Support for improvements to Finsbury Park Station, including step-free access, general improvements to the station itself and improved links between the two bus stations. This supports objective three of the Finsbury Park Town Centre draft SPD.
- Support for the public realm improvements including the areas beneath the railway bridges, widened and improved pavements and a new route between Station Place and Finsbury Park itself. This supports objectives three and six of the Finsbury Park Town Centre draft SPD.
- Support for the delivery of measures that will improve movement in the town centre, including improvements to make walking and cycling in the area safer and a review of parking restrictions in the area. This supports objective four of the Finsbury Park Town Centre draft SPD.
- Support for the retention of the former Sir George Robey public house. This supports objective five of the Finsbury Park Town Centre draft SPD.
- Support for the protection and enhancement of the area's historic character. This supports objective five of the Finsbury Park Town Centre draft SPD.
- Requests for measures that will improve personal safety, which includes lighting beneath the viaducts and measures to reduce anti-social behaviour on Blackstock Road.
- Requests for enhanced street cleansing and litter collection.
- Requests for additional tree planting and greening in the town centre.

1.9 Section five of this report provides an overview of the comments received. Appendix A lists all comments received on the draft SPD.

2. Background

2.1 Finsbury Park Town Centre is located in North London, around five kilometres north of the City of London. It occupies a strategic position by being located at the point where the three London boroughs of Islington, Haringey and Hackney meet. Finsbury Park Town Centre is located to the north-eastern edge of the London Borough of Islington, and the majority of the SPD area falls within this borough. Finsbury Park Town Centre also lies on the southern boundary of the London Borough of Haringey, and is located on the north-west boundary of Hackney. The area covered by the SPD totals 66 hectares.

2.2 The SPD area covers sections of four wards within Islington Finsbury Park, Highbury West, Tollington and Highbury East. Within Haringey parts of the Stroud Green and Harringay wards fall within the SPD area, and within Hackney a small proportion of the Brownswood ward is included along the eastern edge of Blackstock Road. The SPD focuses on the Finsbury Park Town Centre, and includes the areas directly east and west of Finsbury Park Station and parts of the high streets of Seven Sisters Road, Fonthill Road, Blackstock Road and Stroud Green Road. The boundary of the SPD is shown at Appendix D.

2.3 The primary purpose of the SPD is to guide and inform the continuing regeneration of the area, ensuring that any development proposals that come forward do so within an agreed framework, and that small-scale improvements are linked to an over-arching area strategy. The document

will also be used to guide the delivery of area-based improvement works within the town centre.

- 2.4** Once adopted, the SPD will be used by all three local authorities to make decisions about future development and investment in the area, and will be a material consideration in the determination of planning applications. National, regional and local planning policy may change, and applications will be determined in light of the adopted planning policies at the time a decision on the application is made.

3. Methodology

- 3.1** Approximately 24,000 information leaflets were distributed to residents, businesses and stakeholders in the catchment area shown at Appendix D.

- 3.2** The leaflet included:

- an overview of the aims of the SPD and the reasons for its preparation;
- a plan of the SPD boundary;
- a summary of the document's key objectives and goals;
- details of where to find the draft SPD on Islington Council's website;
- details of how to request a hard copy of the document;
- an invitation to the drop-in information sessions;
- information on what would happen once the public consultation period finished, including approximate timescales;
- a request for comments on the draft SPD; and
- a note that the consultation report will be posted on the website after consultation.

- 3.3** Information about the consultation was also posted on Islington Council's website. The Council's Finsbury Park Town Centre webpage (www.islington.gov.uk/finsburypark) included:

- details of how to view the SPD 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, including approximate timescales;
- 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

4.1 523 responses were received in total. 120 people attended the five drop-in information sessions.

4.2 The majority of responses to the draft SPD were from local residents. Two representations were received from politicians, and the remaining responses were from the following stakeholder groups:

- English Heritage
- Environment Agency
- Natural England
- Highways Agency

- Finsbury Park Trust
- Friends of Finsbury Park
- Canal and River Trust
- Marine Management Organisation
- North London Strategic Alliance
- The Theatres Trust
- Stroud Green Conservation Area Advisory Committee

- Haringey Cycling Campaign
- Arriva London
- Licensed Taxi Drivers Association Ltd

- GL Hearn on behalf of Polar Romax, owners of Tower House, 139-159 Fonthill Road
- CgMs on behalf of the owner of the former Sir George Robey pub
- CgMs on behalf of Parkstock, owners of the Rowan's site

4.3 Eleven main messages have emerged from the responses that were received. These include;

- General support for the broad objectives of the draft SPD.
- Support for the strengthening of the area's existing retail offer on the main high streets including: diversifying the retail offer; support for shop front improvements; the promotion of small and independent businesses and support for reducing the amount of takeaways and uses such as betting shops, money lenders and pawn brokers. This supports objective one of the Finsbury Park Town Centre draft SPD.
- Requests for more affordable and key worker housing. This supports objective two of the Finsbury Park Town Centre draft SPD.
- Support for improvements to Finsbury Park Station, including step-free access, general improvements to the station itself and improved links between the two bus stations. This supports objective three of the Finsbury Park Town Centre draft SPD.
- Support for the public realm improvements including the areas beneath the railway bridges, widened and improved pavements and a new route between Station Place and Finsbury Park itself. This supports objectives three and six of

the Finsbury Park Town Centre draft SPD.

- Support for the delivery of measures that will improve movement in the town centre, including improvements to make walking and cycling in the area safer and a review of parking restrictions in the area. This supports objective four of the Finsbury Park Town Centre draft SPD.
- Support for the retention of the former Sir George Robey public house. This supports objective five of the Finsbury Park Town Centre draft SPD.
- Support for the protection and enhancement of the area's historic character. This supports objective five of the Finsbury Park Town Centre draft SPD.
- Requests for measures that will improve personal safety, which includes lighting beneath the viaducts and measures to reduce anti-social behaviour on Blackstock Road.
- Requests for enhanced street cleansing and litter collection.
- Requests for additional tree planting and greening in the town centre.

4.4 A detailed response was received from CgMs on behalf of Parkstock Ltd (the owners of the Rowan's building and surrounding sites). The draft SPD identifies the site as the main development opportunity in the area. In the response, CgMs on behalf of Parkstock Ltd:

- support the objectives of the SPD;
- support the principle of a route between Station Place and the park (supports objective 6);
- agree with the SPD's comment that the park block has potential for mixed-use development;
- question the viability of the type of development shown, noting that the scale presented would not be viable or possible due to land ownerships;
- note that the SPD visualisation lacks ambition and does not realise the site's full potential;
- request that the SPD is amended to 'promote a more ambitious approach to redevelopment' of the park block;
- justify this approach by using examples of other Zone 2 Town Centres such as Earl's Court, Clapham Junction and Ealing, and Stratford in Zone 3 where high density development is taking place, and note that Finsbury Park should be developed in the same way to compete with other Town Centres; and
- suggest that a height of between 14 and 22 storeys is appropriate on the site.

4.5 On 16 December 2013, the three Councils were made aware of a petition regarding Rowan's. The petition referred to the SPD as 'the plan to rip down Rowan's' and was submitted to Haringey Council on 14 February 2014 with 4,269 signatures. The petition was considered by Haringey's Full Council on 24 March 2014, and no further changes to the SPD were requested.

4.6 On 18 February 2014 Haringey Council received an application to list Rowan's in its capacity as a leisure facility as an Asset of Community Value. On 15 April 2014 Haringey Council approved the application to list Rowan's as an Asset of Community Value.

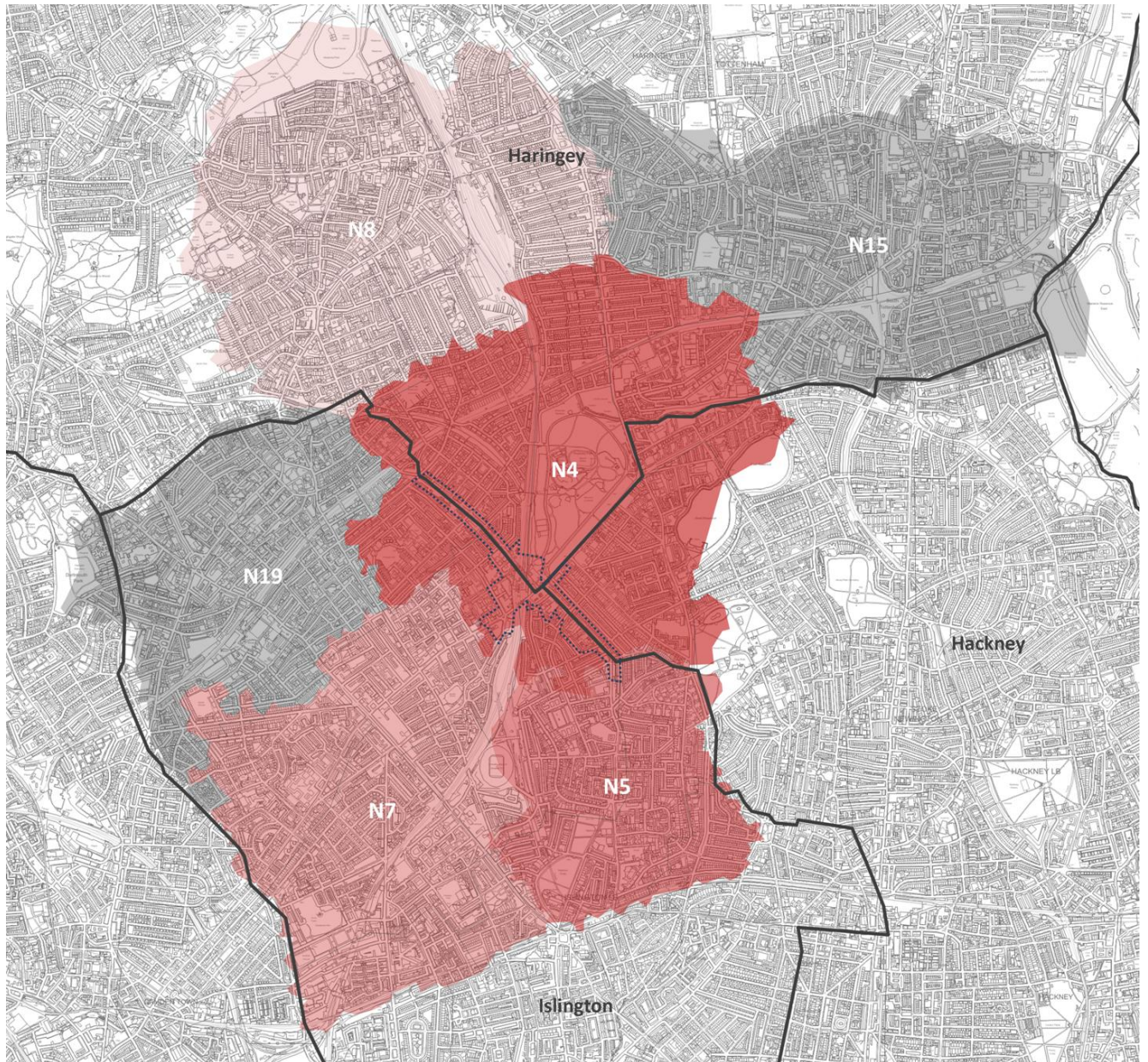
4.7 The Council's response to these key points and amendments to the planning brief are set out within Appendix B of this report.

5. Profile of respondents

- 5.1. Respondents were asked to specify if they live or work in the local area and their post code, along with other demographic information. The information that was received is set out in the table below. Percentages below are based on the total amount of responses received to each question, and do not include responses that did not provide an answer to the question.

	Number of respondents	Percentage of respondents
Post code analysis		
N4	297	71.2
N5	64	15.3
N7	49	11.8
N8	2	0.5
E4	1	0.2
EC1	1	0.2
N1	1	0.2
N15	1	0.2
N19	1	0.2
Unanswered	112	N/A
Live/work in the area		
Live	241	69.3
Work	18	5.2
Both	63	18.1
Neither	26	7.5
Unanswered	181	N/A
Age profile		
Under 16	1	0.2
16-24	7	1.6
25-44	202	45.0
45-60	131	29.2
60+	108	24.1
Unanswered	80	N/A
Gender profile		
Male	189	42.6
Female	251	56.5
Transgender	4	0.9
Unanswered	85	N/A
Ethnic profile		
White	378	87.7
Black	22	5.1
Asian	9	2.1
Other	22	5.1
Unanswered	98	N/A

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



6. Overview of comments received

- 6.1. Comments submitted on the draft SPD cover a wide range of issues. Whilst the majority of comments relate to themes and issues that are covered in the SPD, many responses also relate to issues that lie outside the scope of the planning process and content of the SPD, with many focusing on environmental and maintenance issues. These issues have been noted and will be referred to the relevant Councils' departments and other bodies.
- 6.2. A total of 1,696 comments were made on the draft SPD by 523 respondents. These comments cover 259 different issues. All 259 issues are listed in Appendix A.
- 6.3. During analysis of the responses, 13 categories and areas of comment emerged, with the most commented on categories being the area's retail offer, public realm, and transport. The 13 categories are addressed in Appendix A in order of the number of comments received, with the category with the highest number of comments made addressed first.
- 6.4. The 13 categories in order of the number responses received are:

Rank	Issue	Total comments	% of overall total
1	Retail and other town centre uses	371	22%
2	Public realm	278	16%
3	Transport (excluding Finsbury Park Station)	169	10%
4	General comments on the draft SPD	177	10%
5	Finsbury Park Station	141	8%
6	Development	138	8%
7	Crime, safety and anti-social behaviour	107	6%
8	Town Centre Management	101	6%
9	Open space and green infrastructure	69	4%
10	Heritage and local character	66	4%
11	Housing	39	2%
12	Related impacts of proposals	22	1%
13	Event management	18	1%

- 6.5. Appendix A includes an overview of the comments received within each category. Issues or comments that were noted by five or more consultees are presented within the first table, followed by a table of issues or comments noted by less than five consultees. The breakdown of responses from the general public, politicians and stakeholders are shown alongside the overall number of responses per comment. Comments that relate to the same issue but are of opposing or contrary views are highlighted in the same colours within each category.
- 6.6. The ten most commented on issues are:

Comment	Number of comments
General support for the broad objectives of the SPD.	136
Support for improvements to areas beneath viaducts at Stroud Green Road and Seven Sisters Road.	88
Support for step-free access at Finsbury Park Station.	63
General support for new shop fronts including improved signage, merchandising and window displays at Blackstock Road, Seven Sisters Road, Stroud Green Road and Station Place.	53
Support for the promotion of small and medium enterprises (SMEs and support additional independent shops and markets).	51
Request for additional tree planting and greening (new green spaces, street trees and planting).	42
Request for Councils to limit the number of fast food takeaways in the Town Centre.	37
Objection to any additional high street or chain stores.	35
Support for proposals for a new route between Station Place and Finsbury Park itself.	32
Support proposals for a diverse retail offer.	28

7. Conclusions

- 7.1. Overall the consultation responses that have been received on the Finsbury Park Town Centre draft SPD supported the document's general proposals and objectives.

Appendix A

List of responses received

A.1 Retail and other Town Centre uses (371 comments, 22% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
53	51	2		General support for new shop fronts including improved signage, merchandising and window displays at Blackstock Road, Seven Sisters Road, Stroud Green Road and Station Place.	14
51	51			Support for the promotion of small and medium enterprises (SMEs) and support for additional independent shops and markets.	14
37	35	1	1	Request for Councils to limit the number of fast food takeaways in the town centre.	10
35	35			Objection to any additional high street or chain stores.	9
28	28			Support for proposals for a diverse retail offer.	8
24	22	1	1	Request for action to tackle betting shops / pawn brokers / money lenders in the town centre.	6
12	12			Support for plans for new jobs and jobs for local people.	3
11	11			Suggestion for general improvements to Blackstock Road.	3
10	10			Request that Councils discourage concentration of same retail uses in close proximity.	3
9	9			Support general improvements to the main high streets.	2
9	9			Need for further support and incentives for the creative industries and independent businesses (opportunities for affordable workspace and live-work spaces).	2
8	8			Suggestion that Councils explore business support options: controlled retail rents / rates relief for fixed periods.	2
6	6			Request for a higher quality of restaurant and food offer.	2
6	6			Suggestion for local food markets.	2
6	6			Suggestion for a new cinema.	2
6	6			Suggestion that if Rowan's closes, the ten-pin bowling facility is replaced.	2
6	6			Request for a new public use for the Rainbow Theatre.	2
5	5			Suggestion for new high street shops.	1
5	5			Suggestion for additional public art and culture-led public realm projects.	1

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
4	4			Request for a high quality convenience store, such as Waitrose or Marks and Spencer Food.	1
4	4			Request for more local cultural uses (e.g. music venues and theatres).	1
4	4			Request for swimming pool.	1
4	3		1	Request for new spaces and activities for young people.	1
3	3			Request for more community facilities.	0.8
2	2			Suggestion that arches close to Finsbury Park Station may be used for retail.	0.5
2	2			Objection to further convenience stores in the town centre.	0.5
2	1	1		Suggestion for the creation of a Business Improvement District (BID).	0.5
1		1		Suggestion for the extension of secondary retail frontages on plans.	0.3
1	1			Suggestion for protection of services such as post office, dry cleaners and shoe repair shops.	0.3
1	1			Suggestion for measures to find uses for vacant shops on Blackstock Road.	0.3
1	1			Suggestion that options to create a single unit from two shops be explored.	0.3
1	1			Request for measures to limit impact of football trading and transport impacts.	0.3
1	1			Suggestion for yearly food festival.	0.3
1	1			Request for further business engagement on Blackstock Road.	0.3
1	1			Suggestion for Councils to resist office uses of retail units.	0.3
1	1			Suggestion for Councils to resist residential use of retail units.	0.3
1	1			Suggestion for enhanced links between the town centre and the Sobell Centre (e.g. improved signage).	0.3
1	1			Request for a public information kiosk.	0.3
1	1			Request for a cheap café.	0.3
1	1			Request for play area/crèche for use by shoppers.	0.3
1	1			Request for clothes recycling unit at Tollington Park to be removed.	0.3
1	1			Suggestion to encourage high quality local services (e.g. doctor and dentist).	0.3
1	1			Suggestion that funding for the town centre would be better spent on hospitals and schools.	0.3
1	1			Request for a cycle repair café.	0.3
1	1			Suggestion for free Wi-Fi across whole area.	0.3
1	1			Request for more information on how jobs for local people will be created.	0.3

A.2 Public realm (278 comments, 16% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
88	85	1	2	Support for improvements to areas beneath viaducts at Stroud Green Road and Seven Sisters Road.	32
32	30	2		Support for proposals for a new route between Station Place and Finsbury Park itself.	12
25	24	1		Request for pavements to be widened (related to shops with goods on street, general space and with bus stops on Seven Sisters Road).	9
16	16			Would like to see pavements replaced or repaired for general use and to assist less ambulant users.	6
11	11			Support for high quality and additional walking routes and improved pedestrian permeability.	4
9	9			Suggestion for bus stops to be relocated from beneath viaducts.	3
9	7	1	1	Request for the Seven Sisters Road entrance to Gillespie Park to be opened up and more visible.	3
7	7			Request for new public spaces and improvement of existing ones.	3
6	5	1		Support for principle of Station Place as a new public space.	2
6		6		Request for removal of street clutter.	2
5	4	1		Support for the aim to improve the experience of using Station Place (TfL and Councils to explore options to improve the area as a public space and reduce impact of buses).	2
5	5			Objection to creating a new route between Station Place and Finsbury Park.	2
5	4		1	Need for better wayfinding.	2

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
4	3	1		Objection to pedestrianisation of and removal of buses from Station Place.	1
4	3		1	Suggestion for creation of an accessible entrance to Gillespie Park from Seven Sisters Road.	1
4	3		1	Suggestion that access road between Osbourne Road and Upper Tollington Park presents potential for new public space.	1
3	2		1	Request for more benches and seating areas.	1
3	3			Suggestion for Councils to consider railway viaducts as opportunities and landmarks.	1
2	2			Support for removal of buses at Station Place.	1
2		1	1	Recommendation to explore potential new routes through arches to improve pedestrian flows.	1
2	2			Suggestion for new cycle only bridge between Gillespie Park and Finsbury Park.	1
2	2			Support for proposed improvements to links with Gillespie Park and Highbury Fields.	1
2	2			Suggestion for Wells Terrace to be changed to be shared space.	1
2	2			Request to remove guard rails at main Stroud Green Road, Seven Sisters Road and Blackstock Road junction.	1
2	2			Request for high quality street furniture.	1
2	2			Request for railings on Seven Sisters Road between Durham Road and Heather Close to be removed.	1
2	2			Request for improved conditions for pedestrians on Seven Sisters Road and Blackstock Road.	1
2	2			Suggestion for redesign of Clifton Terrace, using John Jones scheme to create a new town square.	1
2	2			Request for more walkable streets.	1
1	1			Suggestion that Station Place bus station is too large and should be rationalised.	0.4
1	1			Objection to proposed improvements to links with Gillespie Park or Highbury Fields (funding could be used elsewhere).	0.4
1	1			Request to remove mural at Wells Terrace.	0.4
1	1			Suggestion to remove all street furniture.	0.4
1	1			Comment that the Finsbury Park entrance gates on Seven Sisters Road should not be changed.	0.4
1	1			Request for the N4 Library to be clearly signed.	0.4
1	1			Request for new lighting in heritage style.	0.4
1	1			Objection to any new lighting due to increase in carbon emissions.	0.4
1	1			Suggestion for enhanced public realm at Rock Street, with benches and cycle parking provision.	0.4

1	1			Suggestion for pavements to be narrowed to enhance general character.	0.4
1	1			Suggestion for pavement repairs at Stroud Green Road.	0.4
1	1			Request for signage showing boundaries between boroughs to be introduced.	0.4
1	1			Suggestion for pedestrian bridge over Seven Sisters Road from Finsbury Park Station.	0.4

A.3 Transport (excluding Finsbury Park Station) (169 comments, 10% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
20	19		1	Request for general improvements to enhance traffic flow in area (including clearer signage and lower speed limits on TfL roads).	12
19	19			Request for improvements to the junction of Seven Sisters Road, Stroud Green Road and Blackstock Road (including in the interest of cyclists).	11
18	17	1		Support for general improvements to make walking and cycling in the area easier and safer.	11
17	17			Support for new and improved local cycling routes.	10
16	15		1	Request for car parking restrictions to be enforced beneath viaducts, on-street parking arrangements to be reviewed and parking impacts on local businesses to be considered.	9
10	10			Wish to see general traffic reduction measures.	6
10	9	1		Would like to see additional free secure cycle parking.	6
9	8		1	Recommend installation of clearer instructions to cyclists using the Connect2 route.	5
8	8			Suggestion for measures to ease traffic flow in area (such as penalties for using local roads, directing traffic from Blackstock Road, blocking roads, enforcing further speed limits and road resurfacing).	5
7	4	1	2	Support for improvements to, or removal of, cycle path on Stroud Green Road.	4
6	6			Suggestion for improvements for safer pedestrian and cyclist crossing of main junctions (e.g. larger crossing areas and islands to accommodate demand).	4
6	6			Would like to see cyclist and motorist segregation and cycle priority.	4
6	4	2		Request for taxi rank locations to be reviewed and relocated in the most convenient location, and another rank at Wells Terrace.	4

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
3	3			Suggestion for Barclays Cycle Hire to be extended to Finsbury Park.	2
2	2			Proposal for new high level bridge between Finsbury Park Station and Gillespie Park for pedestrians and cyclists.	1
2	2			Expression of support for implemented Connect2 scheme.	1
2	1		1	Suggestion for cycle parking store to be relocated.	1
2	1	1		Objection to cycle store being removed.	1
1	1			Objection to any increase in bus traffic.	1
1	1			Suggestion for Councils to consider impact of the Stroud Green Road car wash on local traffic flows.	1
1	1			Proposal to create more visitor car parking, including pay and display.	1
1	1			Request for motorcycle parking.	1
1	1			Request for recessed parking bays as currently in place on Hornsey Road.	1
1	1			Request for three lanes to be restored on one way section from Rock Street to Seven Sisters Road.	1
1	1			Request for TfL red routes to be reviewed.	1
1	1			Request for a raised planting bed to be installed close to the pavement on the west side of Stroud Green Road (between Tollington Park and Hanley Road).	1
1	1			Proposal to widen Seven Sisters Road under the bridge next to Finsbury Park underground station, so that buses 29, 259, 257, 153, 4, 254 can move freely having more wide space of the road.	1
1	1			Suggestion for new cycle routes on Seven Sisters Road and Blackstock Road to discourage cyclists using pavements.	1
1	1			Request for any new infrastructure to encourage healthy activities for locals.	1
1	1			Request for measures to restrict speed of cyclists and fines for cycling on pavements/jumping lights.	1
1	1			No support for new cycle route on Stroud Green Road.	1

A.4 General comments on the draft SPD (177 comments, 10% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
136	135		1	General support for the broad objectives of the SPD.	77
10	9	1		Comment that the document has lack of detail and specific proposals and is too abstract. Request that the document includes specific objectives and timescales and clear vision.	6
8	8			Support for retention of the area's diverse community.	5
5	5			Request that more focus be placed on Hornsey Road / should have been included, extended down SSR and top of Fonthill Road.	3

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
4	3		1	Suggestion that more focus should be placed on Rock Street / St Thomas's Road.	2
2		2		Suggestion that the document explores the effects of the railway lines and impacts of severance.	1
1	1			Objection to general principle of SPD and objection to any further development in Finsbury Park.	1
1	1			Suggestion that the document should be presented more succinctly.	1
1	1			Concern that the document proposes to create a town centre.	1
1		1		Comment that the area is not currently considered to be a town centre.	1
1		1		Suggestion for document to explain the rationale for the SPD's boundary.	1
1		1		Suggestion that the character area sections should include detailed guidance on building heights.	1
1		1		Suggestion that the document would benefit from a SWOT analysis.	1
1		1		Suggestion that the SPD should set out future form and function of the area.	1
1	1			Suggestion that the document should include reference to how Planning Obligations and New Homes Bonus monies may benefit the area.	1
1	1			Comment that the document does not accord with requirements of National Planning Policy Framework, the London Plan or local planning policies.	1

1	1			Comment that the consultation events were aimed at a small section of the community.	1
1	1			Suggestion for any evidential or supporting information to be set out (such as figures to show the economic basis for proposals and anticipated impacts).	1

A.5 Finsbury Park Station (141 comments, 8% of the total comments received)

Comments noted by five or more consultees

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
63	61		2	Support for step-free access at Finsbury Park Station.	45
24	22		2	Support for general improvements to Finsbury Park Station including: capacity increase; ticket gates; better internal signage and improving tunnels.	17
17	13	2	2	Support for maintained and improved links between the two bus stations.	12
9	9			Support measures to improve general access to Finsbury Park Station.	6
6	4	2		Request that taxi rank locations are reviewed and relocated in the most convenient location, and another rank at Wells Terrace.	4
5	5			Support for new western entrance.	4

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
4	3		1	Support for enhanced interchange between mainline and Underground services.	3
4	4			Objection to principle of a new western entrance to Finsbury Park Station.	3
2	2			Request that the interchange role of the station and Station Place are not be undermined by new public space.	1
2	2			Request for loudspeakers in Station Place to be removed.	1
2	2			Suggestion for electronic bus departure times in upgraded shelters, and at Wells Terrace bus station.	1
1	1			Request that any improvements to the station should include more space for TfL staff.	1
1	1			Objection to removal of Finsbury Park Station's canopy.	1
1	1			Suggestion for new glass canopy at front of station.	1

A.6 Development (138 comments, 8% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
20	19		1	Support for the retention of former Sir George Robey pub and concern regarding condition.	14
13	11	1	1	Objection to the demolition of Rowan's.	9
11	8	2	1	Support for the principle of redeveloping Rowan's site.	8
10	9	1		Recommendation for additional focus on the development potential of the wider Station west area at Wells Terrace and Morris Place.	7
10	10			Suggestion for the demolition of the triangle building to expand development options.	7
8	6	1	1	Objection to the redevelopment of Rowan's site as shown.	6
7	6	1		Request for Councils to use their regulatory powers to tackle unauthorised uses.	5
6	6			Request for the empty building next to Rowan's to be addressed.	4
6	5		1	Request for higher quality development, with higher design standards.	4
5	5			Support for new John Jones student accommodation scheme.	4

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
4	2	2		Suggestion that the scale of new development in area should be more ambitious.	3
4	3	1		Suggestion for demolition of former Sir George Robey.	3
3	3			Request for vacant land to the north of Stroud Green Road bridge to be improved.	2
3	2		1	Suggestion for renovation of the triangle building.	2
3	3			Request that any new development is designed to a human scale.	2
2	1		1	Objection to ground floor at Rowan's block being used for retail.	1
2	2			Expression of concern that proposals will alter the character of the park.	1
2	2			Objection to the demolition of the Twelve Pins.	1
2	2			Request for improvements at Wells Terrace and Station Place.	1

1		1		Suggestion that Planning Briefs be prepared for core development sites around Finsbury Park Station.	1
1	1			Suggestion for restrictions to be placed on changes of use to church / places of worship uses.	1
1	1			Suggestion for train lines to be relocated underground to allow removal of bridges.	1
1	1			Suggestion that document should be clearer on how City North will fit into wider SPD vision.	1
1	1			Suggestion that Maryland Hotel site on Isledon Road is redeveloped.	1
1	1			Suggestion that the appearance of FP mosque is improved.	1
1	1			Suggestion for a new shopping centre.	1
1	1			Suggestion for major mixed use scheme around the station.	1
1	1			Request for better connectivity between the north and south sides of the station by public transport.	1
1	1			Request for Haringey and Hackney to repair Council owned properties.	1
1	1			Request to improve existing areas and buildings before new development comes forward.	1
1	1			Request for Islington and Hackney to support the repair of shops and houses on Seven Sisters Road.	1
1	1			Request that new development does not exceed four storeys.	1
1	1			Request that any new development on the Rowan's site does not exceed two storeys.	1
1	1			Support for guidance on scale set out in document.	1
1		1		Suggestion that Robey is considered as an opportunity area/site rather than a key development site.	1
1	1			Objection to any Council-funded improvements of the former Sir George Robey pub.	1

A.7 Crime, safety and anti-social behaviour (107 comments, 6% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
27	26		1	Would like to see more measures that would improve personal safety and security, particularly during the evening and hours of darkness on main routes around Finsbury Park Station.	25
21	21			Support for improved lighting beneath railway viaducts.	20
18	18			Request for loitering on Blackstock Road to be tackled.	17
9	9			Support for an increase in the level of CCTV in the Town Centre.	8
9	9			Suggestion for licence reviews of late-night cafes and monitoring of associated crime and behaviour issues.	8
8	8			Request for an open police station and visible police presence in the town centre.	7

7	6		1	Request for further efforts to reduce anti-social behaviour.	7
---	---	--	---	--	---

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
3	3			Request for measures to increase safety for female residents and visitors.	3
2	2			Request for measures to improve security within Finsbury Park Station.	2
1	1			Request for safety improvements on the Parkland Walk route.	1
1	1			Suggestion that the park be patrolled by police	1
1	1			Suggestion for better security measures for shops on Blackstock Road.	1
1	1			Request for drug dealing outside station to be targeted.	1

A.8 Town Centre Management (101 comments, 6% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
23	23			Request for an improved litter collection and street cleansing regime (Stroud Green Road and Wells Terrace).	23
15	15			Request for an improved programme of pavement cleaning in main areas, related to takeaway refuse and pigeons beneath railway viaducts.	15
11	11			Request for a general clean-up of area.	11
11	11			Request for better shop waste collection to reduce street clutter and litter.	11
9	9			Request for measures to tackle littering in the Town Centre.	9
7	6		1	Request for measures to tackle dog fouling in the Town Centre.	7
5	4		1	Request for air quality and pollution reduction measures to be carried out.	5
5	4		1	Request for provision of public toilets in the Town Centre.	5

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
4	4			Request for more bins in the town centre.	4
3	3			Request for measures to tackle rubbish dumping/fly tipping (Woodstock Road mentioned).	3
2	2			Request to tackle use of certain areas as urinals.	2
2	2			Request for rat problem at Parkland Walk to be addressed.	2
2	2			Request to improve road condition at junction of Seven Sisters Road and Blackstock Road due to puddling during rain.	2
1	1			Request for original tiling beneath viaducts to be retained.	1
1	1			Proposal to remove bushes growing above café in Wells Terrace.	1

A.9 Open space and green infrastructure (69 comments, 4% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
42	40	1	1	Request for additional tree planting and greening (new green spaces, street trees and planting).	61
14	10	3	1	Support for improved entrances, access and boundaries to Finsbury Park itself.	20
7	4	1	2	Comment that proposals for Rowan's site conflict with the park's protected status.	10

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
3	3			Objects to loss of mature trees if Rowan's is redeveloped.	4
1	1			Does not support any improvement to park itself (following previous investment).	1
1	1			Request for wildflowers and native trees to be planted in the	1

				park.	
1	1			Concern that proposals will result in overuse of Finsbury Park.	1

A.10 Heritage and local character (66 comments, 4% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
28	26	1	1	Support for repairs to the town centre's historic fabric.	42
23	20	2	1	Support for proposals to protect the area's character.	35
6	4	1	1	Suggestion for Councils to use their regulatory powers where appropriate (e.g. preservation orders, S106 monies and extending Conservation Areas).	9

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
2	2			Suggestion to preserve the character of Blackstock Road.	3
2		2		Suggestion that any development close to the Rainbow Theatre should provide appropriate setting to the GII* listed building.	3
2	2			Suggestion for Rowan's building to be considered for listing.	3
1		1		Request that information on archaeology be included in the SPD.	2
1			1	Suggestion for document to propose further protection to the historic fabric of Stroud Green Road.	2
1	1			Suggestion that the value of area's heritage is overstated.	2

A.11 Housing (39 comments, 2% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		

20	20			Would like to see more affordable and key worker housing as part of any development.	51
----	----	--	--	--	----

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
4	4			Concern related to the impacts of additional housing (such as overpopulation).	10
4	3		1	Objection to any additional student housing.	10
2	2			Objection to any new social housing.	5
2	2			Suggestion for new housing for families and long-term residents.	5
2	2			Suggestion for development of good quality homes.	5
1	1			Objects to any new housing.	3
1	1			Suggestion for partnership working needed between the three Councils to track student accommodation applications.	3
1	1			Suggestion for review of local Houses in Multiple Occupation (HMOs).	3
1		1		Request that the document clarifies the projected new 400-600 dwellings (how calculated and if this includes City North).	3
1	1			Suggestion for new residential development to be houses with limited flats.	3

A.12 Related impacts of proposals (22 comments, 1% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
9	9			Comment that new development should not price out existing residents, exclude existing community or price out businesses (property prices and rates).	41

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
4	4			Concern for amount of disruption associated with development.	18
4	3		1	Concern that local services will be placed under increased pressure with increase in population (e.g. schools, GPs, transport).	18
2	2			Concern related to traffic increase from new development.	9
1	1			Concern for noise pollution levels for those in historic buildings with thin glass windows.	5
1	1			Request for the document to set out measures that will control town centre rents and rates.	5
1	1			Request that TfL consider the impacts of large-scale development on the existing transport network.	5
1	1			Suggestion for the Councils to consider measures to control change and prevent gentrification.	5

A.13 Event management (18 comments, 1% of the total comments received)

Comments noted by five or more consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
7	7			Suggestion that travel and transport arrangements for Arsenal match days be reviewed.	39

Comments noted by less than five consultees.

Total responses	Response breakdown			Comment	% of category
	General	Stakeholder	Politician		
3	2	1		Suggestion for document to set out how being a host town for large events can bring about benefits/be better integrated.	17
2	2			Request that additional toilets be supplied on match days.	11
2	2			Request that amount of large scale events in Finsbury Park does not increase.	11

1	1			Request for traffic management and rerouting options on match days should be considered, in partnership with Arsenal FC.	6
1	1			Request for street cleansing regime to be enhanced following major events or football matches.	6
1	1			Request for more live music events in Finsbury Park.	6
1	1			Request for Gillespie Park to be kept open for longer on match days.	6

Appendix B

Analysis of responses

	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
1. Retail	1.1	General support for new shop fronts including improved signage, merchandising and window displays at Blackstock Road, Seven Sisters Road, Stroud Green Road and Station Place.	Islington Council is in the process of delivering a programme of shop front improvements in Finsbury Park Town Centre.	None.	10	Supports objective I.
	1.2	Support for the promotion of small and medium enterprises (SMEs) and support for additional independent shops and markets.	Islington Council has recently introduced town centre management for the Finsbury Park Area, working across the three boroughs with the aim of making the area a more attractive and economically vibrant destination. The town centre manager liaises with local traders associations to ensure coordination between the area's retailers and the three Councils.	None.	9, 38	Supports objective I.
	1.3	Request for Councils to limit the number of fast food takeaways in the town centre.	<p>4.2.4. of the draft SPD states that future applications should consider Islington's Development Management Policies DM20 [renumbered as DM4.3] which seeks to restrict the cumulative negative impacts of certain uses that would unacceptably affect the amenity, character and function of the area. Haringey's emerging Development Management Policies will refer to hot food takeaways and their proximity to schools.</p> <p>This issue will be dealt with on an application by application basis.</p> <p>Hackney is currently investigating the suitability of measures to control certain uses in its town centres either through planning policy or otherwise. This review is expected to be completed in early 2014.</p>	None.	15	Supports objective I.

Appendix B

1.4	Objection to any additional high street or chain stores.	The three Councils have limited powers to control the type of retail store that will locate in Finsbury Park. Islington's Development Management policy DM4.1 (maintaining and promoting small and independent shops) is referred to at section 4.2.4 of the SPD. Hackney's emerging Development Management policies DM7 (New retail development in Town Centres), DM8 (small and independent shops) and DM9 (Changing the use of shops in town centres) are referred to at section 4.2.7 of the SPD. Liaison with the local Traders Associations will continue to take place.	None.	13	Supports objective I.
1.5	Support for proposals for a diverse retail offer.	Noted.	None.	N/A	Supports objective I.
1.6	Request for action to tackle betting shops / pawn brokers / money lenders in the town centre.	Islington Council will prepare an SPD to set out its approach to controlling the numbers of betting shops and money lenders in the area. This will be prepared and consulted on during 2014. Haringey's emerging Development Management Policies will address clustering of betting shops. Hackney is currently investigating the suitability of measures to control certain uses in its town centres either through planning policy or otherwise. This review is expected to be completed in early 2014.	None.	16	Supports objective I.
1.7	Support for plans for new jobs and jobs for local people.	Islington Council is in the process of forming an Employment Commission to reduce unemployment in Islington.	None.	7	N/A
1.8	Suggestion for general improvements to Blackstock Road.	Islington Council is in the process of delivering a programme of shop front improvements in Finsbury Park Town Centre. This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	8	Supports objective I.

Appendix B

1.9	Request that Councils discourage concentration of same retail uses in close proximity.	4.2.4. of the draft SPD states that future applications should consider Islington's Development Management Policies DM20 [renumbered as DM4.3] which seeks to restrict the cumulative negative impacts of certain uses that would unacceptably affect the amenity, character and function of the area. This issue will be dealt with on an application by application basis.	None.	N/A	Supports objective I.
1.10	Support general improvements to the main high streets.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective I.
1.11	Need for further support and incentives for the creative industries and independent businesses (opportunities for affordable workspace and live-work spaces).	A number of elements of the Finsbury Park Creative Hub project provide opportunities and support for creative industries and independent businesses. The development of a new gallery and project space for visual artists at the John Jones development will be supported by a programme of training seminars and events, with supported residencies and exhibitions programmes taking place in December 2013. The John Jones project space opened in January 2014. The Park Theatre development has established new rehearsal and production facilities and creative workspace for performing arts companies, providing high quality resources in the Finsbury Park area.	None.	9, 38	Supports objective I.
1.12	Suggestion that Councils explore business support options: controlled retail rents / rates relief for fixed periods.	Most commercial properties in Finsbury Park Town Centre are in private ownership, therefore the three Councils have no direct control over the rents that are charged. The Government has announced business rate caps and small business rates relief during 2014 and 2015.	None.	N/A	N/A
1.13	Request for a higher quality of restaurant and food offer.	This is beyond the remit of the draft SPD. The private market will dictate the types of restaurants that will locate in Finsbury Park. New outlets may be encouraged to open in the area following shop front and public realm improvements as mentioned at items 1.1 and 1.10 of this document.	None.	N/A	N/A
1.14	Suggestion for local food markets.	This has been raised with the Town Centre Manager and the suggestion will be considered.	None.	N/A	N/A
1.15	Suggestion for a new cinema.	The market will dictate the types of leisure facilities that will locate in Finsbury Park.	None.	N/A	Supports objective II.

Appendix B

1.16	Suggestion that if Rowan's closes, the ten-pin bowling facility is replaced.	This is a matter for the site owner/developer. However, the facility is popular and well used and the comments received in response to this consultation will be conveyed to the owners.	None.	32	N/A
1.17	Request for a new public use for the Rainbow Theatre.	The building is in private ownership. Islington Council has no powers to dictate the use of the building unless a new planning application for a change of use was made.	None.	N/A	Supports objective V.
1.18	Suggestion for new high street shops.	This is beyond the remit of the draft SPD. The market will dictate the types of shops that will locate in Finsbury Park. Higher quality shops may be encouraged to open in the area following shop front and public realm improvements as mentioned at 1.1 and 1.10 of this document.	None.	N/A	Supports objective I.
1.19	Suggestion for additional public art and culture-led public realm projects.	Opportunities for public art beneath the railway viaducts at Stroud Green Road and Seven Sisters Road are currently being explored.	None.	39	N/A
1.20	Request for a high quality convenience store, such as Waitrose or Marks and Spencer Food.	This is beyond the remit of the draft SPD. The market will dictate the types of shops that will locate in Finsbury Park. New retailers may be encouraged to open in the area following shop front and public realm improvements as mentioned at 1.1 and 1.10 of this document.	None.	N/A	Supports objective I.
1.21	Request for more local cultural uses (e.g. music venues and theatres).	The Park Theatre opened in May 2013 and the John Jones development will introduce a new gallery space, providing a local community arts education outreach programme, workshops, classes, training and apprenticeships.	None.	37	Supports objective II.
1.22	Request for swimming pool.	Finsbury Park is very densely developed, and it is unlikely that the area required to deliver a swimming pool would be available.	None.	N/A	Supports objective II.
1.23	Request for new spaces and activities for young people.	Planning obligations from new developments in the town centre may be used to fund such facilities in the area.	None.	33	N/A
1.24	Request for more community facilities.	Planning obligations from new developments in the town centre may be used to fund such facilities in the area.	None.	33	N/A
1.25	Suggestion that arches close to Finsbury Park Station may be used for retail.	The railway arches in Station Square are currently in retail use. The structure and layout of other arches in the area will be reviewed to explore the potential for their use.	None.	25	Supports objective I.

	1.26	Objection to further convenience stores in the town centre.	This is beyond the remit of the draft SPD. The private market will dictate the types of shops that will locate in Finsbury Park. Adopted planning policies will be used to determine applications in the area for new retail units.	None.	N/A	Supports objective I.
	1.27	Suggestion for the creation of a Business Improvement District (BID).	The potential for the formation of a Business Improvement District (BID) in this location is currently being considered.	None.	N/A	N/A
2. Public realm	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
	2.1	Support for improvements to areas beneath viaducts at Stroud Green Road and Seven Sisters Road.	Network Rail is repairing the drainage, providing bird-proofing and removing vegetation from the viaducts. Transport for London is working with Network Rail to undertake drainage and surfacing work at Seven Sisters Road. Opportunities for public art beneath the railway viaducts at Stroud Green Road and Seven Sisters Road are currently being explored.	None.	22	Supports objective III.
	2.2	Support for proposals for a new route between Station Place and Finsbury Park itself.	Negotiations will take place with the site owner during any redevelopment of this site to seek to ensure that a route between Station Place and Finsbury Park is created.	None.	32	Supports objective VI.
	2.3	Request for pavements to be widened (related to shops with goods on street, general space and with bus stops on Seven Sisters Road).	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective I.
	2.4	Would like to see pavements replaced or repaired for general use and to assist less ambulant users.	An audit has been carried out on Seven Sisters Road (with Transport for London) and on Islington borough roads, including Blackstock Road and Stroud Green Road. Haringey has carried out an audit for the eastern side of Stroud Green Road.	None.	18	Supports objective I.
	2.5	Support for high quality and additional walking routes and improved pedestrian permeability.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective VI.
	2.6	Suggestion for bus stops to be relocated from beneath viaducts.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17 and 22	Supports objective III.

Appendix B

2.7	Request for the Seven Sisters Road entrance to Gillespie Park to be opened up and more visible.	A new mosaic at the Seven Sisters Road entrance to Gillespie Park was unveiled in December 2013. This has been designed to create a more prominent access to the park.	None.	41	Supports objective IV.
2.8	Request for new public spaces and improvement of existing ones.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective III.
2.9	Support for principle of Station Place as a new public space.	Noted. This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	27	Supports objective III.
2.10	Request for removal of street clutter.	An audit has been carried out on Seven Sisters Road (with Transport for London) and on Islington Borough Roads, including Blackstock Road and Stroud Green Road.	None.	18	Supports objective I.
2.11	Support for the aim to improve the experience of using Station Place (Transport for London and the three Councils to explore options to improve the area as a public space and reduce impact of buses).	Noted. This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	27	Supports objective III.
2.12	Objection to creating a new route between Station Place and Finsbury Park.	A total of 32 responses were received in support of a new route between Station Place and Finsbury Park. Five comments objected to the principle of a new route.	None.	40	Does not support objective VI.
2.13	Need for better wayfinding.	The maps included on the wayfinding boards at Station Place and Wells Terrace will be updated. This will be carried out in partnership with London Underground.	None.	19	Supports objective III.
2.14	Objection to pedestrianisation of and removal of buses from Station Place.	A total of 13 responses were received in support of improving Station Place, including its use as a public space and the removal of the buses. Four comments objected to the principle of removing buses and creating a new public space.	None.	27	Does not support objective III.

Appendix B

2.15	Suggestion for creation of an accessible entrance to Gillespie Park from Seven Sisters Road.	Step free access from Seven Sisters Road to Gillespie Park was examined as part of the Connect2 project 2009-2012. Given physical constraints, a lift would be required to provide adequate step-free access. Due to funding constraints, a lift option has not been developed.	None.	N/A	Supports objective IV.
2.16	Suggestion that access road between Osbourne Road and Upper Tollington Park presents potential for new public space.	Haringey Council will look into this suggestion.	None.	8	N/A
2.17	Request for more benches and seating areas.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective I.
2.18	Suggestion for Councils to consider railway viaducts as opportunities and landmarks.	Opportunities for public art beneath the railway viaducts at Stroud Green Road and Seven Sisters Road are currently being explored.	None.	22	N/A
2.19	Support for removal of buses at Station Place.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17, 27	Supports objective III.
2.20	Recommendation to explore potential new routes through arches to improve pedestrian flows.	This issue will be raised with Network Rail, and options to enhance local connections will be explored.	None.	25	Supports objective IV.
2.21	Suggestion for new cycle only bridge between Gillespie Park and Finsbury Park.	There are already a number of bridges in the area that divide the town centre. Additional bridges are likely to increase this severance.	None.	N/A	N/A
2.22	Support for aspiration to improve links with Gillespie Park and Highbury Fields.	Noted. This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective IV.
2.23	Suggestion for Wells Terrace to be changed to be shared space.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	28	Supports objective III.

Appendix B

2.24	Request to remove guard rails at main Stroud Green Road, Seven Sisters Road and Blackstock Road junction.	A Transport for London study has concluded that the majority of the guard rail is necessary to maintain pedestrian safety. Two panels have been removed from the southern section and one panel from the eastern end of the north section.	None.	N/A	Supports objective III.
2.25	Request for high quality street furniture.	In line with Section 8 of Islington Council's adopted Streetbook SPD, new street furniture must consider local context, reduce clutter and contribute positively to the street scene. Haringey has a Streetscape Manual, which is due to be reviewed. In line with Section 8 of Islington Council's adopted Streetbook SPD and Hackney's Public Realm SPD, new street furniture must consider local context, reduce clutter and contribute positively to the street scene.	None.	N/A	Supports objective I.
2.26	Request for railings on Seven Sisters Road between Durham Road and Heather Close to be removed.	This area falls outside of the SPD area. The railings in this location demarcate the boundary of the Andover Estate, and protect the planted area between Seven Sisters Road and the sports facility area. The railings also play a role in securing routes into the estate and protecting users of the sports facility from the busy Seven Sisters Road.	None.	N/A	Supports objective I.
2.27	Request for improved conditions for pedestrians on Seven Sisters Road and Blackstock Road.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective I.
2.28	Suggestion for redesign of Clifton Terrace, using John Jones scheme to create a new town square.	The John Jones site has planning permission that is currently being implemented, which does not include any element of public space.	None.	N/A	N/A
2.29	Request for more walkable streets.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective I.

3. Transport	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
	3.1	Request for general improvements to enhance traffic flow in area (including clearer signage and lower speed limits on Transport for London roads).	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	N/A
	3.2	Request for improvements to the junction of Seven Sisters Road, Stroud Green Road and Blackstock Road (including in the interest of cyclists).	Transport for London has planned road safety improvements at the junction of Stroud Green Road/Blackstock Road. These include the provision of an additional westbound stop line and enhanced road markings/signing to highlight the banned right-turn from Seven Sisters Road into Stroud Green Road. These improvements will help all road users, including cyclists.	None.	17	N/A
	3.3	Support for general improvements to make walking and cycling in the area easier and safer.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective IV.
	3.4	Support for new and improved local cycling routes.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective IV.
	3.5	Request for car parking restrictions to be enforced beneath viaducts, on-street parking arrangements to be reviewed and parking impacts on local businesses to be considered.	A review of parking arrangements on Fonthill Road took place in 2013. Further reviews within the town centre are not currently planned.	None.	17	N/A
	3.6	Wish to see general traffic reduction measures.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective IV.

Appendix B

3.7	Would like to see additional free secure cycle parking.	Finsbury Park Town Centre is densely developed and there is a limited amount of space available but a review of potential locations for additional cycle parking will take place as part of the transport study that Islington Council will lead on. Transport for London is currently looking to provide additional cycle parking in the area, and the findings of the transport study regarding cycle parking will be shared with Transport for London.	None.	17	Supports objective IV.
3.8	Recommend installation of clearer instructions to cyclists using the Connect2 route.	Transport for London will introduce new directional signage for users of the Connect2 route in 2014.	Transport for London and Sustrans.	17	Supports objective IV.
3.9	Suggestion for measures to ease traffic flow in area (such as penalties for using local roads, directing traffic from Blackstock Road, blocking roads, enforcing further speed limits and road resurfacing).	A review of existing arrangements and potential enforcement options will be undertaken by the three Councils.	None.	20	Supports objective IV.
3.10	Support for improvements to, or removal of, cycle path on Stroud Green Road.	Islington Council is leading on a feasibility study to improve the cycle route along Stroud Green Road between Station Place and Lennox Road.	None.	29	Supports objective IV.
3.11	Suggestion for improvements for safer pedestrian and cyclist crossing of main junctions (e.g. larger crossing areas and islands to accommodate demand).	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective IV.
3.12	Would like to see cyclist and motorist segregation and cycle priority.	Due to the fixed width of local roads and the constraints in place, this is unlikely to be possible. However, this issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective IV.
3.13	Request for taxi rank locations to be reviewed and relocated in the most convenient location, and another rank at Wells Terrace.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective III.

Appendix B

	3.14	Suggestion for the Mayor's Cycle Hire to be extended to Finsbury Park.	The potential for the Mayor's Cycle Hire scheme to be extended has been discussed with Transport for London. There are no current plans to introduce the scheme at Finsbury Park Station. The Council continues to lobby the Mayor for an extension.	None.	17	Supports objective IV.
	3.15	Proposal for new high level bridge between Finsbury Park Station and Gillespie Park for pedestrians and cyclists.	There are already a number of bridges in the area that divide the town centre. Additional bridges are likely to increase this severance.	None.	N/A	Supports objective IV.
	3.16	Expression of support for implemented Connect2 scheme.	Noted.	None.	N/A	Supports objective IV.
	3.17	Suggestion for cycle parking store to be relocated.	The current location of the Transport for London managed cycle parking store will be reviewed in the event of any redevelopment of the Rowan's site.	None.	17	Supports objective IV.
	3.18	Objection to cycle store being removed.	The current location of the Transport for London managed cycle parking store will be reviewed in the event of any redevelopment of the Rowan's site.	None.	17	Supports objective IV.
4. General comments on the SPD	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
	4.1	General support for the broad objectives of the draft SPD.	Noted.	None.	N/A	All.
	4.2	Comment that the document lacks detail and specific proposals and is too abstract. Request that the document includes specific objectives and timescales and clear vision.	Section 5 of the draft SPD includes an Action Plan that sets out activities that would contribute towards achieving the shared vision for the area. The updated SPD includes a more detailed action plan with clear activities and timescales for their delivery.	Updated Action Plan.	N/A	N/A

Appendix B

	4.3	Support for retention of the area's diverse community.	Noted.	None.	All	All.
	4.4	Request that more focus be placed on Hornsey Road / should have been included, extended down Seven Sisters Road and the top of Fonthill Road.	The Islington section of the SPD boundary follows the Finsbury Park Town Centre boundary as defined by Islington's Development Management Policies document (adopted June 2013). The boundary has been through examination and the adoption process, and therefore cannot be amended.	None.	N/A	N/A
	4.5	Suggestion that more focus be placed on Rock Street / St Thomas's Road.	The recently completed Connect2 scheme has improved cycle links between the northern and southern sides of Seven Sisters Road, including between Station Place, St Thomas's Road and Rock Street. Opportunities for further improvements at Rock Street and St Thomas's Road will be explored as part of a transport study that Islington Council will lead on.	None.	17	N/A
	4.6	Suggestion that the document explores the effects of the railway lines and impacts of severance.	In Section 3.7.1 (I) of the draft SPD, the impact of transport infrastructure is explored. The constraints imposed by roads and railways that bisect key routes and desire lines are also recognised. This section also explores the impact of the constraints on walking and cycling movements. It is considered that the document sufficiently analyses the effects of infrastructure and the impacts of severance.	None.	17, 22	Supports objective IV.
5. Finsbury Park Station	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
	5.1	Support for step-free access at Finsbury Park Station.	Islington Council will continue to lobby Network Rail and Transport for London to deliver an integrated step-free access scheme at Finsbury Park Station.	None.	23	Supports objective III.
	5.2	Support for general improvements to Finsbury Park Station including: capacity increase; ticket gates; better internal signage and improving tunnels.	Islington Council will continue to lobby Network Rail and Transport for London to deliver general improvements at Finsbury Park Station.	None.	26	Supports objective III.
	5.3	Support for maintained and improved links between the two bus stations.	This issue will be raised with Transport for London as part of its planned improvements at Finsbury Park Station.	None.	26	Supports objective III.

Appendix B

5.4	Support measures to improve general access to Finsbury Park Station.	Transport for London is developing proposals for a new western ticket hall at Finsbury Park Station, which would replace the current Wells Terrace ticket hall but will retain access to Wells Terrace and create a new access to Fonthill Road via Goodwin Street.	None.	24	Supports objective III.
5.5	Request that taxi rank locations are reviewed and relocated in the most convenient location, and another rank at Wells Terrace.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective III.
5.6	Support for new western entrance.	Transport for London is developing proposals for a new western ticket hall at Finsbury Park Station, which would replace the current Wells Terrace ticket hall but will retain access to Wells Terrace and create a new access to Fonthill Road via Goodwin Street.	None.	24	Supports objective III.
5.7	Support for enhanced interchange between mainline and Underground services.	Islington Council will continue to lobby Network Rail and Transport for London to deliver step-free access and an enhanced interchange at Finsbury Park Station.	None.	23, 26	Supports objective III.
5.8	Objection to principle of a new western entrance to Finsbury Park Station.	A total of five responses were received in support of a new western entrance to Finsbury Park Station. Four responses objected to the principle. Islington Council will continue to lobby Transport for London for the delivery of a new western entrance, which will retain access to Wells Terrace and create a new access to Fonthill Road via Goodwin Street.	None.	24	Supports objective III.
5.9	Request that the interchange role of the station and Station Place are not undermined by new public space.	This issue will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective III.
5.10	Request for loudspeakers in Station Place to be removed.	This issue will be raised with Transport for London.	None.	26	Supports objective III.
5.11	Suggestion for electronic bus departure times in upgraded shelters, and at Wells Terrace bus station.	Transport for London responded to this query in 2012, stating that they would not include these stops on the Countdown Programme. Being start of route, services will run to the posted timetables.	None.	30	Supports objective III.

6. Development	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
	6.1	Support for the retention of former Sir George Robey pub and concern regarding condition.	Islington Council will continue to work with the site's owner to agree on short-term improvements and a long-term solution for the building and site.	Figure 3.14 has been updated to reflect the recent expiry of a planning consent for this site.	31	Supports objective V.
	6.2	Objection to the demolition of Rowan's.	<ul style="list-style-type: none"> ◦ 13 respondents objected to the demolition of Rowan's, which would facilitate the creation of a new route between Station Place and Finsbury Park itself; ◦ five people are against the creation of a new route; ◦ 32 respondents expressed support for a new route; and ◦ 11 people support the demolition of Rowan's. <p>This would suggest that in total more people support the creation of a new route than oppose the demolition of Rowan's.</p> <p>However, any decision on the future of the site will be subject to a planning application to Haringey Council.</p>	None.	32, 40	Does not support objective VI.
	6.3	Support for the principle of redeveloping Rowan's site.	<ul style="list-style-type: none"> ◦ 13 respondents objected to the demolition of Rowan's, which would facilitate the creation of a new route between Station Place and Finsbury Park itself; ◦ five people are against the creation of a new route; ◦ 32 respondents expressed support for a new route; and ◦ 11 people support the demolition of Rowan's. <p>This would suggest that in total more people support the creation of a new route than oppose the demolition of Rowan's.</p> <p>However, any decision on the future of the site will be subject to a planning application to Haringey Council.</p>	None.	32, 40	Supports objective VI.

Appendix B

6.4	Recommendation for additional focus on the development potential of the wider Station West area at Wells Terrace and Morris Place.	<p>The Morris Place / Wells Terrace area is identified in Islington's Site Allocations Development Plan Document (DPD) as Site C within Site FP1. The allocation seeks 'comprehensive mixed use redevelopment of the site to include business, retail/leisure and residential floorspace. Proposals should seek to maximise employment floorspace, including, where viable, the re-provision of the exiting amount of business floorspace'.</p> <p>The allocation is set out in full in section A1.1.9 of the draft SPD.</p> <p>The allocation of this site within an adopted DPD ensures that its redevelopment potential has been recognised by Islington Council, and future proposals for its redevelopment will be guided by the allocation and the Council's planning policies.</p>	None.	N/A	Supports objective II.
6.5	Suggestion for the demolition of the triangle building to expand development options.	The demolition of this building is not currently being considered.	None.	N/A	N/A
6.6	Objection to the redevelopment of Rowan's site as shown.	The artist's impression on page 34 of the draft document was included for illustrative purposes and to test (at public consultation) the principle of new development that would create a clear route into the park from Station Place. All massing and design detailing shown on the visualisation was purely indicative, and was included to provide context, not to set design guidelines or indicate acceptable design options for the site.	None.	32	Supports objective II.
6.7	Request for Councils to use their regulatory powers to tackle unauthorised uses.	The three Councils will continue to use their planning enforcement and licencing powers to regulate unauthorised uses.	None.	5	Supports objective I.
6.8	Request for the empty building next to Rowan's to be addressed.	This will be raised with the owners of the site (2-8 Stroud Green Road).	None.	35	Supports objective VI.
6.9	Request for higher quality development, with higher design standards.	Any new development proposals within Finsbury Park Town Centre must pay regard to each borough's adopted design policies. These policies are set out in Section 4 of the SPD.	None.	N/A	N/A

Appendix B

6.10	Support for new John Jones student accommodation scheme.	Noted.	None.	37	Supports objective II.
6.11	Suggestion that the scale of new development in area should be more ambitious.	<p>The scale of development suggested within the document was informed by the adopted planning policies of Islington, Haringey and Hackney Councils. In the current planning policy context, tall buildings are not considered to be appropriate in these areas of Islington and Haringey. Hackney Council's Core Strategy includes a plan that shows its sections of the northern corner of Blackstock Road, Seven Sisters Road and the Manor House area as a Tall Buildings Opportunity area.</p> <p>Section 4.2.29 of the draft SPD includes details on the three Council's policies on height and scale, and also states that any new development should consider the area's existing character in terms of density and scale.</p>	None.	N/A	N/A
6.12	Suggestion for demolition of former Sir George Robey.	<p>Four respondents suggested the demolition of the locally listed former Sir George Robey pub. 20 respondents expressed support for its retention (see item 6.1 of this document).</p> <p>Islington Council will continue to work with the site's owner to agree on short-term improvements and a long-term solution for the building and site.</p>	None.	31	Supports objective V.
6.13	Request for vacant land to the north of Stroud Green Road bridge to be improved.	Whilst this site will not be directly referenced within the draft SPD due to its size and limited development potential, contact will be made with the owner to discuss maintenance and future plans.	None.	34	N/A
6.14	Suggestion for renovation of the triangle building.	The building is in multiple private ownerships, therefore delivering improvements to the whole building would be very complex.	None.	N/A	N/A

Appendix B

6.15	Request that any new development is designed to a human scale.	<p>The scale of development suggested within the document was informed by the adopted planning policies of Islington, Haringey and Hackney Councils. In the current planning policy context, tall buildings are not considered to be appropriate in these areas of Islington and Haringey. Hackney Council's Core Strategy includes a plan that shows its sections of the northern corner of Blackstock Road, Seven Sisters Road and the Manor House area as a Tall Buildings Opportunity area.</p> <p>Section 4.2.29 of the draft SPD includes details on the three Council's policies on height and scale, and also states that any new development should consider the area's existing character in terms of density and scale.</p>	None.	N/A	N/A
6.16	Objection to ground floor at Rowan's block being used for retail.	The uses of any development of this site will be determined by Haringey's adopted planning policies.	None.	32	Supports objective II.
6.17	Expression of concern that proposals will alter the character of the park.	The development of sites in proximity to Finsbury Park itself will be determined by Haringey's adopted planning policies, considering the Park's Grade II listed status and designation as Metropolitan Open Land, in consultation with key consultees such as English Heritage and Natural England.	None.	32, 40	Supports objective VI.
6.18	Objection to the demolition of the Twelve Pins.	The demolition of this building is not identified as an opportunity site within the draft SPD.	None.	N/A	N/A
6.19	Request for improvements at Wells Terrace and Station Place.	This will be considered as part of a transport study that Islington Council will lead on, which will explore opportunities for improvements to the local transport network and public realm.	None.	17	Supports objective III.

7. Crime, safety and anti-social behaviour	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
	7.1	Would like to see more measures that would improve personal safety and security, particularly during the evening and hours of darkness on main routes around Finsbury Park Station.	Lighting improvements are proposed for the Stroud Green Road Bridge. To compensate for the reduced light levels created by the new bridge deck, Islington Council will upgrade some lighting heads and increase the hours of operation. Opportunities for public art beneath the railway viaducts at Stroud Green Road and Seven Sisters Road, which is likely to include lighting, are currently being explored. Transport for London is proposing to upgrade lighting across its road network 2014/15-2015/16. Also see item 7.1.	None.	2	Supports objective III.
	7.2	Support for improved lighting beneath railway viaducts.	Network Rail and Transport for London are repairing the drainage at the bridges and Network Rail is providing pigeon proofing and cleaning under both sets of bridges. Islington Council is leading on a project to introduce a lighting-led arts installation under the bridges.	None.	22	Supports objective III.
	7.3	Request for loitering on Blackstock Road to be tackled.	A multi-agency meeting took place with relevant partners to tackle loitering on Blackstock Road, and an action plan was created. Finsbury Park Mosque and the Arab Advice Bureau notified their groups about the issue, and Islington Council arranged awareness sessions and information leaflet distribution. The Arab Advice Bureau also undertook targeted outreach sessions to engage with groups. The neighbourhood police team have been providing regular patrols in the area.	None.	3	N/A
	7.4	Support for an increase in the level of CCTV in the Town Centre.	A review of CCTV coverage in Finsbury Park Town Centre was undertaken in Summer 2013. This review concluded that coverage was good, with the poorest section being around Stroud Green Road bridge and Wells Terrace due to lighting levels. New lighting was introduced in Autumn 2013.	None.	1	N/A

Appendix B

7.5	Suggestion for licence reviews of late-night cafes and monitoring of associated crime and behaviour issues.	The three Councils will use their planning enforcement and licencing powers to regulate unauthorised uses. Islington Council's Development Management Policy DM20 (entertainment and the late-night economy) [renumbered as Policy 4.3] requires new applications to demonstrate that there would be no significant adverse effects on amenity, and that the application would not result in an over-concentration of certain uses. This policy is referred to at section 4.2.4 of the draft SPD.	None.	5	Supports objective I.
7.6	Request for an open police station and visible police presence in the town centre.	A new policing model was introduced in June 2013. The East Cluster Neighbourhood Team covers the Finsbury Park and Highbury West wards of the town centre. This new model is a larger team than before, with five sergeants, one detective sergeant and dedicated ward Police Constables and Police Community Support Officers.	None.	3	N/A
7.7	Request for further efforts to reduce anti-social behaviour.	<p>Islington Police led four targeted operations covering Finsbury Park and Blackstock Road during 2013. In partnership with Council services including licencing, trading standards, planning enforcement, environmental health and street environment services, the operations targeted anti-social behaviour in the town centre. Three premises that were run as social clubs and causing disruption were closed.</p> <p>Cross-borough police meetings have been arranged, with the first meeting taking place in October 2013. The group will hold bi-monthly meetings to discuss and review anti-social behaviour and crime issues in the town centre. In November 2013, Islington, Hackney and Haringey police officers, British Transport Police and Safer Transport Teams agreed to conduct a borough partnership operation to address anti-social behaviour and crime issues, which will take place in January 2014.</p>	None.	3	N/A

Appendix B

	7.8	Request for measures to increase safety for female residents and visitors.	Environmental improvements that would improve safety in the town centre have been considered, such as lighting, by the Safer Neighbourhoods Team and Town Centre Manager. Targeted outreach work has been carried out on Blackstock Road in partnership with Finsbury Park Mosque and the Arab Advice Bureau to address the issues related to loitering and intimidation towards women. The East Cluster neighbourhood Police Team is aware of the issue and has been providing regular patrols in the town centre. Cross borough police meetings will address the issue and review concerns regularly.	None.	3, 4	N/A
	7.9	Request for measures to improve security within Finsbury Park Station.	Transport for London has advised that the planned installation of ticket gates at Finsbury Park Station will reduce security risks within the station.	None.	N/A	Supports objective III.
8. Town Centre management	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
	8.1	Request for an improved litter collection and street cleansing regime (Stroud Green Road and Wells Terrace).	Islington Council is reviewing its street cleansing regime as part of an on-going programme, which will include Stroud Green Road and Wells Terrace.	None.	21	N/A
	8.2	Request for an improved programme of pavement cleaning in main areas, related to takeaway refuse and pigeons beneath railway viaducts.	Islington Council is reviewing its street cleansing regime as part of an on-going programme, which will cover all main roads with the possibility of additional litter bins being located in hot-spot litter areas. Islington Council is working with Network Rail to deliver pigeon-proofing measures underneath the railway viaducts.	None.	24	N/A
	8.3	Request for a general clean-up of area.	Islington Council carries out daily scheduled clean ups in the town centre (including street cleansing, refuse/recycling collection and fly-tip removals). During 2013 two Community Clean Up days have taken place, in addition to enforcement events this year. Islington Council will continue to carry out these events in 2014.	None.	21	N/A

Appendix B

8.4	Request for better shop waste collection to reduce street clutter and litter.	For the Islington areas of the town centre, commercial waste from businesses is collected each evening. The majority of businesses on main roads are asked to place their waste out for collection between 5.00pm to 7.00pm on a daily basis, after which waste is collected. Due to a lack of storage facilities, most businesses in the area and residents who live above shops place their waste out on the public highway.	None.	21	N/A
8.5	Request for measures to tackle littering in the Town Centre.	Each ward in the Islington has a Street Management Officer who is responsible for waste enforcement including littering. In addition to the Community Clean Up days that took place in 2013 and will continue in 2014, regular litter enforcement is carried out at hot-spot locations such as main transport hubs. This is on-going and further clean-up/enforcement events will be organised throughout 2014.	None.	21	N/A
8.6	Request for measures to tackle dog fouling in the Town Centre.	Each ward in the Islington has a Street Management Officer who is responsible for waste enforcement including dog fouling. Events have been held and will be organised for the future and will include education, encouragement and enforcement campaigns relating to dog control orders and dog fouling, including Council and external services.	None.	21	N/A
8.7	Request for air quality and pollution reduction measures to be carried out.	<p>Each ward in the Islington has a Street Management Officer who is responsible for waste enforcement including dog fouling. Events have been held and will be organised for the future and will include education, encouragement and enforcement campaigns relating to dog control orders and dog fouling, including Council and external services.</p> <p>Islington Council commissioned a piece of work in summer 2013 that explored how businesses in the town centre could make small changes to contribute to reducing emissions and air pollution. This work was funded by a DEFRA air quality grant, and is part of the City Air Programme.</p>	None.	N/A	N/A

Appendix B

8.8	Request for provision of public toilets in the Town Centre.	The newest public toilet in the borough was installed approximately two years ago at the request of local traders/residents, and this is located on Seven Sisters Road (close to its junction with Isledon Road). The provision of additional public toilets is dependent on funding and agreeing a suitable location for installation.	None.	N/A	N/A
8.9	Request for more bins in the town centre.	Islington Council is reviewing its street cleansing regime as part of an on-going programme, which will cover all main roads with the possibility of additional litter bins being located in hot-spot litter areas.	None.	21	N/A
8.10	Request for measures to tackle rubbish dumping/fly tipping (Woodstock Road mentioned).	Islington Council's Street Management Officers monitor and patrol the town centre on a daily basis to manage fly tipping and dumping. Officers update tenants regularly (due to the area's resident turnover) on the correct waste disposal process. Islington Council is considering how to improve communication on its waste collection process with residents, which could include letters and leaflets in various languages, improved signage on street furniture and improved information on the Council's website.	None.	21	N/A
8.11	Request to tackle use of certain areas as urinals.	The newest public toilet in the borough and was installed approximately two years ago at the request of local traders/residents, and this is located on Seven Sisters Road (close to its junction with Isledon Road). The provision of additional public toilets is dependent on funding and agreeing a suitable location for installation.	None.	N/A	N/A
8.12	Request for rat problem at Parkland Walk to be addressed.	The Parkland Walk is a designated Local Nature Reserve and home to a number of protected species. Rats are attracted by litter and discarded food. Haringey limit's it's interventions on the site but discourages users from dropping food waste and empties the litter bins regularly.	None.	N/A	Supports objective IV.
8.13	Request to improve road condition at junction of Seven Sisters Road and Blackstock Road due to puddling during rain.	Improvements to improve the road surface and reduce puddling will take place in 2014 as part of Transport for London's planned resurfacing works programme.	None.	N/A	N/A

9. Open space and green infrastructure	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
	9.1	Request for additional tree planting and greening (new green spaces, street trees and planting).	<p>In recent years, new trees have been planted on the Islington sides of Stroud Green Road and Blackstock Road. Plane trees have been planted outside Finsbury Park Station, with additional trees on smaller surrounding roads.</p> <p>Islington's tree planting programme for 2014/2015 includes additional trees on Blackstock Road, Prah Road, Goodwin Street and Stroud Green Road.</p>	None.	TBC	N/A
	9.2	Support for improved entrances, access and boundaries to Finsbury Park itself.	New developments in proximity to Finsbury Park itself will be expected to (where possible) improve access by enhancing boundaries and entrances in line with objective VI of the draft SPD.	None.	40	Supports objective VI.
	9.3	Comment that proposals for Rowan's site conflict with the park's protected status.	The development of sites in proximity to Finsbury Park itself will be determined by Haringey's adopted planning policies, considering the Park's Grade II listed status and designation as Metropolitan Open Land, in consultation with key consultees such as English Heritage and Natural England.	None.	32, 40	Supports objective VI.
	9.4	Objects to loss of mature trees if Rowan's is redeveloped.	The development of sites in proximity to Finsbury Park itself will be determined by Haringey's adopted planning policies, considering the Park's Grade II listed status and designation as Metropolitan Open Land, in consultation with key consultees such as English Heritage and Natural England.	None.	32, 40	Supports objective VI.

	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
10. Heritage and local character	10.1	Support for repairs to the town centre's historic fabric.	Noted.	None.	14	Supports objective V.
	10.2	Support for proposals to protect the area's character.	Noted.	None.	14	Supports objective V.
	10.3	Suggestion for Councils to use their regulatory powers where appropriate (e.g. preservation orders, S106 monies and extending Conservation Areas).	The three Councils will explore further mechanisms for protecting and enhancing the town centre's historic character.	None.	14	Supports objective V.
	10.4	Suggestion to preserve the character of Blackstock Road.	Islington Council is in the process of delivering a programme of shop front improvements in Finsbury Park Town Centre.	None.	8, 10	Supports objectives I and V.
	10.5	Suggestion that any development close to the Rainbow Theatre should provide appropriate setting to the GII* listed building.	Noted.	None.	N/A	Supports objective V.
	10.6	Suggestion for Rowan's building to be considered for listing.	Only the decorative central bay of the facade of the building has any architectural merit, and the utilitarian rear of the building does not relate in any way to the listed parkland behind. Haringey Council does not intend to put the building forward for listing.	None.	N/A	Supports objective V.
11. Housing	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
	11.1	Would like to see more affordable and key worker housing as part of any development.	Development proposals for residential uses will be considered by the relevant Council against adopted planning policies. Policies include minimum standards for the provision of affordable housing, which is set out at section 4 of the draft SPD.	None.	N/A	Supports objective II.
	11.2	Concern related to the impacts of additional housing (such as overpopulation).	When preparing strategic plans such as Core Strategies and Local Plans, the three Councils liaise 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.	N/A	N/A

11.3	Objection to any additional student housing.	<p>Any future development proposals for student accommodation will be considered by the relevant Council against adopted planning policies. Islington Council policies do not allow student accommodation in this location. A policy on student housing will be included in Haringey's emerging Development Management Policies.</p> <p>Student housing in Hackney will be assessed against policy DM24 in its emerging Development Management Local Plan. A key component of this policy is to restrict student housing on designated employment land or sites allocated for a specific use. Given the Hackney part of the SPD is primarily retail frontage, there is considered limited opportunity for student housing in this area.</p>	None.	N/A	N/A
11.4	Objection to any new social housing.	<p>Development proposals for residential uses will be considered by the relevant Council against adopted planning policies. Policies include minimum standards for the provision of affordable housing, which for Islington is set out at section 4.2.13 of the SPD. Haringey's strategic policy on new homes is Policy SP2 of the Local Plan Strategic Policies document, and is referenced at section 4.2.17 of the SPD. Hackney's requirements are set out in policies CS19-23 of the Core Strategy and Chapter 5 policies of its Development Management Local Plan, referred to at section 4.2.19 of the SPD.</p>	None.	N/A	N/A
11.5	Suggestion for new housing for families and long-term residents.	<p>Development proposals for residential uses will be considered by the relevant Council against adopted planning policies. Family homes are encouraged and space standards are set out in Islington's Core Strategy Policy CS 12 Part G and referenced at section 4.2.13 of the draft SPD. Haringey's strategic policy on new homes is Policy SP2 of the Local Plan Strategic Policies document, and this policy sets out Haringey's requirement for more family housing in the borough. For Hackney these standards are set out in policy CS20 of the Core Strategy and policies DM19-22 of its Development Management Local Plan. These policies are referenced at section 4.2.19 of the SPD.</p>	None.	N/A	N/A

	11.6	Suggestion for development of good quality homes.	Development proposals for residential uses will be considered by the relevant Council against adopted planning policies. Section 4.2.13 refers to Islington's Core Strategy Policy CS 10, which sets out the standards that new developments will have to meet to provide high quality, inclusive and affordable homes. Haringey's strategic policy on new homes is Policy SP2 of the Local Plan Strategic Policies document. Section 4.2.17 refers to the policies that set requirements for high quality homes in Haringey. For Hackney these standards are set in policies DM1 and DM2 dealing with design and Chapter 5 policies of the Development Management Local Plan. These policies are set out at 4.2.19 of the SPD.	None.	N/A	N/A
12. Impacts	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
	12.1	Comment that new development should not price out existing residents, exclude existing community or price out businesses (property prices and rates).	A number of elements are out of the control of the three Councils, such as private property prices and rents. However, the three Councils can influence the amount of affordable housing provided as part of any new residential development in the town centre, ensuring that the housing needs of a broad range of the community are met.	None.	N/A	N/A
	12.2	Concern expressed regarding potential disruption associated with development.	Where appropriate, new development in the area will be required to adhere to the guidelines and best practice guidance set out within the Code for Sustainable Homes and Code of Construction Practice.	None.	N/A	N/A
	12.3	Concern that local services will be placed under increased pressure with increase in population (e.g. schools, GPs, transport).	When preparing strategic plans such as Core Strategies and Local Plans, the three Councils liaise with social infrastructure providers to identify any potential major impacts at a high level. The impacts of individual planning applications are carefully considered, and impacts are mitigated, most often through planning contributions. Islington is also working with the NHS to identify the future demand for health services and facilities across the borough.	None.	N/A	N/A
	12.4	Concern related to traffic increase from new development.	Islington, Haringey and Hackney require that new development is car free. These requirements are set out in policies that are referred to at Sections 4.2.38 (Islington's Core Strategy Policy CS 10), 4.2.41 (Hackney's Core Strategy Policy CS 33) and 4.2.39 (Haringey's Local	None.	N/A	N/A

			Plans Strategic Policies Policy SP7) of the draft SPD.			
13. Event management	REF	Comment	Response	Changes to SPD	Link to Action Plan	Link to objective
	13.1	Suggestion that travel and transport arrangements for Arsenal match days be reviewed.	An agreed transport strategy on match and event days is in place between Arsenal Football Club and the transport operators (mainly Transport for London). Arrangements are reviewed when appropriate and changed to respond to major issues.	None.	N/A	N/A
	13.2	Suggestion for document to set out how being a host town for large events can bring about benefits/be better integrated.	Arsenal Football Club has an on-going community liaison programme, and runs a number of sports and education programmes within the local area. Local businesses draw benefits from the footfall generated on match days.	None.	N/A	N/A
	13.3	Request that additional toilets be supplied on match days.	The town centre is very congested on match days, therefore the availability of space that could accommodate additional toilet facilities is very limited.	None.	N/A	N/A
	13.4	Request that amount of large scale events in Finsbury Park does not increase.	Haringey Council have recently carried out a consultation exercise on the events policy for the park.	None.	N/A	N/A

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
1.1.1	Reference to the area's regeneration potential amended.	The Finsbury Park Town Centre is an area of enormous untapped regeneration potential.
1.2.5	Correction to tense.	Once adopted, The SPD will be used by all three local authorities to make decisions about future development and investment in the area, and will be a material consideration in the determination of planning applications.
1.2.6	Consultation text added.	A period of public consultation on the draft SPD took place over a six-week period between 1 July 2013 and 12 August 2013. This SPD takes account of comments submitted during this period of consultation.
Former 1.2.5	Consultation text has been removed.	<p>Public consultation</p> <p>The draft Finsbury Park Town Centre SPD has been jointly prepared by Islington, Haringey and Hackney Councils. It enables the three local authorities, the local community, future developers and other interested parties to influence the way that Finsbury Park Town Centre will develop and change.</p> <p>A period of public consultation on the draft SPD document will take place over a six-week period between 1 July 2013 and 12 August 2013 to give interested parties the opportunity to engage with and provide feedback on the draft SPD at an early stage.</p> <p>To give your views on this draft SPD you can:</p> <p>visit Islington Council's website and provide comments at: www.islington.gov.uk/finsburypark email your comments to: spt@islington.gov.uk request a printed copy of the draft SPD by email: spt@islington.gov.uk or phone: 020 7527 1825 fill out the feedback form which is included within the information leaflet (this will be posted to addresses within and close to the SPD boundary) and will be available at the drop-in sessions and at the N4</p>

		<p>Library for the duration of the consultation period</p> <p>The results of the consultation will be published at the end of 2013 on the website addresses listed above.</p> <p>The three local authorities intend to formally adopt the document in early 2014.</p>
1.4.3 and 3.8.2	Text amended to correct grammar.	Strengthen the existing retail offer in the town centre, including on Fonthill Road, Stroud Green Road, Blackstock Road and Seven Sisters Road, to include the strengthening of the specialist retail functions, diversifying diversification of the retail offer, promoting of creative industries and small and medium sized enterprises (SMEs), and the improving improvement of shop fronts and the surrounding public realm.
2.2.1	Text amended to reflect that Islington does not have saved UDP policies.	<ul style="list-style-type: none"> • ‘saved’ Unitary Development Plan (UDP) policies in the case of Islington and Haringey;
2.2.1	Text amended to reflect the adoption of Islington’s Development Management Policies DPD. Singular reference to Haringey Council used.	<ul style="list-style-type: none"> • recently adopted strategic planning policy documents, which set out the vision for how the three boroughs will develop over next 10-15 years (Islington and Hackney have adopted Core Strategies, Islington also has adopted Development Management Policies, and Haringey have has an adopted Local Plan Strategic Policies);
	Text amended to reflect the adoption of Islington’s Development Management Policies DPD.	<ul style="list-style-type: none"> • emerging policy documents, particularly those at advanced stages of production, such as Islington’s emerging Development Management Policies, Haringey’s Development Management Policies and Site Allocations Development Plan Documents, and Hackney’s emerging Development Management Local Plan, which provide more detailed development management policies in support of the adopted Core Strategies/Local Plan Strategic Policies.
2.3.3	Text amended to reflect the adoption of Islington’s Development Management Policies DPD and Haringey’s draft Site Allocations DPD.	Specific sites within the SPD boundary that are identified within Islington’s emerging Site Allocations DPD and Haringey’s draft Site Allocations DPD are referred to in Section 3.6 and Appendix 1. The sites are referenced as; FP1, FP2, FP3, FP4, FP5, FP6 in Islington and S5 and S6 in Haringey , as indicated on Figure 3.14 below.
3.1.1	Text amended to reflect the adoption of Islington’s Development	It is the area identified in Islington’s emerging Development Management Policies DPD, including Stroud Green Road in Haringey

	Management Policies DPD.	and Blackstock Road in Hackney, as well as Seven Sisters Road until just beyond Wilberforce Road.
3.2.5	References to the London Stansted Cambridge Consortium corrected.	3.2.5. Finsbury Park forms part of the London Cambridge Stansted Corridor Stansted Cambridge Consortium (LSCC) (LSCC) . The London Cambridge Stansted Partnership Stansted Cambridge Consortium brings together business sector and the public sector (including Islington, Haringey and Hackney Councils) to promote investment and growth in the area. Finsbury Park occupies a strategic position as the link between the LCSC LSCC area and Central London. Aside from benefits to the Finsbury Park Town Centre in terms of economic development and growth, Finsbury Park Station is included in the LCSC LSCC strategic investment plan as a key location in need of 'Localised Interchange Improvements'.
Figure 3.2	Boundary of statutory listing of Finsbury Park added.	Orange lined boundary added to plan.
3.4.3	Text amended to more accurately explain the proposals for a new western ticket hall.	Transport for London (TfL) is in dialogue with the developers of the City North site about the construction of a new western ticket hall. This would replace the current Wells Terrace ticket hall but retain access to Wells Terrace and create a new access to Fonthill Road via Goodwin Street, and would be delivered provide more direct access into the station from the west, linking in with two new streets to be created as part of the development proposals for the City North site (site FP2 on Figure 3.14 below). This entrance would replace the current station entrance at Wells Terrace.
Figure 3.5	The plan has been updated to correct the boundary of the Rowan's site.	Boundary changed to be as shown in Haringey's draft Site Allocations DPD.
Figure 3.7	The plan has been updated to reflect the inclusion of a site on Stroud Green Road as a draft allocated site.	Triangular site added, shaded in blue following the boundary as shown in Haringey's draft Site Allocations DPD.
3.5.11 (new paragraph)	Text has been added to refer to the inclusion of site S6 as identified in the Haringey's draft Site Allocations DPD.	There is a small under-developed site to the west of the railway viaducts and to the east of Stroud Green Road, located in Haringey. It is currently in use as a Network Rail maintenance delivery unit.
3.5.23 (formerly	Correction to address reference.	The locally listed 438 149 Fonthill Road (Photo 26) is close to the junction with Seven Sisters Road and features a tower which acts as

3.5.22)		a local landmark.
3.5.27 (formerly 3.5.26)	The timescale for updates to Hackney's Retail Health Check has been updated.	Hackney is programmed to update its Retail Health Check by the end of 2013 in 2014 .
Photo 26	Correction to address reference.	Photo 26: 483-149 Fonthill Road.
3.5.33 (formerly 3.5.32)	Correction to tense.	The section of the road included within the is draft SPD changes in character from south to north. Between Wells Terrace and Tollington Park convenience and independent retail dominate on both sides of Stroud Green Road (Photo 32).
Figure 3.14	The plan has been amended to update the expired status of a planning consent for the former Sir George Robey site on Seven Sisters Road, and the sites identified within Haringey's draft Site Allocations DPD.	Grey shaded area removed from the former Sir George Robey site. Boundaries of sites identified within Haringey's draft Site Allocations DPD added to plan.
3.6.3	Text amended to reflect the adoption of Islington's Site Allocations DPD.	A large proportion of this site is covered by Site FP1 as identified in the emerging Islington Site Allocations DPD.
3.6.4	Reference to Rowan's site being included in Haringey's draft Site Allocations DPD added.	However, the major opportunity site in this area is the Rowan's complex on Stroud Green Road in Haringey. The site is identified as site S5 in Haringey's draft Site Allocations DPD. The site has a major role to play could play a part in opening up a direct route into Finsbury Park, and creating strong visual links between Station Place and the park (see figure 3.14 and 3.17).
3.6.8	Text amended to reflect the adoption of Islington's Site Allocations DPD.	Most of the area to the west of the station is also covered by Site FP1 as identified in the emerging Islington Site Allocations DPD (as with the Station west side area at Figure 3.14).
3.6.12 (new paragraph)	Reference to Stroud Green Road site being included in Haringey's draft Site Allocations DPD added.	The site shown as S6 on figure 3.14 is allocated in Haringey's draft Site Allocations DPD for high density mixed use redevelopment, including active frontage on Stroud Green Road.
3.6.14 (formerly 3.6.13)	Section reference updated.	The local area's pedestrian network may be enhanced by an improved pedestrian route between Wells Terrace and Station Place (Section 4.2.32 4 sets out policy guidance for enhancing circulation in the area).
3.6.15 (formerly	Text amended to reflect the adoption of Islington's Site	Identified within the Islington's emerging Site Allocations Submission DPD as site FP6, a mix of shops, services and restaurants and cafes

3.6.14)	Allocations DPD.	uses are sought at ground floor level to contribute to the vitality of Finsbury Park Town Centre
3.6.17 (formerly 3.6.16)	Correction to status of Hackney's emerging Development Management Local Plan.	3.6.16. The majority (with the exception of the site located on the south eastern corner of Wilberforce Road and Seven Sisters Road) of the section of Seven Sisters Road that falls within Hackney is designated within Policy DM 9 (Changing the use of shops in town centres) of Hackney's emerging Development Management Local Plan (DMLP) as a District Centre and Secondary Shopping Frontage.
3.6.18 (formerly 3.6.17)	Text amended to reflect the adoption of Islington's Site Allocations DPD.	Islington's emerging Site Islington's Site Allocations DPD also includes a site on Isledon Road on the southern boundary of the SPD area.
3.6.19 (formerly 3.6.18)	Text amended to reflect the adoption of Islington's Site Allocations DPD.	This is identified as site FP2 within Islington's emerging Site Allocations DPD, shown in Figure 3.14.
3.6.20 (formerly 3.6.19)	Text amended to reflect the adoption of Islington's Site Allocations DPD.	97-103 Fonthill Road is also included within the Islington's emerging Site Allocations DPD and is identified as site FP4 (see Figure 3.14), recommending that mixed-use development with A1 uses at the ground floor is appropriate and should be retained, and that proposals should contribute to the street's existing vibrancy, respecting its largely Victorian character.
Figure 3.17	Plan amended to reflect the sites identified within Haringey's draft Site Allocations DPD, and the extent of Islington Site Allocation FP1.	Triangular site to the west of railway lines added to plan as a key development site, and boundary of Rowan's has been amended as shown in Haringey's draft Site Allocations DPD. Grey shading extended to cover the extent of Islington Site Allocation FP1.
Figure 3.18	The image has been removed from the SPD.	The principle of any redevelopment of the Rowan's site incorporating a direct link between the park and Station Place is established in objective VI and in Haringey's draft Site Allocations DPD as site S5. The image is therefore not required.
4.2.4	Correction to policy reference following document adoption and changes to policy numbering. New reference to policy on public houses. New reference to Islington Council	Development proposals should consider Policy DM 18 4.1 , (maintaining and promoting small and independent shops), Policy DM 24 4.4 (promoting Islington's Town Centres), Policy DM 22 4.5 (primary and secondary frontages), Policy DM 23 4.6 (local shopping areas), and Policy DM 4.8 25 (shop fronts) and Policy DM 4.10 10 (Public Houses) . . Proposals should also pay regard to Islington Policy DM 20 4.3 Section B (location and concentration of uses), which seeks to ensure a broad mix of appropriate uses in Town

	preparing a new SPD.	Centres, and protect the character, function and amenity of an area. Policy DM 20 4.3 also seeks to restrict the cumulative negative impacts of certain uses that would unacceptably affect the amenity, character and function of the area. Islington Council is planning to prepare, consult on and adopt an SPD that will use Policy DM 4.3 to manage the location and concentration of certain uses.
4.2.5	Correction to policy reference following document adoption and changes to policy numbering. Text amended to reflect the adoption of Islington’s Development Management Policies DPD. Correction to status of Hackney’s emerging Development Management Local Plan.	4.2.5. The majority of the high street frontages within the SPD area have been identified as primary or secondary retail frontages (see Figure 4.1). Policy DM 22 4.5 of Islington’s emerging Development Management Policies DPD requires that retail uses will not fall below 60% within the primary frontages, or 50% within secondary frontages. Policy SP10 (Town Centres) of Haringey’s Local Plan Strategic Policies document sets out requirements for primary and secondary frontages to have no more than two adjoining non-retail uses. Hackney’s draft emerging Policy DM9 states that proposals to change the use of ground floor Class A1 retail units will not be permitted where the proportion of A1 units in the Secondary Shopping Frontages would fall below 50%.
4.2.6	Wording of paragraph modified to provide more accurate reference to Haringey’s Local Shopping Centres.	Haringey’s Local Plan Strategic Policies document identifies two Local Shopping Centres: Stroud Green Road North (numbers 178 to 202) is identified as a Local Shopping Centre in Haringey’s Local Plans Strategic Policies document and Stroud Green Road South (numbers 74 to 104). These is one of Haringey’s 38 Local Shopping Centres, which provide for the day to day needs of people living and working nearby. Haringey wishes to see small specialist shops operating within the Local Shopping Centres to avoid harm to the character, function, vitality and viability of the centre and general area. These local centres will be closely monitored and, where appropriate, reclassified to reflect any changes that take place as part of the area’s on-going regeneration.
4.2.7	Correction to status of Hackney’s emerging Development Management Local Plan. Text amended to reflect the adoption of Islington’s Development Management Policies DPD.	4.2.7. In line with Hackney’s Core Strategy (adopted November 2010) Policy CS 13 (Town Centres), development proposals for Finsbury Park Town Centre should create a mix of uses, including retail, office, community, leisure, entertainment facilities, recreation uses, arts, culture and tourism activities. Hackney Council’s policy for retail development is included within the emerging Development Management Local Plan in policies DM7 (New retail development in Town Centres), DM8 (small and independent shops) and DM9 (Changing the use of shops in town centres). Similar to Islington’s

		emerging Development Management Policies, Hackney's draft policy DM9 (within its own Development Management Local Plan) requires that retail uses will not fall below 50% within secondary frontages, which covers the bulk of the SPD area located within Hackney.
4.2.15	Correction to status of Hackney's emerging Development Management Local Plan. Correction to policy reference following document adoption and changes to policy numbering.	A number of Islington's emerging Development Management Policies DPD policies build upon Policy CS 13; Policy DM 305.1 (New business floorspace), Policy DM 315.2 (Loss of existing business floorspace) and Policy DM 335.4 (Size and affordability of workspace) should all be considered when bringing forward development proposals.
4.2.16	Text has been amended to refer to Haringey's draft Site Allocations DPD.	Haringey Council's consultation draft emerging Site Allocations DPD document will set out the appropriate uses for includes two sites in the SPD area, the Rowan's site and for a site to the north of the railway lines on the eastern side of Stroud Green Road: sites S5 and S6 (see figure 3.14 and Appendix 1). In general these envisage a mix of uses, with a balance of commercial, residential, retail and leisure uses. The Council's aspirations for the Rowan's site include the provision of a gateway direct route into the Park, creating a clear visual and physical link between Station Place and the park to improve connections and increase legibility, potentially replacing the existing entrance from Stroud Green Road beside the railway embankment and improved visibility and access between Finsbury Park and the station. The design criteria for the Rowan's site should consider designations that are in place for the park and surrounding areas, which include Green Chain and Ecological Corridor, Metropolitan Open Land, Registered Historic Park and Site of Borough Grade II Importance for Nature Conservation the context of the gates on Seven Sisters Road, preservation and enhancement of the fine mature trees in the park. Including those close to the site, removal or creative and appropriate reuse of the small in-park buildings close to the sites and appropriate park uses for the area closest to the site in the context of the designers' proposals for development on the bowling alley block.
4.2.17	New text to refer to Haringey's housing policies.	Haringey's requirements for new homes, family housing, affordable housing and housing standards is set out in Policy SP2 of the Local Plan Strategic Policies document.

4.2.19	New text to refer to Hackney's housing policies.	Development proposals for new residential development in Hackney will be considered against its adopted planning policies, which are CS19-23 of the Core Strategy and Chapter 5 policies of the emerging Development Management Local Plan. Policies DM 1 and DM2 provide further detail on design standards.
4.2.29	New text added relating to new development in proximity to Finsbury Park.	New development should provide an appropriate setting to Finsbury Park itself.
4.2.31	Text amended to reflect the adoption of Islington's Development Management Policies DPD. Correction to policy reference following document adoption and changes to policy numbering.	Adding detail to these strategic policies, Islington's emerging Development Management Policies DPD Policy DM1 DM2.1 (Design) C provides that 'the only locations in Islington where tall buildings may be suitable are set out in the Finsbury Local Plan', which is in the south of the borough and therefore does not include the Finsbury Park Town Centre SPD area.
4.2.37	Text amended to reflect the adoption of Islington's Development Management Policies DPD. Correction to policy reference following document adoption and changes to policy numbering.	Supporting this strategic policy, Islington's emerging Development Management Policies DPD Policy DM 45 8.1 (Movement hierarchy) provides that the transport needs of pedestrians, public transport users and cyclists should be prioritised above those of motor vehicles in the design of new development (including buildings, site layouts, public space and transport infrastructure). Policy SP 7 (Transport) of Haringey's Local Plan Strategic Policies also promotes the use of public transport and, walking and cycling.
4.2.37	Text amended to reflect the adoption of Islington's Development Management Policies DPD. Correction to policy reference following document adoption and changes to policy numbering.	Furthermore, emerging Development Management Policy DM49 DM8.5 provides that vehicle parking will only be allowed for non-residential development on the site where it is essential for operational requirements and therefore integral to the nature of the business or service (e.g. Use Class B8 storage and distribution uses).
4.2.40	Text amended to reflect the adoption of Islington's Development Management Policies DPD. Correction to policy reference following document adoption and changes to policy numbering.	Islington's emerging Development Management Policy DM48 DM8.4 (Walking and cycling) sets out the amount of cycle parking expected to be provided by development.

4.2.44	Text amended to reflect the adoption of Islington’s Development Management Policies DPD. Correction to policy reference following document adoption and changes to policy numbering.	Islington’s emerging Development Management Policies DPD Policy DM DM2.2 adds detail to this policy, requiring that all development proposals must demonstrate an inclusive and best practice approach to development. Further policy on flexible homes is set out within Islington’s emerging Development Management Policy DM12 DM3.4 (Housing space standards) with ‘Flexible homes’ standards set out in detail in Islington’s Accessible Housing Supplementary Planning Document (SPD). Additional guidance can also be found in Islington’s Streetbook SPD and the Inclusive Landscape Design SPD.
4.2.46	New text to refer to Hackney’s Public Realm SPD.	Further guidance is provided within Hackney’s adopted Public Realm SPD.
4.2.46	Update to the reference to Hackney’s Core Strategy.	Inclusive design is an over-arching principle within Section Chapter Five of Hackney’s Core Strategy
4.2.49	Text amended to reflect the adoption of Islington’s Development Management Policies DPD. Correction to policy reference following document adoption and changes to policy numbering	Further detail on this policy is provided within Islington’s emerging Development Management Policies DPD Policy DM 35 6.2 (New and improved public open spaces) and Police Policy DM 36 6.3 (Protecting open space) and DM38 DM6.5 (Landscaping, trees and biodiversity).
4.2.51	Reference to Hackney’s emerging Development Management Local Plan updated.	Hackney’s emerging Development Management Local Plan and supporting revised Polices Map identifies a potential green link from Finsbury Park to Stoke Newington Reservoir and Clissold Park starting from Blackstock Road.
4.2.54	Text amended to reflect the adoption of Islington’s Development Management Policies DPD. Correction to policy reference following document adoption and changes to policy numbering. Word ‘draft’ removed to reflect the status of Islington’s Environmental Design SPD.	Islington’s emerging Development Management Policies DM 40 7.1 (Sustainable design and construction), DM 42 7.3 (Decentralised energy networks) and DM 43 7.4 (Sustainable design standards) add further detail to the expected standards. Related guidance is also set out in Islington’s draft Environmental Design SPD.
4.2.58	Correction to policy reference following document adoption and changes to policy numbering.	Further guidance is provided in Policy DM54 DM9.1 (Infrastructure) of Islington’s emerging Development Management DPD.

	Text amended to reflect the adoption of Islington’s Development Management Policies DPD.	
Table 1	New table, incorporating previous text (wording amended in places to correct tense) and new actions added.	See Table 1.
A1.1.8	Website information updated to link to the correct page following the adoption of Islington’s Site Allocations DPD.	http://www.islington.gov.uk/publicrecords/library/Planning-and-building-control/Publicity/Public-consultation/2013-2014/(2013-06-21)-Site-Allocations-adoption-draft-(June-2013).pdf
A1.1.10	Website information updated to link to the correct page following the adoption of Islington’s Development Management Policies DPD.	http://www.islington.gov.uk/publicrecords/library/Planning-and-building-control/Publicity/Public-consultation/2013-2014/(2013-06-21)-Development-Management-Policies-adoption-draft-(June-2013).pdf
A1.1.10	Tense and text changed to reflect the adoption of Islington’s Development Management Policies DPD.	The document that will be relevant to overseeing informs the appropriate use of development sites in the Finsbury Park Town Centre area is Islington’s emerging Development Management Policies Development Plan Document (DPD). When adopted the The Development Management Policies will add detail to and complement the spatial and strategic policies of the Core Strategy, and it will be its policies are used to determine applications for planning permission in the Finsbury Park Town Centre area, alongside other relevant planning policies. Islington Council’s emerging Development Management Policies document is available to download from the following web address:
A1.1.11	Correction to policy references following document adoption and changes to policy numbering.	All 32 of the policies that were referred to in the draft SPD, plus Policy DM4.10 (public houses).
A1.1.12	Text amended to reflect the adoption of Haringey’s Local Plan Strategic Policies document.	Haringey Council’s emerging adopted Local Plan Strategic Policies.
A1.1.16 (new paragraph)	New text added in reference to Haringey’s draft Site Allocations DPD.	Haringey Council’s draft Site Allocations Development Plan Document Haringey Council’s Site Allocations Development Plan Document (DPD) will allocate strategic sites that will make a significant contribution to meeting the growth aspirations set out in the

Appendix C

		<p>Local Plan. Two sites in the Finsbury Park Town Centre SPD area are included in the consultation draft Site Allocations DPD, which is available to download from the following web address:</p> <p>http://www.haringey.gov.uk/site-allocations-dpd.htm</p>
A1.1.17 (new paragraph)	New text added in reference to Haringey's draft Site Allocations DPD.	<p>Details of the draft site allocations that are relevant to the Finsbury Park Town Centre are set out below:</p> <p>Site Allocation S5, Finsbury Park Bowling Alley Mixed use development, including high rise residential, office and leisure uses.</p> <p>Site Allocation S6, Finsbury Park and Stroud Green Road Subject to the existing use being relocated, high density mixed use redevelopment, including active frontage on Stroud Green Road, and a mix of office and residential development above.</p>
A1.1.20 (formerly A1.1.18)	Additional policy references for Hackney documents.	<p>Policy CS 19 Housing growth Policy CS20 Affordable housing Policy CS 21 Supported housing requirements Policy CS 22 Housing density Policy CS 23 Provision for gypsies and travellers</p>
A1.1.21 (formerly A1.1.19)	Additional policy references for Hackney documents.	<p>Policy DM 19 General approach to new housing development Policy DM 20 Loss of housing Policy DM 21 Affordable housing delivery Policy DM 22 Homes of different sizes Policy DM 23 Residential conversions</p>
A1.1.22 (formerly A1.1.20)	New text to reference Hackney's Public Realm SPD.	<p>Hackney Public Realm SPD http://www.hackney.gov.uk/public-realm-spd.htm</p>
Front page	Title amended.	Draft for consultation
Front page	Date updated.	July 2013 March 2014
All plans	SPD boundary altered to take in a site identified within Haringey's draft Site Allocations DPD as S6.	Plans updated to show revised boundary.
Various	References to 'draft' SPD have been removed.	
All pages	Footer removed.	This draft SPD has been prepared for the purposes of public

Appendix C

		consultation. Changes to this draft SPD are likely to be made prior to adoption by the three local authorities.
Footnote on page 36	Timescale for updates to Hackney's Retail Health Check updated.	Hackney Council is to update its Health Check during Summer 2013 2014 .

Appendix D

SPD boundary and leaflet distribution catchment area

