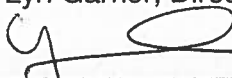




Haringey Council

Report for:	Lead Member sign off	Item Number:	
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Title:	Consultation on the draft Finsbury Park Town Centre Supplementary Planning Document
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Report Authorised by:	Lyn Garner, Director of Place and Sustainability 
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Lead Officer:	Clodagh McGuirk, Planning Policy Officer
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Ward(s) affected: Harringay and Stroud Green	Report for Key/Non Key Decisions: Key Decision
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1. Describe the issue under consideration

- 1.1 The consultation of the draft Finsbury Park Town Centre Supplementary Planning Document (SPD). This is a joint SPD with the London Boroughs of Hackney and Islington. The production of the SPD is led by the London Borough of Islington.
- 1.2 The intention behind the SPD is to establish a clear framework within which the future development of Finsbury Park Town Centre can come forward. A jointly-prepared spatial strategy for the area's future regeneration is therefore required, establishing the three local authorities' shared aspirations and vision for the Finsbury Park Town Centre.

2. Cabinet Member introduction

- 2.1 This draft SPD represents the first jointly prepared area-based document for the Finsbury Park Town Centre. Having this document in place will ensure that development proposals that come forward do so within an agreed framework,



3. Recommendations

- 3.1 It is recommended that the Lead Member notes and agrees the draft SPD for consultation.

4. Alternative options considered

- 4.1 It is required to consult on this draft SPD in line with Regulation 13 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement. Therefore, no alternative options have been considered.

5. Background information

- 5.1 Over the last four decades, a number of strategic documents and area plans have been prepared to guide development within the Finsbury Park area. However, none of them were adopted or were of a cross-borough strategic nature, making it difficult to co-ordinate and steer development in the right direction. This draft SPD represents the first jointly prepared area-based document for the Finsbury Park Town Centre.
- 5.2 This draft SPD summarises the main planning policies that should be addressed by future development proposals, planning and design issues particular to the area, and some of the key information that an applicant should include in any future planning application. The recommendations of this draft SPD reflect the relevant policies from each of the three local authorities' Development Plans and the London Plan to provide a clear and unified vision for the continuing regeneration of Finsbury Park Town Centre.
- 5.3 The primary purpose of the final SPD is to guide and inform the continuing regeneration of the area, ensuring that development proposals that come forward do so within an agreed framework, and that small-scale improvements are linked to an over-arching area strategy.
- 5.4 The document will also be used to guide the delivery of area-based improvement works within the Finsbury Park Town Centre.
- 5.5 The first step in working together and overcoming cross-boundary challenges to deliver lasting change came in the form of a tri-borough agreement; the Finsbury Park Accord. In June 2012 Islington, Haringey and Hackney Councils signed the Accord to establish the terms of cross borough delivery of strategic policy, planning and public services in the Finsbury Park area. The Accord is focused around eleven key priorities for the area, one of which seeks to manage the future development of the area through a cross-borough spatial strategy in the form of a Supplementary Planning Document (SPD).
- 5.6 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 any applications will be determined in light of the adopted planning policies at the time a decision on the application is made.



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6. Comments of the Chief Finance Officer and financial implications

- 6.1 The costs of preparing this report have been met from within existing budgets. If the consultation costs cannot be contained within existing budgets, Cabinet approval for the spend will need to be secured before work progresses.

7. Head of Legal Services and legal implications

- 7.1 The SPD needs to be tested for compliance with national and regional policies (i.e. NPPF & London Plan) and against the relevant community strategy.
- 7.2 The consistency of the proposed SPD also needs to be tested against other plans and strategies prepared by the authorities. The evidence base underlying the SPD must be credible and the results of any consultation exercise must be taken into account. Alternative proposals should have been considered and reasons given for the preferences set out in the SPD.
- 7.3 The policies set out in the SPD must be achievable and there must be a system in place to measure their success. There must also be sufficient flexibility built in to the SPD to deal with changes in local circumstances.
- 7.4 There is also a duty to cooperate on matters that may affect other local authorities and this joint SPD will help to demonstrate that such issues have been considered and that duty discharged by the eventual adoption of the tripartite SPD.
- 7.5 All of these matters are addressed in the report.

8. Equalities and Community Cohesion Comments

- 8.1 This SPD is in line with the Council's Local Plan which has been subject to an Equalities Impact Assessment (EqIA). As the SPD is further developed it may be considered appropriate to carry out a specific EqIA.

9. Head of Procurement Comments

N/A

10. Policy Implications

- 10.1 When adopted the Finsbury Park Town Centre SPD will form part of Haringey's Local Development Framework and will be used as guidance when determining applications in the SPD area.
- 10.2 The key policies from Haringey's Local Plan Strategic Policies that are relevant to the Finsbury Park Town Centre include:
- Policy SP 2 Housing
 - Policy SP7 Transport
 - Policy SP11 Design
 - Policy SP12 Conservation



11. Reasons for Decision

11.1 In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, the duty to cooperate as set out in the National Planning Policy Framework and the Council's Statement of Community Involvement, the Council are required to carry out this consultation as part of the preparation of the SPD.

12. Use of Appendices

12.1 The draft Finsbury Park Town Centre SPD – consultation document

13. Local Government (Access to Information) Act 1985

NA